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Ann Smith

511 Highcroft Ave,

Ottawa Ontario, K1Z 5J3

October 1, 2024

Committee of Adjustment  
Received | Reçu le

2025-01-14

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

To: City of Ottawa - Committee of Adjustment

Subject: **Minor Variance application for 511 Highcroft Ave**

Dear Committee:

I as the homeowner am applying for a minor variance for a proposed addition to be constructed at the front of the house. The addition will include an enclosed entrance, closet and new external front steps. The height of the addition will match the existing roofing above the current open front steps.

The following is my response to the four tests of the Planning Act.

1. The variance must be minor in nature

The front-yard setback requirement of the zoning bylaw is set at 6 meters. The proposed addition would have a setback of 4.98 meters.

2. The Variance is desirable for the appropriate development or use of the land

The variance will allow us to enjoy the additional space for our family and fits with other homes in the neighborhood with similar additions. Both neighbors on either side have enclosed vestibules on their front entrances. See attached photos of 515 and 505 Highcroft ave.

3. The general intent and purpose of the zoning By-law

The proposed variance will still meet the intent of the By-law as it will keep a setback similar to existing older houses and new infill on the street.

4. The general intent and purpose of the official plan is maintained

The addition will blend into the neighborhood as the proposed design is similar to the design of homes in the neighborhood. I am maintaining the existing purpose of the residential dwelling and as it is the intent of the Official Plan to permit a mix of building forms and densities, the addition meets the stated purpose of the Official Plan.

Sincerely,



Ann Smith  
Homeowner