



**724 DESIGN**

3-108 BRIDGE ST  
PICTON, ON AK0K 2T0  
613-890-0781  
A.C.SANFORD@HOTMAIL.COM

**MUNICIPALITY**

CITY OF OTTAWA  
101 CENTERPOINTE DR  
NEPEAN, ON K2G 5K7  
613-580-2424

**ATTN:**

COMMITTEE OF ADJUSTMENTS

**REGARDING:**

CONSENT APPLICATION

**SITE:**

9 KEMP DR  
OTTAWA ON, K1K 3W9

# COVER LETTER

FILE NUMBER # UPS105

DATE: 17/12/2024

## To Whom It May Concern:

Please accept our documentation for a minor variance application for the property located at 9 Kemp Dr. in Ottawa, ON.

We are proposing a driveway width of 9m whereas the by-law requires a maximum driveway width of

The application for a house that was constructed in 2022 and because of the use of a triple width garage, a 9m driveway is required.

In addition to this cover letter, please find the following documents attached:

- 1 copy of the application form.
- 1 copy of the tree information report.
- 1 full-size copy of the survey plan and 1 reduced copy.
- 1 full-size copy of the site plan and 1 reduced copy.

Please let us know if you require any additional information.

**Thank you,**

**Amanda Sanford**  
BCIN Designer

Committee of Adjustment  
Received | Reçu le

2025-01-07

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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## FOUR TESTS OF A MINOR VARIANCE:

This application meets the Four tests of a Minor Variance in the following ways:

1. This application is minor in nature.
  - *The proposed application for a 9m driveway is minor in nature, given that the front lot line of the subject property is 22.9m, and as such, represents 39.3% of the front yard area to be dedicated to the driveway, which permits a remaining 60.7% dedicated to aggregated soft landscaping.*
2. This application is desirable for the appropriate development or use of the land.
  - *Given the large lot size, it is desirable for the development to permit triple width driveways and garages inconsideration of the overall finished space of the dwelling, which is 9500ft<sup>2</sup>. In considering the infill development character of this area, this is fitting with typical developments in the neighbourhood.*
3. This application keeps with the general intent and purpose of the Zoning by-law.
  - *The proposed variance to permit a driveway width of 9m is in keeping with the general intent and purpose of the zoning by-law in that the built form is compliant with other zoning requirements. The requirements of Table 156(A) are met, including all front, rear and side yard setbacks as well as lot coverage. Furthermore, within section 139, the minimum amount of aggregated soft landscaping is 40%. The built form, including the expanded driveway, provides for 60% is more than is required, thus prioritizing green space in front yards.*
4. This application keeps with the general intent and purpose of the Official Plan.
  - *Located in the Outer Urban transect, with a Neighbourhood Designation, it is important to note that Kemp Park is not an area which can be described as a 15-minute neighbourhood and most, if not all amenities are not within walking distance. While the O-Train line, which runs from Bayview Station to Limebank Station, would provide access to public transportation for the Kemp Park Neighbourhood. However, neither the Uplands Station or the Leitrim stations are within walking distance. As such, access to transportation and mobility is a demonstrated need in this neighbourhood. Furthermore, the built form of the construction is in keeping with the suburban built form currently present in this neighbourhood. As such, the application is in keeping with the general intent and purpose of the Official Plan.*