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City of Ottawa

March 4 2025

Committee of Adjustment  
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Ottawa, ON  
K2G 0B5

Committee of Adjustment  
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City of Ottawa | Ville d'Ottawa  
Comité de dérogation

## **1034 SOUTHWICK DRIVE – APPLICATION FOR MINOR VARIANCE**

### DESCRIPTION OF PROJECT

We are proposing to tear down to existing foundation and rebuild an existing 3 bedroom / 2 bath bungalow on this property along the Rideau River. The renovation will include additions to the existing footprint. These additions will include an attached garage (we will demolish the existing detached garage), an entry / mudroom from the garage, and reorganizing of the 3 bedrooms / 2 bathrooms that were existing, addition of a 2 pc powder room. An open living space and expanded primary bedroom will occupy the majority of the existing footprint.

We have done our best to respect the required zoning setbacks for the new spaces, largely focusing the additional space on the interior yard away from the waterside of the home and thereby respecting the setbacks throughout for all new conditioned living spaces.

Demolition of the existing detached garage will add just over 2 metres to the side yard of our closest neighbor. The layout of the extension along the side yard will add privacy for both ourselves and our closest side yard neighbor.

We have obtained a septic permit from RVCA for a new system at the same location as the existing septic system, and thereby will be updating the existing system that dates back pre 1970.

### MINOR VARIANCES REQUIRED

We will be removing an existing enclosed porch (9.3 sq.m.) that does project from the existing house toward the water by 2.24 m. The existing setback for this structure to be demolished is 22.52m from water's edge.

We are proposing to add a new covered porch at the side of the existing house. This addition of the covered porch (24.6 sq.m.) will be in line with the existing house footprint and not project past the line of the existing. This proposed structure will be min. 25.97m from the water's edge. Our maximum intrusion into the required 30m setback is 4.03m at the corner of the existing footprint.

Although the proposed structure is 15.3 sq.m. larger than the existing, it will be 3.45m further from the water's edge than existing. Our proposal to install a stone fireplace wall along the property line to the side yard will enhance privacy for both us and the adjacent neighbor.

As well, we are proposing to extend the existing framed deck (replace existing with new construction) along the entire length of the waterside of the house, maintaining the existing width of 2.24m. The existing portion of the deck is 21.67m from the water's edge. The proposed extension of this deck will be min. 23.0 m from the water's edge, due to the angle of the river to the existing footprint. The total area of this open framed deck will be 56.8 sq.m. and will be a maximum width of 2.24m, the same width as the existing deck. This area that now houses the existing enclosed porch will now become part of this open deck. Because we will be closer to the water than is ideal, the deck will have a glass and aluminum railing system to keep it as light and unobtrusive as possible. Gardens will be planted along the base of the deck to 'hide' the structure as much as possible.

The zoning for this property is RR1 – RURAL RESIDENTIAL. Due to the layout of the property, the front yard, rear yard and side yards are not located traditionally.

Section 45(1) of the Planning Act, R.S.O. 1990, c.P.13

1. Is the application desirable for the appropriate development of the lands?

The application is desirable for the development of this residential waterfront property. Having outdoor living spaces at the waterside of the home allows the owners to take advantage of waterfront living, while being respectful of their environment and proximity to the water.

2. Does the application maintain the general intent and purpose of the Zoning By-law?

We feel this application does maintain the general intent of the zoning by-law.

3. Does the application maintain the general intent and purpose of the Official Plan?

Yes, it will maintain the general intent and purpose of the Official Plan.

We feel we are being respectful of the general intent of the Official Plan and in general are improving the property.

4. Is the application minor?

We consider this application to be minor. The impact of the requested variance is minor. We are making some compensations to reduce the impact of the request and designing the balance of the project to reflect respectful use of this waterfront property.

We would be happy to answer any questions or concerns regarding this application.

Respectfully,

Charlene Zandbelt, Agent for Owner  
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