

February 5, 2025

**Mr. Michel Bellemare**  
Secretary-Treasurer  
Committee of Adjustment  
101 Centrepoin Drive, Fourth Floor  
Ottawa, ON K2G 5K7

**RE: Applications for Consent and Minor Variance  
23 Harris Place, Ottawa**

Dear Mr. Bellemare,

This letter accompanies and explains a revision to the concurrent Minor Variance and Consent applications for the property municipally known as 23 Harris Place in the City of Ottawa.

Upon further review, it was determined that the rear yard setback for the severed lot had been incorrectly established due to a misinterpretation of the Zoning By-law. This has been corrected on the accompanying site plan to ensure compliance with the Zoning By-law. However, the rear yard setback is not significantly different than what was proposed on the original plan as a front yard setback reduction was sought to allow the buildable footprint to shift forward in order to offer more separation from a mature Walnut tree in the rear yard.

Given that a similar rear setback is now required by zoning, our client has elected not to pursue this front yard variance and effectively modify the site plan so that the footprint is an as of right proposal.

This modification aligns with the policies and intent of the Planning Act, the Official Plan, and the Zoning By-law, and is improving the ultimate development condition proposed. Aside from this change, all other elements of the previously submitted applications and Planning Rationale remain unchanged and applicable.

We will endeavor to notify City Planning staff, the community association, and the abutting neighbours of this change.

Please do not hesitate to contact the undersigned if you have any questions.

Sincerely,



Gillian Henderson, MUP  
Planner



Brian Casagrande, MCIP RPP  
Partner

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