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Committee of Adjustment
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Comité de dérogation

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Committee of Adjustment

Application for minor variance – 1880 Simard Drive, Orleans, ON K1C 2P8

To whom it may concern,

We, Jean-François Savard and Jennifer Lynne Savard (referred to herein as “the owners”) are requesting permission for a minor variance for the property municipally known as 1880 Simard Drive, in the city of Ottawa (referred to herein as “the site”). The property was built in 1982 and is located in the Orleans neighbourhood of Orleans village-Châteauneuf, near the intersection of Orleans boul. and Boyer Road. The site consists of a 2 story, single-detached dwelling with a lot area of approximately 309.55 m² and a lot frontage of 33'-4" FT (10.16 m).

Below, you will find the information to address the following four points:

- The variance is minor;
- The variance is desirable for the appropriate development or use of the property;
- The general intent and purpose of the Zoning By-law is maintained;
- The general intent and purpose of the Official Plan is maintained.

The purpose of the proposed addition is to construct a one storey addition at the rear of the house in order to accommodate a new seating space.

The site was purchased by the owner in 2000. While we continue to enjoy life at the site, we are getting older. This new proposed space will allow us better access to the rear yard and our garden. We, the owners, have mild mobility issues, this proposed space will allow more windows for sunlight in a comfortable seating room. This space will facilitate access for us and will allow us to enjoy gardening, the exterior space and growing old in our existing house.

In order to achieve this, we are requesting the following variance:

1. We are requesting that the rear yard setback be reduced to 4.64m [By-law 2020-289, Section 158, Table 158A]. The required rear yard setback is 7.0m.

First off, the variance requested is minor (**Test 1**). The depth of the new addition is small in both width, depth and height.

The proposed addition is compatible with the established built form and character of the neighbourhood and serves to improve the affected streetscapes. Multiple residences in the area have rear yard decks or pergolas that have similar setbacks to what we are requesting (viewed from geotatawa) (**Test 2**).

The extent of the impact of the proposed addition on neighbouring properties and the neighbourhood as a whole, are minor or nonexistent. The size and height of the proposed development will not create any significant issues for abutting property owners related to loss of sunlight, privacy or views as it will only be one storey. The proposed rear yard addition would not create any negative impacts related to access, trees, parking, drainage, traffic or noise (**Test 3**).

Our application seeks to vary the zoning by-law provisions to allow for a space that meets the aging owner's needs, while respecting the tenants of the Ottawa Official Plan, including safety and the enjoyment of outdoor spaces. (**Test 4**).

Sincerely,

Jean-François and Jennifer Lynne Savard