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## LES MOULINS LA FAYETTE

2548 St. Joseph Boulevard  
Orléans, ON K1C 1G1

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2026-01-02

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Related Building Permit Application No.: CON-2025-012000

From: Mohamed SAADOUNI Email: [msaadouni@hotmail.com](mailto:msaadouni@hotmail.com)

To: Committee of Adjustment

### **Minor Variance Letter**

This letter is submitted in support of a Minor Variance application for the property located at 2548 St. Joseph Boulevard, Orléans, to permit relief from the parking requirements associated with a proposed change of use.

The proposal involves a change of use from an existing medical facility to a restaurant, specifically a franchised bakery and pâtisserie. Under the City of Ottawa Zoning By-law, this change results in an increased parking requirement.

Required parking: 17 spaces

Existing parking: 9 spaces

Relief requested: 8 spaces

The site already contains nine (9) existing parking spaces, which represent the maximum parking capacity achievable given the current site configuration. Due to physical constraints and the existing site layout, no additional parking spaces can be accommodated without major and impractical site alterations.

The application satisfies the four tests considered by the Committee of Adjustment, as outlined below.

#### 1. The variance is desirable from a planning and public interest perspective

The requested variance is desirable from a planning and public interest standpoint. The proposal enables the continued and functional use of an existing commercial building without altering its scale or footprint and fits well within the established commercial character of the area. The proposed use is compatible with adjacent properties and the surrounding neighbourhood.

2. The general intent and purpose of the Official Plan are maintained

The proposal aligns with the objectives of the City of Ottawa Official Plan, which promote efficient use of existing buildings, adaptive reuse, and neighbourhood-serving commercial development within established urban areas. The project respects the existing built form and the character of the neighbourhood.

3. The general intent and purpose of the Zoning By-law are maintained

The proposed restaurant (bakery) use is permitted within the zone and is compatible with surrounding commercial uses. While a reduction in parking is requested, the existing site layout continues to provide safe access and functional circulation. The variance does not undermine the fundamental objectives of the Zoning By-law.

4. The variance is minor

The variance is minor not in terms of the numerical difference between required and existing parking, but because no unacceptable adverse impacts would result from authorizing the requested relief. Retaining the nine (9) existing parking spaces does not create traffic, safety, or operational issues and does not negatively affect neighbouring properties.

Conclusion

Given the absence of unacceptable adverse impacts, the compatibility of the proposal with the surrounding area, and the consistency with the Official Plan and Zoning By-law, the requested Minor Variance represents a reasonable and appropriate planning solution. Approval of the application is respectfully requested.

Note: All existing trees remain in place

December 30.2025

Sincerely,

Mohamed SAADOUNI

A handwritten signature in black ink, appearing to be 'MS' followed by a stylized flourish.