

To Whom it May Concern,

First of all, thank you for taking the time to review my application.

I am applying for a minor variance at 17 Foulis Crescent for a new deck at 10' high. I am seeking to extend the deck past the allowable 2.0m to 3.66m. Also to note that these numbers were estimated in our building permit application and the numbers above are correct based on the submitted site plan to reflect the property survey.

As a resident of the City of Ottawa I do take the Official Plan very seriously and do respect the process as well as those who work within it. After reading the relevant parts of the Official Plan and the Zoning By-Law I now have a better understanding of why property setbacks exist...as it turns out, it's for good reason.

I do feel that the proposed deck fits well with the neighbourhood and would not impact the public nor would they have any interest in it, they'll just know it looks nice. There are a couple decks built to the same dimension on the street which would tell me that they wouldn't be opposed to our project. The adjacent neighbour has built a deck of the same size.

Ultimately, it is the Committee of Adjustment who will make this decision but I do believe that the request is appropriate. Keeping in mind of the Suburban Transect, Neighborhood Designation, Evolving Neighborhood Overlay. We are maintaining or not modifying any right of ways, going above the height of the building or going beyond the building lines. The proposed deck will not be adding an additional living unit or dwelling and will be open on the underside. In terms of the current landscape and grading, that will not be modified as there are no trees in the rear of the property and we will not be doing any grading work keeping any drainage intact. In addition I do have an email exemption of providing a Tree Information Report which is included in the application.

In the original building permit we had called out an aluminum 42" high railing but after reading into the Official Plan we have discovered that this proposal may in fact interfere with the enjoyable livability for the adjacent neighbors. With that said we will be installing an 68" high privacy screen by Hideaway with has 87% privacy. The screens are pre-engineered with CMCC.

With that said I do believe that the proposed project is minor in nature as there won't be any impact to any nature, right of ways or reasonable enjoyment.