

Christopher Audette  
2463 Clover Street, Ottawa, ON, K1V8G6  
(613) 858-9875  
[caude@protonmail.com](mailto:caude@protonmail.com)

October 28, 2025

Zoning Variance Request for 2463 Clover Street – A24-005030



Dear City of Ottawa Committee Members,

I am writing to formally submit a Minor Variance Application for the property located at 2463 Clover Street. The purpose of this application is to request relief from the permitted projection into the front yard in order to construct a deck alongside the existing porch. The deck will span across and over the existing driveway. The deck will be at the same height as the front entrance porch.

The proposed deck is intended to enhance the functionality and livability of the home by providing additional outdoor space, while maintaining the existing use of the driveway below. The deck will be squared at 3.65 meters by 3.65 meters in size, which exceeds the maximum permitted projection by 1.65 meters. The current maximum permitted projection of 2 meters is insufficient to accommodate our family of four on the proposed deck.

I believe the requested variance is minor in nature, meets the four tests under section 45 of the Planning Act. It will not create any adverse impacts on the surrounding properties or neighborhood character. Instead, it promotes efficient land use by, being over the driveway and away from the neighbour's property. Also, the proposed project will increase the value of the home and the neighborhood.

It will remain consistent with the intent of the Zoning Bylaw and the Official Plan, while offering a creative solution to maximize usable space on the lot. It would aid in the use and function of the principle building. The proposed design supports the goals in the following ways:

- The design will provide effective use of the land by providing additional outdoor seating space.
- The deck has been designed to remain in proportion to the lot and the main dwelling. The variance sought does not result in overbuilding or intensification beyond what is typical or reasonable for the neighborhood.
- The proposed use remains residential in nature and does not alter the primary use of the property.

- The design maintains proper access to the property and does not obstruct emergency access routes.

Overall, the minor variance supports the Official Plan and Zoning By-law objectives by enabling practical residential improvements while maintaining the broader planning vision for the neighborhood.

I welcome any questions or feedback you may have and am happy to provide additional documentation or clarification as needed.

Thank you for your time and consideration.

Sincerely,

Christopher Audette