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December 18th, 2025

Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive, 4th Floor,
Ottawa, ON K2G 5K7

To Whom This May Concern,

This letter is written for the purpose of requesting a Change of Condition for Decision D08-01-25/B-00228.

During the process of satisfying Condition 2, it became apparent that the originally proposed setback of 0.6m would require modifications to the structure to obtain a 45-minute fire-resistance rating on the north side of the accessory building at 2362 Lookout Drive. The intention when we began this consent process was not to modify the existing structure.

We explored the option of entering into a registered agreement with the municipality to ensure that the fire resistance rating requirements of the Ontario Building Code would be exempt for this structure, given that the abutting land was currently vacant. We were informed that there is a backlog in the City's legal department and that it would likely take several months to present a draft to us. The delays this poses, along with the cost and encumbrances it creates on the title, pushed us to explore other solutions.

We decided that increasing the proposed setback on the north side of the existing structure at 2362 Lookout Dr from 0.6m to 1.6m was the best approach. This change ensures that the structure and its soffits are exempt from fire-resistance rating requirements and do not require any modification to the existing structure.

Following the recommendations of the Committee's Secretary-Treasurer, we suggest an amendment to the wording of Condition 4 to read as follows:

That the Owner(s) file with the Committee a copy of the registered Reference Plan prepared by an Ontario Land Surveyor registered in the Province of Ontario, and signed by the Registrar, **confirming the frontage and area of the severed land. If the Registered Plan does not indicate the lot area, a letter from the Surveyor confirming the area is required.** The Registered Reference Plan must conform substantially to the Draft Reference Plan filed with the **Committee of Adjustment on _____** to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate.**

I will leave it to Committee staff to fill in that blank section of the condition with the appropriate date.

Best regards,

A handwritten signature in cursive script that reads "Ciana Canci".

Ciana Canci

Authorized Agent for Canci Homes Corporation Inc.