

DEC 11 2025

City of Ottawa

We are applying for this minor variance as part of correcting missing documentation for existing structures built on our property prior to our ownership. These structures include a 20-25 year old shed and 10-15 year old deck with adjacent gazebo. We believe that these structures meet the four part test considered in a minor variance application.

Desirable:

The shed structure is made of rustic natural materials that blends well and is largely hidden by the surrounding trees. It has the benefit of providing useful storage space to keep personal watercraft and accessories secure and out of sight, avoiding cluttering the waterfront. The deck and adjacent gazebo structures are made of wood and suit the area. They have the benefit of providing useful spot to enjoy outdoor picnics and relaxing outdoors. In all of our exchanges with our neighbours, there have been no concerns mentioned.

Official plan:

The structures blend well and are not impacting the trees or nature around them. They are not visible from any of the neighbouring properties, but would fit in well if they were.

Zoning:

The structures are not within a setback of any neighbouring property. They are within the setback to the river, and as they were developed prior to our purchase of the property, leaving them as is would be the least impact to the surrounding areas. They are a small footprint on the overall remote 10 acre property.

Minor:

There is no known adverse impact to our property or neighbouring properties.

Thank you for your consideration and please contact us if you have any questions.

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