

Monette, Emily

From: Carvajal, Solé Carvajal
Sent: September 10, 2020 1:22 PM
To: Monette, Emily
Subject: RE: planning reports

Hello Emily,

I was looking at the notice for 340 Osgoode and realized that the wording of two variances do not match what was written on the application form. The variances in question are the following:

- Variance c reads: "To permit the maximum lot coverage to exceed 60% of lot coverage the cumulative size of all accessory structures, whereas the By-law permits a maximum lot coverage of 50% of the property." However, it should read: *To permit the maximum lot coverage of 60% of the yard (rear) in which they (carport and shed) are located, whereas the By-law permit a maximum lot coverage of 50% of the yard in which they are located, with a maximum cumulative floor area of 55 m² as measured from the exterior walls of the building.* The discrepancy here is that the permitted size of the accessory structure is in relation to the area of the yard in which it is located not in relation to the lot area.
- Variance d reads: "To permit a side wall of the residential building to extend by 1.5 metres past the side wall of the residential building whereas no part of a garage or carport may be closer than to the corner lot line than the affected side wall of the residential use building." The variance should read: *To permit the carport structure to extend by 1.5 metre past the side wall of the residential building whereas the By-law states that no part of a garage or carport may be closer to a corner lot line than the affected side wall of the residential use building.* The difference here is that the current wording suggests the applicant is seeking to extend their house 1.5 metres.

I am not sure whether or not this would cause an adjournment, please let me know.

Kind regards,

Solé Carvajal

Planner I


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*** Please note that during this period of physical distancing, I am working from home. The best way to contact me is by email.

From: Monette, Emily <Emily.Monette@ottawa.ca>

Sent: September 10, 2020 8:16 AM

To: Nadeau, Jeff <jeff.nadeau@ottawa.ca>; Carvajal, Solé Carvajal <sole.carvajal@ottawa.ca>

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