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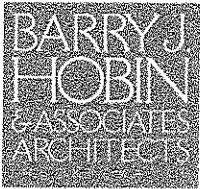
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February 2, 2012

Committee of Adjustment  
101 Centrepointe Drive  
Nepean, ON K2G 5K7

Dear Committee Members:

**RE: 375 Crestview  
Our File: 1201**



This application is seeking approval for severance/consent and 2 minor variances for each newly created lot. This application conforms to all required setbacks. A 3 meter wide sewer easement along the east property line ensures that the separation distance to the adjacent lot is greater than the required side yard setback. A 2.4 meter setback will be provided along the west property line

The existing lot width of 31.22 meters is almost double the required lot width (18m) for a single family dwelling in this residential zone. Therefore the existing 55 year old single family dwelling under-utilizes the value of this lot.

Permitting the development of 2 smaller single family homes compared to a one larger home spanning from side yard to side yard would be more sympathetic to the existing street pattern.

The exterior design of these dwellings will be a balance between contemporary portions of glass and traditional materials capped with sloped roof lines.

The width of driveways will be tapered to reduce the impact of hard surfaces as part of the streetscape. Existing trees will be retained along the side yards.

See photo attached.

I trust the documentation submitted sufficiently demonstrates our intent to integrate this project within the existing context.

Yours truly

William Ritcey

Barry J. Hobin & Associates Architects