

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

Thursday March 16<sup>th</sup>, 2023

Robert Stocki for Dianne LEE  
c/o Capital Sunrooms  
2720 Queensview Drive,  
Ottawa ON K2B 1A5

Committee of Adjustment  
Received | Reçu le

2023-04-05

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Attn: Committee of Adjustment

Re: Minor Variance Application – 17 Steeplechase Drive, Kanata ON

Dear members of the Committee of Adjustment,

Please accept this cover letter and application regarding a minor variance from relief from a building setback, to build a sunroom attached to the home of 17 Steeplechase Drive, Kanata ON.

At present, the plans to build a sunroom have been vetted and stamped by an Ontario P.Eng. A building permit application has been submitted simultaneously with this application.

A pre-consultation was done with all applicable offices / stakeholders included in Section 1 of the Committee of Adjustment application prior to submitting this application. The Ward Councillor, Councillor Hubley, was the Councillor notified of this application. Please see page 1 of the application form.

## Request For A Minor Variance

This request for a minor variance is associated with the property line setbacks in the rear yard of this property, which if granted, would allow this application to proceed.

Currently the property bylaw requires a 7.5 meter setback in the rear yard of the home. With the sunroom addition, the distance from the completed construction to the rear property line would be comfortably within the adjusted setback if the setback was adjusted to 6 metres. The adjustment from 7.5 metres to 6 metres would accommodate the overhang of the roof toward the rear yard.

## Technical Details – Variance Application

This request for a minor variance is in relation to the following:

Zoning By-law 2008-250 Consolidation, with regards to R3 - Residential Third Density Zone.

The property and subject of this minor variance request relates to the property being listed as R3 sub-zone "V V", which states:

### Purpose of the Zone

The purpose of the R1 - Residential First Density Zone is to:

1. Restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;
2. Allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;
3. Permit ancillary uses to the principal residential use to allow residents to work at home;
4. Regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and
5. Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

### Addressing the following "Four Tests":

1. The variance is minor;

The only variance requested in this application is to vary the rear-yard setback from 7.5m to 6m. In actuality, only 1.2m is required to install the sunroom. (See included diagram – Setback vs Plan Illustration) But as articulated above, 1.5m is being requested to prevent issues or disputes over the precision of the measurement. The variance is minor in that:

- a. Less than the distance of the variance requested of 1.5m will actually be used for the rather small variance requested. Only 1.2m is required for the erection of the sunroom making 1.5m a very small request and otherwise insignificant in the overall Official Plan.

- b. There is no significant change to the dwelling itself, only an addition from the exterior to create an additional living space, which intersects with the R1 - Residential First Density Zone (Sections 155 and 156), Purpose of the Zone, section (3), to be addressed in test #4 – “The variance is desirable for the appropriate development or use of the property”

2. The variance is desirable for the appropriate development or use of the property;

- a. The variance is desirable to the homeowners.

The variance involves the attachment of a sunroom to a home. Attaching a sunroom to a residential home is a very common renovation. However, in the case of this sunroom, it can be used year-round, making it intersect with R1 - Residential First Density Zone (Sections 155 and 156), Purpose of the Zone, section (3).

R1 - Residential First Density Zone (Sections 155 and 156), Purpose of the Zone, section (3) states: “allow ancillary uses to the principal residential use to allow residents to work at home;”

The addition of this sunroom creates a space that can be closed off from the activity of the rest of the home, and that the ability to be insulated from noise. This addition will allow the space to be used to effectively setup a section of the residence to allow the residents to work at home.

- b. The variance is desirable to the neighbours.

When residents spend time in their homes as opposed to outside, the adjacent neighbours are afforded privacy and unimpeded use of their property outdoors. People who buy sunrooms often use them as their most occupied part of the home and often spend time in their sunrooms that they would otherwise spend outside. This increases the privacy of all parties involved – the owners of the sunroom and the adjacent neighbours.

3. The general intent and purpose of the Zoning By-law is maintained;

The general intent and purpose of the Zoning By-Law remains, using the following analysis:

- a. The variance is minor.
- b. The variance requested does not impact the number of dwelling units on the property. The number of dwelling units is maintained and neither increases nor decreases.
- c. The building on the property does not change, and the dwelling remains a single family, detached home, keeping with the character of the neighbourhood.
- d. The variance requested maintains the use of the property as a residential property housing single family residence.

4. The general intent and purpose of the Official Plan is maintained.

Indeed, the general intent and purpose of the Official Plan is maintained. This is an extremely minor variance. There is nothing in this request for a variance that in any way offends or strains the Official plan.

In addition, prior to filing this application, and in addition to the requirements of notice prescribed by statute, adjacent neighbours were consulted and offered information and the ability to contact Capital Sunrooms with any concerns of the proposed build.

There were zero phone calls, letters, emails or other forms of correspondence received in relation to the proposed build. A sample letter along with a list of the actual recipient addresses is attached to this application.

## Tree Protection Bylaw

As a result of this application, the office of the Infill Forester was contacted. There are no trees on the subject property, in the rear yard or adjacent yards, that fall subject to the Tree Protection Bylaw in relation to this sunroom build. We were advised that the fees paid on this application covered the investigation and submissions of the Infill Forester.

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## Existing Uses of Adjacent Land

All adjacent land is zoned and used as single family detached residential, except for a small parcel of land to the SSW of the property. That land is zoned as "O1" and is used as a walking path. The proposed sunroom will not be seen by the users of the walking path as the shrub growth on the property at 17 Steeplechase Drive, hides the yard from the walking path view.

## Roads

All adjacent roads are publicly travelled roads. The subject property is located at 17 Steeplechase Drive – which is a publicly travelled road.

## Easements

There are no easements at this location.

## Minimum Distance Separation

MDS II is not pertinent to this application.

## Bylaw 2012-147

Bylaw 2012-147 is not pertinent to this application, therefore:

1. A streetscape analysis is not relevant or required
2. A landscape plan identifying soft landscaping, street right-of-ways and dimensional surfaces is not relevant or required.
3. A grading plan is not relevant or required.

## Grade

The grade of the property is flat, with the sunroom being placed on helical piles that will hold a deck approximately 15cm to 30cm above grade.

## Conclusion

Subject to any questions or comments the committee may raise, this package completes the application for variance.

Sincerely,

Handwritten signature of Rob Stocki in black ink.

Rob STOCKI, Agent  
Capital Sunrooms  
on behalf of Dianne and Bob Lee