

To: City of Ottawa

May 24, 2023

Committee of Adjustment

Subject: Minor Variance Application for 44 Woodpark Way Nepean ON.

Dear Committee: We are applying for a minor variance for a proposed sunroom addition to the rear of our home. It would allow us to use the room to enjoy the outdoors all year long. We would be able to enjoy our retirement without the harmful pest and bugs. But also view our wonderful gardens and flowers etc.

We have contacted our neighbours and they have no concerns or issues with such an addition. They are actually looking forward to see such a project.

As it will not interfere on their view or amount of sunlight coming into their properties. We have taken care to move it away from the one side, and kept the height a such it will not impede the sunlight.

We would have to reduce the rear yard allowance to be able to put a reasonable size addition, without it looking out of place.

We have noticed many such beautiful sunroom extensions in and around the neighbourhoods. And feel this would be a great addition to the home, and enhance the beauty of our home and the neighbourhood.

Please see page 2 with the answer to the four tests of the Planning Act.

Committee of Adjustment

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2023-05-24

City of Ottawa | Ville d'Ottawa

Comité de dérogation

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Minor Variance Application

44 Woodpark Way Nepean

1. **The variance is minor; The variance will be minor as we look to reduce the existing rear yard. By-law 2008-250 R3Z(937) table 160A requiring 9 meters to 4.77 meters. The rear yard has an unusual shape. But by moving the sunroom to the south east we are able to balance out the green space.**
2. **The variance is desirable for the appropriate development or use of the property; The variance will allow the homeowner to enjoy a single story residential sunroom addition. We have moved the room 10' from the adjoining property. Allowing plenty of green space and also not interfering with views or sunshine of adjoining properties. It is zoned Neighbourhood, so addition will fit in great.**
3. **The general intent and purpose of the Zoning By-law is maintained; Our proposal adheres to the purpose of the applicable zones (By-law 2008-250 R3Z (937). There will still be plenty of room at rear and both sides of addition of sunroom. There will be no additional dwelling units added with this project.**
4. **The general intent and purpose of the Official Plan is maintained. Yes the sunroom addition will blend into the neighborhood with the design similar to the design of many of the homes surrounding us. As we maintain the purpose of the residential dwelling. It is the intent of the Official Plan that, permit a mix of building forms and densities. Therefore a sunroom will maintain this purpose.**

Regards Dan Stone

Agent