



Committee of Adjustment  
Received | Reçu le

2023-09-22

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

## 17 Sai Crescent

Wednesday, September 13, 2023  
City of Ottawa  
101 Centerpointe drive, 4th floor  
Ottawa, ON  
K2G 5K7  
Planning & Development Services

Dear Sir/Madam,

Please be advised the following document outlines how each of the comments provided on Wednesday, September 13, 2023, have been addressed.

1. Is the application minor?

**The size of the sunroom remains as proposed and presented in the drawing.**

**Despite the reduced rear yard setback, the addition of the sunroom is not anticipated to negatively impact privacy on adjacent properties as it is a single-story addition.**

**A public road connects to the existing building's driveway. The driveway includes approximately 2 parking spaces.**

**Not adversely affecting, the privacy or natural lighting of surrounding properties.**

2. Is the application desirable for the appropriate development of the lands in question?

**The dwelling will continue to align with the character of the surrounding neighborhood and no major concerns are anticipated to arise as a result of the variance.**

**The sunroom does not negatively impact drainage on the adjacent properties.**

3. Does the application conform to the general intent of the Zoning Bylaw?

**Section 144 - Zoning By-Law requires a rear yard setback of 30% of the lot area.**

**- Zoning By-Law requires a rear yard setback which compromises a rear yard area of at least 25% of the area of the lot.**

4. Will any trees be affected by this project?

**No trees will be affected, harmed, or removed during the installation of the sunroom.**

Yours truly;

A handwritten signature in black ink, appearing to read "Jim Pitre".



Jim Pitre, P.Eng.  
Engineering Director  
Lifestyle Sunroom Inc.