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6244 Renaud Road

Thursday, November 16, 2023
City of Ottawa
101 Centerpointe Dr, 4th Floor
Ottawa, ON
K2G 5K7
Planning & Development Services

Committee of Adjustment
Received | Reçu le
2023-11-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Sir/Madam,

Please be advised the following document outlines how each of the comments provided on October 26th, 2023, have been addressed. This is for the proposal of a 5.53 sqm unheated sunroom addition at 6244 Renaud Rd, Ottawa, ON.

1. Is there proof that the use is in fact a legal non-conforming use? Was the use lawful at the time it was established and has it been continuously used since that point in time?

As established in the former City of Gloucester Zoning By-law 222 of 1984, the zone for 6244 Renaud Rd was classified as a “Rg” (Rural General) zone, which permitted single dwellings at the time the property was purchased in 1992. The house since then has not been altered, constructed, or demolished. Thus, maintains as a legal non-conforming use in the present 2008-250 Zoning By-Law, and throughout the former City of Gloucester Zoning By-law 333 of 1999.

2. Has there been any previous permissions for enlargements or extensions granted in the past?
There have been no previous permissions for enlargements or extensions granted in the past for the indicated address.

3. What is the impact of granting the permission for adjacent properties and the surrounding community?
The size of the proposed structure is small will remain as represented in the drawings. This is not anticipated to cause shadow impact, limit natural light, or reduce privacy to adjacent properties.

4. Is granting the permission to enlarge the legal non-conforming use in the public interest?
Due to the small size of the proposed addition, the alteration of the non-conforming use is not anticipated to disrupt the public interest. 6244 Renaud Rd will remain as a residential use and currently forms part of an existing residential strip along Renaud Rd.

Yours truly;

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

