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5 Lotus Court

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

Committee of Adjustment
Received | Reçu le

2023-09-21

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 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 28% of the lot depth.
- Zoning By-Law requires a rear yard setback which compromises 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 "J. Pitre".

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

