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Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

To: City of Ottawa

Committee of Adjustment

Subject: Minor Variance Application for 158 Asper Trail Circle Kanata 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. Without being bothered by the harmful pest and bugs. But also view our wonderful gardens and flowers we have worked so hard to maintain. We have contacted our surrounding neighbours and they have no concerns or issues with such an addition.

As it will not interfere on their view, or the amount of sunlight coming into their properties. We have taken care to move it away from the sides of the house. And kept the height as such so it will not impede the sunlight.

We would have to reduce the rear yard allowance to be able to put a reasonable size addition onto our home so it would blend in properly with the house, and neighbourhood.

We have noticed many such beautiful sunrooms around the neighbourhoods. And feel this would be a great addition to our home and lifestyle.

Please see page 2 with the answers to the four test of the Planning Act.

Cover Letter page 2

Minor Variance Application

!58 Asper Trail Circle

1. The variance is minor: **The variance will be minor as we look to reduce the existing rear yard. By-law 2008-250 R1W (1907) table 156A requires a 7.5 meter rear yard allowance. And we are seeking a rear yard allowance of 4.62 meters. We are moving the sunroom close to center of the home to provide a balance of 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 sunroom addition. We have moved the room 3.79 meters away from the closest side yard. Allowing plenty of green space and also not interfering with views or sunshine of adjoining properties. It is zoned Neighbourhood, so the addition will fit into such a development.**
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 R1 W (1907). There will still be plenty of room at rear and both sides of the addition of the 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 neighbourhood. With the design similar to many of the modern homes in the surrounding area. We will 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