



## 213 Pine Hill

Thursday, November 17th, 2023  
City of Ottawa  
110 Laurier Avenue West, Ottawa  
K1P 1J1  
Planning & Development Services

Committee of Adjustment  
Received | Reçu le

2023-12-15

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 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 because 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?

**The proposed rear yard setback of 5.91 m of the unheated sunroom addition does not meet the minimum requirement of 7.5 m as per the zoning by-law.**

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,  
Jim Pitre, P.Eng.  
Engineering Director  
Lifestyle Home Products

