

To: City of Ottawa

June 10, 2024

Committee of Adjustment

Subject: Minor Variance Application for 2336 Shanegal Crescent Ottawa

Committee of Adjustment
Received | Reçu le

2024-06-14

City of Ottawa | Ville d'Ottawa

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. With the greenspace behind us we enjoy the great outdoors. But are constantly being bothered by the harmful pest and bugs. It will also allow us to 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. Actually just a few doors down from us, our neighbour already enjoys a sunroom, although a different style and builder.

It also will not interfere on the view, or the amount of sunlight coming into the semi we are attached to. As they have already constructed a large bbq shelter up against the common fence that projects also 12' and approx. 9' tall. I have attached pictures which shows this, and they have no objections.

We would desire 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 neighbourhood. 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.

June 10/2024

1. The variance is minor- **The variance will be minor as we look to reduce the existing rear yard. By-law 2008-250 R2N table 158A requiring 7 meters to 4.27 meters. Having the sunroom in the one corner of the rear yard, will still balance out the 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 residential sunroom addition. We would be allowing plenty of green space to still exist, to tie-in with the surrounding area. With regard to views or sunshine. Because of the existing structure of our neighbour's it will not interfere with his views or amount of sunshine. It is zoned Neighbourhood, so the addition will fit in great.**
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 R2N) There will still be plenty of greenspace beside and in front of the sunroom addition. 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 neighborhood. With the design chosen it is similar to the design of many of the homes surrounding us. As we 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)