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Owner: Sherry McBride  
22 Forestglade Crescent, Ottawa, ON K1G 5X3  
(613) 355-4614

August 6, 2024

Committee of Adjustment  
City's Planning Department  
110 Laurier Avenue West

Ottawa, ON K1P 1J1

Committee of Adjustment  
Received | Reçu le  
**Revised | Modifié le : 2024-10-24**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Dear Members of the Committee of Adjustment,

**Re: Minor Variance Application for 22 Forestglade Crescent, Ottawa, ON K1G 5X3**

We are writing to request a minor variance for our property at 22 Forestglade Crescent. The purpose of this application is to seek approval for a reduction in the rear yard setback from the required 8.38 meters to 4.74 meters to allow for the construction of a sunroom.

**Four-Part Test for Minor Variances in Ontario**

**1. The variance is minor in nature:**

The requested variance is a reduction of the rear yard setback from 8.38 meters to 4.74 meters. This reduction is necessary to accommodate the proposed sunroom while maintaining a functional and aesthetically pleasing rear yard space. The impact of this variance on the surrounding properties is minimal and does not negatively affect the neighborhood's character or enjoyment.

**2. The variance is desirable for the appropriate development or use of the land:**

The proposed sunroom is a desirable addition to our home, enhancing the living space and providing an area for year-round enjoyment of the backyard. It aligns with the residential character of the neighborhood and does not obstruct the views or privacy of adjacent properties. The sunroom will be constructed with high-quality materials, ensuring it complements the existing house and surrounding properties.

**3. The variance maintains the general intent and purpose of the Zoning By-law:**

The intent of the Zoning By-law's rear yard setback requirement is to ensure adequate space between structures, preserve privacy, and maintain the area's character. The proposed setback

reduction to 4.74 meters still provides sufficient separation from the property line and neighboring properties. The sunroom's design respects the spirit of the Zoning By-law by preserving the open space and ensuring the development is in harmony with the existing neighborhood.

#### **4. The variance maintains the general intent and purpose of the Official Plan:**

The Official Plan aims to guide development in a manner that supports vibrant and sustainable communities. Our proposed sunroom aligns with these goals by enhancing the usability and enjoyment of our home without compromising the neighborhood's integrity or aesthetic. It supports the Official Plan's objectives of promoting high-quality residential development and maintaining the character of established neighborhoods.

#### **Reasoning for the Variance**

The reduction in the rear yard setback is essential to achieve a functional and practical design for the proposed sunroom. The unique shape and dimensions of our lot, along with the placement of the existing house, necessitate this variance to make the best use of our property. Approving this variance will allow us to enhance our living space while maintaining the neighborhood's character and not adversely affecting our neighbors.

We appreciate the Committee's consideration of our application and look forward to your positive response. Should you require any further information or have any questions, please do not hesitate to contact us.

Sincerely,

Engineering Dept.

Lifestyle Sunrooms Inc.