

2025-05-27

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

To: City of Ottawa

May 27, 2025

Committee of Adjustment

**Subject:** Minor Variance Application for 154 Portrush Ave Nepean

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

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. We would be able to enjoy our retirement without the harmful pest and bugs. But also view our future gardens and flowers etc.

We have contacted our neighbours and they have no concerns or issues with such an addition.

As it will not interfere with their view or amount of sunlight coming into their properties. We have taken care to position the room in such a way that it will not impede the sunlight, or view.

We would have to reduce the rear yard setback allowance to be able to put a reasonable size addition to the house. Therefore it would not look out of place, and blend in with the existing homes.

We have noticed many such beautiful sunroom extensions in and around the neighbourhoods. And we feel this would be a great addition to the home and enhance the beauty of our home and the neighbourhood.

Please see page 2 with the answer to the four tests of the Planning Act.

Minor Variance Application

154 Portrush Ave

1. The variance is minor; **The variance will be minor as we look to reduce the existing rear yard setback. By-law 2008-250 R3Z table 160A requiring 6 meters to 3.87 meters. This will still allow much 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. Because the closest house is set back, this will not interfere with their views or sunshine. It is zoned Neighbourhood, so this 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 R3Z. There will still be plenty of room at the rear of the home and right side of the addition of sunroom. There will be no additional dwelling units added to 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 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 permits a mix of building forms and densities. Therefore, a sunroom will maintain this purpose.**

Regards Dan Stone

Agent