

Committee of Adjustment

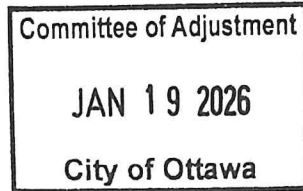
Jan. 12, 2026

Application for Minor Variance

City of Ottawa

101 Centerpointe Drive

Ottawa, ON K2G 5K7



## **Cover Letter** - *Minor Variance Application*

Dear Committee Member,

We are the owner of the property, 109 Point Prim Cres, Nepean, K2J 6P5. We are writing to apply a minor variance for our backyard deck which was already built recently.

We just moved to Ottawa from Toronto last summer and purchased the above resale property. The property was lack of maintenance in the backyard when we bought, full of tall weeds, wasp nests and running around mice, which was not in harmony with the community environment. We needed to do something to make the backyard an enjoyable space for living. By referring to most our neighbours backyards, we decided to copy them to build a deck attached to the house entering from kitchen sliding door.

We did some search and hired a local contractor for the project, who promised to follow all by-law building codes. We only realized that the contractor failed to comply Table 65 (6) (c) after the deck had been built. Being advised by City Zoning Planner Examiner, we need to apply the minor variance for this finished project.

What the contract failed to comply is to maintain the maximum 2.0 meters projection of the deck from the wall of the house. The existing projection now is 3.76 meters.

We earnestly request a variance of 1.76 meters to make it unnecessary to dismantle the newly built deck, otherwise it will put a significant strain on us financially and mentally. We have been suffering stress and depression during this lengthy permit application process since last summer.

The variance is minor: The requested variance is only 1.76 metres which is minor in nature and does not jeopardize the safety or functionality of the surrounding area. The deviation from the specified setback is modest and will not alter the essential character of the neighbourhood.

The variance is desirable for the appropriate development or use of the property: The addition of the deck significantly improves the functionality and enjoyment of our property, making it a more desirable place for residential and recreational use. The 2.0 meters wide deck is not big enough for setup a picnic table and chairs to enjoy the outdoors. The minor variances listed above are needed to facilitate the meaningful use of the property as a private residence.

The general intent and purpose of the zoning by-law are maintained: The deck does not impede on any public utility or adversely affect the neighbouring properties. The intent of the zoning by-law—to ensure orderly development without negatively impacting the surrounding properties—is fully maintained as the structure does not obstruct views, reduce privacy, or have adverse environmental impacts.

The general intent and purpose of the official plan are maintained: The construction of the deck aligns with the official plan's objectives by enhancing residential property utility and enjoyment, thus supporting the plan's goals of maintaining and improving residential neighbourhood quality.

Thank you for considering this matter.

Sincerely,

Bo Yin

Hongwei Zhai