

Lee Pritchard and Tracy Schmidt
89 Amberwood Cres
Nepean, Ontario
K2E 7C2
613-219-5341
tracyandgang@hotmail.com

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To:
Committee of Adjustment
City of Ottawa
Planning, Real Estate and Economic Development Department
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le

2026-04-13

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Minor Variance Application – 89 Amberwood Cres., Nepean, Ontario

Dear Committee Members,

We are writing in support of an application for a minor variance for our property located at 89 Amberwood Cres., Nepean, Ontario, K2E7C2, where we propose a rear addition to our existing home to accommodate a main floor bedroom suite for an elderly family member with mobility issues.

1. Description of Proposal

We are proposing to construct a single-story addition at the rear of our home, which will extend off the existing family room. The new space will first serve as a private bedroom area for my 84-year-old mother, allowing her to age in place with the support of her family. The long-term intention is for us to eventually use that new main floor bedroom as the master. This will allow us to remain in our house even as we age and the stairs become less comfortable. We have explored the options for the foundation and want to use one that minimizes excavation and disruption to the existing property, trees and surrounding areas.

The proposed addition will be constructed on an engineered slab on grade with rigid foam insulation. There are two mature trees at the back of the property that will be maintained and protected with fencing as per the tree By-law. A revised Tree Information Report prepared by a certified arborist has been prepared and submitted

In order for this addition to be achieved we require minor variances. We are requesting the following variances:

- We are requesting that the rear yard setback be reduced to 5.62m [By-law 2008-250, Section 156, Table 156A and Section 144, Table 144B]. The required rear yard setback is 8.53m (28% of lot depth).
- We are also requesting the rear yard area to be reduced to 18.5% (120.21m²) of the area of lot (650.32m²) [By-law 2008-250, Section 156, Table 156A]. The required rear yard area is 25% (162.58m²) of the area of lot (650.32m²).
- We are requesting that the side yard setback on the East of the property be reduced to 0.9m [By-law 2026-50. Section 801 (7)(c)(ii)]. The required side yard setback is no smaller than 1.2m.
- We are requesting that the total side yard setback for the property be reduced to 2.43m [By-law 2026-50. Section 801, table 801B (e)(iv)]. The required total side yard setback is 3.6m.

We have consulted with City of Ottawa planning staff in advance of this application and have reviewed and incorporated their preliminary feedback into the proposed design. This application reflects our efforts to work collaboratively with the city to ensure the addition is appropriate, low-impact, and in keeping with the intent of the zoning by-law and Official Plan.

2. Planning Justification: The Four Tests Under Section 45(1) of the Planning Act

- a. The variance is minor in nature

The requested variance is modest and does not result in overdevelopment of the site as it allows for the significant landscaped rear yard area to the southwest of the proposed addition to remain and maintain a useful amenity area. The amenity area from the existing rear wall of the house to the rear property wall (existing landscaped area) accounts for 26.4% of the lot area if we do not take into consideration the proposed addition or the area at the rear of the proposed addition. It also will not have a significant impact on adjacent properties as the proposed elevations only have a few small rear windows and no windows on the right side. The rear yard and side yard fence will remain and keep the yard private. The scale and location of the proposed 1 storey addition are compatible with existing built forms in the neighbourhood.

- b. The variance is desirable for the appropriate development or use of the land

The proposal enhances and serves to improve the usability of the home by insuring a bedroom on the main floor. The addition enables family caregiving and allows an elderly resident to remain in a familiar home environment rather than enter institutional care.

- c. The variance maintains the general intent and purpose of the Zoning By-law

The proposed development respects the functional intent of the setback provisions (e.g., for privacy, light access, and maintenance) while responding to a real, compassionate housing need. Adequate green space and separation from neighbouring homes will be maintained.

- d. The variance maintains the general intent and purpose of the Official Plan

The proposal aligns with the City of Ottawa's Official Plan goals of supporting the retention of existing mature trees. It also supports aging-in-place, inclusive housing, and family care models. The development promotes efficient use of land and supports strong, resilient communities through intergenerational living.

3. Supporting Materials

- A current land survey
- Site plan and elevation drawings showing the proposed addition
- Photos of the existing site and rear yard (Annex)
- Tree Information Report

4. Conclusion

We respectfully request the Committee's approval of this application. This proposal meets all four statutory tests and is consistent with the values of sustainable and compassionate urban development. The addition will allow my mother to continue to live with dignity, close to family, and avoid premature institutional care.

Should the Committee require additional documentation or clarification, we are happy to provide it.

Sincerely,

Lee Pritchard and Tracy Schmidt