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Committee of Adjustment  
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Committee of Adjustment

Application for minor variance – 710 Coast circle, Manotick, ON, K4M 0N2

To whom it may concern,

I, Daniel Lavigne (referred to herein as “the owners”) is requesting permission for a minor variances for the property municipally known as 710 Coast circle, in the city of Ottawa(Manotick).

The property at 710 Coast circle (referred to herein as “the site”) is located in the Ottawa neighborhood of Mahogany, near the intersection of **Offley road and Coast circle**. The site consists of a 2 story, single-detached dwelling with a lot frontage of 47 FT (14.33 m).

Below, you will find the information to address the following four points:

- The variance is minor;
- The variance is desirable for the appropriate development or use of the property;
- The general intent and purpose of the Zoning By-law is maintained;
- The general intent and purpose of the Official Plan is maintained.

The purpose of this request is to seek a minor variance for a backyard deck that has already been constructed, but that is closer to the property line than the permitted 0.9 meters.

We took delivery of our new home in December 2019 in the neighborhood of Mahogany in Manotick. As requested by the builder, and by following city recommendations, we waited for 2 years before constructing anything in our backyard in order for the ground to settle. During the spring of 2022, ourselves, along with 6 of our neighbors, contacted a fencing company to have them construct a 7 foot PVC fence. Following that, we proceeded to build a composite deck to accommodate our newly purchased gazebo that was to be installed in July. As a homeowner, I consulted the City of Ottawa website regarding any rules that needed to be followed before constructing the deck. Believing that a permit was not required, we proceeded to build our deck. Our deck was installed as close as possible to the property (fence) line as possible to maximize the use of our small backyard that is currently found in newer developments. It wasn't until the city informed us that we were not in compliance, and that a request for a minor variance was required.

In order to achieve this, we are requesting the following variance:

1. We are requesting that the deck be allowed to sit within 0.2 meters of the east side property line and for it to also be abutted up against our fence on the rear property line.

First off, the variance requested is minor (**Test 1**). The deck sits up against the rear fence and is not visible to any other neighbor as we have a 7 foot fence. The East side of the deck is also hidden by the fence. The deck is also not visible from the front as there is a gate that shields the view.

The addition is compatible with the established built form and character of the neighborhood and serves to improve our quality of life by being outside and enjoying our backyard. Multiple residences in our area have rear yard hardscape landscaping that have similar setbacks to what we are requesting (**Test 2**).

The extent of the impact of the addition on neighboring properties and the neighborhood as a whole are minor or nonexistent. The proximity of the deck will not create any significant issues for abutting property owners related to loss of sunlight, privacy or views as it will be lower than the installed fence. The proposed rear yard addition would not create any negative impacts related to access, trees, parking, drainage, traffic or noise (**Test 3**).

Our application seeks to vary the zoning by-law provisions to allow for a space that meets our family's needs, while respecting the general intent and purpose of the Ottawa Official Plan (**Test 4**).

Sincerely,  
Daniel Lavigne