

2024-04-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 3880 Wilhaven Drive
Legal Description: Part of Lot 1 & Part of East Commons Lot Concession 2
File No.: D08-02-24/A-00024
Report Date: April 24, 2024
Hearing Date: April 30, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Rural Countryside; Natural Heritage Features Overlay
Zoning: RU

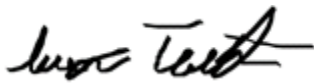
DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variances meet the “four tests”.

The proposed 2-story coach house is located in the rear yard of the subject property. Coach houses which are greater in height than the primary dwelling are not permitted as of right, as the intent of the Zoning By-law is to have these structures be subservient to the primary residence. In this instance, the dwelling is located closer to the road than the coach house, and the grade of the property ensures that the height of the new structure is minimized in appearance. The structure will also be screened from the road by a mix of deciduous and coniferous trees. The coach house meets all other provisions of the Zoning By-law.



Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building
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