

2024-11-13

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 6051 Herberts Corners Road  
Legal Description: Part of Lot 14, Concession 2, Geographic Township of Osgoode  
File No.: D08-02-24/A-00048  
Report Date: November 13, 2024  
Hearing Date: November 19, 2024  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect; Rural Countryside  
Zoning: RU

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **has concerns with** the application.

**DISCUSSION AND RATIONALE**

The application was previously heard on September 3 and October 1, 2024, and was adjourned to give the applicant an opportunity to revise their submission. No revisions have been submitted to-date and staff comments remain unchanged.

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 not satisfied that the requested minor variances meet the “four tests”.

The proposed coach house is significantly larger than what is permitted under the Zoning By-law. The proposed structure exceeds both 40% of the existing dwelling and the 95m<sup>2</sup> maximum. This zoning provision is to ensure the coach house remains an accessory use. Staff therefore do not believe that the variance can be considered “minor”.

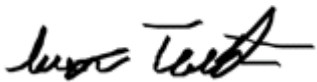
Staff have no concerns with the driveway extension.

**ADDITIONAL COMMENTS**

- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a

Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.


- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by the **Planning, Development and Building Services Department**.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).



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Luke Teeft  
Planner I, Development Review, All Wards

Planning, Development and Building  
Services Department



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Erin O'Connell  
Planner III, Development Review, All  
Wards

Planning, Development and Building  
Services Department