

2025-07-17

City of Ottawa | Ville d'Ottawa

Comité de dérogation



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 94 Willow Glen Drive
Legal Description: Lot 43, Registered Plan 4M-539
File No.: D08-02-25/A-00157
Report Date: July 17, 2025
Hearing Date: July 22, 2025
Planner: Wendy Yang
Official Plan Designation: Suburban Transect, Neighbourhood
Zoning: R2O

REQUESTED VARIANCE

The Applicant seek the Committee's authorization for the following minor variance from the Zoning By-law:

A-00157: 94 Willow Glen Driver, proposed addition at the rear:

- a) To permit a reduced rear yard setback of 5.8 metres, whereas the By-law requires a minimum rear yard setback of ~~7 metres~~ **7.5 metres**.

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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 variance(s) meet(s) the "four tests".

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.

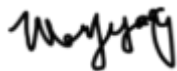
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- 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).

Planning Forestry

- Through pre-consultation it was confirmed that the proposed reduced setback will not affect the existing nearby trees, and that no excavation is proposed. Tree protection fencing must be installed in accordance with the City's tree specifications through the construction project if any materials are to be stored in the rear yard.

Right of Way Management

- No comments from Right of Way Management, as this rear addition/construction does not affect the City's Right of way or the only private property.



Wendy Yang
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Planning, Development and Building
Services Department



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