

**DECISION**  
**MINOR VARIANCE**

<b>Date of Decision:</b>	January 23, 2026
<b>Panel:</b>	1 - Urban
<b>File:</b>	D08-02-25/A-00265
<b>Application:</b>	Minor Variance under section 45 of the <i>Planning Act</i>
<b>Applicant:</b>	12093073 Canada Inc.
<b>Property Address:</b>	339 Eastview Street
<b>Ward:</b>	12 - Rideau-Vanier
<b>Legal Description</b>	Lot 191, Registered Plan 238
<b>Zoning</b>	R4UA [1136]
<b>Zoning By-law:</b>	2008-250
<b>Heard:</b>	January 14, 2026, in person and by videoconference

**APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION**

- [1] The Applicant wants to construct a three-story, 8-unit, low-rise apartment building, as shown on plans filed with the Committee. The existing dwelling will be demolished.

**REQUESTED VARIANCES**

- [2] The Applicant requests that the Committee authorize the following minor variances from the Zoning By-law:
- a) To permit a reduced lot area of 335.99 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
  - b) To permit a reduced front yard setback of 3.88 metres, whereas the By-law requires a minimum front yard setback of 4.5 metres.
  - c) To permit a reduced corner side yard setback of 2.02 metres whereas the By-law requires a minimum corner side yard setback of ~~4.5~~ **3.19** metres.

d) To permit a stairway to be setback 0.13 meters from the corner side lot line, whereas the By-law requires a minimum setback of 0.6 metres to a lot line for stairways at or below the first-floor level in a corner side yard.

[3] The property is not the subject of any other current application under the *Planning Act*.

## **PUBLIC HEARING**

### **Oral Submissions Summary**

[4] Amrinder Kaur Kalsi and Yasaman Bahodri, agents for the Applicant, confirmed that the By-law requirement for variance (c), as noted in the City's Planning Report, would need to be amended as follows:

c) To permit a reduced corner side yard setback of 2.02 metres whereas the By-law requires a minimum corner side yard setback of ~~4.5~~ **3.19** metres.

[5] With no objections, the application was amended accordingly.

[6] In response to a question from the Committee regarding variance (a), Ms. Kaur Kalsi confirmed the request for reduced lot area is due to the change in building form. She also confirmed efforts to consult with the neighbours.

[7] City Planner Dylan Geldart was also present. He advised that the Applicant should consult with the City's Right of Way branch to ensure compliance with the municipal Private Approach By-law.

[8] The Committee also heard oral submissions from the following individual:

- J. Constant, resident, highlighted she was present only to observe the hearing and had no comments regarding the application.

## **DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED AS AMENDED**

### **Applications Must Satisfy Statutory Four-Part Test**

[9] The Committee has the power to authorize a minor variance from the provisions of the Zoning By-law if, in its opinion, the application meets all four requirements under subsection 45(1) of the *Planning Act*. It requires consideration of whether the variances are minor, are desirable for the appropriate development or use of the land, building or structure, and whether the general intent and purpose of the Official Plan and the Zoning By-law are maintained.

## Evidence

[10] Evidence considered by the Committee included all oral submissions made at the hearing, as highlighted above, and the following written submissions held on file with the Secretary-Treasurer and available from the Committee Coordinator upon request:

- Application and supporting documents, including, planning rationale, plans, tree information report, photo of the posted sign, and a sign posting declaration.
- City Planning Report received January 8, 2026, with no concerns.
- Rideau Valley Conservation Authority email dated January 8, 2026, with no objections.
- Hydro Ottawa email dated January 8, 2026, with comments.

## Effect of Submissions on Decision

- [11] The Committee considered all written and oral submissions relating to the application in making its decision and granted the application, as amended.
- [12] Based on the evidence, the Committee is satisfied that the requested variances meet all four requirements under subsection 45(1) of the *Planning Act*.
- [13] The Committee notes that the City's Planning Report raises "no concerns" regarding the application.
- [14] The Committee also notes that no evidence was presented that the variances would result in any unacceptable adverse impact on neighbouring properties.
- [15] Considering the circumstances, the Committee finds that, because the proposal fits well in the area, the requested variances are, from a planning and public interest point of view, desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands.
- [16] The Committee also finds that the requested variances maintain the general intent and purpose of the Official Plan because the proposal respects the character of the neighbourhood.
- [17] In addition, the Committee finds that the requested variances maintain the general intent and purpose of the Zoning By-law because the proposal represents orderly development that is compatible with the surrounding area.
- [18] Moreover, the Committee finds that the requested variances, both individually and cumulatively, are minor because they will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.

[19] **THE COMMITTEE OF ADJUSTMENT ORDERS** that the application, as amended, is granted, and the variances to the Zoning By-law are authorized, **subject to** the location and size of the proposed construction complying with the plans filed with the Committee of Adjustment on December 10, 2025.

*"Ann M. Tremblay"*  
ANN M. TREMBLAY  
CHAIR

*"John Blatherwick"*  
JOHN BLATHERWICK  
MEMBER

*"Colin Haskin"*  
COLIN HASKIN  
MEMBER

*"Arto Keklikian"*  
ARTO KEKLIKIAN  
MEMBER

*"Sharon Lécuyer"*  
SHARON LÉCUYER  
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **January 23, 2026**

*"Michel Bellemare"*  
MICHEL BELLEMARE  
SECRETARY-TREASURER

## **NOTICE OF RIGHT TO APPEAL**

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form and the filing fee must be submitted via one of the below options and must be received no later than **3:00 p.m. on February 12, 2026**.

- **OLT E-FILE SERVICE** – An appeal can be filed online through the [E-File Portal](#) . First-time users will need to register for a My Ontario Account. Select [Ottawa (City): Committee of Adjustment] as the Approval Authority. To complete the appeal, fill in all the required fields and provide the filing fee by credit card.
- **BY EMAIL** - Appeal packages can be submitted by email to [cofa@ottawa.ca](mailto:cofa@ottawa.ca). The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). Please indicate on the appeal form that payment will be made by credit card.
- **IN PERSON** – Appeal packages can be delivered to the Secretary-Treasurer, Committee of Adjustment, 101 Centrepointe Drive, 4<sup>th</sup> floor, Ottawa, Ontario, K2G 5K7. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). In person payment can be made by certified cheque or money order made

payable to the Ontario Minister of Finance, or by credit card. Please indicate on the appeal form if you wish to pay by credit card.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of filing, the appeal must be filed with one of the other two options.

The Ontario Land Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

If you have any questions about the appeal process, please visit [File an Appeal | Ontario Land Tribunal](#)

*Ce document est également offert en français.*

**Committee of Adjustment**  
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