

2026-04-02



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 2120 Niagara Drive
Legal Description: Lot 125, Registered Plan 608
File No.: D08-02-26/A-00016
Report Date: April 02, 2026
Hearing Date: April 07, 2026
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Neighbourhood
Alta Vista, Faircrest Heights, & Riverview Park Secondary
Plan, Neighbourhood
Zoning By-law 2008-250: R1O
Zoning By-law 2026-50: N2D

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has some 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 to increase the area and height meet the “four tests” however Staff are not satisfied that reduced interior side yard for the coach satisfied the “four tests”, specifically the intent of the Official Plan.

Section 4.2.3(e) states that minor variance applications with respect to coach houses must meet three policies, one of those policies states the proponent can demonstrate that the privacy of the adjoining properties is maintained. Staff have some concerns that this does not satisfy the intent of the Official Plan policy as the proposed coach house has a window located on the second floor of the coach house facing the interior side yard, and it is proposed to be 1.42 metres from the property line. The Zoning By-law requires a 4 metre setback and intent is to mitigate privacy impacts on abutting properties.

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 may be required.
 - A Grading Plan, prepared by a relevant professional, is required for any proposal that requires a permit if the proposed works, including hard landscaping, are less than 1.2 metres from a property line.
- A Stormwater Management plan may be required, if the building setback from the lot line is less than 1.2 m. As per New Zoning By-Law 201:
 - Exemptions, Stormwater Management: (4)(b) *an addition to a building or structure, in any zone, for which Site Plan Control approval is not required and where the addition is less than 55 square metres in size, and which is located more than 1.2 metres from all lot lines.*
- Existing grading and drainage patterns must not be altered.

Right of Way Management

A Private approach permit is required to construct any newly created, temporary or modified driveway/approaches or close redundant approaches. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the [City webpage Driveways | City of Ottawa](#) to submit a Private Approach application.



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