

June 23, 2023

City of Ottawa Committee of Adjustment
101 Centrepointe Drive
Nepean, ON K2G 5K7

Committee of Adjustment
Received | Reçu le

2023-08-02

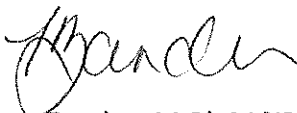
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Minor Variance Application D08-02-22/A-00204
790 Bayview Drive
Part Lot 19, Concession 5
Geographic Township of Torbolton
Ward 5 – West Carleton March
CITY OF OTTAWA

The above-noted application was filed to the Committee of Adjustment in the summer of 2022, and heard at the Committee of Adjustment on August 17, 2022. The application was adjourned sine die, as staff expressed serious concerns with the proposed lot coverage on the property. Since that time, the property owners have had extensive discussions with City and MVCA staff, and are now submitting a revised application for the site. The proposal meets all of the provisions of the Zoning By-law, including Lot Coverage, with the exception of the setback to the High Water Mark. Given the location and size of the subject property, it is impossible to develop the site with a dwelling and septic system, and to fully comply with the required 30 metre setback. The proposed development maximizes the waterbody setback as much as possible, given the site constraints. The requested setback is 19.9 metres, where the By-law would require 30 metres. Appropriate floodproofing has been included in the building design, and landscaping details are included on the site plan. The policy review, including Provincial Policy Statement, Official Plan and Zoning By-law that was included in the original submission is still relevant to the site.

A detailed site plan/lot grading plan, along with a Subsurface Investigation Report and a revised application form are included in this re-submission, along with the required fee of \$662.00. Should you require any additional information in order to process this request, please don't hesitate to contact the undersigned.

Respectfully,



Tracy Zander, M.Pl, MCIP, RPP