



March 12, 2024

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

To Whom it May Concern:

RE: D08-02-23/A-00135
5030 MacHardy Road
Part of Lots 23 and 24, Concession 5, Geographic Fitzroy



Jackson Vance and Blair Vance submitted a Minor Variance application to the City of Ottawa in the summer of 2023, seeking relief from two sections of the City’s Zoning by-law to permit construction of a new dwelling on their property located at 5030 MacHardy Road. The variations related to setbacks to nearby mineral aggregate zones. The application was heard by the Committee of Adjustment on August 1, 2023, at which time the application was adjourned sine die to give the applicants additional time to address staff concerns, particularly related to the Mineral Resource Impact Assessment.

Since that time, the owners have worked with the author of the MRIA and City staff to resolve the concerns. The proposed location for the dwelling has been modified on the site, moving it farther from the nearby aggregate zones, such that only one Minor Variance is now required: relief is required from Section 67 of the Zoning By-law, to permit a reduction in the required setback from an MR zone from 150 metres to 110 metres, as shown on the enclosed figure.

In addressing the staff comments from the Committee of Adjustment report of August 1, 2023, the following has been completed:

1. The Minor Variance sketch has been updated to reflect the single Variance that is requested (see attached dated March 8, 2024)
2. Th Minor Variance application form has been updated to reflect the single Variance
3. The MRIA report has been updated (January 16, 2024)
4. An owner-completed EIS was completed and submitted to staff on July 30, 2023, and it is understood that this was accepted by staff. It is re-attached to this submission for completeness
5. The proposed dwelling is located more than 75 metres from the rail spur. It is understood through the owner’s subsequent discussions with staff that a noise and vibration study is not required to support this proposal.



Your rural land planning experts

Should you require any additional information in order to bring this Minor Variance application back to the Committee of Adjustment, please don't hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Tracy Zander". The signature is written in a cursive style and is placed over a light blue dotted rectangular background.

Tracy Zander, M.Pl, MCIP, RPP