

Committee of Adjustment  
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2024-10-09

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**MINOR VARIANCE APPLICATION**  
**COMMENTS TO THE COMMITTEE OF ADJUSTMENT**  
**PANEL 3**  
**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 952 Bayview Drive  
Legal Description: Lot 12, Registered Plan 597  
File No.: D08-02-24/A-00239  
Report Date: October 09, 2024  
Hearing Date: October 15, 2024  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect; Village, Village Residential; Two Zone Flood Plain Overlay  
Zoning: V1H [350r]

### 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 meets the “four tests”.

The proposed new dwelling improves upon the existing setback of the current dwelling. A planting plan has also been submitted which will help to mitigate the impact that a larger structure will have on the landscape.

### ADDITIONAL COMMENTS

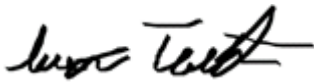
- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering 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.

- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Existing services are to be blanked at the owner's expense.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).
- The Planning, Development and Building Services Department requires proof that the Rideau Valley Conservative Authorities have granted their approval due to development being located within the regulatory limit.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

### Planning Forestry

Through pre-consultation, it was concluded that a TIR was required to determine the impacts to City-owned trees within the Bayview Drive right-of-way. The removal of the two (2) trees will require a tree removal permit, payment of compensation for their value, and the planting of two replacement trees within the right-of-way, as per the planting plan provided.

As noted in the TIR, any trees to be retained should be protected through construction, as outlined in the [Tree Protection Specification](#). City trees (two Oaks, 15cm each and a Spruce, 4cm) are present at the frontage of this property. These trees are protected and will require protection from any construction impacts.




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Luke Teeft  
 Planner I, Development Review, All Wards  
 Planning, Development and Building  
 Services Department




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Wendy Tse  
 Planner III (A), Development Review, All  
 Wards  
 Planning, Development and Building  
 Services Department