

2025-05-01

City of Ottawa | Ville d'Ottawa

Comité de dérogation

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

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## MINOR VARIANCE APPLICATION

### COMMENTS TO THE COMMITTEE OF ADJUSTMENT PANEL 2

Site Address: 1660 Merivale Road  
Legal Description: Part of Lot 30, Concession 1 (Rideau Front) Geographic Township of Nepean  
File No.: D08-25-25/A-00074  
Report Date: April 29, 2025  
Hearing Date: May 06, 2025  
Planner: Shoma Murshid  
Official Plan Designation: Outer Urban Transect, Corridor Designation, Evolving Neighbourhood Overlay  
Zoning: AM10

### DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application. These minor variances are being sought in relation to active Site Plan Control D07-12-25-0019.

### 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.

### ADDITIONAL COMMENTS

#### Transportation Engineering

Comments have been provided through review of this development’s associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Mike Giampa) and has been assigned record #20422 in Transportation Engineering Services’ circulation feedback system.

*Unaddressed comment:* The City of Ottawa requires the dedication the following corner triangles to the City ROW:

- At the intersection of Merivale Road and Viewmount Drive, two overlapping 5m x 15m triangles

- At the intersection of Viewmount Drive and Glenmanar Drive, a 9m-by-3m corner triangle.

Corner triangles are to be measured from the new property lines after ROW protection on Merivale Road and Viewmount Drive.



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Shoma Murshid  
Planner II, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department