

2025-07-03

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: 8222 Nashdale Drive  
Legal Description: Lot 2, Registered Plan M-282, former Geographic Township of Osgoode  
File No.: D08-02-25/A-00138  
Report Date: July 03, 2025  
Hearing Date: July 08, 2025  
Planner: Wendy Yang  
Official Plan Designation: Rural Transect, Rural Countryside  
Zoning: RR2

**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(s) meet(s) the “four tests”.

**ADDITIONAL COMMENTS**

**Infrastructure Engineering**

- The Planning, Development and Building Services Department will do a complete review of 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.
- 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.
- Existing grading and drainage patterns must not be altered.
- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.

- Note regarding Coach Houses:
  - Ensure the servicing trench is identified from the main dwelling to the coach house on the grading or servicing plan.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

### **Planning Forestry**

- There are no tree related impacts associated with the variances requested.
- A TIR and tree permit application would be required for any work that would require removal of any trees within the Right-of-Way.

### **Right of Way Management**

- The Right-of-Way Management Department has no concerns with the proposed Consent Application. It doesn't appear that they are adding a new approach or changing the existing approach.




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Wendy Yang  
Planner I, 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