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PLANNING RATIONALE

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File: 052125 - 1088 Boucher Crescent

To: Michel Bellemare, Secretary Treasurer
Committee of Adjustment
City of Ottawa, 101 Centrepointe

Committee of Adjustment
Received | Reçu le

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City of Ottawa | Ville d'Ottawa
Comité de dérogation

PROPOSED MINOR VARIANCE APPLICATION FOR 1088 BOUCHER CRESCENT

Q9 Planning + Design has been retained by Dianne & Robert Milne to prepare a Planning Rationale regarding the minor variance application in order to construct a new single detached dwelling on the subject site at 1088 Boucher Crescent.

The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment.

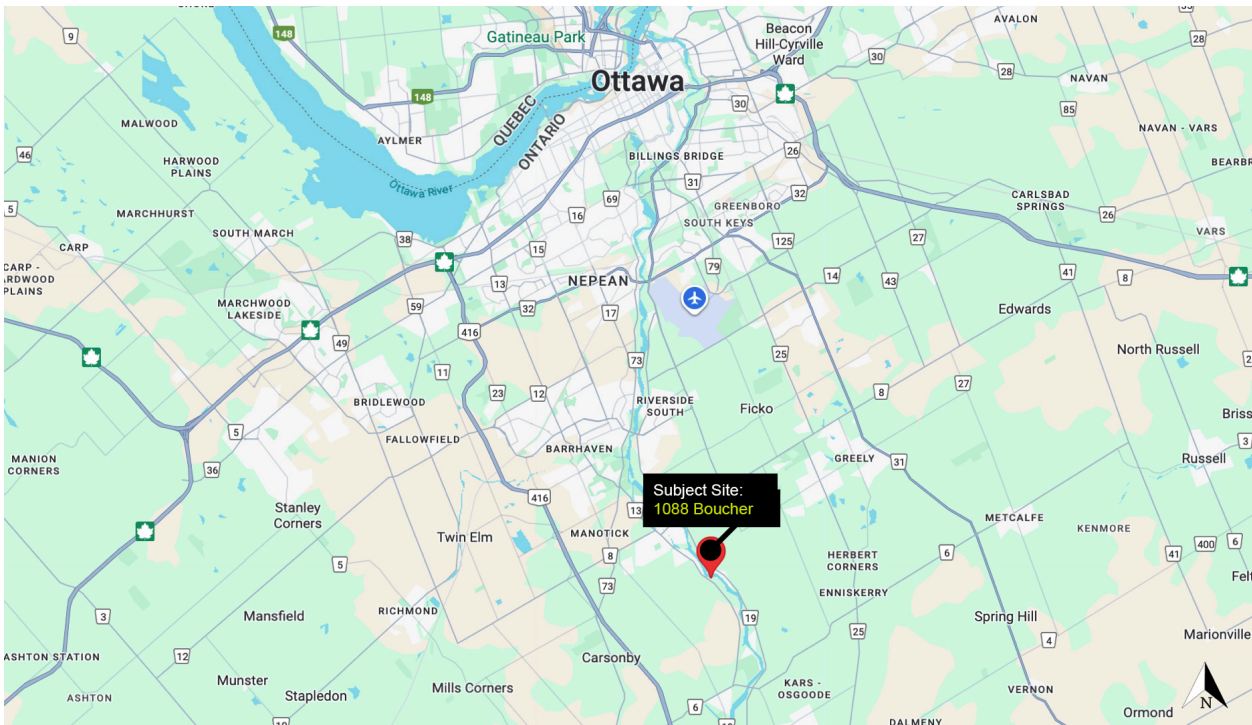


Figure 1: Locational Map (Source: GeoOttawa)

EXECUTIVE SUMMARY

The proposed development is to construct a new detached dwelling on the existing subject property that is currently vacant. The dwelling unit and associated septic bed is located as far back as possible from the Rideau River. Due to the size of the lots along Boucher Crescent, it is difficult to achieve a 30 m setback and meet the required development setbacks. Historical development along Boucher has buildings that are much closer to the watercourse than the proposed.

The subject site is a slightly irregular rectangular interior lot located which fronts on the Rideau River and is accessed via Boucher Crescent. The property is currently vacant. The subject property is located south-east of the Village of Manotick, in Ward 21 Rideau-Jock. The subject site is a waterfront lot on the Rideau River with approximately 52 m of frontage on the River.

Boucher Crescent extends east off of Rideau Valley Drive North, south of the Village of Manotick. The properties on the North and East sides of Boucher Crescent have water frontage on Rideau River. The existing properties on Boucher are of similar size to the subject site and mainly contain low-rise, detached dwellings.

The proposed development require a minor variance to permit a portion of a building or structure located within 30 m to the normal high-water mark of a watercourse or waterbody. As this report concludes, the proposed minor variance meet the four tests as required under the *Planning Act* and the resulting development enabled by the variances is considered good land use planning.

Minor Variance Requested

The requested variances are identified below:

Setback From a Watercourse

- (a) To permit an portion of a building and structure located within a setback of 18.48 m to 30 m to the normal high-water mark of a watercourse or waterbody, whereas no building or structure, including any part of a sewage system, which does not require plan of subdivision, or site plan control approval, shall be located closer than: (a) 30 m to the normal highwater mark of any watercourse or waterbody, or (b) 15 m to the top of the bank of any watercourse or waterbody, whichever is the greater. (S.69(2)).

Documents Required and Submitted

The following lists all required and submitted documents in support of the identified Committee of Adjustment applications.

- Site Plan
- Elevations
- Survey
- Planning Rationale (this document)
- Fee
- Application Form
- Tree Information Report

Public Consultation

Prior to submission, the owners printed a flyer with the site plan and elevations and hand delivered them to the abutting and surrounding neighbours.

SITE & CONTEXT

Site

The subject site is a slightly irregular rectangular interior lot located which fronts on the Rideau River and is accessed via Boucher Crescent. The property is currently vacant.

- [Lot frontage: 51.21 m
- [Lot depth: 41.32 - 46.24 m (irregular)
- [Lot area: 2,205.29 m² (23737.49 ft²) (0.22 ha)



Figure 2: Site Map (Source: GeoOttawa)



Figure 3: Subject site looking north towards the Rideau River



Figure 4: Subject site, property adjacent to Rideau River



Figure 5: Subject site, view from Boucher Crescent

Context

The subject property is located at 1088 Boucher Crescent which is located south east of the Village of Manotick, a suburban/rural edge community in the City of Ottawa. The subject site is a waterfront lot on the Rideau River with approximately 52 m of frontage on the River.

Boucher Crescent extends east off of Rideau Valley Drive North, south of the Village of Manotick. The properties on the North and East sides of Boucher Crescent have water frontage on Rideau River. The existing properties on Boucher are of similar size to the subject site and mainly contain low-rise, detached dwellings.

[**South:** Detached dwellings

[**North:** Rideau River

[**West:** Detached dwellings / Rideau Valley Drive North

[**East:** Detached dwellings / Rideau River

Boucher Crescent is a two-lane local road with no sidewalks or curb infrastructure. Stormwater is collected and stored in ditches. As shown in the surrounding context map below, many of the surrounding properties have buildings/structures located closer than 30 m to the watercourse.



Figure 7: Across the street from the subject site along Boucher Cres, looking east



Figure 8: Context Map (Source: Open Streets Map + Markup Q9 Planning + Design)



Figure 9: Surrounding context map

PROPOSED DEVELOPMENT

The proposed development is to construct a new detached dwelling on the existing subject property that is currently vacant. The dwelling unit and associated septic bed is located as far back as possible from the Rideau River. Due to the size of the lots along Boucher Crescent, it is difficult to achieve a 30 m setback and meet the required development setbacks. Historical development along Boucher has buildings that are much closer to the watercourse than the proposed. To accommodate the redevelopment of the existing building, 4 trees are planned to be removed and 6 trees will be planted. A planting plan has been provided on the site plan which will ensure that the ecological function of the site is maintained.

The built form features a 7.56 m front yard setback, 14.04 m & 6.02 m interior side yard setbacks and a 26.37 m rear yard setback. A planting plan has been provided as an overlay on the site plan that shows a proposed flower garden and the new tree location in the front yard as well as the proposed location of 5 new trees along the street frontage.

The renderings below show the proposed new dwelling.

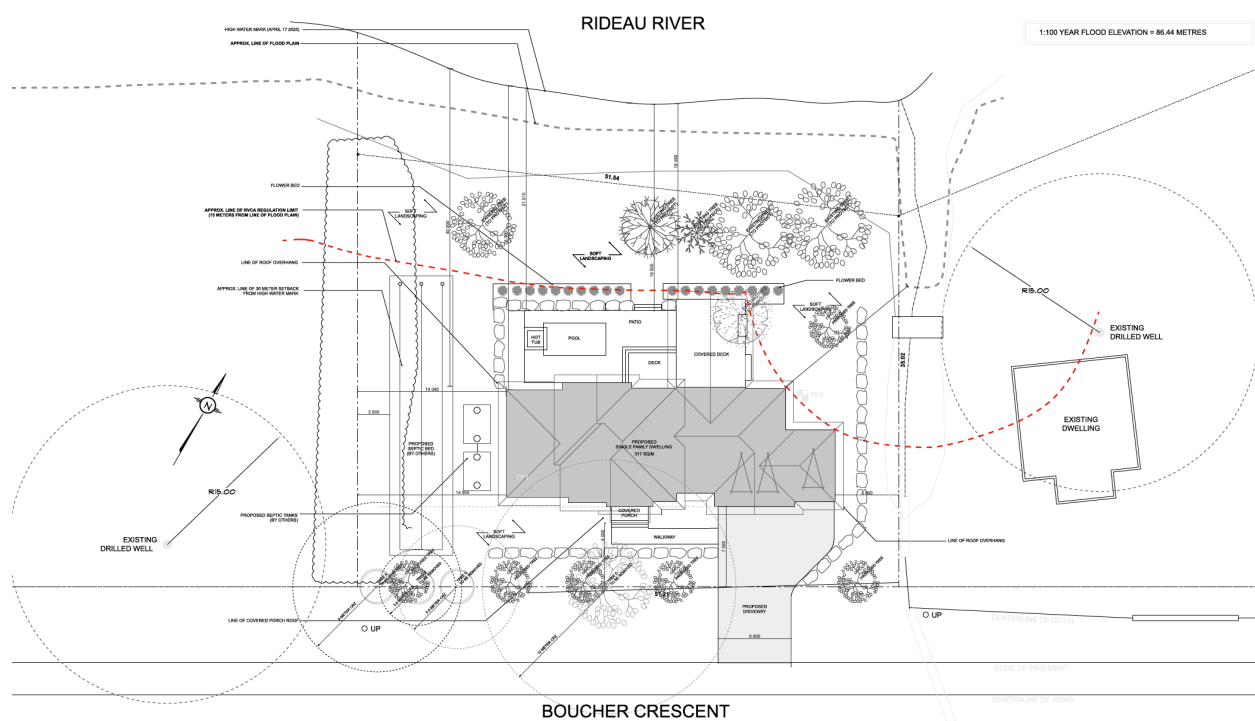


Figure 10: Proposed Site Plan (Source: Ardington & Associates)



Figure 11: 3D View of Proposed Building (Source: Ardington & Associates)



Figure 12: 3D View of Proposed Building (Source: Ardington & Associates)



Figure 13: 2D Front Elevation of Proposed Building (Source: Ardington & Associates)



Figure 14: 2D Rear Elevation of Proposed Building (Source: Ardington & Associates)

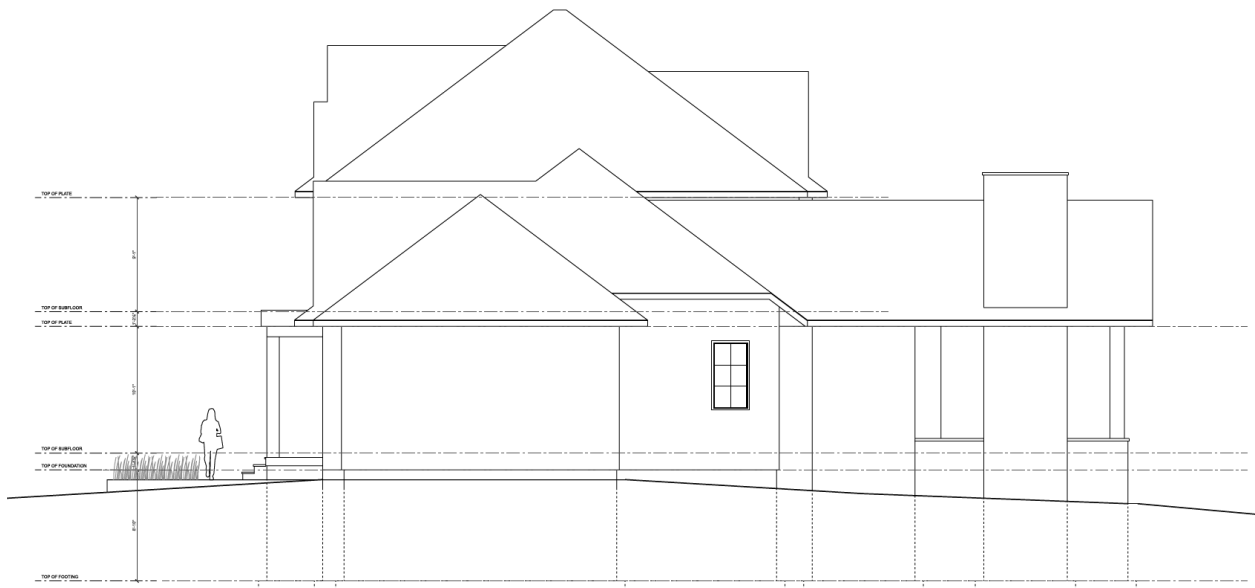


Figure 15: 2D Rear Right Elevation of Proposed Building (Source: Ardington & Associates)

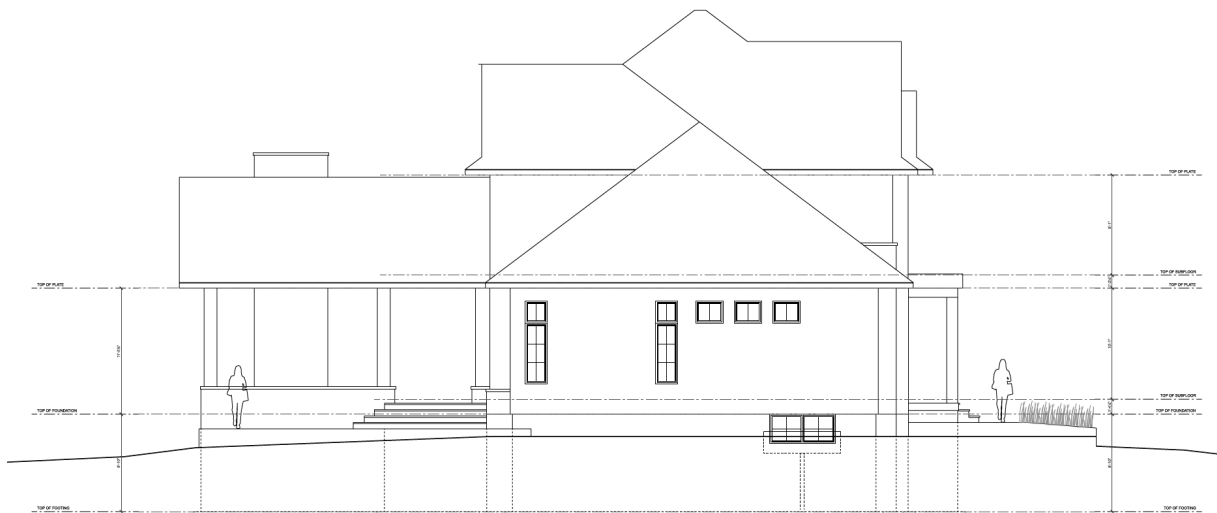


Figure 16: 2D Left Elevation of Proposed Building (Source: Ardington & Associates)

SITE PLAN

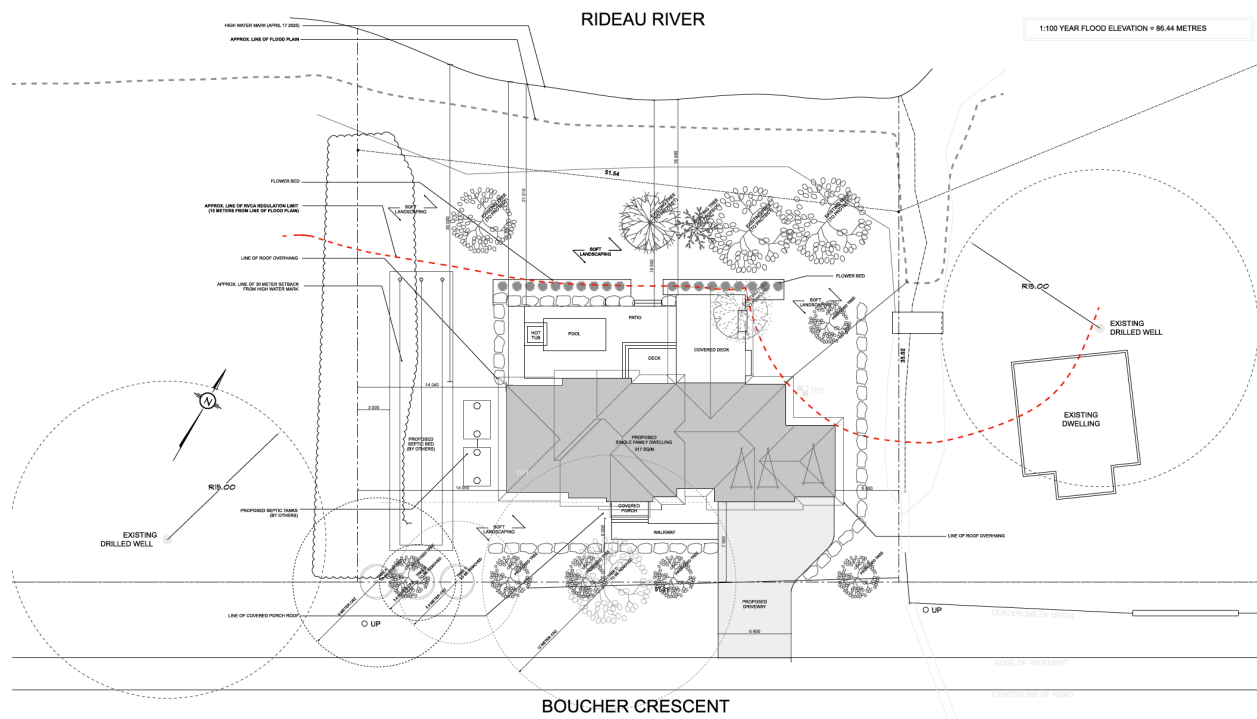


Figure 17: Site Plan (Source: Ardington & Associates)

POLICY REVIEW

Provincial Planning Statement, 2024

In order to obtain approval of the proposed permission application required to construct a new detached dwelling on the subject property, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below. Relevant policies will be indicated in *italics*.

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes by 2031.

These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the PPS. Relevant policies from the PPS are outlined below, with the specific policies provided in *italics*. Section 2.0 provides policies to ensure that planning authorities prepare for long-term growth by using provincial forecasts, maintaining adequate land for residential and other uses, and incorporating any additional growth from zoning orders into future plans. It emphasizes the creation of complete, accessible, and equitable communities through a diverse mix of land uses.

Section 2.1 - Planning for People and Homes

2.1.6 Planning authorities should support the achievement of complete communities by:

- a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Section 2.2 - Housing

Policy 2.2.1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a. establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b. permitting and facilitating:

 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and**

2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c. *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d. *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

Response | The subject site is located outside of the urban boundary and within the rural area, which is an appropriate location for detached rural uses. The development utilizes private services and will not require expansion to public service facilities. The lot is currently vacant and the proposed development will introduce one new single detached dwelling on an existing lot of record. No lot creation is proposed at this time. The project efficiently locates the house and septic system as far as possible from the watercourse and outside of the RVCA regulation limit. It also emphasizes environmental protection by providing a planting plan as an overlay on the site plan that shows a proposed flower garden and the new tree location in the front yard as well as the proposed location of 5 new trees along the street frontage.

Section 2.5 Rural Areas in Municipalities

States that rural areas in municipalities should be healthy, integrated and viable rural areas should be supported by:

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *using rural infrastructure and public service facilities efficiently;*
- e) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- f) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- g) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- h) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy*

Section 4.3.2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

Response | The development utilizes private services and will not require expansion to public service facilities. The lot is currently vacant and the proposed development will introduce one new single detached dwelling on an existing lot of record. No lot creation is proposed at this time.

Section 4.0 of the PPS provides policies aimed at protecting Ontario's natural heritage, water, agricultural, mineral, cultural heritage, and archeological resources in order to preserve the province's long-term prosperity, environmental health, and social wellbeing.

Section 5.0 of the PPS contains policies to protect the health and safety of Ontarians, reducing risk from natural and human-made hazards by directing development away from hazard areas.

Section 5.2 Natural Hazards

Section 5.2 of the PPS states that:

Development shall generally be directed to areas outside of: a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards; b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and c) hazardous sites.

Response | The City of Ottawa, Official Plan Schedule C15 highlights the waterfront area along the subject site as having an 'unstable slope'. This is an overlay on the Rural Countryside designation. Per the PPS, the proposed new development will be focused away as possible from the water's edge, approximately 18.48 m from the line of the floodplain.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Planning Statement (PPS), 2024.

City of Ottawa Official Plan

Designation: *Rural Countryside, Rural Transect*

The City of Ottawa Official Plan was adopted by City Council on November 24th, 2021 was approved by the MMAH on November 4th, 2022. The Plan is intended to manage growth and change in Ottawa to the year 2046.

Section 2 contains the overall strategic direction of the new Official Plan and is based around the Five Big Policy Moves, which are intended to make Ottawa the most liveable mid-sized City in North America. The Five Big Moves call for increased growth through

intensification, sustainable transportation, context-based urban and community design, environmental, climate, and health resiliency embedded into planning policy, and planning policies based on economic development. Six cross-cutting issues have also been identified as essential to the achievement of liveable cities, which are related to intensification, economic development, energy and climate change, healthy and inclusive communities, gender equity, and culture.

The subject site is designated Rural Countryside in the Rural Transect of the City of Ottawa Official Plan. The subject site also contains an ‘unstable slope’ overlay as per the Natural Environmental Area Overlay. This area is applied to the shoreline.

Section 2 provides the overarching strategic directions for the new Official Plan in order to help Ottawa become the most liveable mid-sized City in North America over the next century. It is centred around the Five Big Moves, which call for increased growth through intensification, more sustainable transportation, more context-based urban and community design, environmental, climate, and health resiliency, and planning policies based on economic development. The property is recognized as being in the rural area, in which there are a number of designations.

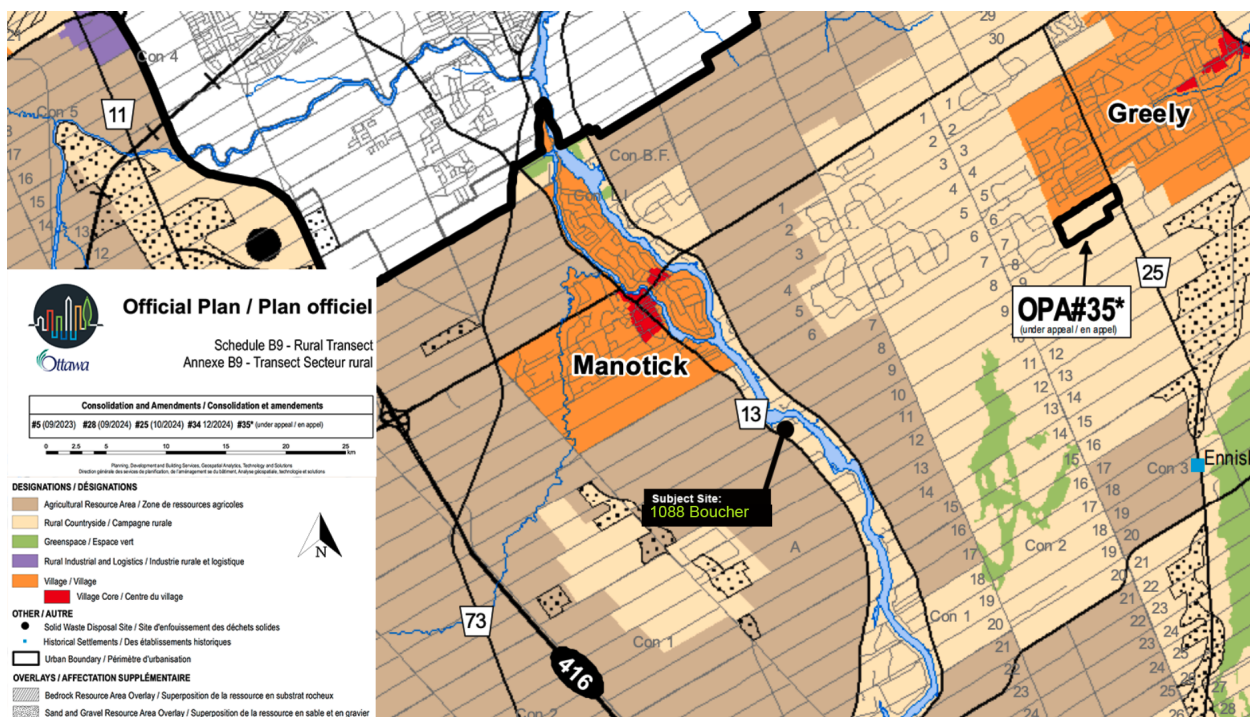


Figure 18: Official Plan, Schedule B9 - Rural Transect

Comment: The policies of the City of Ottawa Official Plan indicate high-level support for the proposed development of single detached dwelling on a property in the Rural Countryside designation. The City of Ottawa, Official Plan Schedule C15 highlights the waterfront area along the subject site as having an ‘unstable slope’. This is an overlay on the Rural Countryside designation. Per the PPS, the proposed new development will be

focused away as possible from the water's edge, approximately 18.48 m from the line of the floodplain.

Section 4.9 Water Resources states that water is an essential resource that shall be protected. Surface water features, groundwater features and their associated functions make up the water resources system. Healthy watersheds provide numerous human, ecological and health benefits including: safe drinking water for residents, fish and wildlife habitat, climate change resilience, flood and erosion mitigation, recreational amenities in nature and support for agriculture, industry and other resource uses. Notable policies are outlined in italics below:

Section 4.9.2 Keep watercourses in a natural state while managing erosion, slope stability and flooding concerns:

- 1) *Natural watercourses shall be kept in a natural condition. Where an alteration is assessed as being environmentally appropriate and consistent with a Council-approved study, watercourse alterations shall follow natural channel design.*

4.9.3 Restrict or limit development and site alteration near surface water features:

- 1) *The minimum setback from surface water features shall be the development limits as established by a Council-approved watershed, subwatershed or environmental management plan.*
- 2) *Where a Council-approved watershed, subwatershed or environmental management plan does not exist, or provides incomplete recommendations, the minimum setback from surface water features shall be the greater of the following:*
 - a) *Development limits as established by the conservation authority's hazard limit, which includes the regulatory flood line, geotechnical hazard limit and meander belt;*
 - b) *Development limits as established by the geotechnical hazard limit in keeping with Council approved Slope Stability Guidelines for Development Applications;*
 - c) *30 metres from the top of bank, or the maximum point to which water can rise within the channel before spilling across the adjacent land; and*
 - d) *15 metres from the existing stable top of slope, where there is a defined valley slope or ravine.*
- 3) *Lands within the minimum setback shall remain in a naturally vegetated condition to protect the ecological function of surface water features from adjacent land-use impacts, subject to the exceptions in Policies 6) and 7). Any natural vegetation that is disturbed due to development or site alteration activities shall be restored and enhanced, to the greatest extent possible, with native species and shall avoid non-native invasive species. Burial or complete encasement of a permanent surface water feature shall not be allowed.*
- 4) *The setback provided for in Policies 1) and 2) shall be implemented through the Zoning By-law, and any change in the setback shall require a Zoning By-law amendment or variance that conforms with the policies in this section of this Plan.*

7) Exceptions to the setbacks in Policy 2) shall be considered by the City in consultation with the conservation authority in situations where development is proposed on existing lots where, due to the historical development in the area, it is impossible to achieve the minimum setback because of the size or location of the lot, approved or existing use on the lot or other physical constraint, providing the following conditions are met to the City's satisfaction: a) The ecological function of the site is restored and enhanced, to the greatest extent possible, through naturalization with native, non-invasive vegetation and bioengineering techniques to mitigate erosion and stabilize soils; and b) Buildings and structures are located, or relocated, to an area within the existing lot that improves the existing setback, to the greatest extent possible, and does not encroach closer to the surface water feature.

Comment: The policies of the City of Ottawa Official Plan indicate high-level support for the proposed development of single detached dwelling on a property in the Rural Countryside designation.

Section 10.1.4 Natural Hazards: Unstable soils or bedrock Unstable soils such as sensitive marine clays and organic soils, and unstable bedrock, associated with karst topography, are potential hazardous sites in Ottawa. In areas with sensitive marine clays, where there are deep valleys or embankments, there is a risk of large-scale retrogressive landslides. Schedule C15 – Environmental Constraints identifies lands affected by unstable slopes and organic soils. The schedule is not exhaustive and does not show all lands characterized by unstable slopes.

Development proponents may be required to undertake necessary studies as part of the development review and approvals process to delineate the extent of these natural hazards.

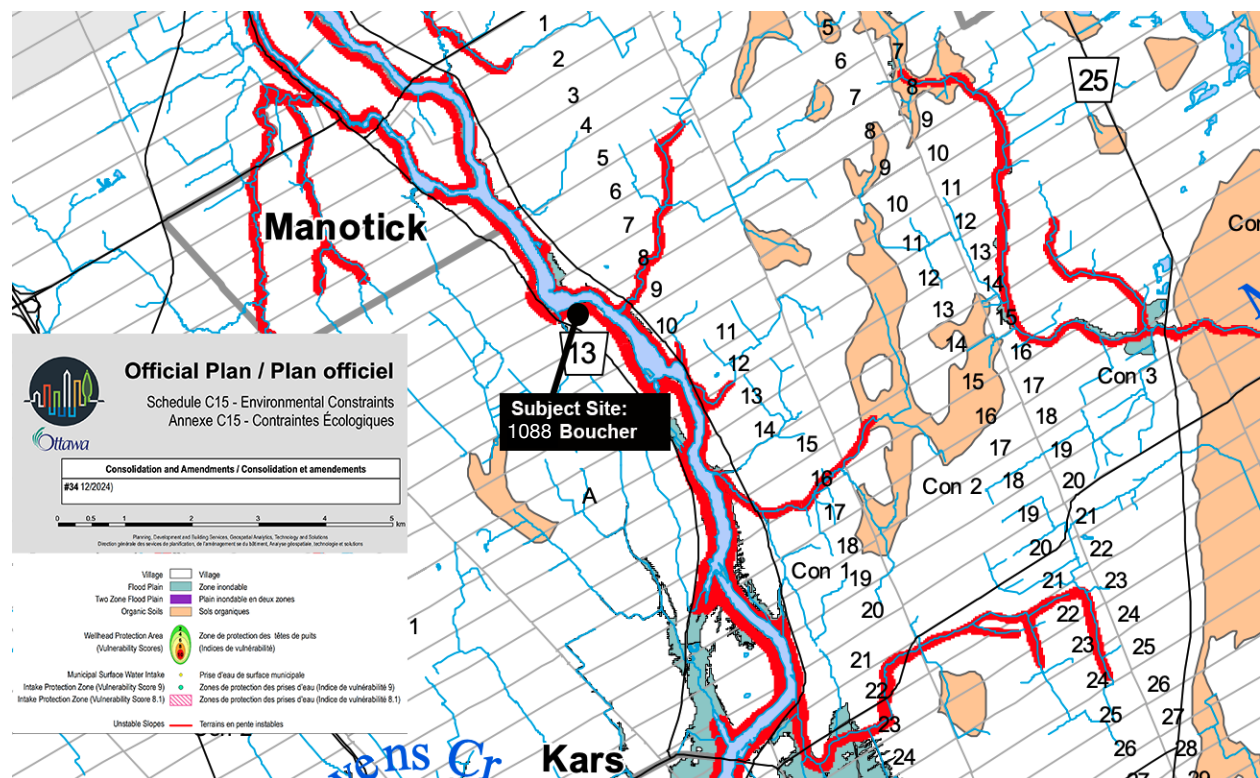


Figure 19: City of Ottawa Official Plan, Schedule C15 Environmental Constraints

- 1) *Development shall generally be directed to areas outside of unstable soils or bedrock as defined as a Hazardous Site in the Provincial Policy Statement.*
- 2) *Development shall not be permitted to locate in areas with unstable soils or unstable bedrock where the use is an institutional use, essential emergency service or is associated with the disposal, manufacture, treatment or storage of hazardous substances as identified in provincial policy or provides outdoor industrial storage.*

Comment: The policies of the City of Ottawa Official Plan indicate high-level support for the proposed development of single detached dwelling on a property in the Rural Countryside designation. The City of Ottawa, Official Plan Schedule C15 highlights the waterfront area along the subject site as having an ‘unstable slope’. This is an overlay on the Rural Countryside designation. Per the PPS, the proposed new development will be focused away as possible from the water’s edge, approximately 18.48 m from the line of the floodplain.

Based on our review, it is our professional planning opinion that the proposed development conforms with the City of Ottawa Official Plan.

City of Ottawa Zoning By-law

The City of Ottawa zones this site as RR10 - Rural Residential Zone, Subzone 10 as identified on the map below. The intent of the RR10 Zone is to permit recognize and permit large-lot residential development in planned subdivisions and to acknowledge existing smaller lot development and to regulate development in a manner that respects both the residential character of the area and the surrounding rural context.

The table below provides an overview of the required provisions for this zone and the proposed development's compliance.

EXISTING ZONING BY-LAW RR10	Requirement	Provided	Section
Minimum Lot Width	30 m	51.21 m	Section 226, Table 226B
Minimum Lot Area	1,350 m ²	2,205.29 m ²	Section 226, Table 226B
Max Building Height	11 m	9.57 m	Section 226, Table 226B
Minimum Front Yard Setback	7.5 m	7.56 m	Section 226, Table 226B
Minimum Rear Yard Setback	7.5 m	26.37 m	Section 226, Table 226B
Minimum Interior Yard Setback	3 m	14.04 m & 6.02 m	Section 226, Table 226B
Maximum Lot Coverage	15%	14.4%	Section 226, Table 226B
Setback from a Watercourse	No, building or structure, including any part of a sewage system, which does not require plan of subdivision, or site plan control approval, shall be located closer than: (a) 30 m to the normal highwater mark of any watercourse or waterbody, or (b) 15 m to the top of the bank of any watercourse or waterbody, whichever is the greater.	To permit a building and structure within 30 m to the normal high-water mark of any watercourse or waterbody. The watercourse setback is 18.48 m.	Section 69 (2)

EXISTING ZONING BY-LAW RR10	Requirement	Provided	Section
Minimum Permitted Size Accessory Structure	In all other column III zones, aggregate of all accessory buildings not to exceed 5% of the total lot area or 150m ² whichever is the greater	No accessory buildings proposed	Table 55(6)(c)

PLANNING ACT REVIEW

Review of Section 45(1) Minor Variance

The *Planning Act* requires that minor variances are only to be permitted so long as they meet the four tests as set in Section 45(1). These tests are: whether the variance is minor; whether the variance meets the intent and purpose of the Official Plan; whether the variance meets the intent and purpose of the Zoning By-law; and lastly whether variance is suitable and desirable for the use of the land.

Is the variance minor?

The variance requested is to permit an 18.48-metre setback from the watercourse.

The test for whether a variance can be considered minor is that a proposed variance could not be considered a minor change if it were too large or too important to be minor. The proposed variances sought in this application would not be too large or important to be minor, and therefore constitute a minor change.

The requested variance to permit a setback of 18.48 metres from the watercourse is considered minor. As part of the development, additional erosion control and flood control measures are proposed along the waterfront. The new building is sited as far as possible from the watercourse on an existing lot of record. The septic system has been located outside of the 30 m setback. Additional landscaping has been provided via a planting plan that has been provided as an overlay on the site plan that shows a proposed flower garden and the new tree location in the front yard as well as the proposed location of 5 new trees along the street frontage. Therefore, **the proposed variance is considered minor.**

Do the variances meet the intent and purpose of the Official Plan?

The intent and purpose of the Official Plan as it applies to this is to allow for limited residential development on private services that maintains the character of rural areas. The proposed development with the requested variances would achieve this goal by providing a new house for the building owners in an established rural area on a vacant lot of record. No new units are proposed to be added, aligning with the Official Plan's intent for limited scale residential development outside of Villages in rural areas.

The policies in Section 4.9.2 of the Official Plan speak limiting development within a watercourse setback. The plan notes that exceptions to the setbacks shall be considered by the City in consultation with the conservation authority in situations where development is proposed on existing lots where, due to the historical development in the area, it is impossible to achieve the minimum setback because of the size or location of the lot, approved or existing use on the lot or other physical constraint, providing the following conditions are met to the City's satisfaction:

- a) *The ecological function of the site is restored and enhanced, to the greatest extent possible, through naturalization with native, non-invasive vegetation and bioengineering techniques to mitigate erosion and stabilize soils; and*

- b) *b) Buildings and structures are located, or relocated, to an area within the existing lot that improves the existing setback, to the greatest extent possible, and does not encroach closer to the surface water feature.*

The proposed development is a new building on an existing lot of record. The new building and septic tank will be located as far back as possible from the watercourse and will meet the building setbacks as prescribed by the Zoning By-law. The figure below shows the historical development of the areas which has buildings located closer to the water's edge than the proposed building. A planting plan has been proposed to ensure that the ecological function of the site is restored and enhanced. An Environmental Impact Statement - Constraints provided in Appendix A, has been prepared in support of the development. **The intent and purpose of the Official Plan is met.**



Figure 20: Image showing approximate location of the proposed dwelling in reference to the historical development of neighbouring sites

Do the variances meet the intent and purpose of the Zoning By-law

Finally, the intent of the required setback from the watercourse is to ensure that buildings are appropriately separated from watercourses to provide a margin of safety from flood hazard and unstable slopes and to help protect the environmental quality of the watercourse. The proposal would provide a new dwelling on an existing lot of record. The dwelling has been located as far back from the watercourse as possible and the septic system has been strategically placed outside of the 30 m setback. A planting plan has been provided as part of the application to demonstrate that the ecological function of the site is restored and enhanced, to the greatest extent possible, through naturalization with native, non-invasive vegetation and bioengineering techniques to mitigate erosion and stabilize soils. A grading plan has been provided to the RVCA and a permit will be sought for grading within the RVCA regulated area. The majority of the lots along Boucher Crescent, have buildings or structures located within 30 m of the watercourse. As a result of the existing lot size and widths of lots along Boucher, it would be difficult to impossible to locate buildings, structures and septic systems all outside of the 30 m setback. **The proposed variance meets the intent and purpose of the By-law.**

Is the variance suitable for the use of the land?

The proposed development of a new detached dwelling constitutes a suitable and desirable use of the land. The development with the requested variance results in a dwelling located on an existing lot of record, located as far back as possible from the watercourse setback. The variances can be considered minor and align with the intent and purpose of applicable provincial policy such as the PPS as well as both Official Plans and the Zoning By-law. **The proposed development is desirable for the suitable use and development of the land.**

SUPPORTING STUDIES

ENVIRONMENTAL IMPACT STATEMENT CONSTRAINTS SUMMARY

A Environmental Impact Statement - Constraints Summary was prepared by GEMTEC Consulting Engineers & Scientists on November 25, 2025 in support of the proposed development. The purpose of the report is to provide a summary of the identified natural environment features that have the potential to be impacted as a result of the proposed residential development for consideration during the pre-consultation for the project. For the purposes of this report, the study area is the entire subject property and the area 120 m beyond the study area is the adjacent lands.

Based on a synthesis of information obtained during the desktop analysis and field investigations, the following natural environment features of interest have been identified on-site that will be discussed further in the EIS:

Potential (high) for fish and fish habitat (Rideau River);

Potential (low to moderate) for SWH for species of special concern and bald eagle and osprey foraging, nesting, and perching habitat.

TREE INFORMATION REPORT

A Tree Information Report was prepared by Manotick Tree on November 21, 2025 in support of the proposed development. It was determined that the following trees would need to be removed as outlined in the table below:

Trees A, B, C: The 3 Spruces are jointly owned with the city and will require tree removal permits in order to remove. Tree D: The Red Oak is jointly owned with the city and will require a tree removal permit in order to remove.

Tree	Species	Location	Ownership	CRZ (m)	DBH (cm)	DE (m)	Tree Condition	Retain/ Remove	Arborist's opinion if removal
A	Spruce	Front left corner of property	Shared with City	8	80	1.6	Good	Remove	The tree is too close to excavation, the tree's health and structure will be severely impacted.
B	Spruce	Front left corner of property	Shared with City	3.6	36	1.7	Fair	Remove	The tree is too close to excavation, the tree's health and structure will be severely impacted. Tree is being shaded out by larger neighbouring trees.
C	Spruce	Front left corner of property	Shared with City	5.8	58	1.7	Good	Remove	The tree is too close to excavation, the tree's health and structure will be severely impacted.
D	Red Oak	Front centre yard	Shared with City	12	122	4.6	Good	Remove	Multi stem structure, at minimum the large 45cm lower limb to be removed. Expect high stress from excavation, raise in grade and pruning.

The applicant will be providing 6 replacement trees on the subject property as shown on the Site Plan. The tree reports recommends the following species:

Due to the overhead wires, it is suggested to plant medium sized or columnar type trees. Ivory Silk Lilacs have a mature height of approx. 7 metres and a mature width of 5 metres.

CONCLUSION

The proposed development is to construct a new detached dwelling on the existing subject property that is currently vacant. The dwelling unit and associated septic bed is located as far back as possible from the Rideau River. Due to the size of the lots along Boucher Crescent, it is difficult to achieve a 30 m setback and meet the required development setbacks. Historical development along Boucher has buildings that are much closer to the watercourse than the proposed.

The proposed development requires a variance to permit a building and structure within 30 m of a watercourse setback.

As demonstrated in this cover letter, the proposed variance is minor in nature, with the development demonstrating compatibility with existing rural character and not adversely impacting the natural environmental of the area. The proposal also meets the intent of the Official Plan by contributing a detached dwelling through contextual urban development and meets the intent of the Zoning By-law. Lastly, the proposed development is demonstrated to be a suitable and desirable use of land.

Collectively considered, the development with the requested variance meets the four tests required under Section 45(1) of the *Planning Act*.

It is the opinion of Q9 Planning + Design that the proposed minor variance constitutes good land use planning and meets the required tests and criteria set out in the Planning Act.

Yours truly,



Dayna Edwards, RPP MCIP M.PI
Partner, Senior Planner + Project Manager

CC: Dianne and Robert Milne

APPENDIX A - ENVIRONMENTAL IMPACT STATEMENT CONSTRAINTS SUMMARY



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November 25, 2025

File: 104468.001

Q9 Planning and Design
24 Kirkstall Avenue
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Attention: Dayna Edwards, MCIP, RPP, M.PI | Partner, Senior Planner + Urban Designer

**Re: Environmental Constraints Summary
Proposed Residential Development – 1088 Boucher
Crescent Ottawa, Ontario**

INTRODUCTION

Please accept this letter as the GEMTEC Engineers and Scientists Limited (GEMTEC) environmental constraints summary in support of the proposed residential development located adjacent to 1082 Boucher Crescent, in City of Ottawa, Ontario (hereafter referred to as “the subject property”).

PURPOSE

The purpose of this document is to provide a summary of the identified natural environment features that have the potential to be impacted as a result of the proposed residential development for consideration during the pre-consultation for the project. For the purposes of this report, the study area is the entire subject property and the area 120 m beyond the study area is the adjacent lands.

NATURAL ENVIRONMENT FEATURES

Significant and Local Wetlands

No provincially significant wetlands (PSW) or locally significant wetlands were identified within the subject property or the larger overall study area during site investigations.

Woodlands

The subject property contains mature deciduous and coniferous trees sparsely distributed on the open areas of the property and is surrounded by a hedgerow of mature trees. No woodlands or other forested communities are located within the subject property. Consideration has been given in the design of the proposed residential development site plan to retain as many of the mature trees as possible.

experience • knowledge • integrity

A Tree Information Report (TIR) was completed for the subject property to assess the extent of tree removals that would be required to support the proposed development (Manotick Tree Movers Inc., 2025). The TIR identified four (4) trees on the subject property that are recommended for removal due to the proximity to the development footprint and the potential impacts to the critical root zone (CRZ) of the trees. To compensate for the loss of these trees, six (6) replacement trees have been included on the site plan to be planted on the subject property. No additional impacts to trees are anticipated as a result of the proposed development.

Watercourses and Fish Habitat

The subject property abuts the Rideau River, located northwest on the property. An unnamed drainage swale is located along the eastern property boundary, shared by the adjacent property. Based on the complete site investigation, this feature does not provide fish habitat and is likely seasonally wetted. The Rideau River is the closest source of fish habitat, containing a diverse fish community. The proposed residential development is sufficiently setback from the watercourse that permitting from the Department of Fisheries and Oceans (DFO) and potential impacts are not anticipated.

The development footprint as it is currently situated is within 30 m of the high water mark for the Rideau River. However, it is our opinion that ecological and other natural environment impacts are not anticipated with the current layout of the residence. The current layout matches adjacent homes in setbacks from the Rideau River.

Significant Wildlife Habitat

The Significant Wildlife Habitat Ecoregion Criterion Schedules for Ecoregion 6-E defines 43 types of significant wildlife habitat, which are broadly categorized as: habitats of seasonal concentration of animals, rare vegetation communities, specialized habitats for wildlife, habitats of species of conservation concern, and animal movement corridors.

Based on the completed field investigations for the subject property and the review of available background information the following significant wildlife habitats have the potential to be present within the subject property, *candidate* bald eagle and osprey foraging, nesting, and perching habitat and *candidate* habitats of species of special concern.

Species at Risk

A desktop review of species at risk (SAR) occurrence records was completed to aid in the assessment of potential environmental constraints. Based on a review of element occurrences listed within the grid squares within 2 km of the site, the Natural Heritage Information Centre indicates a single SAR occurrence within 2 km of the subject property, bobolink (*Dolichonyx oryzivorus*). No floral or faunal SAR were identified within the study area during site investigations. The subject property does not provide suitable open grassland habitat for bobolink.

It is our opinion that the amount of treed habitat on the subject property is not suitable, nor is it present in sufficient quantity, to constitute being suitable for SAR bat species.

SUMMARY

Based on a synthesis of information obtained during the desktop analysis and field investigations, the following natural environment features of interest have been identified on-site.

- Potential (high) for fish and fish habitat (Rideau River); and
- Potential (low to moderate) for SWH for species of special concern and bald eagle and osprey foraging, nesting, and perching habitat

It is our professional opinion that given the conditions of the site, as observed during the completed field investigation and the review of available background information, the proposed single family residential development on the subject property is not likely to result in any direct impacts to significant natural heritage features. Any potential impacts, albeit minor, have been discussed in this letter and will be mitigated through applicable best management practices during construction and through compensation and replacement, where required.

CLOSURE

We trust that this constraints summary memo provides sufficient information to allow for discussions with regulatory and City staff. If there are any questions, comments or concerns, please do not hesitate to contact the undersigned.

Sincerely,



Zachary Anderson, B.Sc., CAN-CISEC
Biologist