

2026-01-29

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: 1088 Boucher Crescent
Legal Description: Part 2 (BF), Lot 8, Concession A, Geographic Township of North Gower
File No.: D08-02-25/A-00255
Report Date: January 29, 2026
Hearing Date: February 03, 2026
Planner: Wendy Yang
Official Plan Designation: Rural Transect, Rural Countryside Designation
Zoning: RR10, Floodplain Overlay

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 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

Planning Forestry

- The TIR identifies four municipal trees that will be impacted by the proposed development. City staff have identified an additional two trees in the right-of-way which have not been captured in the TIR; an updated TIR will be required to support Tree Removal Permit applications. The applicant must redesign the frontage, walkway, retaining wall, and any elements that would necessitate the removal of healthy & retainable municipal trees. Notably, trees A & D should be prioritized for retention. Tree Removal Permits for municipal trees to be removed will be required, conditional on the payment of the appraised value of the trees and planting of replacement trees, at a 1:1 ratio.

Right of Way Management

- The Right of Way Management Department has no concerns with the Minor Variance Application. However, the Owner shall be made aware that a private approach permit is required to provide access to the newly constructed detached dwelling. For further information, contact the Right-of-Way Management Department at rowadmin@ottawa.ca or visit the City of Ottawa's Driveways webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.



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