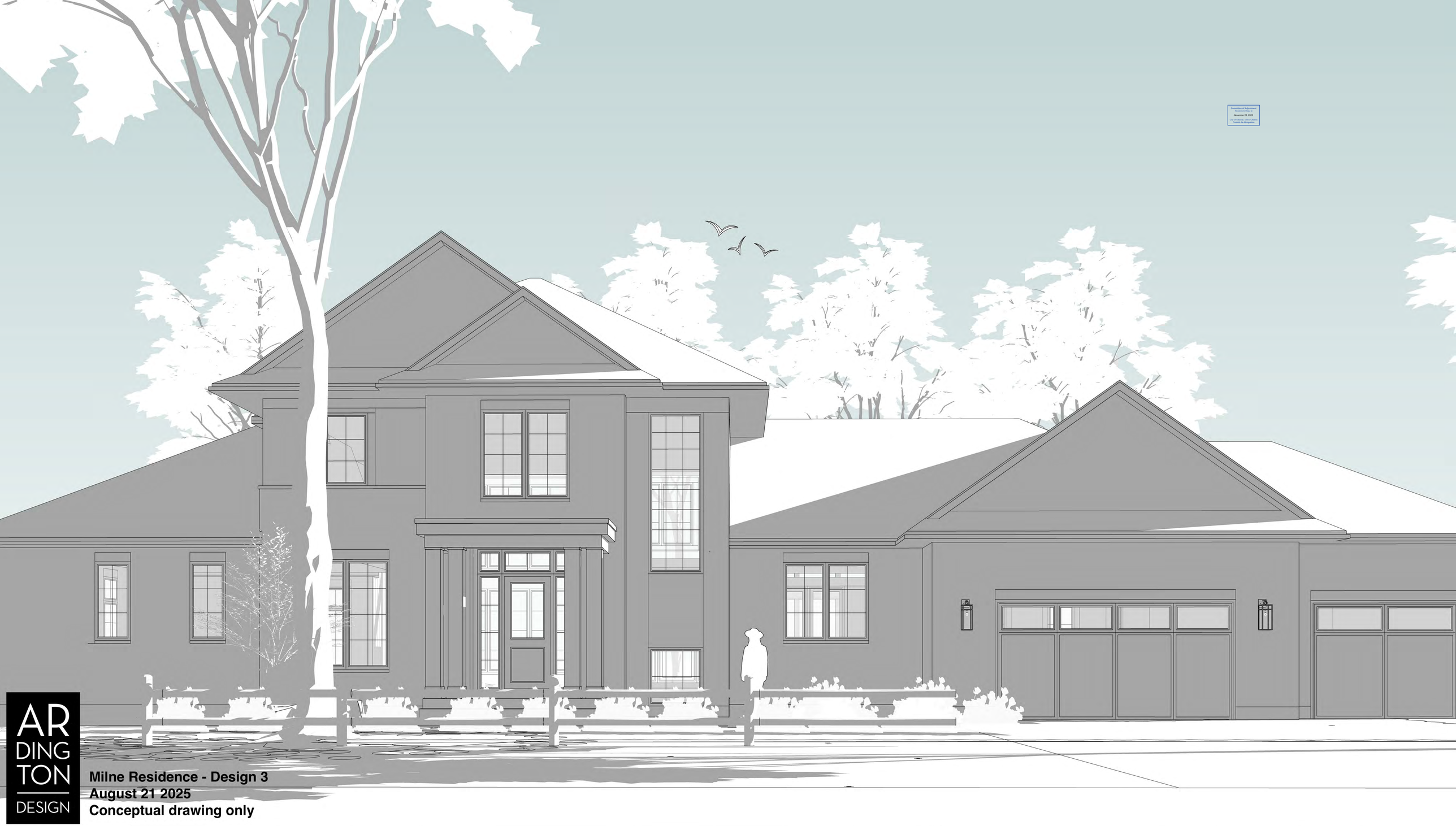

Committee of Adjustment
Received | Reçu le
November 26, 2025
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ARDINGTON DESIGN

**Milne Residence - Design 3**
**August 21 2025**
**Conceptual drawing only**

ARDINGTON DESIGN

**Milne Residence - Design 3**
**August 21 2025**
**Conceptual drawing only**

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DESIGN

**Milne Residence - Design 3**
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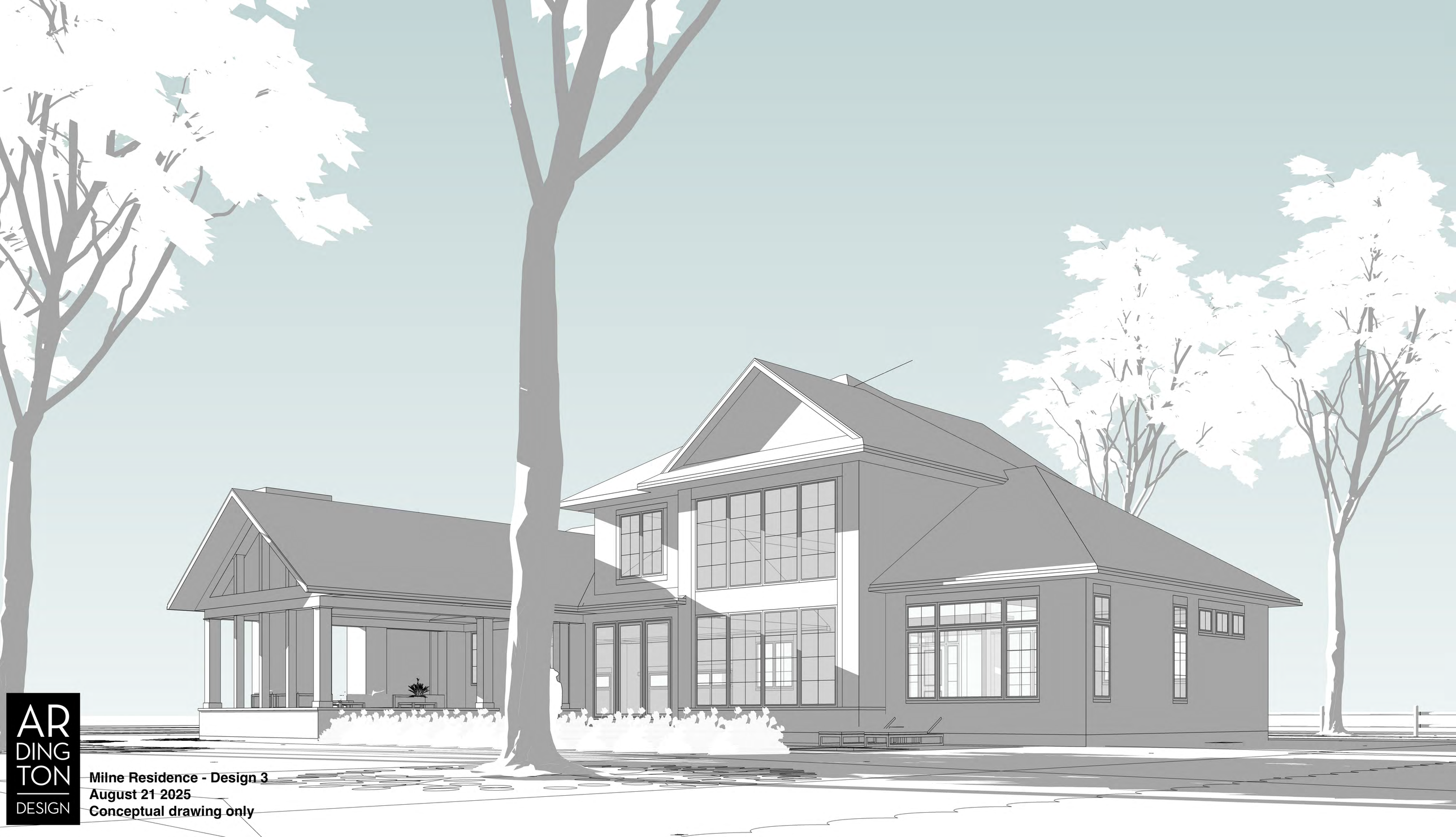

ARDINGTON DESIGN

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**August 21 2025**
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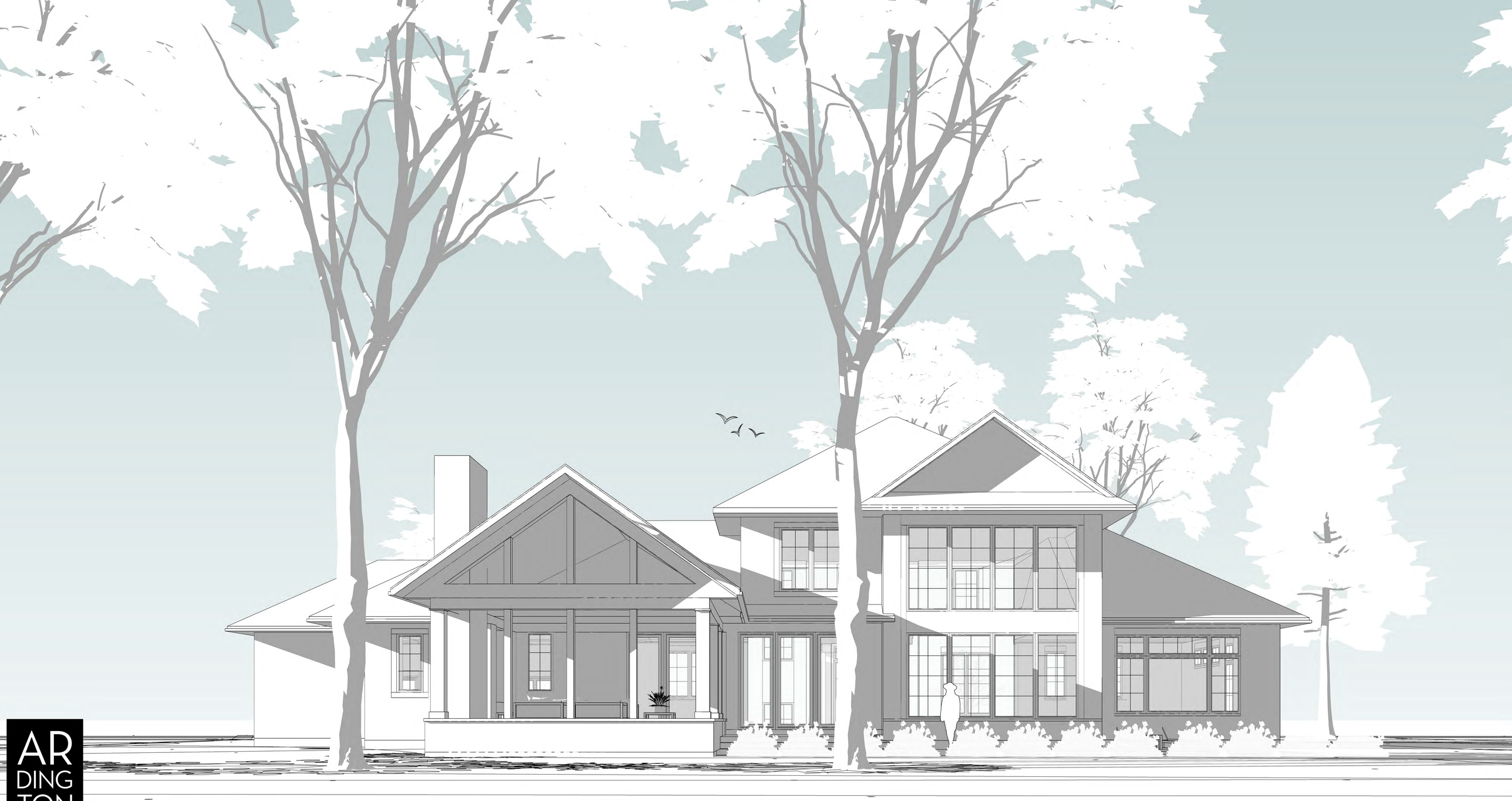

ARDINGTON DESIGN

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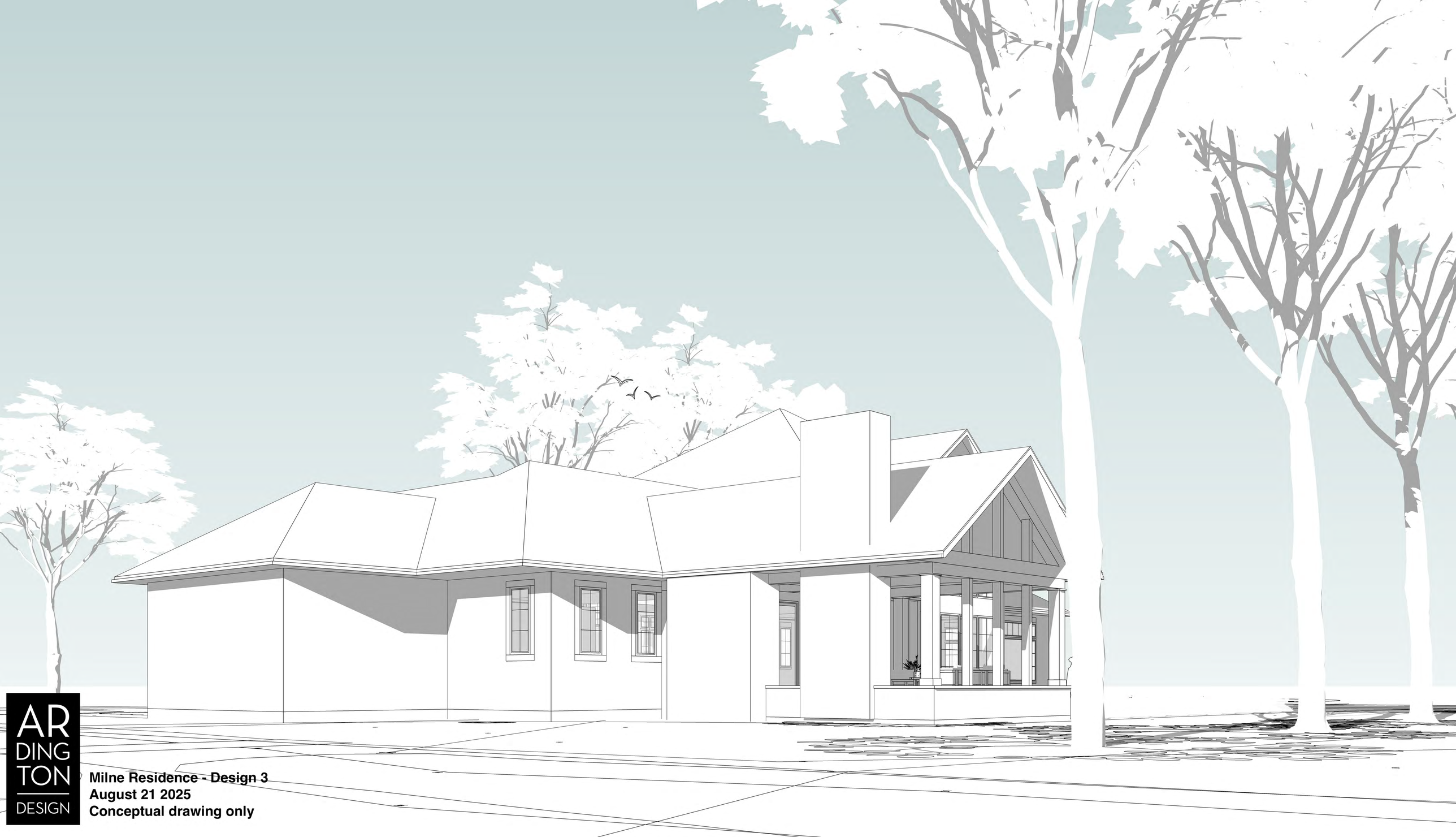

ARDINGTON DESIGN

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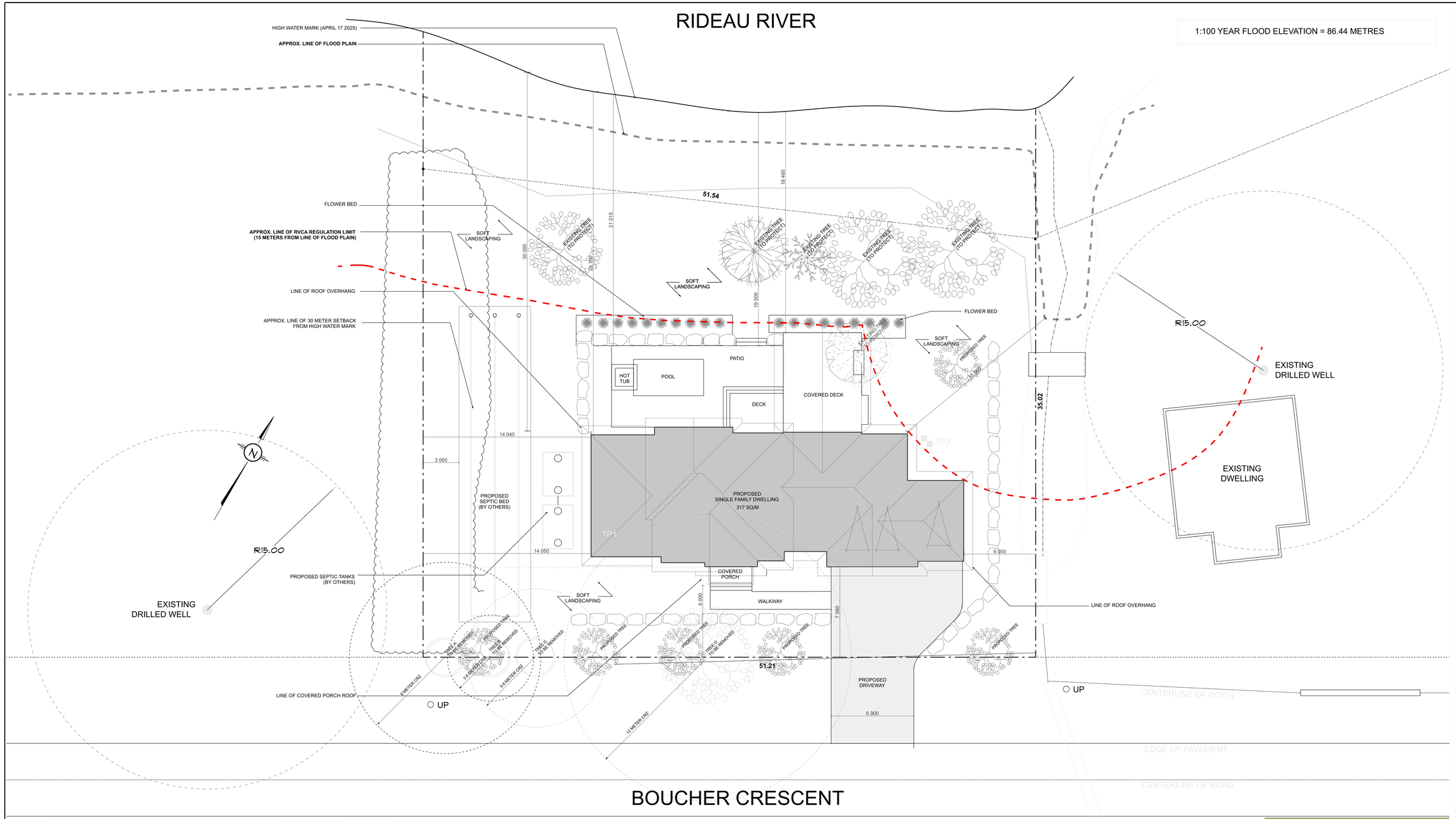


| Tree | Species | Location | Ownership | CRZ (m) | DBH (cm) | DE (m) | Tree Condition | Retain/ Remove | Arborist's opinion if removal |
|---|---|---|---|---|---|---|---|---|---|
| A | Spruce | Front left corner of property | Shared with City | 8 | 80 | 1.6 | Good | Remove | The tree is too close to 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. |

**Key Definitions**

**CRZ (Critical Root Zone):** is established as being 10cm from the trunk of a tree for every centimetre of trunk DBH.
The CRZ is calculated as DBH x 10cm. This provides direction for the location of the tree protection fencing.
**DBH (Diameter at breast height):** The measurement of a trunk of a tree at a height of 120cm.
**DE (Distance to excavation):** The measurement of the distance from the nearest edge of the tree's trunk to adjacent excavation limits.
**Boundary Tree** means a tree, of which any part of the trunk is growing across one or more property lines.
**Adjacent Tree** means a tree whose trunk is growing on a property sharing a boundary with the subject site.

Page 2

Provincial Regulations

As the arborist, we are responsible to abide by all Provincial Regulations such as the Endangered Species Act which mandates that tree species on the Species at Risk in Ontario list be identified. Butternut (Juglans cinerea) is found in Eastern Ontario and is listed as threatened. Due to it being on the list, it must be protected from harm.
No protected species were identified on this or adjacent properties.

Impact of Development:

Trees A-D are recommended to be removed as the development will have a major impact on them that could cause them to be unstable or die. Tree A: excavation is proposed to be within the static root zone which could cause the tree to die and/ or become unstable. Tree B: excavation is proposed to be within the static root zone which could cause the tree to die and/ or become unstable. The tree is currently being shaded out by neighbouring trees, so its health is already classified as fair. Tree C: excavation is proposed to be within the static root zone which could cause the tree to die and/ or become unstable. Tree D: excavation will be within the critical root zone. The construction plan notes that the grade will be raised by 2 feet at a distance of 34 inches away from the tree. The tree also requires a large stem to be removed. These 3 things combined will severely impact the tree's health and stability.

Tree Protection Measures:

The Tree Protection By-law requires that anyone working near protected trees must adhere to the following unless otherwise authorized by the City:

- Erect a 1.2m high fence around the outer edge of the critical root zone (CRZ) of trees prior to beginning other site work, and maintain the fence until the work is complete
- Not place any material or equipment within the CRZ of the tree
- Not raise or lower the existing grade within the CRZ of a tree
- Not extend any hard surface or significantly change landscaping within the CRZ of a tree
- Not attach any signs, notices or posters to any tree, except as required by this by-law for trees to be removed
- Not damage the root system, trunk or branches of any tree
- Ensure that exhaust fumes from equipment are not directed toward any tree's canopy

It is an offence under the Tree Protection By-law to fail to adequately protect a tree that has not been approved for removal.

Pre-Construction Measures:

To retain any tree where excavation falls within the critical root zone, the best practice would be to use hydro excavation to expose any roots along the area where the excavation will be dug and then cut any roots visible with a pair of sterilized snips or a sharp saw before continuing to excavate. Where digging encounters roots, we suggest that cutting the roots is the preferred method to tearing roots by equipment. Limit construction equipment from the area as much as possible to prevent extra root compaction. If travel over the root zone is required a buffer of woodchips spread thick enough to stabilize a ¾-inch sheet of plywood should be applied.

| 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 m2 | 2,205.29 m² | 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 and sewage system within 30 m to the normal high-water mark of any watercourse or waterbody** | Section 69(2) |

ZONING TABLE

DESIGN FIRM

ARDINGTON + ASSOCIATES DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C | OTTAWA, ONTARIO
E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

DESIGNER

The undersigned has reviewed and takes responsibilty for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35954

**GENERAL NOTES**

THIS DRAWING IS EXCLUSIVE PROPERTY OF ARDINGTON AND ASSOCIATES DESIGN INC. COPYRIGHT RESERVED.

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED. REFER TO PAGE A0 FOR GENERAL NOTES

**DRAWING NOTES**

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 06 | ISSUED FOR MINOR VARIANCE | 28 OCT 2025 |
| 05 | ISSUED FOR SEPTIC DESIGN | 30 SEPT 2025 |
| 04 | ISSUED FOR PRECONSULTATION | 25 AUG 2025 |
| 03 | DESIGN 3 | 21 AUG 2025 |
| 02 | DESIGN 2 | 12 AUG 2025 |
| 01 | DESIGN 1 | 3 JULY 2025 |

CIVIL ENGINEER

BUILDER

PROJECT

MILNE RESIDENCE

1082 BOUCHER CRESCENT (PART 2)
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-06]

DRAWING

ARCHITECTURAL SITE PLAN
SCALE = 1:150

A1

DRAWN BY: SA | CHECKED BY: SA

599
824
Existing Line
20757
20774
307
20771
21184
21040
8410-25
20772
20759
8407-75
20758
21676
21282
5976-25
BOUCHER
BOUCHER
21600
20762
21585
20760
21718
20761
4820-37.5
21920
20763
15.
12.
21781
55033
21755
21509
20764
11662-25
55024
21156
17.
10.
21084
20765
CRESCENT
CRESCENT
21837
8408-25
10.
3719-50
21130
20766
21336
3584-75
21643
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20061
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20767
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21524
13254-25
55237
21407
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8409-50
55168
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55143
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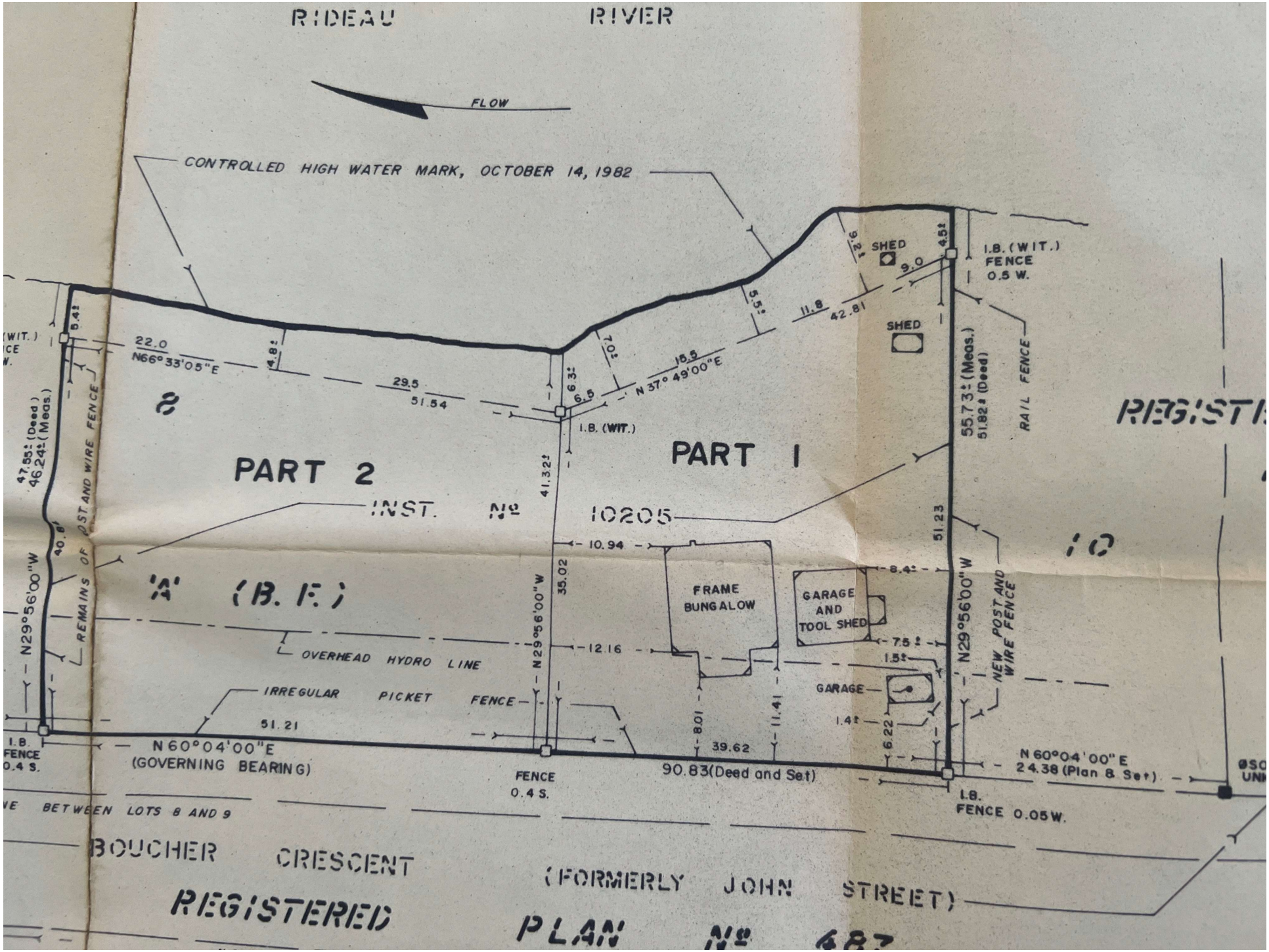
RIDEAU
22382
22381


RIDEAU RIVER
FLOW
CONTROLLED HIGH WATER MARK, OCTOBER 14, 1982
PART 2
PART 1
INST. No 10205
'A' (B.F.)
REMAINS OF POST AND WIRE FENCE
OVERHEAD HYDRO LINE
IRREGULAR PICKET FENCE
FRAME BUNGALOW
GARAGE AND TOOL SHED
GARAGE
SHED
SHED
I.B. (WIT.)
I.B. (WIT.) FENCE 0.5 W.
RAIL FENCE
NEW POST AND WIRE FENCE
N29°56'00"W
N 60°04'00"E (GOVERNING BEARING)
N 60°04'00" E 24.38 (Plan & Set)
90.83 (Deed and Set)
FENCE 0.4 S.
I.B. FENCE 0.05 W.
N66°33'05"E
N 37° 49'00"E
55.73± (Meas.) 51.82± (Deed)
47.55± (Deed) 46.24± (Meas.)
BOUCHER CRESCENT (FORMERLY JOHN STREET)
REGISTERED PLAN No 487