

2026-01-08



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 3**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 1082 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 08, 2026  
Hearing Date: January 13, 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

- There are four municipal trees that will be impacted by the proposed development. Tree Removal Permits for the municipal trees 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](mailto:rowadmin@ottawa.ca) or visit the City of Ottawa's Driveways webpage [Driveways | City of Ottawa](http://Driveways|CityofOttawa) to submit a Private Approach application.



---

Wendy Yang  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



---

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