RIDEAU VALLEY CONSERVATION AUTHORITY
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APPROVED MINUTES

Executive Committee Meeting Thursday, February 8, 2024 7:00 pm #2/24

Present: Anne Barr, Brian Dowdall, Anne Robinson, Kristin Strackerjan, Gary Waterfield

Staff: Sommer Casgrain-Robertson, General Manager
Laura Cummings, Regulations Officer
Terry Davidson, Director Engineering & Regulations
Marissa Grondin, Recording Secretary
Eric Lalande, Senior Planner

Guests: Robert Long
Marjorie Harriot

Hearing of Applicant:

File Number: RV6-0622 and RV6-4723
Date Received: January 22, 2024

Name: Robert Long & Marjorie Harriot
Address: 1074 Tomkins Farm Crescent
Greely, ON K4P 1M5

Purpose of Development Application:

1. The revised development application is to permit modifications to the previously approved permission for a dwelling, accessory structure, private sewage system and associated grading.

   The revision seeks to add the following to the previous approval:

   a) Construction of a full height basement for an additional gross floor area of 115.92 m2 (1237.85 ft2).

   b) Construction of a wrap-around covered porch of 27.13 m2. (292 ft2);

c) Placement of fill and associated grading work.

The revisions are intended to recognize works that have taken place subsequent to and not in conformity to the original approved permit application as discovered through site inspection.

Legal Description of Property:

1. Lot 28, Concession 1, geographic township of Rideau, now the City of Ottawa. Known municipally as 6981 Fennel Lane, Lot 28. Roll#: 0614 1828 2523 0000 0000

1.0 Roll Call and Introductions

Chair Strackerjan called the meeting to order at 7:00 p.m. The General Manager conducted a roll call and asked for a round of introductions from the applicants.

2.0 Executive Committee to sit as Hearing Board

Resolution 1-240208 **Moved by:** Brian Dowdall
Seconded by: Anne Barr

That the Rideau Valley Conservation Authority's Executive Committee sit as a Hearing Board for the purpose of holding a Hearing under Section 28 of the *Conservation Authorities Act.*

Resolution Carried

3.0 Declarations of Interest

There were no declarations of interest.

4.0 Chair's Opening Remarks

Chair Strackerjan outlined the purpose of a hearing under Section 28 (12) of the *Conservation Authorities Act*, R.S.O. 1990 as amended to the applicant and their agent.

This is a Hearing under Section 28 (12) of the *Conservation Authorities Act*, R.S.0 1990, as amended, concerning an application made pursuant to Ontario Regulation 174/06.

- The application is: **RV6-0622 and RV6-4723**
- The properties are located at **Lot 28, Concession 1, geographic township of Rideau, now the City of Ottawa. Known municipally**

as 6981 Fennel Lane, Lot 28. Roll#: 0614 1828 2523 0000 0000

- The applicants are **Robert Long & Marjorie Harriot**
- The applications are for:

The revised development application is to permit modifications to the previously approved permission for a dwelling, accessory structure, private sewage system and associated grading. The revision seeks to add the following to the previous approval:

a) Construction of a full height basement for an additional gross floor area of 115.92 m2 (1237.85 ft2).
b) Construction of a wrap-around covered porch of 27.13 m2. (292 ft2);
c) Placement of fill and associated grading work.

The revisions are intended to recognize works that have taken place subsequent to and not in conformity to the original approved permit application as discovered through site inspection.

While our procedures are generally informal, we do require that all evidence be given under either oath or by affirmation.

The proceedings are governed by the provisions of an Ontario statute called the *Statutory Powers Procedure Act*. Witnesses are afforded protection similar to the protection of the *Ontario Evidence Act,* this means that any statements that you make may not be used against you in subsequent civil matters or in prosecutions against you under a Provincial statute, but it does not apply to federal matters. Under the provisions of the *Canada Evidence Act,* a witness must specifically request protection before answering any question which the witness is concerned may incriminate them. This Tribunal is required to draw this matter to your attention.

None of this relieves the witness of the obligation to tell the truth, since perjury is not included under the protection provided by these federal and provincial statutes.

Our normal practice is to ask staff to proceed first as they have exhibits that will help us understand the location of the property as well as the nature of the issue before us. If you feel there are any special circumstances that need to be considered, please tell us. We rely on you to make us aware of why an exception should be made, if indeed one is required, in this case.

Once sworn, you are free to ask questions or make statements

providing all questions are directed by the Chair.

The Chair asked if there were any questions, but there were none.

5.0 Administration Affirmations

Vice Chair Anne Robinson administered the affirmations to staff and applicants. Applicants Robert Long and Marjorie Harriot were sworn in. RVCA staff, Eric Lalande and Terry Davidson were sworn in.

6.0 Presentation by RVCA Staff

Eric Lalande, Senior Planner presented the following slides;

Exhibit #1 Application page 1 of 2
The slide depicts a copy of the “Application for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses” Ont. Reg 174/06 from the applicant, signed and dated November 30, 2023.

Exhibit #1 Application Summary page 2 of 2
The slide presents a summary of the application ready by Mr. Lalande.

Exhibit #2 Subject Lands
The slide states the property address and describes its location and surroundings as well as existing dwelling and accessory structures. The text is accompanied by a map sourced from the RVCA GeoPortal, with a pin on the property location. Mr. Lalande provided an overview, stating that the property is bounded by Fennell Lane to the West and the Rideau River to the East. He noted that residential lots are situated adjacent to the property, both to the North and South. Additionally, it was highlighted that Fennell Lane serves as a dead-end road, with sole access to Rideau Valley Drive South. Furthermore, it was emphasized that the entirety of the subject lands falls within the floodplain associated with the Rideau River. The regulated flood level in the proposed development area was identified as 87.27 metres above sea level. It was concluded that safe access is not feasible along Fennell Lane for the subject lands.

Exhibit #3 Subject Lands
The slide depicts the same text as slide 2, accompanied by a map zoomed in closer to the property, sourced from the RVCA GeoPortal. Mr. Lalande provided a comprehensive overview of the original approved application, issued on June 17, 2022. The application allowed for the construction of a new one-storey, 1140 ft^2 single detached dwelling, to be constructed on a wet floodproofed crawlspace basement. Additionally, permission was granted for the construction of an accessory structure in the form of a detached garage. Limited placement of fill was permitted to accommodate a private sewage system in accordance with an approved grading plan. Mr. Lalande explained that the approved construction replaced an existing 950 ft^2 single-storey dwelling, which was subsequently demolished to make way for the new construction. The increase in gross floor

area was justified within policy limits for redevelopment and was contingent upon the utilization of a wet floodproofed crawlspace basement, consistent with the original approved plans. Mr. Lalande further elaborated that the project obtained a separate conditional approval, in the form of a minor variance through the municipal planning process. This variance restricted the structure to a crawl space basement with a ceiling height not exceeding 1.8 meters (5'11"). Notably, this approval under the Planning Act is distinct from the Conservation Authority process and falls outside the purview of the current report.

Exhibit #4 Subject Lands
Photograph of the residential dwelling before redevelopment, sourced from Google Maps.

Exhibit #5
Photograph of the residential dwelling prior to redevelopment, sourced from Google Maps.

Exhibit #6 Subject Lands
A site photo from October 12, 2023, captured during a site visit led by Eric Lalande, was presented. The image depicted the ongoing construction of the new dwelling. Mr. Lalande outlined several observed infractions during the visit, leading to the issuance of a Notice of Violation on October 17, 2023. The Notice of Violation identified the following infractions; construction of additional gross floor area, construction of a covered porch without authorization, placement of additional fill beyond the extent of the approved grading plan and construction of an additional shed without approval. Specifically, the additional gross floor area resulted from both a second-storey addition and a full-height basement exceeding the prescribed limit of 1.8 meters above the crawlspace. Additionally, it was noted that HVAC, mechanical, and electrical components were being installed below grade, contravening floodproofing requirements.

Exhibit #7 Approved Plans
The slide showcases the original approved Grading Plan from application (RV6-0622) prepared by Kollaards Associates

Exhibit #8 Approved Plans
The slide showcases the approved redevelopment plan of a wet floodproofing detail. Mr. Lalande reiterated the prohibition on converting the crawlspace into a full-sized basement and emphasized that no mechanical or electrical equipment was permitted to be installed in the crawlspace basement area. He provided a timeline of the revised application process, indicating that the initial request was made on November 30, 2023, followed by additional information submission on December 21, 2023, and the completion of the application on January 22, 2024. Additionally, Mr. Lalande reviewed the relevant policy outlined in Section 28 of the Conservation Authorities Act.

Exhibit #9 Proposed Revised Plans
The slide depicts the proposed new dwelling and new garage at 6981 Fennel Lane, Kars, Ontario. Mr. Lalande provided an overview of the application, indicating that it entails an increase in gross floor area exceeding the maximum permitted limit by 115.92 m^2 (1237.85 ft^2). He emphasized that the proposed

basement extends below the regulated flood elevation, rendering it more susceptible to flooding compared to the rest of the structure. This unfinished space possesses the potential for conversion into elements that could potentially have greater impacts without necessitating additional approvals. It was highlighted that a previous approval had granted a maximum increase of 20% (up to 20 m^2) to accommodate the ground floor. Consequently, the cumulative additional gross floor area has already been allocated to the ground floor. However, the proposed full-height basement would result in a total gross floor area increase requested that exceeds 150% of the original dwelling. Additionally, Mr. Lalande noted that the subject lands lack safe access, precluding consideration for a Type II addition, which typically allows for a maximum increase of 50% (up to 50 m^2). This represents the most substantial increase permitted by any residential redevelopment policies within the floodplain.

Exhibit #10
The slide depicts the proposed new dwelling and new garage at 6981 Fennel Lane, Kars, Ontario. Mr. Lalande noted that there are no issues with the proposed stairs at the back of the dwelling.

Exhibit #11
The slide depicts the proposed new dwelling and new garage at 6981 Fennel Lane, Kars, Ontario along with site photographs of the porch mid-construction. Mr. Lalande provided clarification on the originally approved plans for the porch, which entailed a small platform on one side of the dwelling without any cover. He highlighted unauthorized modifications that occurred during the development process, including the extension of the porch to connect each door and the construction of a porch cover, neither of which were included in the approved plans.

Exhibit #12 Proposed Revised Plans
The slide depicts the proposed new dwelling and new garage at 6981 Fennel Lane, Kars, Ontario. The proposed plans include a wrap around, covered porch with metal rails.

Exhibit #13 Proposed Revised Plans
The slide depicts the proposed new dwelling and new garage at 6981 Fennel Lane, Kars, Ontario, and the inclusion of photographs of the crawlspace. Mr. Lalande underscored the disparity between the initial approved plans and the construction that has transpired. He specifically pointed out the alterations to the basement height and the installation of mechanical and electrical equipment.

Exhibit #14 Proposed Revised Plans
Mr. Lalande offered clarification regarding the entirety of the application, covering the basement, porch, and grading aspects. He underscored that staff did not request flood-proof drawings for this application as it would be premature until after the hearing. Furthermore, he mentioned that the applicants have proceeded with work on the subject lands before obtaining permits, and the revised application aims to rectify these works to align with the necessary approvals.

Mr. Lalande reviewed the RVCA Policy Considerations in relation to the violations.

Proposed Revised Plans
Mr. Lalande provided information regarding the approved fill plans in comparison to the ongoing construction work, highlighting discrepancies. He noted that an unquantified volume of fill has been placed on the property, surpassing the grading work approved by the original application. While the original grading plan was prepared by a qualified professional, the requested changes to the grading have not been presented or analyzed by RVCA policies.

Furthermore, the proposed fill does not account for any offsetting removal of fill and exceeds the depths outlined in the policies. Consequently, the policies cannot be met without significant alterations to the design, which may not be feasible given the proposed development's location within the floodplain. Therefore, it has not been demonstrated that the work requested as part of the revised application will result in no negative impacts on the floodplain.

Mr. Lalande reviewed other policy considerations; Provincial Policy Statement, 2020;

3.1.2 Development and site alteration shall not be permitted within:

d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

And Municipal Planning;

- Original RVCA permit issued in alignment with municipal planning approval process (minor variance approval).
- Minor Variance conditioned single storey w/ crawl space
- Revised application will require additional municipal approvals separate from RVCA process.

Mr. Lalande summarized the reasons approval at a staff level cannot be made:

1. The development has the potential to increase risk to public health and safety during a regulatory flood by providing increased living space within the floodplain above accepted thresholds and in a manner that makes the living space more flood susceptible by introducing living space below the regulated flood elevation. The regulated flood elevation on the subject lands and used for basis of review is 87.27 metres above sea level (geodetic).

2. The additional living space is greater than the maximum permitted by policy. The original application for redevelopment of a dwelling included specific request to increase the maximum allowable gross floor area for the property, whereas the revised application seeks to expand beyond the maximum additional living space permitted.

3. The additional living space is inconsistent with applicable floodproofing measures as it is located below the regulated flood elevation and a floodproofing design prepared by a qualified professional has not been submitted as part of the application.

4. The proposed development has not demonstrated that the placement additional fill will not create adverse impacts associated with flooding.

5. Insufficient information is available for staff to make additional review to weigh the application fully against the RVCA's development policies.

6. The granting of permission will be inconsistent with the approved Development Policies approved by the Executive Committee dated February 22, 2018, as amended;

7. The granting of permission will set a precedent.

Exhibit #16 Notice Does Not Meet Policy
The slide depicts a copy of the letter submitted to applicants notifying them that their application does not meet policy and notice of Executive Hearing Committee.

Mr. Lalande reviewed the right to a Hearing under the *Conservation Authorities Act*;

- (12) Permission required under a regulation made under clause (1) (b) or (c) shall not be refused or granted subject to conditions unless the person requesting the permission has been given the opportunity to require a hearing before the authority or, if the authority so directs, before the authority's executive committee. 1998, c.18, Sched.I, s.12.

Mr. Lalande reviewed Ontario Regulation 174/06;

- The Authority may grant permission for development in or on the areas described in subsection 2 (1) if, in its opinion, **the control of flooding, erosion**, dynamic beaches, **pollution or the conservation of land** will not be affected by the development. O. Reg. 174/06, s. 3 (1).

Mr. Lalande reviewed next steps:

The Executive Hearing Committee may decide one of the following:
- Approve the application
- Approve the application with conditions
- Deny the application

7.0 Presentation by Applicant / Agent

Robert Long, the applicant, addressed the RVCA Hearing Board and expressed gratitude for their time.

Robert Long presented the following slides;

6981 Fennell Lane and Construction of 7’71/2” Unfinished Basement for Approval:

Mr. Long proceeded to present details regarding the proposed construction at 6981 Fennell Lane, focusing on the addition of a 7'7 1/2" unfinished basement. Mr. Long clarified that the underside of the footing location remained unaltered from city accepted permit drawings and that the foundation construction had been established by qualified surveyors and passed City of Ottawa inspection with no issues . He referenced Article 1.1.3, Type 1 extension of the basement, disputing claims that this extension had been implemented. Mr. Long emphasized that the basement area was intended solely for storage, accessible only through a trapdoor hatch, and measures were planned to be taken to mitigate potential flood damage by installing elevated storage shelving for belongings . Despite the original permit allowing for a basement height of 5'11", Mr. Long expressed concerns about the 5'-11" height restriction inhibiting good posture and leading to pain requiring medical care and putting a strain on health care services. Mr. Long confessed he was 6" tall and both he and his wife have degenerative spine conditions that would be aggravated by an environment that did not take into account accessibility. Raising the basement height slightly would address this concern. Mr. Long stated he would display a letter from his family doctor to this effect at the end of his presentation. . He contested RVCA's assertion that a full-height basement had been constructed, arguing that the space would not be used as living space. Mr. Long detailed additional measures implemented, such as a double sump pump system, water alarm system, and emergency backup generator, to support the intended use of the basement for storage. He also provided information on the construction methods employed. Ultimately, Mr. Long requested approval to retain the current configuration of the lower level, considering accessibility challenges and the intended use solely for storage purposes.

Construction of Covered Porch for Approval:
The presentation addressed the covered porch and further emphasized the necessity of safe passage between the doors without the requirement to navigate stairs. Mr. Long referred to the approved plans by the City of Ottawa, which included provisions for the porch roof and noted the approved plans had a rear deck that had since been omitted in favour of porch decking to address this need He highlighted Article 1.3.3 of the RVCA regulations, which permitted a 20 square metre deck although according to RVCA, the as built decking is approximately 27.13 square metres. Mr. Long noted that was only a 7.13 square metre increase. , as depicted in accompanying photos. Additionally, he drew attention to Section 1.3.3, Article 3, which addressed additional peripheral concerns, particularly focusing on the RVCA's limitation on roof overhang to less than 10%. Mr. Long questioned the rationale behind this policy, citing the absence of supporting justification. He pointed out inconsistencies, noting

neighbouring decks that were fully covered and enclosed, questioning why such restrictions were imposed by the RVCA. He further argued that these neighbouring decks were constructed after 2014, long after the policies were enacted in the 1990s, suggesting that a precedent had already been established by the actions of neighbouring property owners.

Placement of Fill for Approval:
About the placement of fill, the presentation emphasized the necessity of a safe and gradual transition, contrasting it with the steep and irregular drop as seen on the original grading plan . Mr. Long highlighted that the fill on the property is not as extensive as that on neighbouring properties, and in fact, is slightly lower in elevation. He stressed that the as built grading plan had been approved by the City of Ottawa and is essential for facilitating the safe transportation of lawn care equipment. The gradual slope provided by the fill promotes accessible terrain and mitigates the risk of injury. Mr. Long sought approval to formalize the grade currently in place, referencing the as-built grading plan approved by the City of Ottawa on December 21, 2023. He provided further details, explaining that the fill does not extend as far towards the river as on the two abutting properties and complements the existing grading on adjacent properties. Moreover, he emphasized that the grading of the fill allows for a smooth transition to the lower yard, ensuring safe passage for property maintenance equipment and people. Mr. Long highlighted the importance of accessibility, particularly considering the advanced age of the owners, and noted that the grading prevents potential liability issues and visitor injuries that may have arisen with the irregular slopes shown on the original grading plan.

Neighbour Comparison/Precedent slide 1 of 2:
The slide depicts Google Earth aerial images of the property from 2014 and 2018 and a floodplain map.

The presentation included Google Earth images for reference. In the top right image from 2018, a red line indicates the boundary where the fill ends on each property, both to the north and south. The lower right image illustrates how the fill contributes to flooding on Mr. Long’s property, with the fill on Mr. Long's property only extending in a limited way to protect and prevent property damage to his buildings . Mr. Long also noted the presence of an enormous deck on the property south of theirs, to illustrate that his requested porch decking was quite small in comparison .

Moving to the top left satellite image from 2014, it was evident that neighbouring properties underwent fill and deck construction after the RVCA policies came into effect in the 1990s. Mr. Long emphasized the difficulty in perceiving the severity of a threat, that a property as small as his could have in raising flood levels , particularly in the context of the floodplain.

He proceeded to review Section 1.1 Article a) of the RVCA's regulations, which stipulate that new development must result in no significant impact on expected flood levels or velocities. Mr. Long contested the RVCA's interpretation of Section 1.1 Article a) arguing that it used the phrase "no significant impact" where RVCA used the more final phrase "no impact" Additionally, he referenced Section 2.1, which addresses minor removal or placement of fill/minor site

grading, stating that RVCA had stated it had "not been demonstrated that the work requested as part of the revised application will result in no negative impacts on the floodplain." He questioned the discrepancy between the policy stating "no significant impact" and the RVCA's interpretation of the policy meaning as "no impact." Mr. Long argued that he was within RVCA policy because while there could be some level of impact, it would be so small and insignificant so as to not affect flood levels or velocities. He argued that the additional fill requested was intended solely to mitigate flood damage to their buildings, providing specific details about the extent and height of the fill on their property compared to neighbouring properties.

Neighbour Comparison/Precedent slide 2 of 2:
The presentation included photos depicting window placement and its relationship to the grade. In the top-left image, their basement window was shown alongside the grade. Additionally, images of neighbouring properties with large rear deck structures were provided, indicating a precedent set by these structures. Mr. Long emphasized that their proposed modifications were comparatively smaller in scale.

Furthermore, Mr. Long presented a letter from their family doctor supporting the need for an accessible property, both presently and in the future as they age.

In conclusion, Mr. Long requested that the RVCA Hearing Board approve their application for the lower level, porch, and the retention of the current fill. He expressed gratitude to the board members for their consideration.

8.0 Discussion

Chair Strackerjan reminded members of the Hearing Board to specify the recipient of their questions. Throughout the session, members posed inquiries to both staff and applicants.

Gary Waterfield directed a question to the staff, inquiring about Mr. Long's reference to neighbouring decks and fills. In response, Mr. Lalande explained that each application is evaluated based on individual merits, considering the specific context of the property. He emphasized the importance of assessing each application independently without considering the surrounding property owner’s structures. Mr. Lalande clarified that while other structures may have been constructed without permits, they are not directly compared to the application under consideration and are therefore unable to comment on them.

During the discussion, Anne Barr sought clarification regarding the elevation of the footings. Mr. Long responded that there had been no changes to the footings in relation to the floodplain. However, Mr. Lalande mentioned that while revised drawings were provided, elevations for the footings were not included. He speculated that this omission might be due to a lack of plans confirming the grade/fill, potentially falling under the jurisdiction of the City of Ottawa.

Ms. Barr followed up by asking whether the footings were originally located below the 87-meter mark, to which Mr. Lalande confirmed. He explained that

designs for floodproofing require different design components, and an engineer provided details for these aspects. Mr. Lalande stated he had recommended against constructing any basement in an area within the floodplain.

Brian Dowdall directed his question to staff, inquiring about the experiences of other homeowners along the shoreline in the application process. Mr. Lalande responded, stating that the office was aware of a couple of projects that had received approval. He noted that the size of the original dwellings in these cases may have been slightly larger, emphasizing that each application is analyzed individually. Additionally, Mr. Lalande mentioned that some properties along Fennell Lane had remained vacant because their applications were turned down.

Brian Dowdall inquired about covered porches, asking specifically about any concerns or objections regarding them. Mr. Lalande explained that the policy was established to permit peripheral additions within the floodplain. He noted instances where covered porches had been extended beyond their original scope, effectively expanding the footprint of dwellings into the floodplain without the need to obtain a permit. To prevent this, the policy prohibits the enclosure of covered porches.

Brian Dowdall inquired about the building inspector's report and whether they were awaiting the outcome of the hearing, as well as how they would meet the requirements. Mr. Lalande responded, explaining that the technical aspect and permit process would require all necessary permits to be in place. He noted that in this case, a permit had been obtained but not followed properly. Mr. Lalande emphasized that it would be the responsibility of the City of Ottawa to follow up and enforce future planning approvals, as it falls outside their purview to address such matters.

Brian Dowdall directed his question to the applicants, inquiring about the current stage of the project. Mr. Long responded, stating that they were prepared for an occupancy permit and that the house was ready to be moved into. He mentioned a lack of funds available to continue or make any alterations to the property. Mr. Dowdall sought clarification on the basement materials. Mr. Long explained that the basement consisted of concrete and drywall.

Anne Robinson raised a question regarding the approval process. She inquired about how the expanded basement was approved. Mr. Long responded, stating that the expanded basement did not receive approval; rather, it was flagged as a violation by the City, leading to the involvement of the RVCA. He explained his understanding that approvals must flow through the RVCA before the City will consider them.

Anne Barr sought clarification regarding the definition of "significant impact" as raised by the applicant, contrasting it with the assertion of "zero impact." Eric Lalande affirmed that the term "significant impact" is indeed correct, typically denoting no increase in property flood levels. However, he noted a lack of supporting documentation to confirm this assertion. Mr. Lalande explained that without such documentation, it was impossible to confirm any impact, whether significant or negligible. He emphasized the necessity of conducting a detailed

analysis, considering both local volumes and impacts on neighbouring areas. Mr. Lalande highlighted the potential for even small volumes to have minor impacts.

Ms. Barr further inquired about the criteria used to determine whether an impact is significant or not. Mr. Lalande responded that they typically request an analysis to be conducted and reviewed by engineering staff. However, in this case, such analysis was not available.

Kristin Strackerjan inquired about how neighbouring properties with fill are evaluated in comparison to the property in question. Eric Lalande responded, explaining that the evaluation depends on when the fill was placed and when the modeling was conducted. He emphasized that the analysis considers existing conditions and any new material introduced. Mr. Lalande mentioned recent updates to the modeling process in 2017, which involve examining individual sites and assessing impacts through cross sections both upstream and downstream of the property.

Gary Waterfield raised a process-related question, asking whether it is ideal for any applicant to go through municipal authorities and RVCA first. Eric Lalande responded, stating that it depends on the specific project. He explained that while certain projects may benefit from going through planning first and then obtaining permits from the RVCA, there is no strict requirement stipulating the order in which these steps must be taken. Mr. Lalande clarified that the Planning Act and Conservation Authorities Act are separate, and there is no definitive guideline dictating which should come first. However, he suggested that it often makes more sense to pursue a minor variance first before seeking approvals from the RVCA.

Brian Dowdall questioned the method of measuring impact, particularly about the removal of smaller outbuildings. Eric Lalande responded, explaining that as part of the original application, fill was permitted to be brought in to raise the elevation for the septic system to function properly, with the intention of reducing the impact of flood waters on the house. However, Mr. Lalande noted that while additional material had been added, there was no quantification of the volume. He mentioned that in some situations, the amount of material added was generally less than 50 cubic meters. Mr. Lalande emphasized that technically, any material added beyond this amount would require a permit, but it was considered beyond the scope of what was approvable.

Anne Barr directed a question to the applicant regarding the decisions made to build the basement higher and add a second floor. Mr. Long responded, clarifying that the second floor was a mezzanine level, which was not intended for habitation but rather as a design feature that had been approved. Ms. Barr then inquired about the decision-making process regarding the increase in basement height. Mr. Long explained that they had made the decision independently, as the originally planned height of 5'11" did not meet their needs.

Kristin Strackerjan asked about the HVAC and electrical systems in the basement, specifically whether they were permitted to be elevated off the floor. Mr. Long responded, explaining that some components were suspended while

others were mounted on the slab. Strackerjan inquired whether the components that were mounted on the slab were originally intended to be suspended in the original plan. Mr. Long stated that he did not recall the specifics, but noted that suspending them would have been much more expensive.

Anne Barr sought clarification regarding the original plan for the placement of mechanical and electrical systems. Eric Lalande clarified that the original plan did not include any mechanical or electrical systems in the basement.

Gary Waterfield asked about the reason covered porches are not permitted. Eric Lalande clarified that the definition of living space encompasses anything within walls, so even a three-season wall could be considered living space. Mr. Waterfield then asked if a covered porch without walls would be regarded as living space. Lalande responded that it would not be considered living space, but policies do not allow for such structures without staff approval for a covered porch.

Mr. Lalande confirmed Brian Dowdall's inquiry about the option to put a registration on title is an option that can be considered.

Mr. Long mentioned concerns regarding the presence of HVAC, mechanical, or electrical components in the basement, referencing previous discussions. Eric Lalande responded, indicating that the placement of such components would need to be determined through the design process. He clarified that in the approved plans, these components were not intended to be located in the basement.

9.0 Hearing Board to move In Camera

Resolution 2-240208 **Moved by:** Anne Robinson
Seconded by: Gary Waterfield

That the Rideau Valley Conservation Authority's Executive Committee move in camera.

Resolution Carried

10.0 Hearing Board to move Out of Camera

Resolution 4-240208 **Moved by:** Anne Robinson
Seconded by: Brian Dowdall

THAT the Rideau Valley Conservation Authority's Executive Committee members move out of camera.

Resolution Carried

11.0 Chair to advise of Hearing Board decision

The following resolution was relayed verbatim to the applicants, agents, and staff at the Hearing.

Resolution 3-240208

THAT the Rideau Valley Conservation Authority Hearing Board Approve the application as submitted to the conservation authority but with the following conditions;

- With respect to the construction of a full height basement for an additional gross floor area of 115.92 m2 (1237.85 ft2); with reference to page 7 of the Hearing package with respect to RVCA policies detailing the requirements for section 1.4.2 (d) Dry Flood Proofing (Full Basement) the following need to be met;

  • underside of main floor shall be at least 300 mm. above the 1:100 year flood level;

  • structural details of foundation elements and specifications for fill materials and compaction procedures must be prepared or approved by a qualified Professional Engineer at the applicant's expense;

  • the responsible Professional Engineer shall certify in writing that the design has taken into account regulatory flood (velocity and depth of flow) and site (soil type, bearing capacity etc.) conditions encountered at the specific location of the development; and

  • the Professional Engineer's certificate must confirm that the foundation and building are designed to withstand hydrostatic pressures and / or impact loading that would develop under water levels equivalent to the design storm [1:100 year flood level plus (minimum) 0.3 metres of freeboard];

  • the responsible Professional Engineer must also identify all operation and maintenance requirements to be met in order to ensure the effective performance of the floodproofing measures over the design life of the structure; and

  • a notice to prospective purchasers shall be registered on title at the applicant's expense (see Section 1.4.5) of the applicable policy.

- As related to construction of a wrap-around covered porch of 27.13 m2. (292 ft2); reduction in overall deck size not to exceed 20.0 m2 AND to comply with the originally approved coverage.

- As related to placement of fill and associated grading work, to complete a professional analysis and appropriate mitigation measures as required by RVCA policy.

Resolution Carried

12.0 Hearing Board to sit as Executive Committee

Resolution 6-240208 **Moved by:** Brian Dowdall
Seconded by: Anne Barr

THAT the Rideau Valley Conservation Authority Hearing Board moves to sit as the Executive Committee.

Resolution Carried

13.0 Approval of Minutes – January 25, 2024

Resolution 7-240208 **Moved by:** Gary Waterfield
Seconded by: Anne Robinson

That the Executive Committee Meeting minutes of January 25, 2024 be approved as circulated.

Resolution Carried

14.0 Adjournment

The meeting adjourned at 9:29 p.m. on a motion by Anne Robinson that was seconded by Brian Dowdall.

_____ _____

Kristin Strackerjan **Marissa Grondin**
Chair **Recording Secretary**

Executive Committee Hearing under S. 28(12) of the Conservation Authorities Act

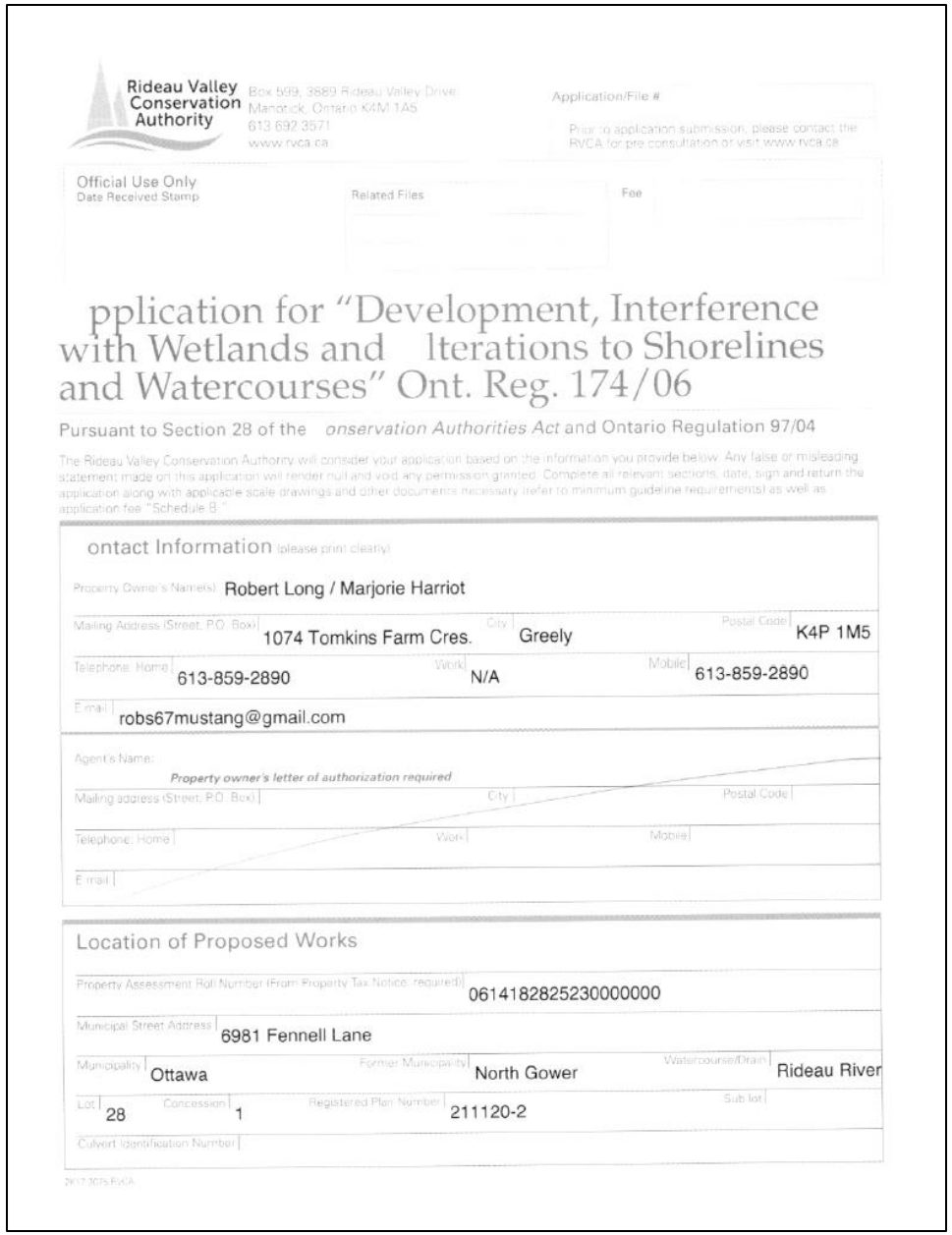
Application No: RV6-0622 and RV6-4723

Owner: Robert Long and Marjorie Harriot

Complete application rec'd.: January 22, 2024

February 8, 2024

APPLICATION



Rideau Valley Conservation Authority
Box 599, 3889 Rideau Valley Drive
Manotick, Ontario K4M 1A5
613 692 3571
www.rvca.ca

Application/File #

Prior to application submission, please contact the RVCA for pre consultation or visit www.rvca.ca

Official Use Only
Date Received Stamp

Related Files

Fee

pplication for "Development, Interference with Wetlands and lterations to Shorelines and Watercourses" Ont. Reg. 174/06

Pursuant to Section 28 of the *onservation Authorities Act* and Ontario Regulation 97/04

The Rideau Valley Conservation Authority will consider your application based on the information you provide below. Any false or misleading statement made on this application will render null and void any permission granted. Complete all relevant sections, date, sign and return the application along with applicable scale drawings and other documents necessary (refer to minimum guideline requirements) as well as application fee "Schedule B."

ontact Information (please print clearly)

Property Owner's Name(s): Robert Long / Marjorie Harriot

Mailing Address (Street, P.O. Box): 1074 Tomkins Farm Cres. City: Greely Postal Code: K4P 1M5

Telephone: Home: 613-859-2890 Work: N/A Mobile: 613-859-2890

E-mail: robs67mustang@gmail.com

Agent's Name:
Property owner's letter of authorization required

Mailing address (Street, P.O. Box) City Postal Code

Telephone: Home Work Mobile

E-mail

Location of Proposed Works

Property Assessment Roll Number (From Property Tax Notice, required): 0614182825230000000

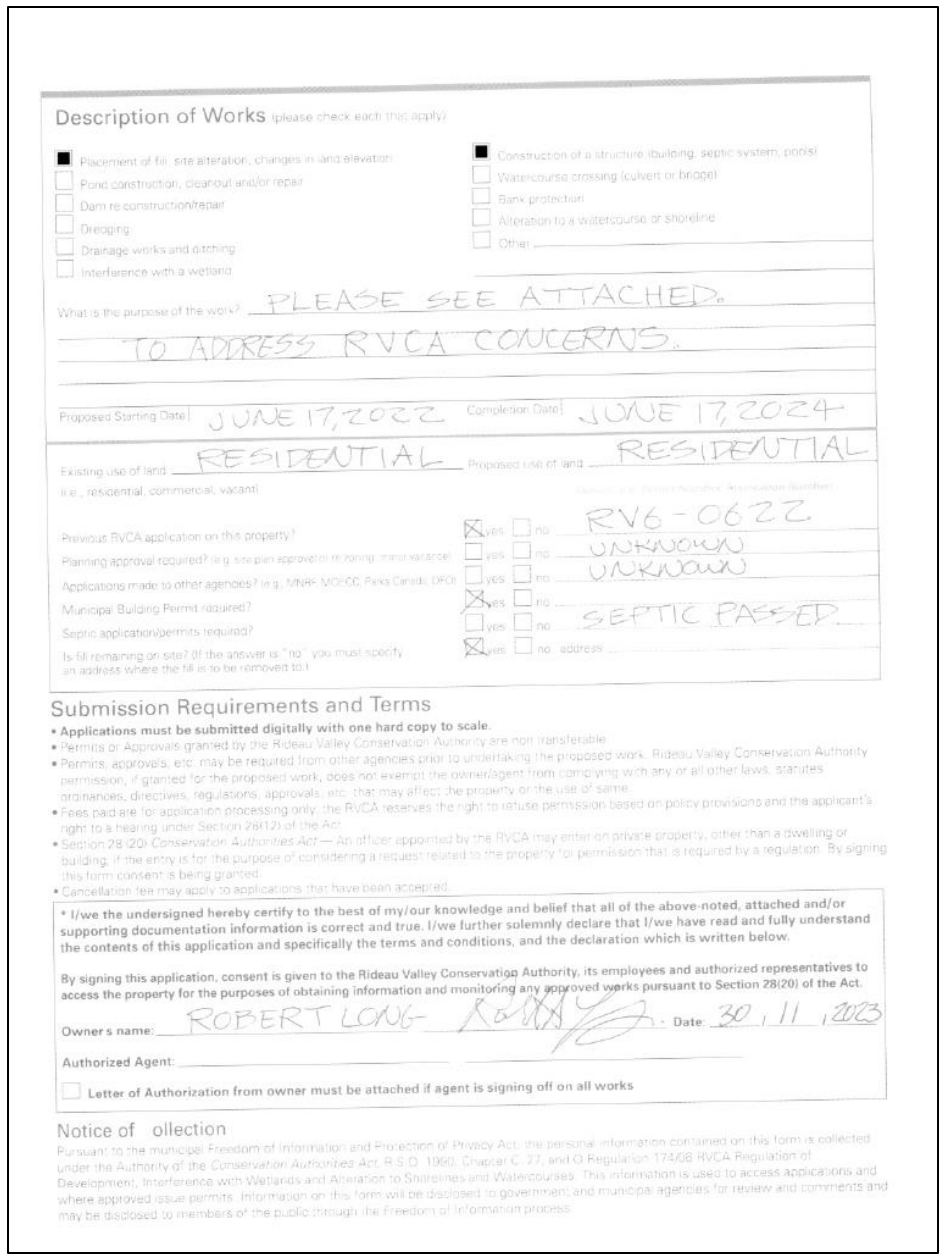
Municipal Street Address: 6981 Fennell Lane

Municipality: Ottawa Former Municipality: North Gower Watercourse/Drain: Rideau River

Lot: 28 Concession: 1 Registered Plan Number: 211120-2 Sub lot

Culvert Identification Number

2K17 3075 RVCA



Description of Works (please check each that apply)

- [x] Placement of fill, site alteration, changes in land elevation
- [ ] Pond construction, clearout and/or repair
- [ ] Dam re construction/repair
- [ ] Dredging
- [ ] Drainage works and ditching
- [ ] Interference with a wetland
- [x] Construction of a structure (building, septic system, pools)
- [ ] Watercourse crossing (culvert or bridge)
- [ ] Bank protection
- [ ] Alteration to a watercourse or shoreline
- [ ] Other

What is the purpose of the work? PLEASE SEE ATTACHED.
TO ADDRESS RVCA CONCERNS.

Proposed Starting Date: JUNE 17, 2022 Completion Date: JUNE 17, 2024

Existing use of land: RESIDENTIAL Proposed use of land: RESIDENTIAL
(i.e., residential, commercial, vacant)

Previous RVCA application on this property?	[x] yes	[ ] no	RV6-0622
Planning approval required? (e.g. site plan approval or rezoning, minor variance)	[ ] yes	[ ] no	UNKNOWN
Applications made to other agencies? (e.g., MNRF, MOECC, Parks Canada, DFO)	[ ] yes	[ ] no	UNKNOWN
Municipal Building Permit required?	[x] yes	[ ] no	
Septic application/permits required?	[ ] yes	[ ] no	SEPTIC PASSED
Is fill remaining on site? (If the answer is "no" you must specify an address where the fill is to be removed to.)	[x] yes	[ ] no	address

Submission Requirements and Terms

- **Applications must be submitted digitally with one hard copy to scale.**
- Permits or Approvals granted by the Rideau Valley Conservation Authority are non transferable.
- Permits, approvals, etc. may be required from other agencies prior to undertaking the proposed work. Rideau Valley Conservation Authority permission, if granted for the proposed work, does not exempt the owner/agent from complying with any or all other laws, statutes, ordinances, directives, regulations, approvals, etc. that may affect the property or the use of same.
- Fees paid are for application processing only; the RVCA reserves the right to refuse permission based on policy provisions and the applicant's right to a hearing under Section 28(12) of the Act.
- Section 28 (20) *Conservation Authorities Act* — An officer appointed by the RVCA may enter on private property, other than a dwelling or building, if the entry is for the purpose of considering a request related to the property for permission that is required by a regulation. By signing this form consent is being granted.
- Cancellation fee may apply to applications that have been accepted.

• I/we the undersigned hereby certify to the best of my/our knowledge and belief that all of the above-noted, attached and/or supporting documentation information is correct and true. I/we further solemnly declare that I/we have read and fully understand the contents of this application and specifically the terms and conditions, and the declaration which is written below.

By signing this application, consent is given to the Rideau Valley Conservation Authority, its employees and authorized representatives to access the property for the purposes of obtaining information and monitoring any approved works pursuant to Section 28(20) of the Act.

Owner's name: ROBERT LONG [signature] **Date:** 30 / 11 / 2023

Authorized Agent:

[ ] **Letter of Authorization from owner must be attached if agent is signing off on all works**

Notice of ollection

Pursuant to the municipal Freedom of Information and Protection of Privacy Act, the personal information contained on this form is collected under the Authority of the *Conservation Authorities Act*, R.S.O. 1990, Chapter C. 27, and O Regulation 174/08 RVCA Regulation of Development, Interference with Wetlands and Alteration to Shorelines and Watercourses. This information is used to access applications and where approved issue permits. Information on this form will be disclosed to government and municipal agencies for review and comments and may be disclosed to members of the public through the Freedom of Information process.

Exhibit # 1

APPLICATION SUMMARY

Application is requesting revisions to the previously approved permit (RV6-0622) to allow for:

a) **Construction of a full height basement for an additional gross floor area of 115.92 m^2 (1237.85 ft^2).**

b) **Construction of a wrap-around covered porch of 27.13 m^2 (292 ft^2);**

c) **Placement of fill and associated grading work.**

- Revised application submitted to address some of the issues raised by Notice of Violation (RV6-4723) for development undertaken without approval.

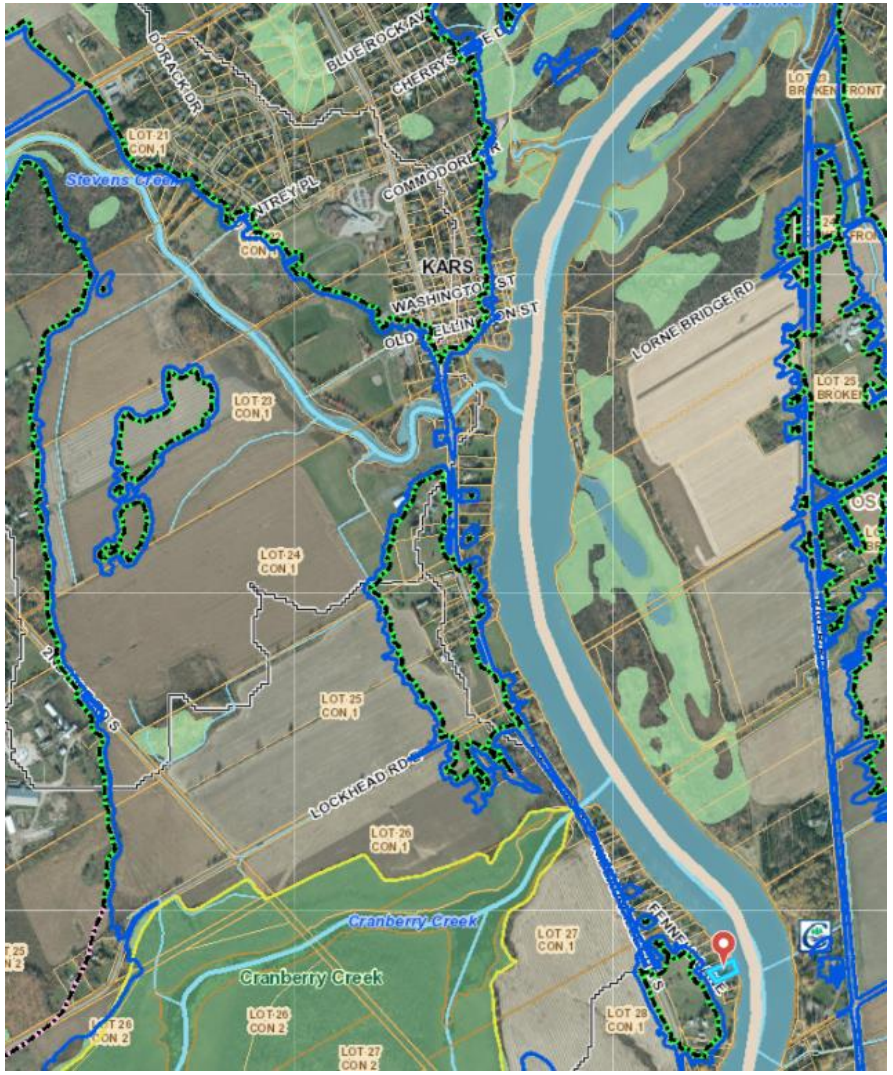
- The regulated natural hazard on this property is the floodplain associated with Rideau River. The regulated flood elevation is 87.27 meters above sea level.

Exhibit # 1

SUBJECT LANDS

6981 Fennell Lane

- Lot frontage on east side of Fennell Lane
- Existing dwelling and accessory structures (shown in arial photography) demolished in favour of new dwelling and detached garage (under construction)
- Surrounding land use:
  - Existing Residential
  - Rideau River
- Lot is located within the Rideau River Floodplain
- Frontage of approx. 30 metres
- Depth of approx. 75 metres
- Area of approx. 0.22 hectares



Source: RVCA GeoPortal

Exhibit # 2

SUBJECT LANDS

6981 Fennell Lane

- Lot frontage on east side of Fennell Lane
- Existing dwelling and accessory structures (shown in arial photography) demolished in favour of new dwelling and detached garage (under construction)
- Surrounding land use:
  - Existing Residential
  - Rideau River
- Lot is located within the Rideau River Floodplain
- Frontage of approx. 30 metres
- Depth of approx. 75 metres
- Area of approx. 0.22 hectares

Source: RVCA GeoPortal

Exhibit # 3

SUBJECT LANDS

Source: Google Maps

Exhibit # 4

SUBJECT LANDS

Source: Google Maps

Exhibit # 5

SUBJECT LANDS

Source: Site Photo (E.Lalande) – Oct 12, 2023

Exhibit # 6

APPROVED PLANS

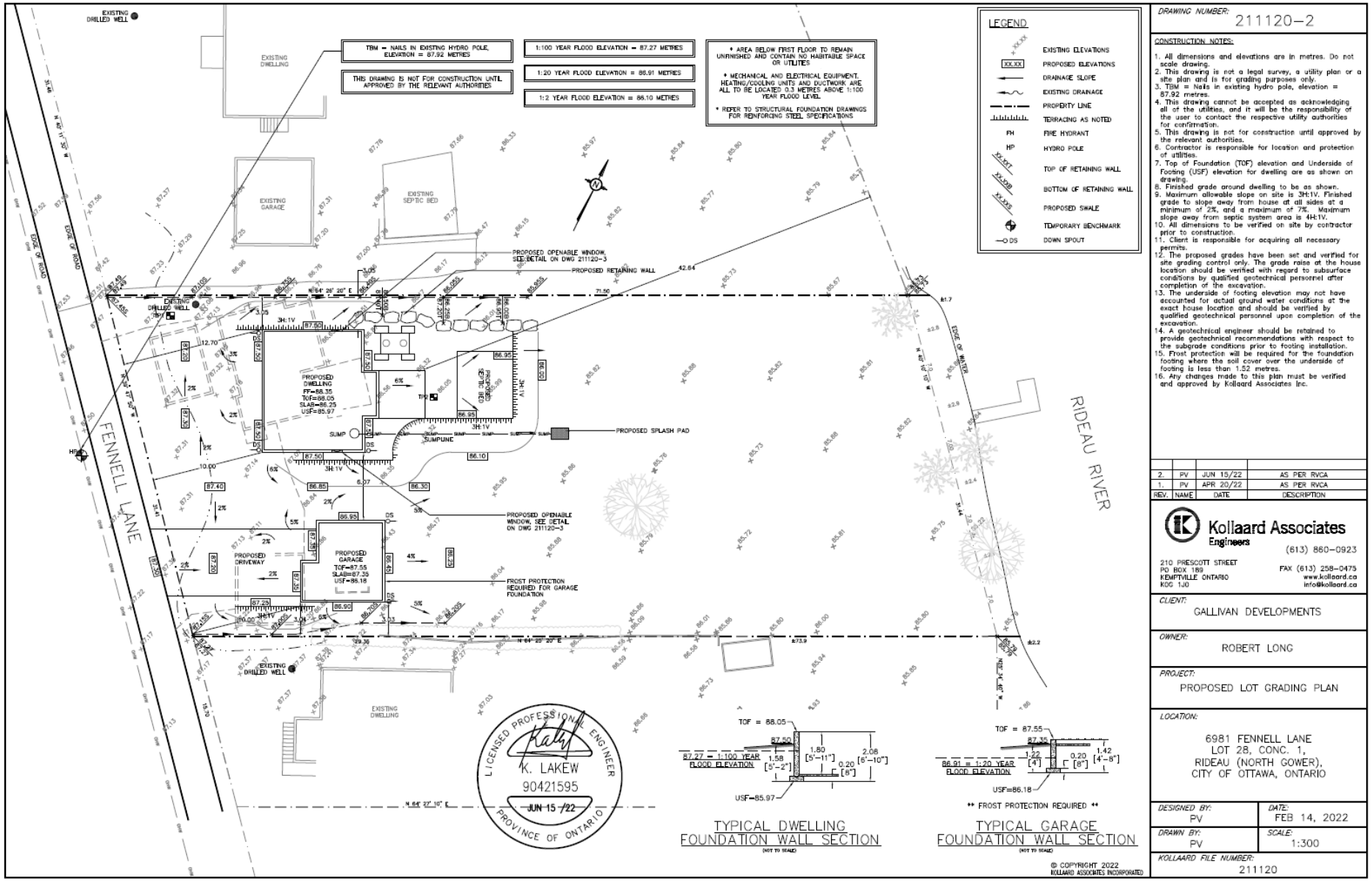


Exhibit # 7

APPROVED PLANS

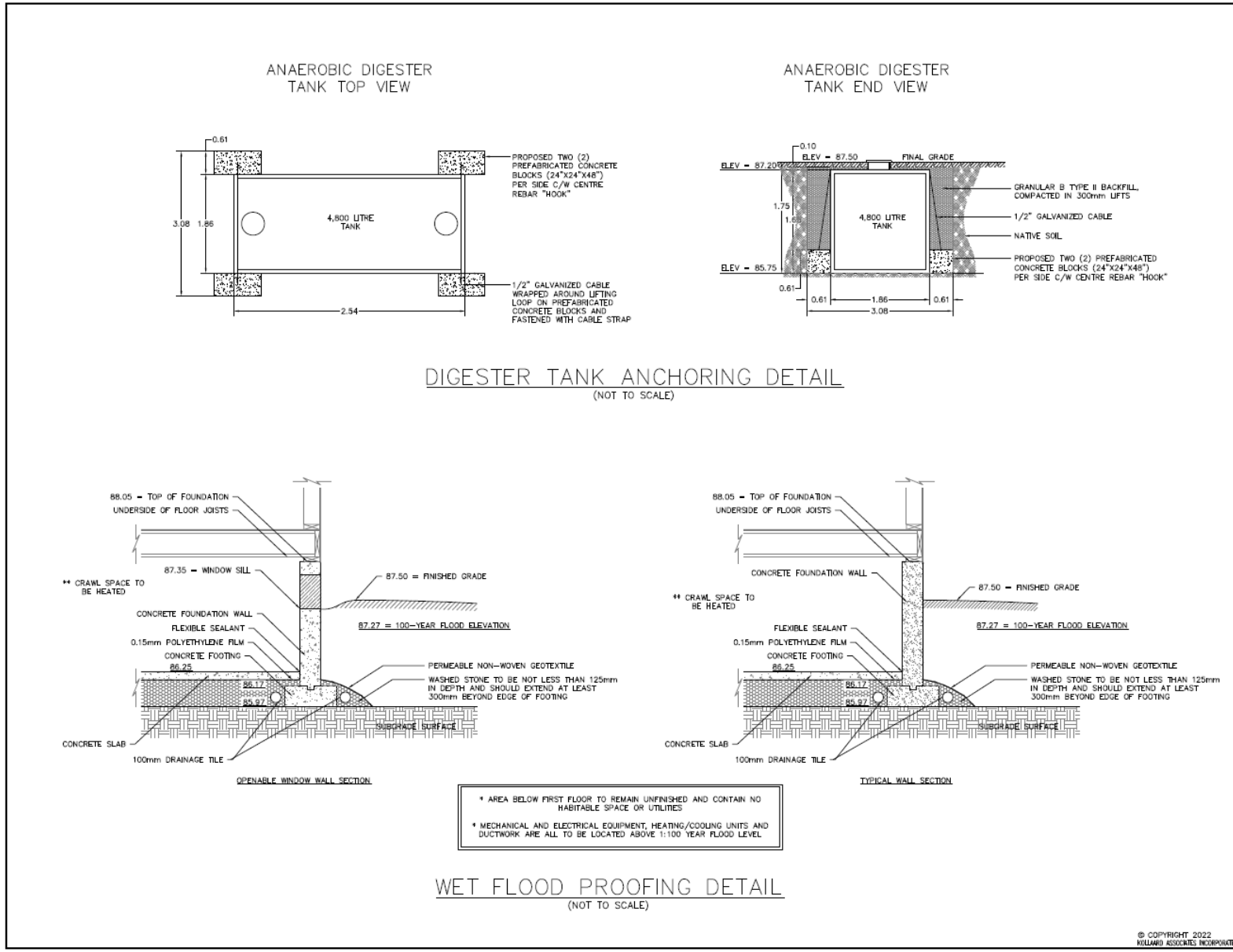
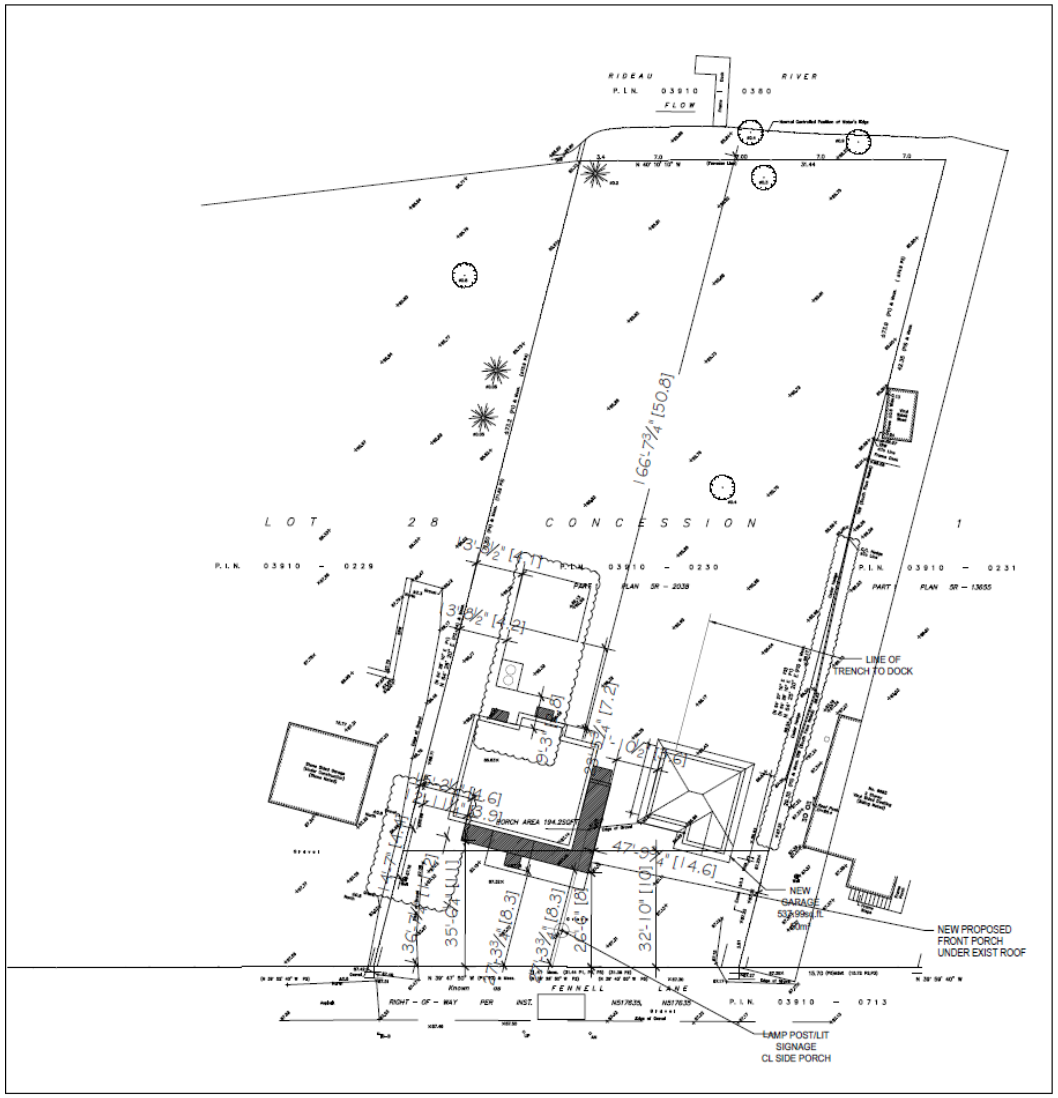


Exhibit # 8

PROPOSED REVISED PLANS



1 / D5 SITE PLAN – DECK
SCALE: 1/32" =1'–0"

NOTES:

- Construction of a covered porch. The wrap around porch roof was previously approved by the City as per stamped plans. Stamp date August 4, 2022. The porch decking follows the porch roofline to allow for use of the cover above. Without the porch decking, we are left with a sheltered area we cannot realistically make use of. We are retired and in our late sixties so it is very natural to desire to be able to enjoy the shelter provided by the porch roof. We picture sitting on it in the evening or morning to simply enjoy the rural nature of the setting. As such, we are submitting for a building permit to allow for use of this decking under such welcoming shade/shelter. It was advised however, that RVCA approval of this is required prior to the City providing building permit approval.

Please be advised we have also sought RVCA approval of the porch decking following the porch roofline. See plans and photos on subsequent pages.

- The approved plans limit the lower level height to 5'–11" as a result of the committee of adjustment decision file no. D08–02–21/A–00439. Current construction of the lower level appears to not be in conformance with the aforementioned. The height limitation on this space is explained by RVCA as intentional to limit the area as an unused crawl space to allow possible flood waters to pass through in and out of the crawl space through the foundation windows. We were told that because of this, all mechanical would need to be suspended under the floor above to prevent flood damage to it.

This arrangement would promote a very unhealthy environment with mould, dampness and likely cause serious health issues for myself and my wife. The overall lower level height was determined by the size of available concrete forms used in constructing the foundation walls of our home. We are both in our late sixties and live alone so we cannot understand the perceived threat we have made by constructing our retirement home with a lower level that we can utilize as storage space for our belongings rather than living with a damp area right under out feet. I am also six feet tall and the height limitation will impact my ability to maintain good posture and result in neck pain and lower back pain. Additionally, to maintain our health as we are aging, we have several pieces of exercise equipment we use. These equipments will not be able to be accommodated within a crawl space. The limits also placed on the size of the footprint of our house prohibit the use of this equipment on the main floor level.

The lower level height was extended for reasons stated above as well as to accommodate trades accessing the space to work safely and efficiently. It will not be used as habitable space. Additionally, we discovered that installing HVAC/plumbing mechanical suspended under floor is impractical and significantly more expensive. As such, all HVAC systems are mounted on the foundation slab. Radiant floor heating system is also situated within the foundation slab. Electrical outlets are present and spaced every 12' as per building code requirements.

The lower level space is fully waterproofed, insulated and has a double sump pump system in case water ever did get in. The HVAC system includes a HEPA air filtration system and the height of the lower level window openings are actually situated higher than the critical level of possible flooding as reported for the 1:100 year flood plain. The footprint of our home is also so very small, neighbouring properties cannot possibly be affected by any water that might be displaced if it ever reached our foundation. We want to be able to keep water out, not let it in.

Please be advised we have also sought RVCA approval to retain the current configuration of the lower level. See plans and photos on subsequent pages.

PROPOSED
NEW DWELLING
AND NEW GARAGE
AT
6981 FENNEL LANE
(KARS)
OTTAWA ONT.

NOTE:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
2. All work to comply with the Ontario Building Code.
3. All dimensions include thickness of gypsum board on stud walls.

No.	REVISION	DATE
4		
3	BACK STEPS	20/12/23
2	DECK AND PORCH	06/12/23
1	BACK DECK	07/11/23
0	DECKS	24/10/23

ROBERT LONG
robs67mustang
@gmail.com

DECK SITE PLAN

JOB # 2200

DATE AUG 2023

SCALE: 1/32"=1'–0"

D5

Exhibit # 9

PROPOSED REVISED PLANS

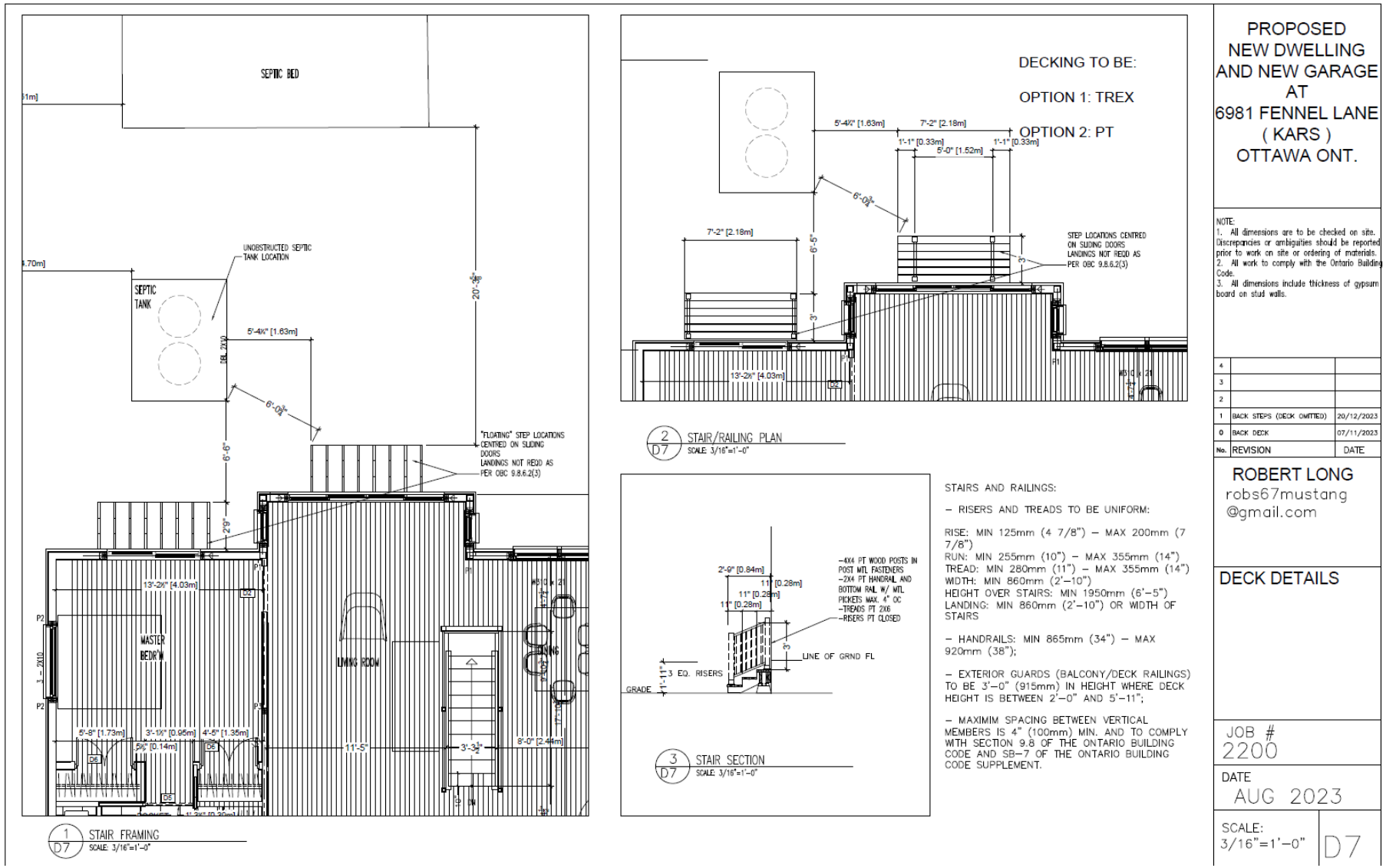
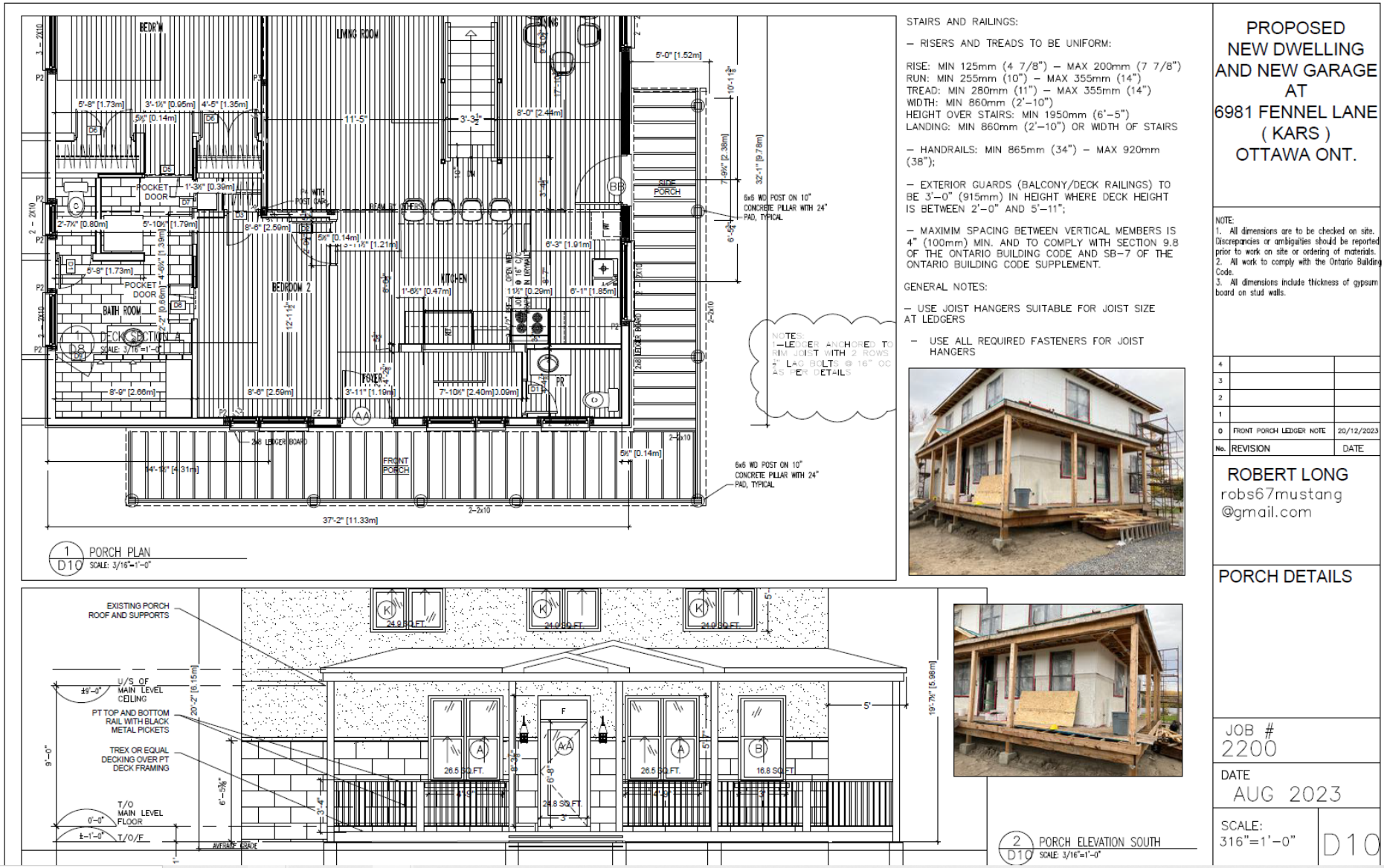


Exhibit # 10

PROPOSED REVISED PLANS



STAIRS AND RAILINGS:

– RISERS AND TREADS TO BE UNIFORM:

RISE: MIN 125mm (4 7/8") – MAX 200mm (7 7/8")
RUN: MIN 255mm (10") – MAX 355mm (14")
TREAD: MIN 280mm (11") – MAX 355mm (14")
WIDTH: MIN 860mm (2'–10")
HEIGHT OVER STAIRS: MIN 1950mm (6'–5")
LANDING: MIN 860mm (2'–10") OR WIDTH OF STAIRS

– HANDRAILS: MIN 865mm (34") – MAX 920mm (38");

– EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'–0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'–0" AND 5'–11";

– MAXIMM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB–7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

GENERAL NOTES:

– USE JOIST HANGERS SUITABLE FOR JOIST SIZE AT LEDGERS

– USE ALL REQUIRED FASTENERS FOR JOIST HANGERS

PROPOSED
NEW DWELLING
AND NEW GARAGE
AT
6981 FENNEL LANE
(KARS)
OTTAWA ONT.

NOTE:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
2. All work to comply with the Ontario Building Code.
3. All dimensions include thickness of gypsum board on stud walls.

No.	REVISION	DATE
4		
3		
2		
1		
0	FRONT PORCH LEDGER NOTE	20/12/2023

ROBERT LONG
robs67mustang
@gmail.com

PORCH DETAILS

JOB # 2200

DATE AUG 2023

SCALE: 316"=1'–0"

D10

Exhibit # 11

PROPOSED REVISED PLANS

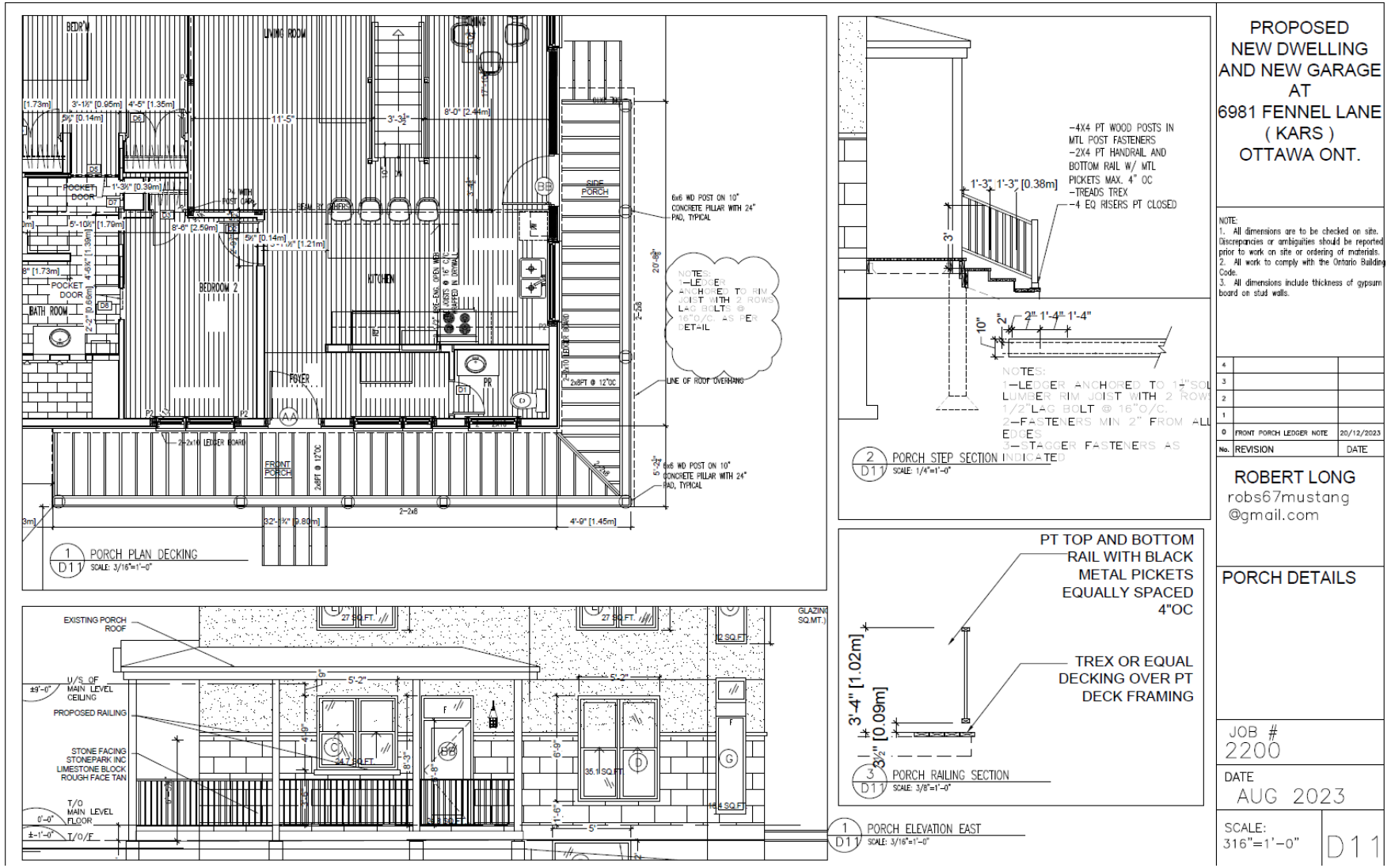
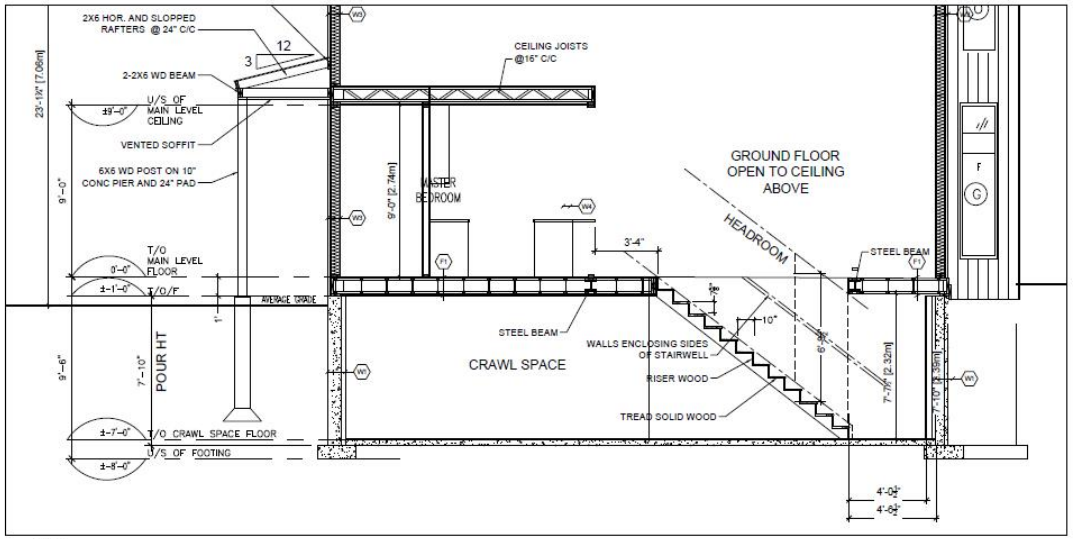
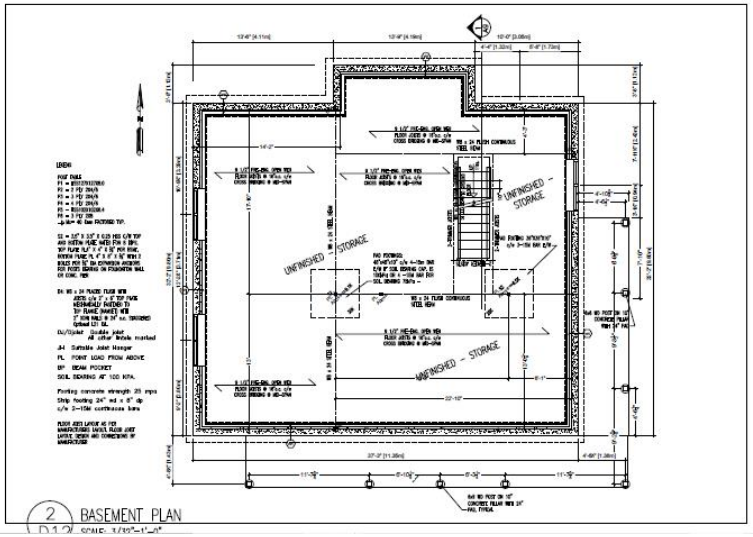


Exhibit # 12

PROPOSED REVISED PLANS



1 D12 BASEMENT SECTION
SCALE: 3/16"=1'-0"



2 D12 BASEMENT PLAN

PROPOSED
NEW DWELLING
AND NEW GARAGE
AT
6981 FENNEL LANE
(KARS)
OTTAWA ONT.

NOTE:
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2. All work to comply with the Ontario Building Code.
3. All dimensions include thickness of gypsum board on stud walls.

No.	REVISION	DATE
4		
3		
2		
1		
0	CRAWL SPACE HT.	2023/12/06

ROBERT LONG
robs67mustang
@gmail.com

PROPOSED
CRAWL SPACE
HEIGHT

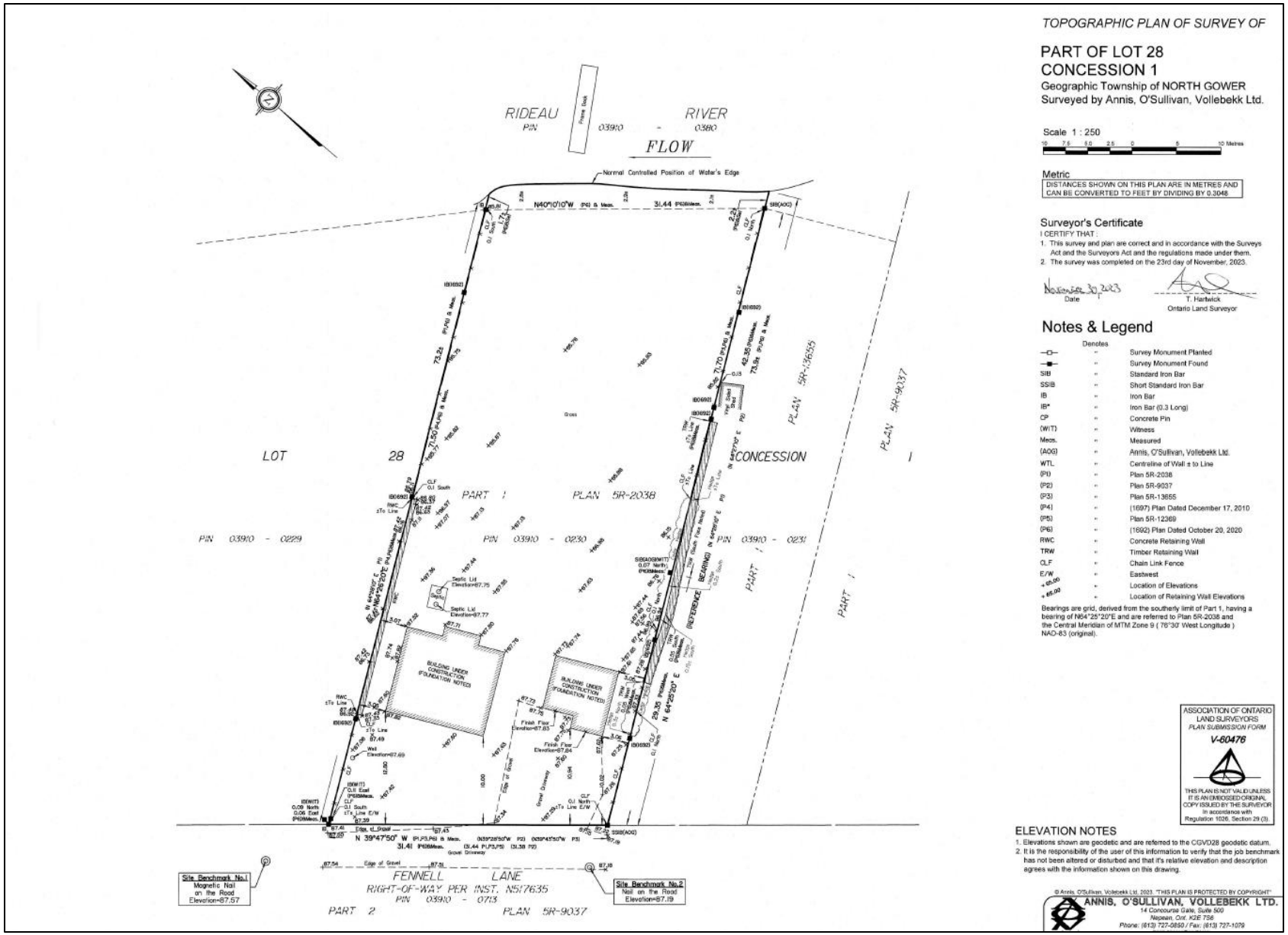
JOB # 2200

DATE AUG 2023

SCALE: 316"=1'-0" D12

Exhibit # 13

PROPOSED REVISED PLANS



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 28
CONCESSION 1
Geographic Township of NORTH GOWER
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 250

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
I CERTIFY THAT :
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 23rd day of November, 2023.

November 30, 2023
Date

T. Harbelick
Ontario Land Surveyor

Notes & Legend

	Denotes	
—○—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IB*	"	Iron Bar (0.3 Long)
CP	"	Concrete Pin
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
WTL	"	Centreline of Wall ± to Line
(P1)	"	Plan 5R-2038
(P2)	"	Plan 5R-9037
(P3)	"	Plan 5R-13655
(P4)	"	(1697) Plan Dated December 17, 2010
(P5)	"	Plan 5R-12369
(P6)	"	(1692) Plan Dated October 20, 2020
RWC	"	Concrete Retaining Wall
TRW	"	Timber Retaining Wall
CLF	"	Chain Link Fence
E/W	"	Eastwest
+65.00	"	Location of Elevations
+ 65.00	"	Location of Retaining Wall Elevations

Bearings are grid, derived from the southerly limit of Part 1, having a bearing of N64°25'20"E and are referred to Plan 5R-2038 and the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-60476
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3)

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

© Annis, O'Sullivan, Vollebekk Ltd. 2023. "THIS PLAN IS PROTECTED BY COPYRIGHT"

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079

Exhibit # 14

RVCA POLICY CONSIDERATIONS

The RVCA Policies Regarding the Construction of Buildings and Structures, Placing of Fill and Alterations to Waterways outline specific policies that apply to the proposed development:

Section 1.1, General Principles, indicates the following:

a) *New development must result in* ***no significant impact on expected flood levels or velocities****, taking into consideration the direct and cumulative effects of the development on flood plain conveyance capacity and storage capacity.*

b) *New development involving capital investment in flood susceptible areas by the public and private sectors* ***must be designed so that structures and their contents are protected against flood damage.***

c) *New development* ***must not increase the risks to public safety which*** *are expected to be present during the regulatory flood (or more frequent floods); in this regard the availability of access to and egress from the structure and the potential depths of water over access routes will be the primary consideration.*

The application does not demonstrate that there will be no impacts on expected flood levels or velocities, the proposal is looking to increase capital investment in a flood susceptible area and has the potential to increase risk to public health and safety.

RVCA Policy Considerations Cont.

Section 1.2. 1) states that development shall be prohibited within the 1:100 year floodplain including within areas of reduced flood risk (flood fringe) where the use is:

Development within the 1:100 year regulatory floodplain shall not be permitted except as allowed by specific policies elsewhere in this document. This includes:

i) new buildings and structures;
ii) major additions;
iii) site grading and filling; *…"*

The proposed additional gross floor area is considered a major addition, and the site grading and filling is not permitted by policies.

RVCA Policy Considerations Cont.

1.3.3 (1) Type I Additions

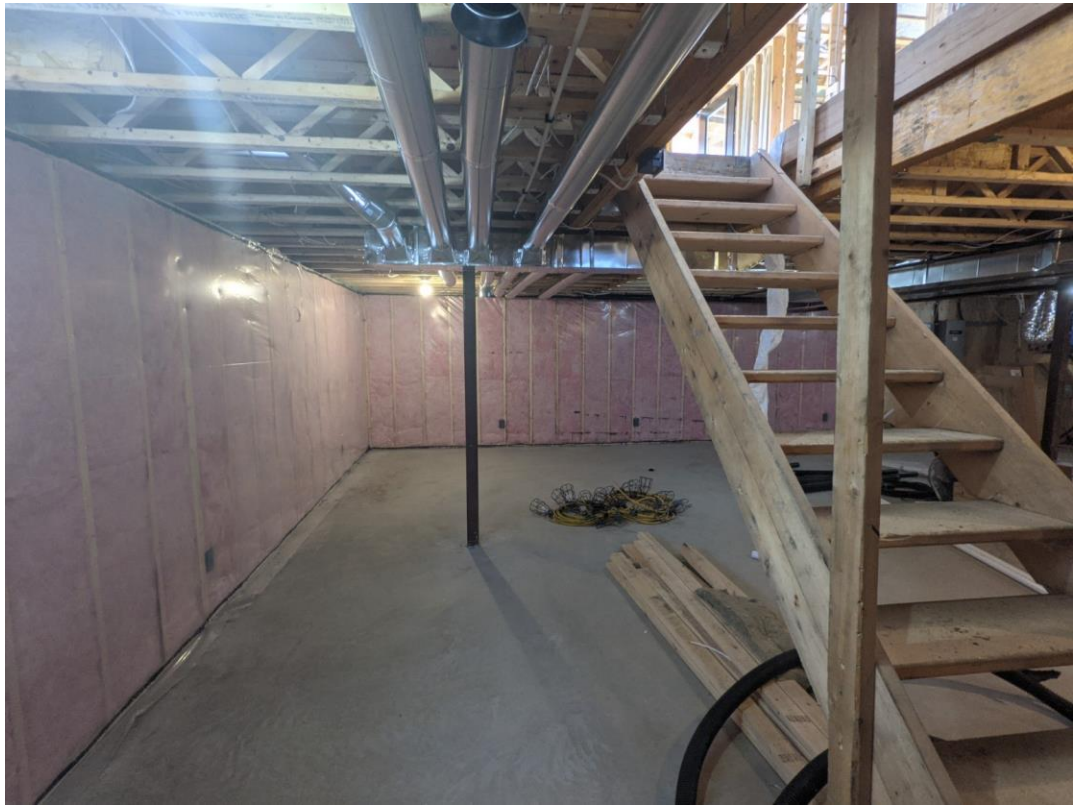
Small additions may be permitted in the floodway if all of the following considerations are addressed:

*(a) the size of the addition **does not exceed 20%** of the gross floor area of the existing building or 20 square metres (215 square feet), whichever is the lesser;*

*(b) the **addition is not more vulnerable to flooding than the existing building** (where possible protection to the 1:100 year flood level should be provided);*

*(c) the proposal will not alter the use or have the potential to alter the use of the building or structure [the number of bedrooms both existing and proposed and the number of fixture units for bathroom(s) and kitchen will be key elements in the consideration as will the configuration of the interior space **(taking into account its ability to subsequently be altered to affect the use);***

***(d) no application resulting in the cumulative exceedance of 20%** of the gross floor area or 20 square metres, whichever is the lesser or, where the property fronts on a maintained municipal road, a maximum gross floor area of 93.0 square metres (1000ft 2) for the existing building and the addition together 1 will be considered under this section.*



Site Photo: (taken by E. Lalande Oct 12, 2023) showing basement

RVCA Policy Considerations Cont.

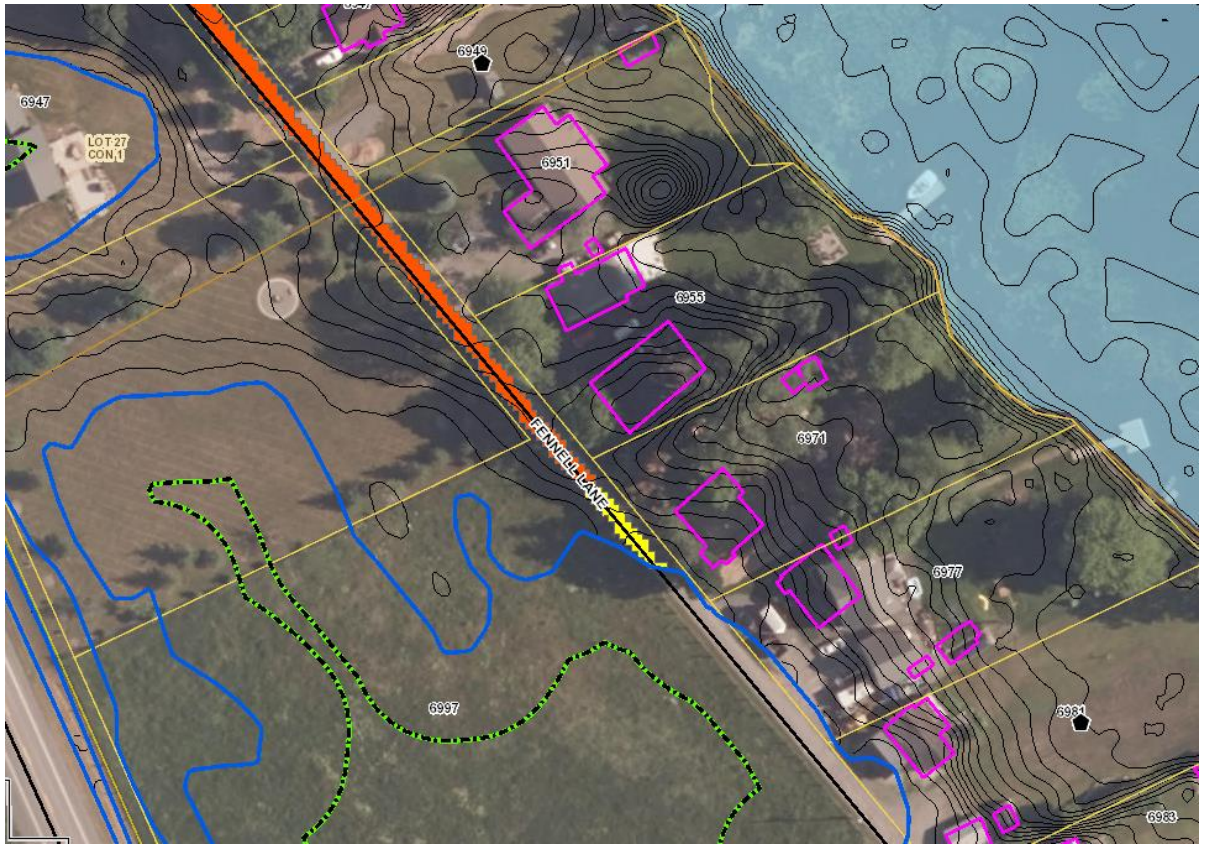
Somewhat larger additions resulting in increases of between 20% and 50% but not exceeding a maximum of 50 square metres (538 square feet) may be permitted in the floodway provided all of the following provisions are met:

(i) the addition ***meets the floodproofing provisions*** *outlined in Section 1.4;*

(ii) the addition does not alter the use or the potential use of the building or structure;and

(iii) ***access is safe*** *as per Section 1.4.4 (Safe Access / Egress).*

The proposed development is seeking an additional 115.92 m^2. This represents an increase from 20% (original application) to 150% increase nor does the property have safe access. **Therefore**, **the application does not qualify for minor addition.**



RVCA GeoPortal: Showing depth of flooding along road access (Orange layer > 0.3 m of flood depths in 1:100 year event)

RVCA Policy Considerations Cont.

1.3.3 (3) Additions peripheral to a residential use

For both Type I and Type II additions a further addition that is peripheral in nature to the primary use such as an open deck may be permitted if:

*(i) it is **small** as described in 1.3.3 (1)(a) above;*

*(ii) it is **fully open** and the overhang of the adjoining roof does not cover the deck to a significant extent (less than 10%);*

(iii) it is properly anchored to prevent flotation, will not be subject to major damage by flooding, and flood flows and water storage are not impeded.

(iv) Water setback requirements are met in conjunction with policies contained elsewhere in this document.

The covered porch is sized at approximately 27.13 m^2 which is greater than the maximum 20 m^2 permitted by size and it is entirely covered which exceed the coverage permitted by policies.

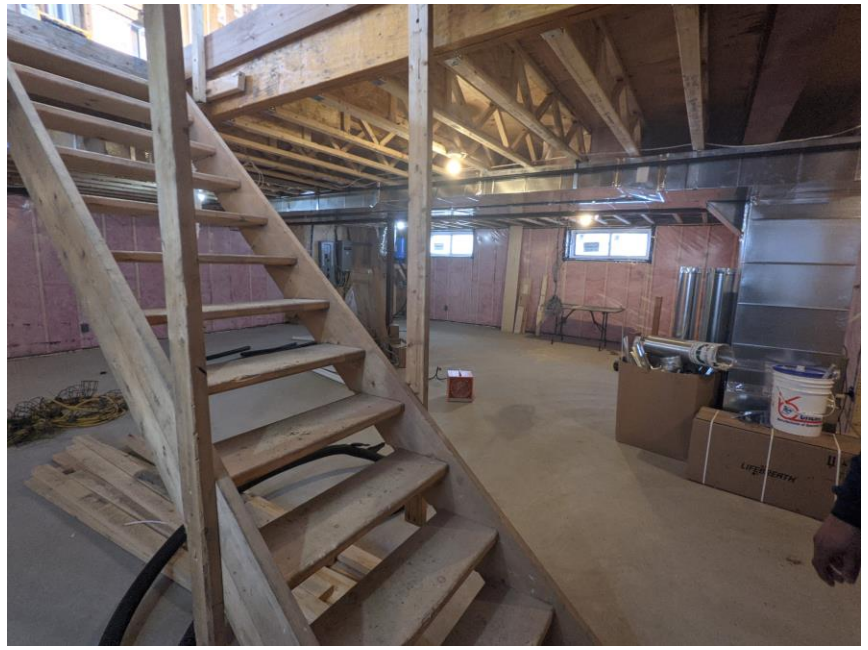
Site Photo: (taken by E. Lalande) showing where wrap around covered deck space

RVCA Policy Considerations Cont.

1.4.2 (d) Dry Flood Proofing (Full Basement)

- *underside of main floor shall be at least 300 mm. above the 1:100 year flood level;*
- *structural details of foundation elements and specifications for fill materials and compaction procedures must be prepared or approved by a qualified Professional Engineer at the applicant's expense;*
- *the responsible Professional Engineer shall certify in writing that the design has taken into account regulatory flood (velocity and depth of flow) and site (soil type, bearing capacity etc.) conditions encountered at the specific location of the development; and*
- *the Professional Engineer's certificate must confirm that the foundation and building are designed to withstand hydrostatic pressures and / or impact loading that would develop under water levels equivalent to the design storm [1:100 year flood level plus (minimum) 0.3 metres of freeboard];*
- *the responsible Professional Engineer must also identify all operation and maintenance requirements to be met in order to ensure the effective performance of the floodproofing measures over the design life of the structure; and*
- *a notice to prospective purchasers shall be registered on title at the applicant's expense (see Section 1.4.5).*

There is insufficient information for RVCA staff to comment on floodproofing measures proposed by revised design. The current submission would be considered as wet floodproofed full heigh basement which is prohibited by policies.



Site Photo: (taken by E. Lalande Oct 12, 2023) showing basement

RVCA POLICY CONSIDERATIONS CONT.

2.1 Minor removal or placement of fill / minor site grading in the floodplain

Exceptions may be considered for the minor removal or placement of fill / minor site grading / minor site alteration in the floodway where flood depths in the floodway are shallow, flow velocities are minimal and the proposed development or site alteration is considered to be minor in nature with no impact in terms of its effect on the control of flooding, pollution, erosion and the conservation of land such that:

(i) The site alteration (cut and fill operation) is confined to lands toward the edge of the flood plain with ground elevations that are at present ***no more than 0.3 metres lower*** *than the estimated 1:100 year water surface elevation of the river or stream (public safety risks associated with lands that are flooded to depths of 0.3 metres or less may be considered as "minor")*

(ii) The loss of flood plain storage volume within the 1:100 year flood plain which will result from the placement of fill ***shall be fully compensated*** *for by a balanced cut (or excavation) to be carried out in close proximity to and concurrent with the placement of the fill in accordance with the following tolerances:*

- the volume of available flood plain storage capacity within the affected river or stream reach shall not be reduced; and

- the minimum proposed ground elevation in the compensating excavation area shall not be lower than the minimum existing ground elevation in the proposed fill area (cutting below the normal high water mark will not be considered for calculation purposes and filling below the normal high water mark will not be permitted);

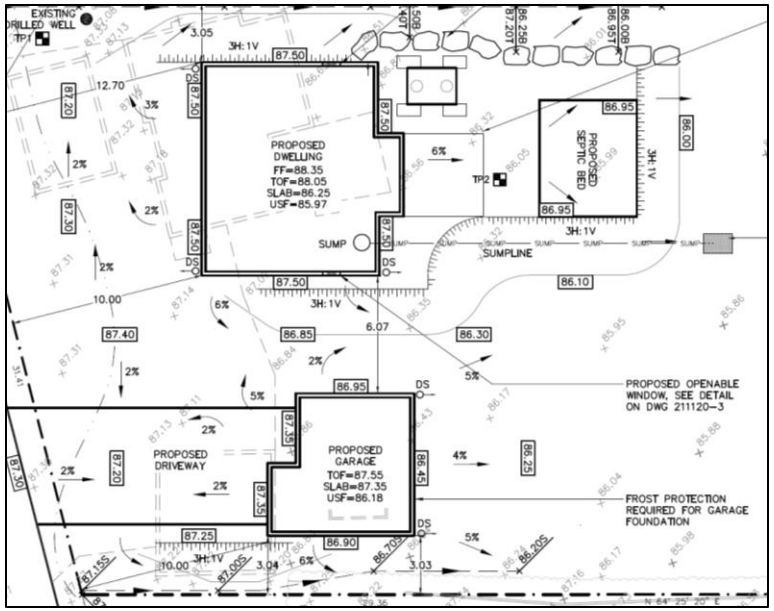
- the proposed site grading (cut and fill) must be designed to result in no increase in upstream water surface elevations and no increase in flow velocities in the affected river crosssections under a full range of potential flood discharge conditions (1:2 year to 1:100 year return periods); compliance with this requirement shall be demonstrated by means of hydraulic computations completed to the satisfaction of the RVCA.

(iii) adequate overland ***flow routes*** *in local drainage networks must be maintained;*

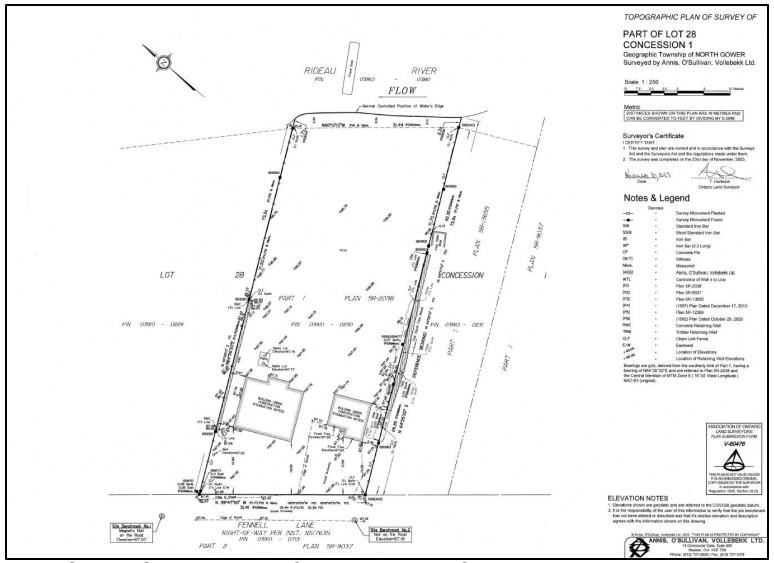
(iv) flood-proofing measures consistent with those described in this document (Section 1.4) are incorporated into the design of all proposed buildings or structures and safe access is available.

Site Photo: (taken by E. Lalande) showing area additional fill in rear yard

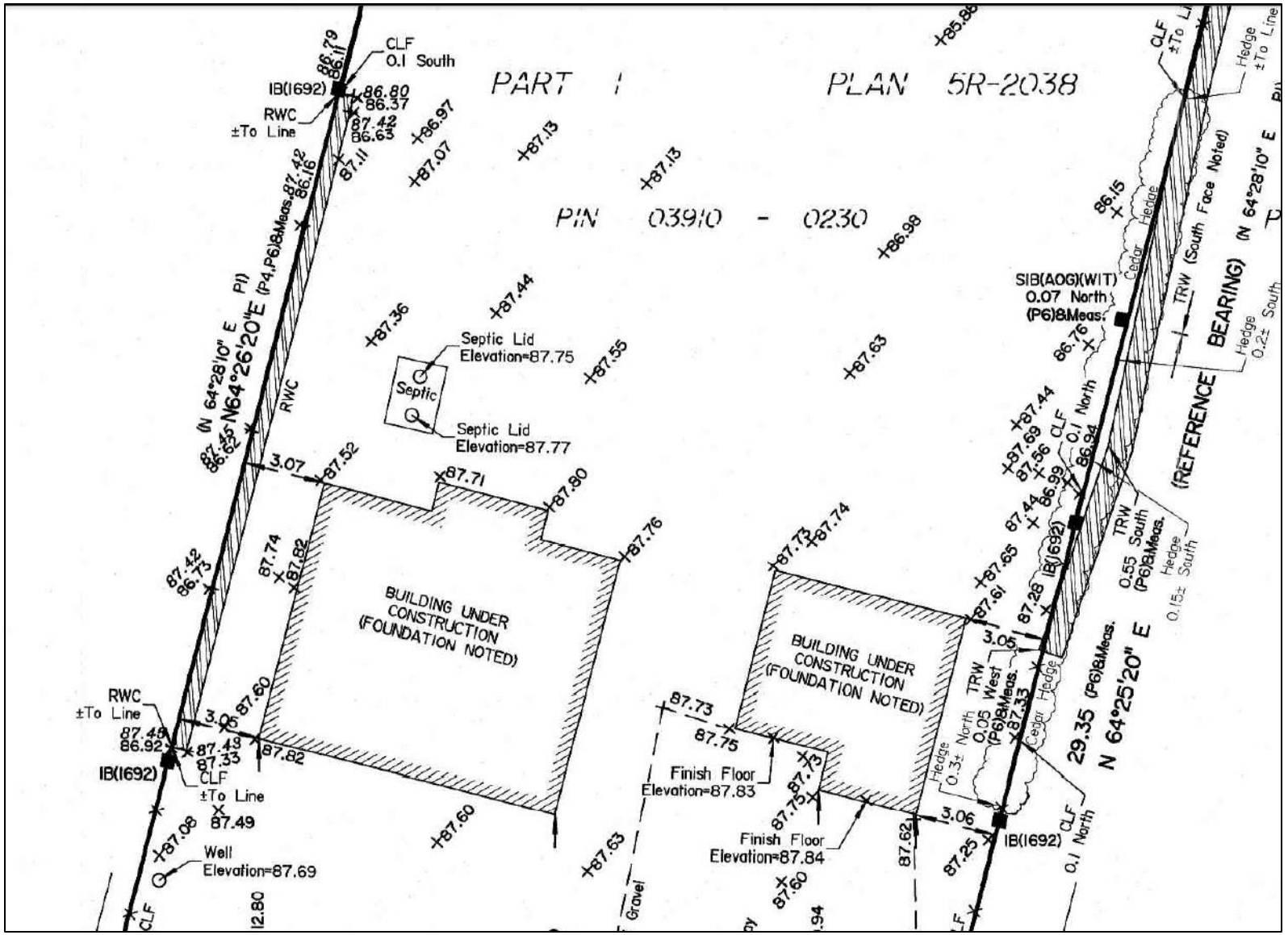
PROPOSED REVISED PLANS



Approved Grading Plan



Updated Survey (Nov 2023)



Updated Survey – inset (Nov 2023)

Exhibit # 15

OTHER POLICY CONSIDERATIONS CONT.

Provincial Policy Statement, 2020

- 3.1.2 Development and site alteration shall not be permitted within:

  d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

Municipal Planning

- Original RVCA permit issued in alignment with municipal planning approval process (minor variance approval).
- Minor Variance conditioned single storey w/ crawl space
- Revised application will require additional municipal approvals separate from RVCA process.

SUMMARY

Approval at a staff level cannot be made for the following reason:

1. The development has the potential to increase risk to public health and safety during a regulatory flood by providing increased living space within the floodplain above accepted thresholds and in a manner that makes the living space more flood susceptible by introducing living space below the regulated flood elevation.

   The regulated flood elevation on the subject lands and used for basis of review is 87.27 metres above sea level (geodetic).

2. The additional living space is greater than the maximum permitted by policy. The original application for redevelopment of a dwelling included specific request to increase the maximum allowable gross floor area for the property, whereas the revised application seeks to expand beyond the maximum additional living space permitted.

3. The additional living space is inconsistent with applicable floodproofing measures as it is located below the regulated flood elevation and a floodproofing design prepared by a qualified professional has not been submitted as part of the application.

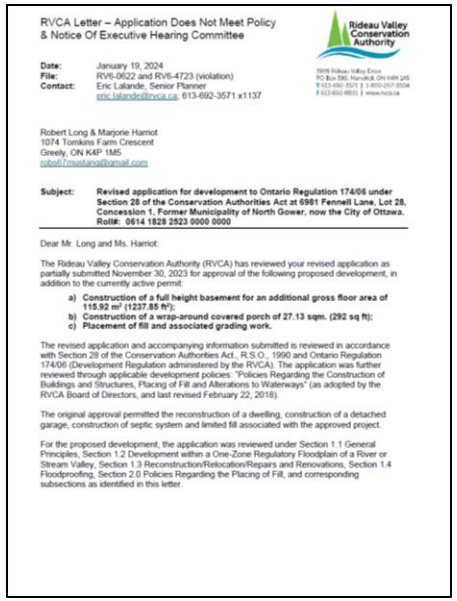
4. The proposed development has not demonstrated that the placement additional fill will not create adverse impacts associated with flooding.

5. Insufficient information is available for staff to make additional review to weigh the application fully against the RVCA's development policies.

6. The granting of permission will be inconsistent with the approved Development Policies approved by the Executive Committee dated February 22, 2018, as amended;

7. The granting of permission will set a precedent.

Notice Does Not Meet Policy



RVCA Letter – Application Does Not Meet Policy
& Notice Of Executive Hearing Committee

Rideau Valley Conservation Authority

Date: January 19, 2024
File: RV6-0622 and RV6-4723 (violation)
Contact: Eric Lalande, Senior Planner
eric.lalande@rvca.ca; 613-692-3571 x1137

Robert Long & Marjorie Harriot
1074 Tomkins Farm Crescent
Greely, ON K4P 1M5
robdl7mustang@gmail.com

Subject: **Revised application for development to Ontario Regulation 174/06 under Section 28 of the Conservation Authorities Act at 6981 Fennell Lane, Lot 28, Concession 1, Former Municipality of North Gower, now the City of Ottawa. Roll#: 0614 1828 2523 0000 0000**

Dear Mr. Long and Ms. Harriot:

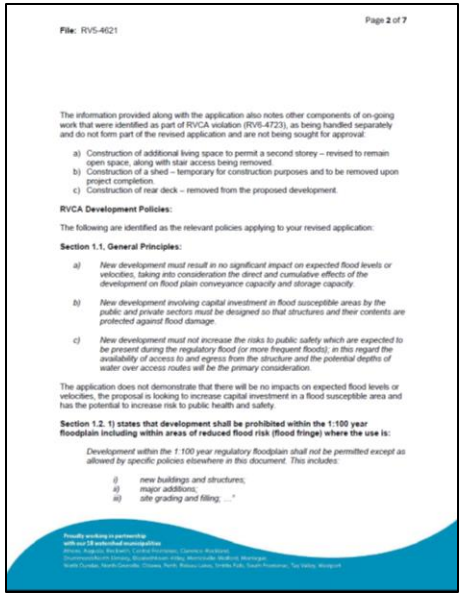
The Rideau Valley Conservation Authority (RVCA) has reviewed your revised application as partially submitted November 30, 2023 for approval of the following proposed development, in addition to the currently active permit:

a) **Construction of a full height basement for an additional gross floor area of 115.92 m² (1237.85 ft²);**
b) **Construction of a wrap-around covered porch of 27.13 sqm. (292 sq ft);**
c) **Placement of fill and associated grading work.**

The revised application and accompanying information submitted is reviewed in accordance with Section 28 of the Conservation Authorities Act., R.S.O., 1990 and Ontario Regulation 174/06 (Development Regulation administered by the RVCA). The application was further reviewed through applicable development policies: "Policies Regarding the Construction of Buildings and Structures, Placing of Fill and Alterations to Waterways" (as adopted by the RVCA Board of Directors, and last revised February 22, 2018).

The original approval permitted the reconstruction of a dwelling, construction of a detached garage, construction of septic system and limited fill associated with the approved project.

For the proposed development, the application was reviewed under Section 1.1 General Principles, Section 1.2 Development within a One-Zone Regulatory Floodplain of a River or Stream Valley, Section 1.3 Reconstruction/Relocation/Repairs and Renovations, Section 1.4 Floodproofing, Section 2.0 Policies Regarding the Placing of Fill, and corresponding subsections as identified in this letter.



File: RV5-4621 Page 2 of 7

The information provided along with the application also notes other components of on-going work that were identified as part of RVCA violation (RV6-4723), as being handled separately and do not form part of the revised application and are not being sought for approval:

a) Construction of additional living space to permit a second storey – revised to remain open space, along with stair access being removed.
b) Construction of a shed – temporary for construction purposes and to be removed upon project completion.
c) Construction of rear deck – removed from the proposed development.

RVCA Development Policies:

The following are identified as the relevant policies applying to your revised application:

Section 1.1, General Principles:

a) *New development must result in no significant impact on expected flood levels or velocities, taking into consideration the direct and cumulative effects of the development on flood plain conveyance capacity and storage capacity.*

b) *New development involving capital investment in flood susceptible areas by the public and private sectors must be designed so that structures and their contents are protected against flood damage.*

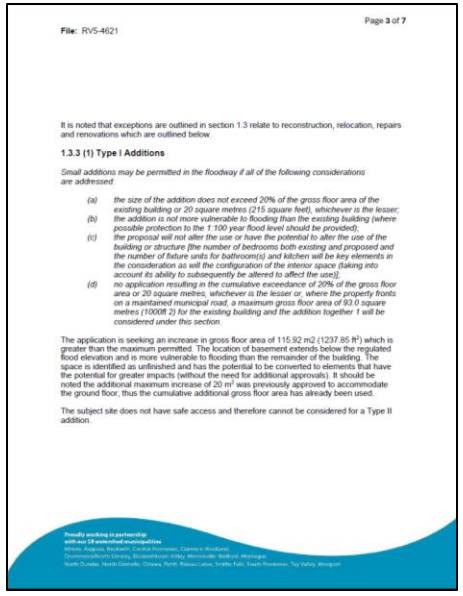
c) *New development must not increase the risks to public safety which are expected to be present during the regulatory flood (or more frequent floods); in this regard the availability of access to and egress from the structure and the potential depths of water over access routes will be the primary consideration.*

The application does not demonstrate that there will be no impacts on expected flood levels or velocities, the proposal is looking to increase capital investment in a flood susceptible area and has the potential to increase risk to public health and safety.

Section 1.2. 1) states that development shall be prohibited within the 1:100 year floodplain including within areas of reduced flood risk (flood fringe) where the use is:

Development within the 1:100 year regulatory floodplain shall not be permitted except as allowed by specific policies elsewhere in this document. This includes:

i) new buildings and structures;
ii) major additions;
iii) site grading and filling; ..."



File: RV5-4621 Page 3 of 7

It is noted that exceptions are outlined in section 1.3 relate to reconstruction, relocation, repairs and renovations which are outlined below.

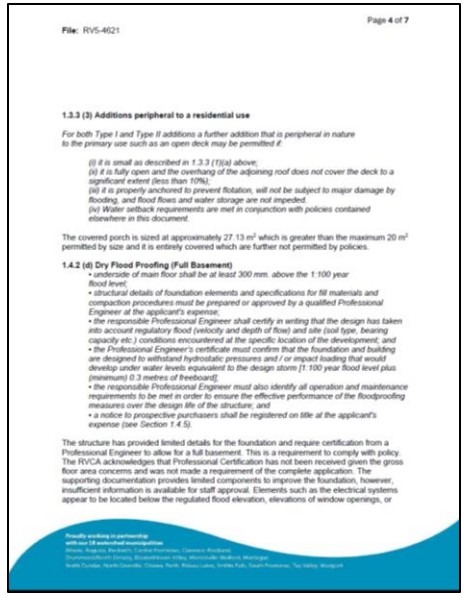
1.3.3 (1) Type I Additions

Small additions may be permitted in the floodway if all of the following considerations are addressed:

(a) the size of the addition does not exceed 20% of the gross floor area of the existing building or 20 square metres (215 square feet), whichever is the lesser;
(b) the addition is not more vulnerable to flooding than the existing building (where possible protection to the 1:100 year flood level should be provided);
(c) the proposal will not alter the use or have the potential to alter the use of the building or structure [the number of bedrooms both existing and proposed and the number of future units for bathroom(s) and kitchen will be key elements in the consideration as will the configuration of the interior space (taking into account its ability to subsequently be altered to affect the use)];
(d) no application resulting in the cumulative exceedance of 20% of the gross floor area or 20 square metres, whichever is the lesser or, where the property fronts on a maintained municipal road, a maximum gross floor area of 93.0 square metres (1000ft 2) for the existing building and the addition together 1 will be considered under this section.

The application is seeking an increase in gross floor area of 115.92 m2 (1237.85 ft²) which is greater than the maximum permitted. The location of basement extends below the regulated flood elevation and is more vulnerable to flooding than the remainder of the building. The space is identified as unfinished and has the potential to be converted to elements that have the potential for greater impacts (without the need for additional approvals). It should be noted the additional maximum increase of 20 m² was previously approved to accommodate the ground floor, thus the cumulative additional gross floor area has already been used.

The subject site does not have safe access and therefore cannot be considered for a Type II addition.



File: RV5-4621 Page 4 of 7

1.3.3 (3) Additions peripheral to a residential use

For both Type I and Type II additions a further addition that is peripheral in nature to the primary use such as an open deck may be permitted if:

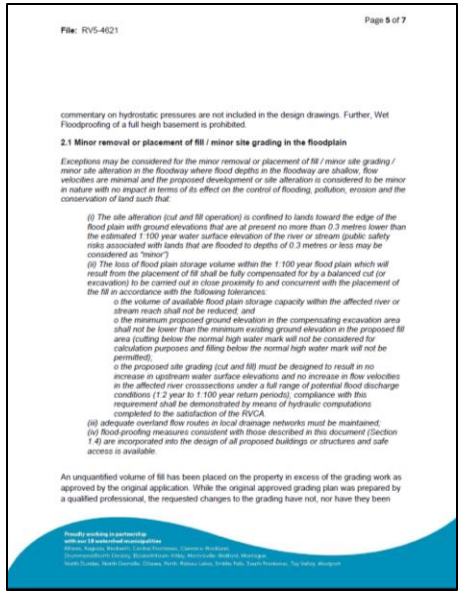
(i) it is small as described in 1.3.3 (1)(a) above;
(ii) it is fully open and the overhang of the adjoining roof does not cover the deck to a significant extent (less than 10%);
(iii) it is properly anchored to prevent flotation, will not be subject to major damage by flooding, and flood flows and water storage are not impeded;
(iv) Water setback requirements are met in conjunction with policies contained elsewhere in this document.

The covered porch is sized at approximately 27.13 m² which is greater than the maximum 20 m² permitted by size and it is entirely covered which are further not permitted by policies.

1.4.2 (d) Dry Flood Proofing (Full Basement)

- *underside of main floor shall be at least 300 mm. above the 1:100 year flood level;*
- *structural details of foundation elements and specifications for fill materials and compaction procedures must be prepared or approved by a qualified Professional Engineer at the applicant's expense;*
- *the responsible Professional Engineer shall certify in writing that the design has taken into account regulatory flood (velocity and depth of flow) and site (soil type, bearing capacity etc.) conditions encountered at the specific location of the development; and*
- *the Professional Engineer's certificate must confirm that the foundation and building are designed to withstand hydrostatic pressures and / or impact loading that would develop under water levels equivalent to the design storm [1:100 year flood level plus (minimum) 0.3 metres of freeboard];*
- *the responsible Professional Engineer must also identify all operation and maintenance requirements to be met in order to ensure the effective performance of the floodproofing measures over the design life of the structure; and*
- *a notice to prospective purchasers shall be registered on title at the applicant's expense (see Section 1.4.5).*

The structure has provided limited details for the foundation and require certification from a Professional Engineer to allow for a full basement. This is a requirement to comply with policy. The RVCA acknowledges that Professional Certification has not been received given the gross floor area concerns and was not made a requirement of the complete application. The supporting documentation provides limited components to improve the foundation, however, insufficient information is available for staff approval. Elements such as the electrical systems appear to be located below the regulated flood elevation, elevations of window openings, or



File: RV5-4621 Page 5 of 7

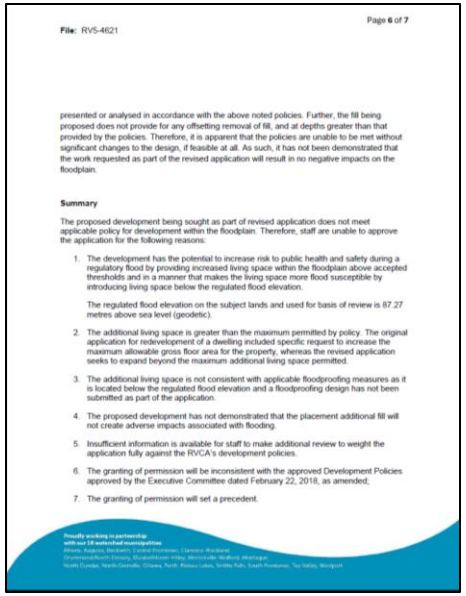
commentary on hydrostatic pressures are not included in the design drawings. Further, Wet Floodproofing of a full heigh basement is prohibited.

2.1 Minor removal or placement of fill / minor site grading in the floodplain

Exceptions may be considered for the minor removal or placement of fill / minor site grading / minor site alteration in the floodway where flood depths in the floodway are shallow, flow velocities are minimal and the proposed development or site alteration is considered to be minor in nature with no impact in terms of its effect on the control of flooding, pollution, erosion and the conservation of land such that:

(i) The site alteration (cut and fill operation) is confined to lands toward the edge of the flood plain with ground elevations that are at present no more than 0.3 metres lower than the estimated 1:100 year water surface elevation of the river or stream (public safety risks associated with lands that are flooded to depths of 0.3 metres or less may be considered as "minor")
(ii) The loss of flood plain storage volume within the 1:100 year flood plain which will result from the placement of fill shall be fully compensated for by a balanced cut (or excavation) to be carried out in close proximity to and concurrent with the placement of the fill in accordance with the following tolerances:
o the volume of available flood plain storage capacity within the affected river or stream reach shall not be reduced, and
o the minimum proposed ground elevation in the compensating excavation area shall not be lower than the minimum existing ground elevation in the proposed fill area (cutting below the normal high water mark will not be considered for calculation purposes and filling below the normal high water mark will not be permitted);
o the proposed site grading (cut and fill) must be designed to result in no increase in upstream water surface elevations and no increase in flow velocities in the affected river crosssections under a full range of potential flood discharge conditions (1:2 year to 1:100 year return periods), compliance with this requirement shall be demonstrated by means of hydraulic computations completed to the satisfaction of the RVCA.
(iii) adequate overland flow routes in local drainage networks must be maintained;
(iv) flood proofing measures consistent with those described in this document (Section 1.4) are incorporated into the design of all proposed buildings or structures and safe access is available.

An unquantified volume of fill has been placed on the property in excess of the grading work as approved by the original application. While the original approved grading plan was prepared by a qualified professional, the requested changes to the grading have not, nor have they been



File: RV5-4621 Page 6 of 7

presented or analysed in accordance with the above noted policies. Further, the fill being proposed does not provide for any offsetting removal of fill, and at depths greater than that provided by the policies. Therefore, it is apparent that the policies are unable to be met without significant changes to the design, if feasible at all. As such, it has not been demonstrated that the work requested as part of the revised application will result in no negative impacts on the floodplain.

Summary

The proposed development being sought as part of revised application does not meet applicable policy for development within the floodplain. Therefore, staff are unable to approve the application for the following reasons:

1. The development has the potential to increase risk to public health and safety during a regulatory flood by providing increased living space within the floodplain above accepted thresholds and in a manner that makes the living space more flood susceptible by introducing living space below the regulated flood elevation.

   The regulated flood elevation on the subject lands and used for basis of review is 87.27 metres above sea level (geodetic).

2. The additional living space is greater than the maximum permitted by policy. The original application for redevelopment of a dwelling included specific request to increase the maximum allowable gross floor area for the property, whereas the revised application seeks to expand beyond the maximum additional living space permitted.

3. The additional living space is not consistent with applicable floodproofing measures as it is located below the regulated flood elevation and a floodproofing design has not been submitted as part of the application.

4. The proposed development has not demonstrated that the placement additional fill will not create adverse impacts associated with flooding.

5. Insufficient information is available for staff to make additional review to weight the application fully against the RVCA's development policies.

6. The granting of permission will be inconsistent with the approved Development Policies approved by the Executive Committee dated February 22, 2018, as amended;

7. The granting of permission will set a precedent.

File: RV5-4621 Page 7 of 7

Executive Committee Hearing

As the application is unable to be approved at the staff level, the Rideau Valley Conservation Authority's Executive Committee may consider the application and may grant an exception to the policies if in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development (Section 3(1), O. Reg 174/06). Therefore, if you wish to proceed with the proposal, it is necessary to attend a hearing of the application before the RVCA Executive Committee.

A hearing has been scheduled for **February 8, 2024 at 6:30 pm**, at the RVCA Main Office, at 3889 Rideau Valley Drive, Manotick.

Based on receipt of this letter, should you wish to proceed with the matter before the Executive Committee you must confirm the request in writing along with the fees associated with the application prior to January 29th, 2024, along with any additional material you wish to provide for the hearing beyond what has been submitted as part of your application. A total fee of $1,440 is required (fee breakdown: $1,040 for the revisions and $400 Executive Committee Hearing fee). You are welcome to bring any legal or technical counsel you may wish to bring to the meeting to speak on your behalf.

Please contact our office should you have any questions.

Respectfully,

Eric Lalande, MCIP, RPP
Senior Planner, RVCA
613-692-3571 x1137
eric.lalande@rvca.ca

Exhibit # 16

CONSERVATION AUTHORITIES ACT

Right to hearing

- (12) Permission required under a regulation made under clause (1) (b) or (c) shall not be refused or granted subject to conditions unless the person requesting the permission has been given the opportunity to require a hearing before the authority or, if the authority so directs, before the authority's executive committee. 1998, c. 18, Sched. I, s. 12.

ONTARIO REGULATION 174/06

3. (1) The Authority may grant permission for development in or on the areas described in subsection 2 (1) if, in its opinion, **the control of flooding, erosion**, dynamic beaches, **pollution or the conservation of land** will not be affected by the development. O. Reg. 174/06, s. 3 (1).

Next Steps

The Executive Hearing Committee may decide one of the following:

- Approve the application
- Approve the application with conditions
- Deny the application

Presentation to the Hearing Board by applicant
Robert Long and Marjorie Harriot
File number: RV6-0622 & RV6-4723
February 8, 2024

6981 FENNELL LANE

RVCA EXECUTIVE COMMITTEE REVIEW

Application for approval

Property: Single Residential Bungalow on Rideau River waterfront on established property

Elements of build seeking approval to establish accessible conditions:

- Construction of a 2.32m (7'-7 ½") high unfinished basement
- Construction of a covered wrap around porch of 292m2
- Placement of fill and associated grading work

CONSTRUCTION OF 7'-7 ½" UNFINISHED BASEMENT FOR APPROVAL

USF (underside of footing)
has not been altered from approved permit drawings.
Permit No. 2206283

-USF (underside of footing) was set by surveyors in accordance to above mentioned permit drawings for contractor and inspection was approved as per inspection report dated June 6, 2023

Rational for 7'-7 ½" height

-Space will be used for storage purposes not living space
-Trapdoor floor hatch used to access lower storage area
-Basement storage will be suspended and/or raised system to avoid possible property damages and to allow for owner's access without bending or stooping
-Homeowners both aged late 60's
-Homeowners both with degenerative back conditions requiring good posture
-5'-11" height limitation inhibits good posture resulting in pain

Water control measures in place

-Double sump pump installed with back up emergency generator
-Water alarm/sensor
-Bituminous foundation sealant
-Plastic foundation wrap membrane
-Wrap ties sealed with Bakor Aqua-Bloc

Ottawa

INSPECTION REPORT

Address 6981 Fennell Lane **Application No.** A22-003952
Owner/Builder Mark **Permit No.** 2206283
Site Contact 613-850-6275 **Block No./Lot No.** **Floor** **Unit No.**

BUILDING
Excavation **Inspection Passed**
Foundation **Inspection Passed**

MECHANICAL

PLUMBING ☐ Water meter not installed

INSPECTION COMMENTS **Permit Plans on site** ☐ Order Issued

Construct a 1 storey detached dwelling

Received: P.Eng letter for subgrade

Resoled previous items #1 from 12-May-2023

Drainage layer, 4" dia. weeping tile with min. 6" stone cover appear to be generally complete
Ensure max. 10" dia. backfill material within 24" of foundation
Ensure vegetation and debris removed within backfill areas

☐ Inspection not ready, $100.00 reduction to Refundable Inspection Fee (if applicable)

Received By mark@pattersonhomes.ca

Building Official **Travis Rath**
travis.rath@ottawa.ca
Tel: 613-580-2424 Ext. 26013

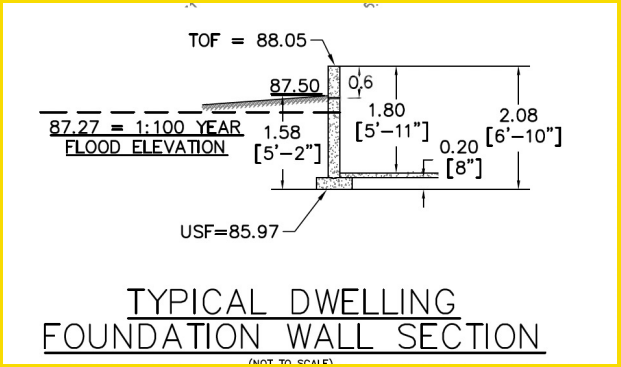
Date Requested 06-Jun-2023
Date Completed 06-Jun-2023 ☑ Same

Page 1 of 1

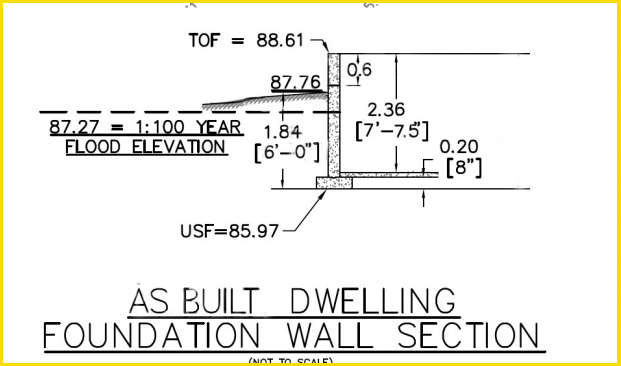
DISTRIBUTION: Central File, Inspector, Recipient

October 2021 v1 digital

BASEMENT HEIGHT COMPARISON



As approved permit #2206283



Current condition

CONSTRUCTION OF COVERED PORCH FOR APPROVAL

- porch roof was approved on stamped permit drawings dated August 4, 2022. permit no. 2206283

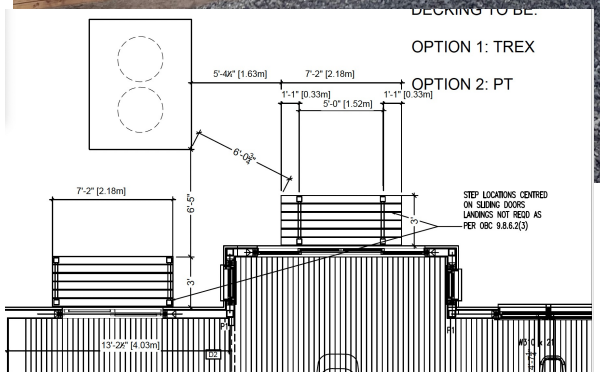
-deck below porch roof was built following roof line to connect the two entry doors for one level access thus limiting need to use stairs and for accessing windows for service/cleaning

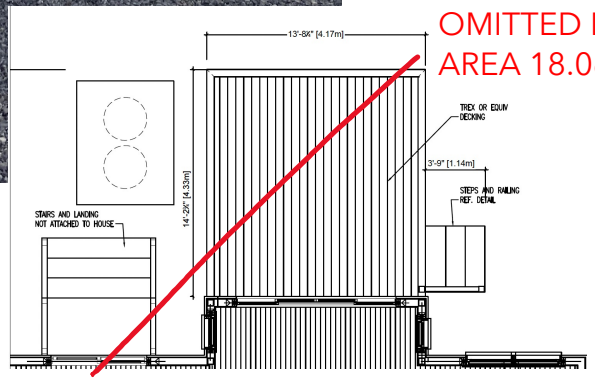
-back deck was omitted to allow for front porch area of 27.13sqm (292 sqft)

-neighbouring decks appear larger than our requested 27.13 sqm

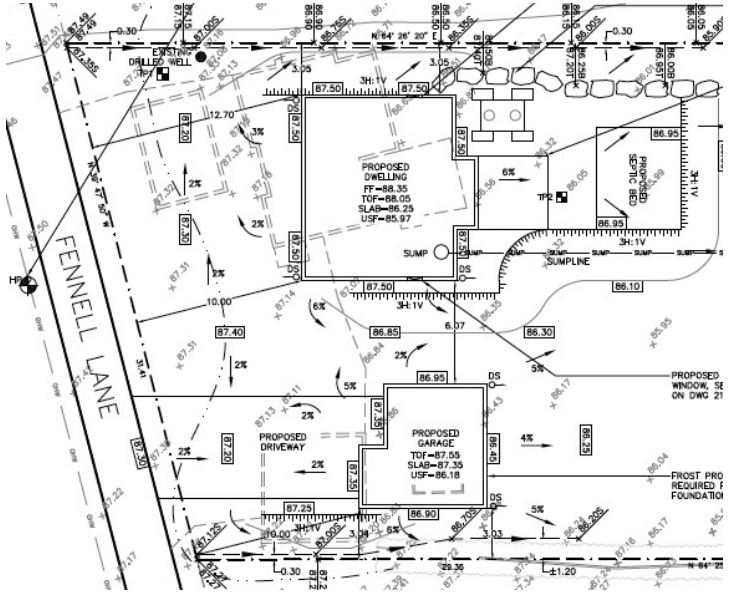
-neighbouring decks constructed after 2014, well after RVCA policies came into effect in early 1990's

SITE CONDITIONS

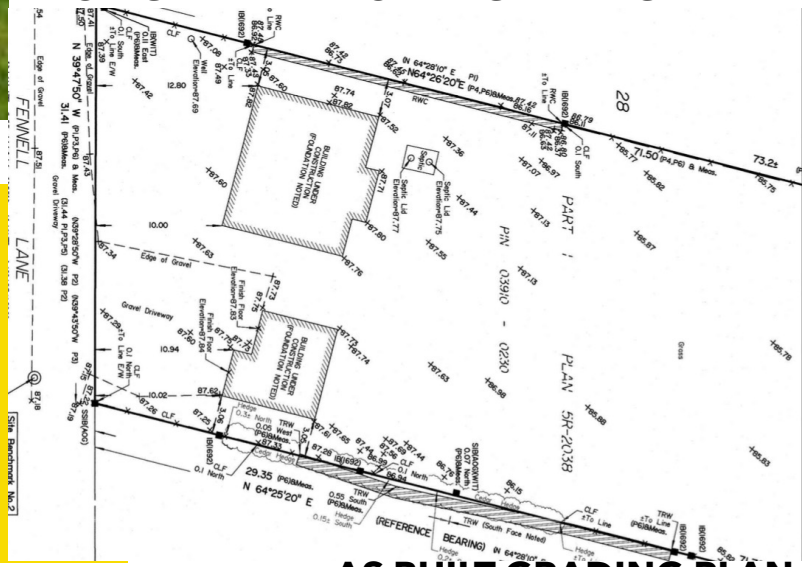




OMITTED DECK AREA 18.06SQM



ORIGINAL APPROVED GRADING PLAN



AS BUILT GRADING PLAN - APPROVED BY CITY OF OTTAWA 21/12/2023

PLACEMENT OF FILL FOR APPROVAL

- as built grading plan approved by city of Ottawa Dec 21, 2023
- fill does not extend as far towards river as on two abutting properties
-fill complements the existing grading on adjacent property and is indeed somewhat lower in elevation than abutting properties
-grading of fill allows smooth transition to lower yard for safe passage of property maintenance equipment
-fill ensures accessibility considering owners advanced age eliminating steep and irregular slopes shown on original grading plan
-grading prevents possible liability and visitor injury issues that may have been encountered with irregular slopes shown on original grading plan

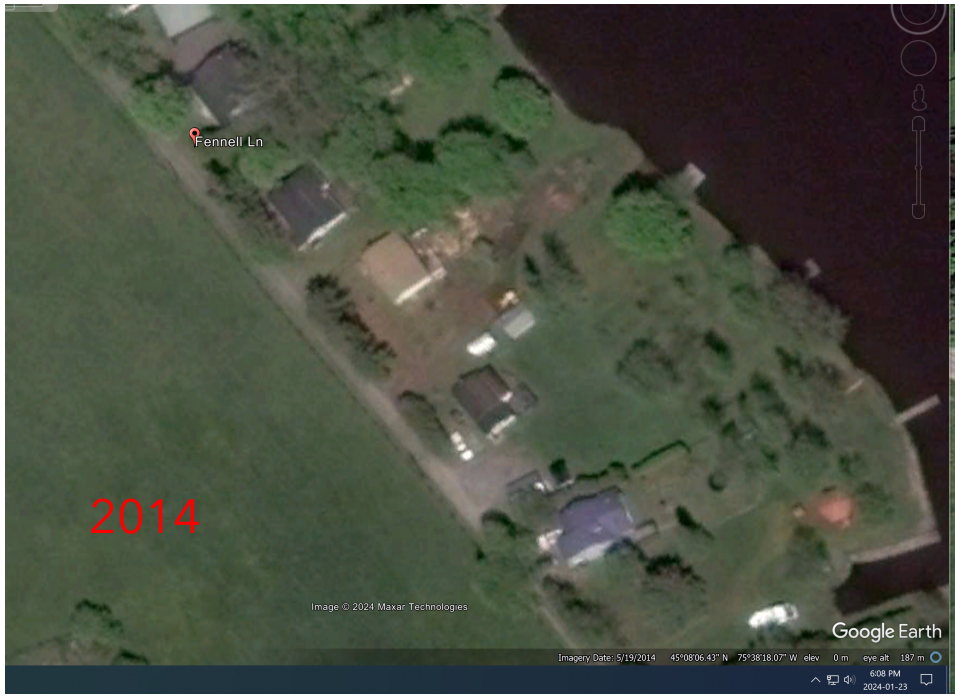
From: "Akila, Jamil" <jamil.akila@ottawa.ca>
Date: December 21, 2023 at 08:25:51 EST
To: "robs67mustang@gmail.com" <robs67mustang@gmail.com>
Subject: Fennell_6981_A23-007149

Good day,

Grading portion of the application has been approved. Review is with Zoning and Building Code Services to return with any comments.
You can contact Building Code Services at 613-580-2424, ext. 29312 or email buildingpermits@ottawa.ca for questions regarding your permit application.

Regards,

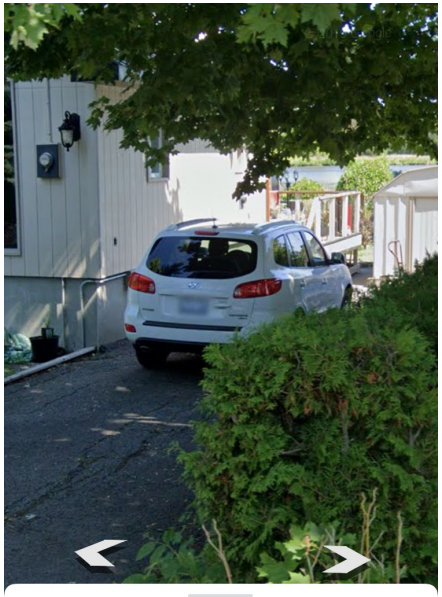
Jamil Akila, (EIT)
Engineering Intern
Planning, Real Estate and Economic Development Department / Direction générale de la planification, des biens immobiliers et du développement économique
Development Review - Rural
City of Ottawa | Ville d'Ottawa
110 Laurier Avenue West, Ottawa, ON | 110, Avenue. Laurier Ouest, Ottawa (Ontario) K1P 1J1
613.580.2424, (jamil.akila@ottawa.ca)



NEIGHBOUR COMPARISON/PRECEDENT

- fill extends approx. 50% of property on north side of 6981 and at a height of approx. 0.5m
- fill extends approx. 66% of property on south side of 6981 and at height of approx. 0.7m
- fill requested extends less than 50% of property at height of 0.26m max increase
- dates of installation of neighbor fill/decks occur since changes to RVCA policy and regulations took effect in 'early 1990's'

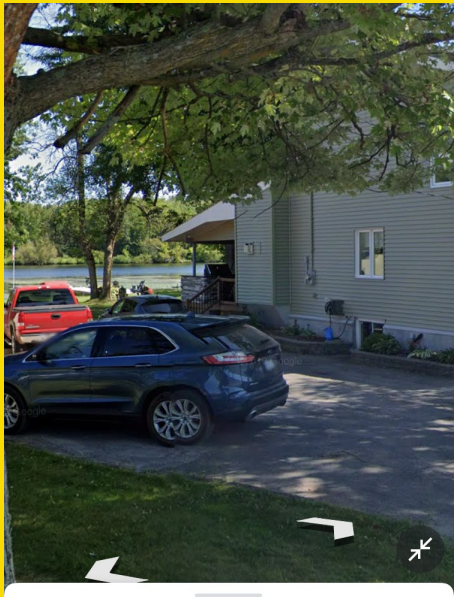
6981 FENNELL LANE



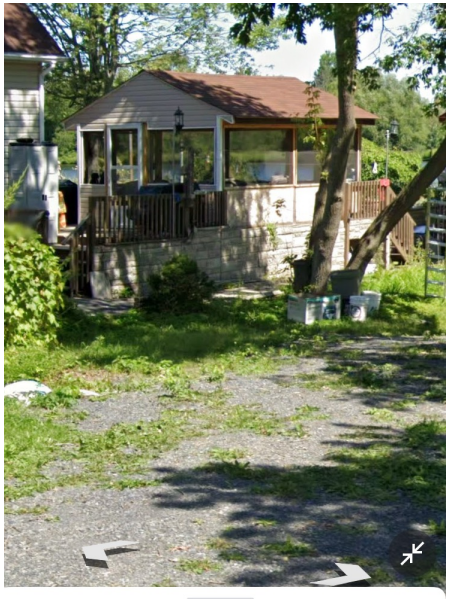
6945 Fennell Ln

NEIGHBOUR COMPARISON/PRECEDENT

6983 Fennell Ln



6955 Fennell Ln



6947 Fennell Ln

GREENBORO FAMILY MEDICINE CENTRE

201-25 Tapiola Crescent, Ottawa, Ontario K1T 2J7
Telephone (613) 738-0303
Fax (613) 738-8950

Carolyn Clark, M.D., C.C.F.P.	Benoît P. Robert, M.B.A., M.D., C.C.F.P.
Nicolette Fellegi, M.D., C.C.F.P.	Nicole Scherling, M.Sc., M.D., C.C.F.P.
Tristan Holenka, M.D., C.C.F.P.	Erica Seccareccia, M.D., C.C.F.P.
Marina Lozano, Bsc., M.D., C.C.F.P.	Maria Taneva, M.D., C.C.F.P.
Mark A. Nassim, M.Sc., M.D., C.C.F.P.	Michael D. Yachnin, M.A., M.D., C.C.F.P.

Date: 2024-02-07

Re: **LONG, ROBERT**
1074 Tomkins Farm Cres.,
Greely, ON K4P 1M5
Tel:613-859-2890(H) 873-469-3239(W)

To Whom It May Concern,

The above patient has chronic back pain and finds the current height restrictions for the basement too restrictive for him to move comfortably in the basement which he would use for storage . In addition , as they plan to retire to this property , they would appreciate it being accessible in nature should they need walkers or wheelchairs in the future.

sincerely,

Dr. Carolyn Clark

Sincerely,

Carolyn Clark