



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 5431 Fernbank Road
Legal Description: Block 365, Registered Plan 4M-1637
File No.: D08-02-26/A-00014
Report Date: February 26, 2026
Hearing Date: March 03, 2026
Planner: Wendy Yang
Official Plan Designation: Suburban Transect, Neighbourhood Designation, Minor Corridor, Area Special Policy - Fernbank Community
Zoning: I1A and R3Z

Committee of Adjustment
Received | Reçu le
2026-02-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Minor Variance Application is subject to a Site Plan Control application [D07-12-25-0141](#)

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

- This is the subject of a current Site Plan application. A revised TCR will be required through that process to accurately determine the ownership and number of trees to be removed. Permits will issued through that process.
- There are no tree-related concerns with the requested variance.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed minor variance for to permit a reduced front yard setback of 4.75 metres. The property is the subject of a Site Plan Control application (File No. D07-12-25-

0141) so the permanent private approaches will be approved by this process, however, if they want to access the vacant lot in advance of development they will require a Private Approach temporary access.

- Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.

Transportation Engineering

- Comments have been provided on the Site Plan D07-12-25-0141 at 5431 Fernbank Road through review of this development's associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Mike Giampa) and has been assigned record #21129 in Transportation Engineering Services' circulation feedback system.



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