



**CONSENT APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2  
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 99 Fieldrow and 98 Norice  
Legal Description: Part 2 on Plan 4R-8708 and Part of the South ¼ Lot 32, Concession 1, (Rideau Front), being Part of Parcel 233 and all of 221, Geographic Township of Nepean  
File No.: D08-01-25/B-00272  
Report Date: February 10, 2026  
Hearing Date: February 17, 2026  
Planner: Shoma Murshid  
Official Plan Designation: Outer Urban (West) Transect, Neighbourhood  
Zoning: R1FF

**Committee of Adjustment**  
Received | Reçu le

2026-02-11

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **has no concerns with** the application. The Department recognizes that this application is technical in nature, and that no physical changes to the property are sought as part of this application. A history is provided to establish that a severance was legally established in 1992.

**DISCUSSION AND RATIONALE**

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

However, staff note in 1993, 97 Fieldrow Street had sought and finalized a consent via Committee of Adjustment File No. D08-01-92-028. This effectively created a new title and deed for 99 Fieldrow as shown on Part 2 on Plan 4R-8708. At this time a semi-detached building existed on Fieldrow Street, straddling both 99 and 97 Fieldrow's property line. The severance was subsequently finalized and the semi-detached has since been demolished. Two single detached dwelling units exist on Fieldrow Street, at 97 Fieldrow and 99 Fieldrow, respectively, and a single detached dwelling unit exists on 98 Norice Street.

## ADDITIONAL COMMENTS

N/A.

## CONDITIONS

If approved, the Planning, Development, and Building Services Department requests that the Committee of Adjustment impose the following conditions on the applications:

1. That the Owner(s) provide evidence to the satisfaction of both the Chief Building Official and Development Review Manager, Planning, Development and Building Services Department, or designates, that both severed and retained parcels have their own independent water, sanitary and storm connection as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. Further, the Owner(s) shall comply to 7.1.5.4(1) of the Ontario Building Code, O. Reg. 332/12 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.



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Shoma Murshid  
Planner II, Development Review All Wards  
Planning, Development and Building  
Services Department



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James Ireland  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department