



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2548 St-Joseph Boulevard  
Legal Description: Part of Lots 5 and 6, s/s of St-Joseph Blvd., R-Plan 10  
File No.: D08-02-25/A-00286  
Report Date: February 12, 2026  
Hearing Date: February 17, 2026  
Planner: Dylan Geldart  
Official Plan Designation: Suburban Transect, Mainstreet Corridor Designation,  
Evolving Neighborhood Overlay, Orléans Corridor Secondary  
Plan  
Zoning: AM3

**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.

**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 the requested minor variance meets the “four tests”.

**ADDITIONAL COMMENTS**

**Planning Forestry**

There are no significant tree-related impacts associated with the requested variance. The layout of tree protection fencing in the TIR should be revised to ensure tree protection fencing will be stable and free-standing, while permitting the proposed work throughout the entirety of construction activity on site.

The existing trees on site must be protected through construction by implementing the recommendations of the TIR, and the [Tree Protection Specifications](#), to ensure no encroachment into the Critical Root Zone.

## Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application for a reduced number of parking spaces. There are no changes to the entrance shown on the plans.



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Dylan Geldart  
Planner I, 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