

2026-01-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 17 Foulis Crescent
Legal Description: Blocks 1 to 4, Registered Plan 4M-1094
File No.: D08-02-25/A-00260
Report Date: January 08, 2026
Hearing Date: January 13, 2026
Planner: Wendy Yang
Official Plan Designation: Suburban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay
Zoning: R3X [1044]

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

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

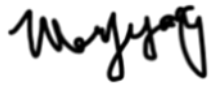
ADDITIONAL COMMENTS

Planning Forestry

- Through pre-consultation it was determined that the requested variance would have no impact on existing trees. If any materials are to be staged on site, tree protection fencing must be installed around any protected trees.

Right of Way Management

- The Right of Way Management Department has no concerns with the Minor Variance Application, as there are no proposed changes to the existing approach or indications that a new approach is being established on the property.



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



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