

2026-04-02

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: 243 Station Boulevard
Legal Description: Lot 22, Registered Plan 4M-1080
File No.: D08-02-26/A-00004
Report Date: April 2, 2026
Hearing Date: April, 7 2026
Planner: Nick Burnie
Official Plan Designation: Outer Urban Transect, Neighborhood Designation, Alta Vista / Faircrest Heights / Riverview Park Secondary Plan
Zoning By-law 2008-250: R4J
Zoning By-law 2026-50: N4B

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 the “four tests”.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.

Nick Burnie
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