## **Committee of Adjustment** Received | Reçu le

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# MINOR VARIANCE APPLICATION Comité de dérogation CONMENTS TO THE COMMITTEE OF ADJUSTMENT PANEL 2

### PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1319 Johnston

Legal Description: Parts 3 to 8, Registered Plan 35581

File No.: D08-02-25/A-00034

Report Date: March 13, 2025

Hearing Date: March 18, 2025

Planner: Elizabeth King

Official Plan Designation: Outer Urban Transect, Industrial and Logistics

Zoning:

#### **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". Site plan control approval was granted to the site with Application D07-12-24-0096). Staff have no concerns with variances as it relates to internal changes within the proposed buildings.

### ADDITIONAL COMMENTS

## **Planning Forestry**

The site is subject to Site Plan Control and tree impacts have been addressed through that process; there are no additional tree impacts related to the requested variances.

## **Right of Way Management**

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, as the property is subject to the Site Plan Control approval process

### **Transportation Engineering**

Comments have been provided through review of this development's associated Transportation Impact Assessment, which was circulated through the Transportation

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Project Manager (Rochelle Fortier) and has been assigned record #19674 in Transportation Engineering Services' circulation feedback system.

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Elizabeth King Planner I, Development Review All Wards Planning, Development and Building Services Department

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