

2025-03-13



**MINOR VARIANCE APPLICATION  
COMMENTS 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: IL

**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

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



---

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



---

Wendy Tse  
Planner III, Development Review South  
Planning, Development and Building  
Services Department