

2026-04-02



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Address: 280 Wesley Avenue  
Legal Description: Lots 57, 58, 59, 60, 61, 62, 63 and 64, Registered Plan 269  
File No.: D08-02-25/A-00272  
Report Date: April 2, 2026  
Hearing Date: April 8, 2026  
Planner: Penelope Horn  
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation  
Zoning By-law 2008-250: I1A  
Zoning By-law 2026-50: INZ

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**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development 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 meets the “four tests”.

**ADDITIONAL COMMENTS**

**Planning Forestry**

There are no tree-related concerns with the requested variance. No existing trees are to be impacted through the proposed work. Tree protection fencing must be installed during construction if any staging/equipment movement is proposed in proximity to existing protected trees.



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Penelope Horn  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
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Planning, Development and Building  
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