

2026-04-02



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 142 Cathcart Street
Legal Description: Part of Lot 15 (South Cathcart Street), Registered Plan 42482
File No.: D08-26/A-00019
Report Date: April 2, 2026
Hearing Date: April 8, 2026
Planner: Penelope Horn
Official Plan Designation: Downtown Core Transect, Neighbourhood Designation,
Evolving Neighbourhood Overlay
Zoning By-law 2008-250: R4UD
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 variances meet the “four tests”.

ADDITIONAL COMMENTS

Heritage Planning Branch

The property at 142 Cathcart is a Contributing property designated under Part V of the *Ontario Heritage Act* (OHA) as part of the Lowertown West Heritage Conservation District. Heritage staff have been working with the applicants at 142 Cathcart to ensure the proposal meets the intent of the Lowertown West Heritage Conservation District Plan. Staff have no objections to the application for minor variance. The applicants are aware that they will require a heritage permit to complete the proposed work and are encouraged to work with heritage staff to obtain OHA approval after receiving a decision

on their minor variance.

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
 - A Grading Plan, prepared by a relevant professional, is required for any proposal that requires a permit if the proposed works, including hard landscaping, are less than 1.2 metres from a property line.
- A Stormwater Management plan may be required, if the building setback from the lot line is less than 1.2 m. As per New Zoning By-Law 201:
 - Exemptions, Stormwater Management: (4)(b) *an addition to a building or structure, in any zone, for which Site Plan Control approval is not required and where the addition is less than 55 square metres in size, and which is located more than 1.2 metres from all lot lines.*
- Existing grading and drainage patterns must not be altered.



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