



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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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

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**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.

**Planning Forestry**

- Through pre-consultation it was confirmed that no protected trees would be impacted by the proposed addition.

The existing trees on site should be protected through construction by implementing the Tree Protection Specifications, to minimize encroachment into the Critical Root Zone.



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James Ireland  
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