

2026-03-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 235 Third Avenue
Legal Description: Lot 257, Registered Plan 183154
File No.: D08-02-25/A-00247
Report Date: March 12, 2026
Hearing Date: March 18, 2026
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation
Zoning By-law 2008-250: R1QQ
Zoning By-law 2026-50: N2C

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

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 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.

- Show the eavestrough downspouts location & include splash pads.

Planning Forestry

Through pre-consultation, it was confirmed that there are no tree-related impacts associated with the requested variance.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, as there are no requested changes to private approaches.



Penelope Horn
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Planning, Development and Building
Services Department



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