

2026-03-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 374 McArthur Avenue
Legal Description: Part of Lot B, Plan 131
File No.: D08-02-26/A-00015
Report Date: March 12, 2026
Hearing Date: March 18, 2026
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Mainstreet Corridor
Zoning By-law 2008-250: TM
Zoning By-law 2026-50: MS1

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the applications.

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

Planning Forestry

The site was subject to Site Plan Control; tree-related impacts have been addressed through that process and there are no additional impacts associated with the requested variance.

Transportation Engineering

Comments have been provided through the Site Plan Control process, through the review of the Transportation Impact Assessment which was submitted for this project. Please note that St. McArthur Avenue is designated as a Mainstreet Corridor within a Design Priority Area per Schedule C7A of the Official Plan.



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