

2026-04-16



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 133 Forward Avenue  
Legal Description: Lot 3, East Forward Avenue, Registered Plan 35  
File No.: D08-02-26/A-00037  
Report Date: April 16, 2026  
Hearing Date: April 22, 2026  
Planner: Dylan Geldart  
Official Plan Designation: Inner Urban Transect, Neighborhood Designation, Evolving Neighborhood Overlay, Scott Street Secondary Plan  
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**

The proposed development is subject to an ongoing Site Plan Control Application (File No. D07-12-25-0174).

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 the requested minor variance meets the “four tests”.

**ADDITIONAL COMMENTS**

**Planning Forestry**

This is part of an active Site Plan Application and all tree protection and planting opportunities will be determined through that process. There are no tree-related concerns with the requested variance as sufficient space is provided to plant a small tree in the frontage.

## Transportation Engineering

A Road Modification Application will be required for curb modifications when adding new depressed curb for the parking accesses.



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



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Erin O'Connell  
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