

2026-04-16



**PERMISSION APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Address: 205 Clemow Avenue  
Legal Description: Part of Lot 48 & 49 (North Clemow Avenue), R-Plan 4M-8  
File No.: D08-02-26/A-00040  
Report Date: April 16, 2026  
Hearing Date: April 22, 2026  
Planner: Dylan Geldart  
Official Plan Designation: Inner Urban Transect, Neighborhood Designation  
Zoning By-law 2008-250: R1MM, H(10)  
Zoning By-law 2026-50: N2C [3109], H(10)

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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 permission application as outlined in Section 45(2)(a) of the Planning Act, R.S.O. 1990 c. P.13, as amended. Staff have no concerns with the request to expand a legal non-complying building.

**ADDITIONAL COMMENTS**

**Infrastructure Engineering**

The Planning, Development and Building Services Department will do a complete review of grading, servicing, and stormwater management 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 must be protected through construction by implementing the [Tree Protection Specification](#), to prevent encroachment into the Critical Root Zone.

## Heritage Planning

The property at 205 Clemow Avenue is a Contributing property designated under Part V of the Ontario Heritage Act (OHA) as part of the Clemow-Monkland Heritage Conservation District. Heritage staff have been working with the applicants at 205 Clemow Avenue to ensure the proposal meets the intent of the Clemow-Monkland Heritage Conservation District Plan. Heritage staff have no objections to the permission application. The applicants are aware that they will require a heritage permit to complete the proposed work.



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



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Erin O'Connell  
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