

2024-10-31



CONSENT & MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 314 Queen Elizabeth Driveway and 1 Second Avenue
Legal Description: Part of Lots 678 and 684, Lots 679, 680, 681, 682 and 683,
Registered Plan 342
File No.: D08-01-24/B-00128, D08-01-24/B-00131
and D08-02-24/A-00188 to D08-02-24/A-00191
Report Date: October 31, 2024
Hearing Date: November 6, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban, Neighbourhood
Zoning: R4UC & R4UC [2480]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the application. On September 18, 2024, an adjournment was requested to identify minor variances associated with the change in plans since the approved minor variance application in 2023. Since the adjournment, the applicant has requested a reduced rear yard setback, reduced rear yard area, and reduced interior side yard setback.

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed lot line adjustment.

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/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- Existing grading and drainage patterns must not be altered.
- A private approach permit is required for any access off of the City street.

Planning Forestry

Through pre-consultation, it was confirmed that a TIR was not required for the requested lot line adjustment.



Penelope Horn
Planner I, Development Review All Wards

Planning, Development and Building
Services Department



Wendy Tse
Planner III (A), Development Review All
Wards

Planning, Development and Building
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