

2024-10-31



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 478 Lawson Avenue
Legal Description: Lot 5, Registered Plan 696
File No.: D08-02-24/A-00254
Report Date: October 31, 2024
Hearing Date: October 6, 2024
Planner: Elizabeth King
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R1O

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **requests an adjournment** of the applications due to additional variances required.

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 have noted that there are several non-compliant zoning provisions and will consult further with the applicant to either amend the plans and/or apply for additional variance(s).

ADDITIONAL COMMENTS

Infrastructure Engineering

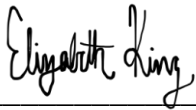
- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will 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

Planning Forestry

Through pre-consultation, it was confirmed that a TIR was not required, as there are no tree-related impacts with the proposed carport. During construction, there should be no storage, staging, or encroachment into the softscape within the right-of-way in front of 478 or 482 Lawson. As discussed, the existing street trees must be protected through construction by implementing the [Tree Protection Specifications](#), to ensure no encroachment into the Critical Root Zone.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Application as there appears to be no requested changes to private approaches.



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