

2024-06-13



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 150 Billings Ave  
Legal Description: Lots 743, 744, 745 & 746, Registered Plan 375  
File No.: D08-02-24/A-00128 & D08-02-24/A-00129  
Report Date: June 13, 2024  
Hearing Date: June 18, 2024  
Planner: Penelope Horn  
Official Plan Designation: Outer Urban Transect, Neighbourhood, Evolving Neighbourhood  
Zoning: R1GG

**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

**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 variance(s) meet(s) the “four tests”. The intent of the rooftop terrace provisions is to ensure privacy for neighbouring properties. The applicant has proposed privacy screens along the deck that abuts the interior lot lines, which will mitigate privacy concerns.

**ADDITIONAL COMMENTS**

**Infrastructure Engineering**

- 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.
- 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.

## Planning Forestry

- The private trees on site must be protected throughout construction, as per the recommendations of the TIR (dated Apr. 12, 2024 & prepared by IFS).
- Where access or construction staging requirements conflict with Tree Protection fencing, horizontal tree protection must be installed to prevent compaction, as per item 5 of the [Tree Protection Specification](#).



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