

2025-04-09



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 150 Dun Skipper
Legal Description: Block 241, Plan 4M-1617
File No.: D08-01-25/B-00060
Report Date: April 10, 2025
Hearing Date: April 15, 2025
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Mainstreet Corridor
Zoning: GM

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

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 consent. The proposal is subject to an active Site Plan Control Application D07-12-24- 0134.

ADDITIONAL COMMENTS

Planning Forestry

The site is subject to Site Plan Control; tree impacts have been addressed through that process and there are no additional tree impacts related to the requested severances.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Consent Application as the property is under Site Plan Control (D07-12-24- 0134 & D07-12-25-0005)

Transportation Engineering

Comments have been provided through review of this development's associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Josiane Gervais) and has been assigned record #20304 in Transportation Engineering Services' circulation feedback system.

CONDITIONS

If approved, the Planning, Development, and Building Services Department requests that the Committee of Adjustment impose the following conditions on the application:

1. That the Owner(s) provide a servicing plan or other proof, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, that each existing building and/or unit on the severed and retained parcels has its own independent water, sanitary and sewer connection, as appropriate, that are directly connected to City infrastructure and do not cross the proposed severance line.

If the services are shared, and there is sufficient justification for the service locations to remain, the Owner(s) may be required to obtain an Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks, the approval of the Committee to grant easement(s) for access and maintenance of the services, and/or to register on title, a Joint Use and Maintenance Agreement, between the Owners of the services, which shall be at their own costs.

2. That the Owner(s) provide proof that a grading and drainage plan, prepared by a qualified Civil Engineer, licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, delineating the existing and proposed grades for both the severed and retained lands has been provided to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate



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