

2025-03-13



**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: March 13, 2025
Hearing Date: March 19, 2025
Planner: Elizabeth King
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R1O

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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 variances meet the “four tests”.

The proposed addition meets the intent of the R1 Zone by maintaining the residential character of detached dwelling which includes single-wide driveways leading to carports or garages where large amounts of front yard soft-scaping are common on the streetscape. The side of the proposed carport aligns the covered porch and walkway for functionality and access to the rear yard is maintained through the other interior yard and through the structure.

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.

- At the time of building permit application, a grading plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
 - A Grading Plan, prepared by a relevant professional, is required for the construction of additions, garages, decks, or other structures over 55 sq. meters in size.
 - A Grading Plan, prepared by a relevant professional, is required for any proposal that requires a permit if the proposed works, including hard landscaping are less than 1.2 metres from a property line.
- 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.



Elizabeth King
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



Jean-Charles Renaud
Planner III, Development Review Central
Planning, Development and Building
Services Department