

2025-05-29



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 158 Deschamps Avenue, 200, 210 to 212 Durocher Street
Legal Description: Lots 7 and 8, Block C, Registered Plan 113
File No.: D08-01-25/B-00068 & D08-01-25/B-00069
Report Date: May 29, 2025
Hearing Date: June 4, 2025
Planner: Dylan Geldart
Official Plan Designation: Inner Urban Transect, Neighborhood Designation
Zoning: R4UD

DEPARTMENT COMMENTS

The subject application was adjourned at the Committee of Adjustment meeting held on May 21, 2025, to allow time for additional information. The applicant has updated their survey plan to address the Committee's comments, as well as all minor encroachments onto neighboring lands. Based on the updated plan, 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.

ADDITIONAL COMMENTS

Planning Forestry

The site appears to be completely paved over. The owner(s) should consider incorporating soft landscaping and new trees to mitigate the heat island effect, improve the streetscape, and provide shade to residents.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed consent application. The lot line adjustment does not appear to change the private approaches; therefore, no private approach permit is required.

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) satisfies the Chief Building Official, or designate, by providing design drawings or other documentation prepared by a qualified designer, that as a result of the proposed severance to the existing dwellings on draft 4R-plan shall comply with the Ontario Building Code, O. Reg. 332/12 as amended, in regard to the limiting distance along the proposed property line. Multiple sides are affected. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.
2. That the Owner(s) provide evidence to the satisfaction of the Chief Building Official, or designate, that the existing garage structures have been demolished or relocated under the authority of a building permit.
3. That the Owner(s) provide evidence, to the satisfaction of the Manager of Development Review All Wards, Planning, Development and Building Services Department, that each existing parcel has its own independent storm, sanitary and water services connected to City infrastructure and that these services do not cross the proposed severance line. If they do cross or are not independent, the Owner(s) will be required, at their own cost, to relocate the existing services or construct new services from the City sewers/watermain. Notice shall be provided in writing to the Committee from the Department confirming this condition has been fulfilled.



Dylan Geldart
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



James Ireland
Planner III, Development Review All Wards
Planning, Development and Building
Services Department