

2025-03-12



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	1460 Baseline Road
Legal Description:	Part of Lots 2637, 2638, 2639 and 2640, Registered Plan 375
File No.:	D08-02-25/A-00020 to A-00023
Report Date:	March 12, 2025
Hearing Date:	March 18, 2025
Planner:	Luke Teeft
Official Plan Designation:	Outer Urban Transect; Neighbourhood, Mainstreet Corridor; Evolving Neighbourhood Overlay
Zoning:	R2F

DEPARTMENT COMMENTS

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

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”.

ADDITIONAL COMMENTS

- 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.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.

- 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**.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).
- Infrastructure Services Department expects the applicant to work together to provide SWM best management practices to reduce and mitigate impacts of development at the time of grading & drainage review.

Right of Way Management

- The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application. However, the Owner shall be made aware that a private approach permit is required for each the newly created approaches/driveways.

Transportation Engineering

- The clear illustration of the limits of the Baseline BRT widening is appreciated.
- Please note that Baseline Road is designated as a Crosstown Bikeway per the Transportation Master Plan. A cycle track will be installed along the site's frontage as part of the Baseline BRT project.
- Transportation Engineering Services is concerned that the large areas of soft landscaping in the front yard may be converted to impervious surface by residents for additional parking, as has occurred over time at the neighbouring townhomes of 1462-1468 Baseline Road. Ensure full height curb is provided between driveways (refer to SC8.1) to discourage driveway widening. In addition, tree planting will also assist in the prevention of front yard parking.



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