

2025-03-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 613 Blanchard Crescent
Legal Description: Lot 586, Registered Plan 776
File No.: D08-02-25/A-00026
Report Date: March 12, 2025
Hearing Date: March 18, 2025
Planner: Luke Teeft
Official Plan Designation: Outer Urban Transect; Neighbourhood; Overlay
Zoning: R1O

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **recommends refusal of** 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 not satisfied that the requested minor variance meets the “four tests”.

The projecting garage is out of character with the surrounding neighbourhood. The dwellings at 585 Blanchard Crescent and 2935 Otterson Drive also have snout-nosed garages, however these are legally non-conforming additions which have not been granted minor variances.

The Zoning By-law and Official Plan discourage garages and automobile parking which project in front of the main façade and dominate the streetscape. This type of design results in a loss of a quality environment in the neighbourhood. Additionally, staff have previously consulted with the applicant and provided a possible alternative for remedying the situation which has not been implemented. This centered on removing the existing garage and filling in the sunken driveway to create a level surface driveway rather than a protruding front yard garage.

ADDITIONAL COMMENTS

- The **Planning, Development and Building Services Department** will do a complete review of grading during the building permit process.

- At the time of building permit application, a grading plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will 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.
- 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.

Planning Forestry

- There are no tree related impacts associated with the requested variance.
- There is space in the Blanchard right of way for a new street tree. The property owner should consider applying to the City's Trees in Trust program. Through this free program, the City would determine if a tree can be planted in the right of way (up to two for corner lots). The property owner is asked to water the tree for the first three years of its life to help it establish. The City owns and maintains the tree once it has established.



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