

2025-07-30



CONSENT APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 2911 Ahearn Avenue  
Legal Description: Part of Lot 33, Registered Plan 280  
File No.: D08-01-25/B-00125  
Report Date: July 30, 2025  
Hearing Date: August 5, 2025  
Planner: Dylan Geldart  
Official Plan Designation: Outer Urban Transect, Neighborhood Designation  
Zoning: R1O

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **requests an adjournment** of the application to address an additional variance identified during the review period.

DISCUSSION AND RATIONALE

The purpose of the application is to establish an easement over 2913 Ahearn Avenue in favor of 2911 Ahearn Avenue to formalize a long-standing parking arrangement over a shared driveway between the two properties.

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.

However, it was noted the parking space currently serving 2913 Ahearn Avenue encroaches onto 2911 Ahearn Avenue. This arrangement requires a minor variance to Section 100(1) of the Zoning By-law, which requires that parking be provided on the same lot as the use or building it serves.

Staff are therefore requesting the proposed Consent Application be adjourned to allow the applicant time to address the required minor variance in conjunction with the Consent Application.

## ADDITIONAL COMMENTS

### Planning Forestry

Through pre-consultation, it was confirmed no trees would be impacted by the proposed consent.



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Dylan Geldart  
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Planning, Development and Building  
Services Department



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James Ireland  
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