

Staff Report



Development Services Department

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REPORT TO: Committee of Adjustment

DATE OF MEETING: February 18, 2025

SUBMITTED BY: Tina Malone-Wright, Manager, Development Approvals
519-783-8913

PREPARED BY: Evan Wittmann, Senior Planner, 519-783-8523

WARD(S) INVOLVED: Ward 2

DATE OF REPORT: February 5, 2025

REPORT NO.: DSD-2025-046

SUBJECT: Minor Variance Application A2025-011 - 86 Florence Avenue
Minor Variance Application A2025-012 - 86 Florence Avenue
Consent Application B2025-004 - 86 Florence Avenue
Consent Application B2025-005 - 86 Florence Avenue

RECOMMENDATION:

A. Minor Variance Application A2025-011 (Proposed Severed Parcel)

That Minor Variance Application A2025-011 for 86 Florence Avenue requesting relief from the following Sections of Zoning By-law 2019-051:

- i) Section 4.12.2.g) to permit a lot width of 9.9 metres instead of the minimum required 10.5 metres;
- ii) Section 7.6 to permit a front yard setback of 7.9 metres instead of the required 9.65 metres;
- iii) Section 5.3.3.a) vi) to permit a driveway width of 10 metres instead of the maximum permitted 8 metres; and,
- iv) Section 5.4.d) to permit a driveway width of 1.5 metres instead of the minimum required 2.6 metres;

to permit the redevelopment of the severed parcel proposed to be created through Consent Application B2025-004, generally in accordance with drawings prepared by BOBICON LTD., dated January 3, 2025, BE APPROVED.

B. Minor Variance Application A2025-012 (Proposed Retained Parcel)

That Minor Variance Application A2025-012 for 86 Florence Avenue requesting relief from the following Sections of Zoning By-law 2019-051:

- i) Section 7.6 to permit a minimum front yard of 7.9 metres instead of the minimum required 11.6 metres;
- ii) Section 5.3.3.a) vi) to permit a driveway width of 9 metres instead of the maximum permitted 8 metres; and,
- iii) Section 5.4.d) to permit a driveway width of 2.1 metres instead of the minimum required 2.6 metres;

to permit the redevelopment of the retained parcel proposed to be created through Consent Application B2024-004, generally in accordance with drawings prepared by BOBICON LTD., dated January 3, 2025, BE APPROVED.

C. Consent Application B2025-004 (Proposed Severed Parcel and Easement)

That Consent Application B2025-004 requesting consent to sever a parcel of land having a lot width of 9.9 metres, a lot depth of 48.7 metres and a lot area of 582.5 square metres, including an easement with a width of 4.3 metres, depth of 48.6 metres, and area of 96.9 square metres BE APPROVED subject to the following conditions:

1. That Minor Variance Applications A2025-011 and A2025-012 receive final approval.
2. That Consent Application B2025-005 receive final approval.
3. That the Owner's solicitor shall provide draft transfer documents and associated fees for the Certificate of Official to the satisfaction of the Secretary-Treasurer and City Solicitor, if required.
4. That the Owner obtains Demolition Control Approval, in accordance with the City's Demolition Control By-law, to the satisfaction of the City's Director, Development and Housing Approvals.
5. That the Owner obtains a Demolition Permit, for the existing single detached dwelling proposed to be demolished, to the satisfaction of the Chief Building Official, and removes the existing dwelling prior to deed endorsement.
6. That the existing garage and fencing be removed to the satisfaction of the City's Director, Development and Housing Approvals.
7. That the Owner shall obtain a tax certificate from the City of Kitchener to verify that there are no outstanding taxes on the subject property(ies) to the satisfaction of the City's Revenue Division.
8. That the owner provides a digital file of the deposited reference plan(s) prepared by an Ontario Land Surveyor in PDF and either .dwg (AutoCad) or .dgn (Microstation) format, as well as two full size paper copies of the plan(s). The digital file needs to be submitted according to the City of Kitchener's Digital Submission Standards to the satisfaction of the City's Mapping Technologist.

9. That the Owner make arrangement for financial compensation in the amount of \$3,600 for the tree to be removed, to the satisfaction of the City's Director, Parks and Cemeteries.
10. That the Owner pay to the City of Kitchener a cash-in-lieu contribution for park dedication of \$11,862.00.
11. That the Owner shall:
 - a) Prepare a Tree Preservation Plan for the Severed and Retained lands, in accordance with the City's Tree Management Policy, to be approved by the City's Manager, Site Plans, and where necessary, implemented prior to any grading, servicing, tree removal or the issuance of building permits. Such plans shall include, among other matters, the identification of a proposed building envelope/work zone, a landscaped area and the vegetation to be preserved. If necessary, the plan shall include required mitigation and or compensation measures.
 - b) That the Owner further agrees to implement the approved plan. No changes to the said plan shall be granted except with the prior approval of the City's Manager, Site Plans.
 - c) Maintain the lands, in accordance with the approved Tree Preservation and Enhancement Plan, for the life of the development.
12. That the Owner provides a servicing plan showing outlets to the municipal servicing system to the satisfaction of the Director of Engineering Services.
13. That the Owner submit a Development Asset Drawing (digital AutoCAD) for the site (servicing, SWM etc.) with corresponding layer names and asset information to the satisfaction of the City's Director of Engineering Services, prior to deed endorsement.
14. That the Owner makes financial arrangements for the installation of any new service connections to the severed and/or retained lands to the satisfaction of the City's Director of Engineering Services.
15. That any new driveways are to be built to City of Kitchener standards at the Owner's expense prior to occupancy of the building to the satisfaction of the City's Director of Engineering Services.
16. That the Owner provides confirmation that the basement elevation can be drained by gravity to the street sewers to the satisfaction of the City's Director of Engineering Services. If this is not the case, then the owner will need to pump the sewage via a pump and forcemain to the property line and have a gravity sewer from the property line to the street to the satisfaction of the City's Director of Engineering Services.

17. That the Transfer Easement document(s) required to create the Easement(s) being approved herein shall include the following, and shall be approved by the City Solicitor in consultation with the City's Manager, Development Applications:
- a) a clear and specific description of the purpose of the Easement(s) and of the rights and privileges being granted therein (including detailed terms and/or conditions of any required maintenance, liability and/or cost sharing provisions related thereto); and
 - b) a clause/statement/wording confirming that the Easement(s) being granted shall be maintained and registered on title in perpetuity and shall not be amended, released or otherwise dealt with without the express written consent of the City.
18. That a satisfactory Solicitor's Undertaking to register the approved Transfer Easement(s) and to immediately thereafter provide copies thereof to the City Solicitor be provided to the City Solicitor.
19. That the Owner submit the consent review fee of \$350 per consent application to the Regional Municipality of Waterloo.

D. Consent Application B2025-005 (Proposed Easement)

That Consent Application B2025-005 requesting an easement having a width of 3.4 metres, a depth of 48.7 metres, and area of 111.7 square metres BE APPROVED subject to the following conditions:

1. That Minor Variance Applications A2025-011 and A2025-012 receive final approval.
2. That Consent Application B2025-004 receive final approval.
3. That the Owner's solicitor shall provide draft transfer documents and associated fees for the Certificate of Official to the satisfaction of the Secretary-Treasurer and City Solicitor, if required.
4. That the Owner shall obtain a tax certificate from the City of Kitchener to verify that there are no outstanding taxes on the subject property(ies) to the satisfaction of the City's Revenue Division.
5. That the owner provides a digital file of the deposited reference plan(s) prepared by an Ontario Land Surveyor in PDF and either .dwg (AutoCad) or .dgn (Microstation) format, as well as two full size paper copies of the plan(s). The digital file needs to be submitted according to the City of Kitchener's Digital Submission Standards to the satisfaction of the City's Mapping Technologist.

6. That the Transfer Easement document(s) required to create the Easement(s) being approved herein shall include the following, and shall be approved by the City Solicitor in consultation with the City's Manager, Development Applications:
 - a) a clear and specific description of the purpose of the Easement(s) and of the rights and privileges being granted therein (including detailed terms and/or conditions of any required maintenance, liability and/or cost sharing provisions related thereto); and
 - b) a clause/statement/wording confirming that the Easement(s) being granted shall be maintained and registered on title in perpetuity and shall not be amended, released or otherwise dealt with without the express written consent of the City.
7. That a satisfactory Solicitor's Undertaking to register the approved Transfer Easement(s) and to immediately thereafter provide copies thereof to the City Solicitor be provided to the City Solicitor.
8. That the Owner submit the consent review fee of \$350 per consent application to the Regional Municipality of Waterloo.

REPORT HIGHLIGHTS:

- The purpose of this report is to review and make recommendations with respect to the two minor variance applications, lot creation, and two easement applications for 86 Florence Avenue.
- Staff recommend that the applications be approved.
- There are no financial implications.
- Community engagement included a notice sign being placed on the property advising that a Committee of Adjustment application has been received, notice of the application was mailed to all property owners within 30 metres of the subject property and this report was posted to the City's website with the agenda in advance of the Committee of Adjustment meeting.
- This report supports the delivery of core services.

BACKGROUND:

The subject property is located on the north side of Florence Avenue, between Huber Street and Walker Street. Two street trees are located along the frontage of the subject property, one of which will need to be removed to construct the shared driveway for the retained and severed parcels.



Figure 1: The subject property, view from Florence Avenue (taken January 30, 2025)

The subject property is identified as 'Community Areas' on Map 2 – Urban Structure and is designated 'Low Rise Residential' on Map 3 – Land Use in the City's 2014 Official Plan.

The subject property is zoned 'Low Rise Residential Four Zone (RES-4)' in Zoning By-law 2019-051.

The purpose of the application is to create a new parcel and implement an easement on both the retained and severed parcels for a shared access driveway. Minor variances are required for both the retained and severed parcels, which address the shared driveway, front yard setback, and lot width for only the severed lot. These applications facilitate the redevelopment of the subject property for one fourplex on each the retained and severed parcels. Functionally, this will be implemented as one primary dwelling and three attached Additional Dwelling Units. A consolidated access is proposed with parking spaces located at the rear of the retained and severed parcels.

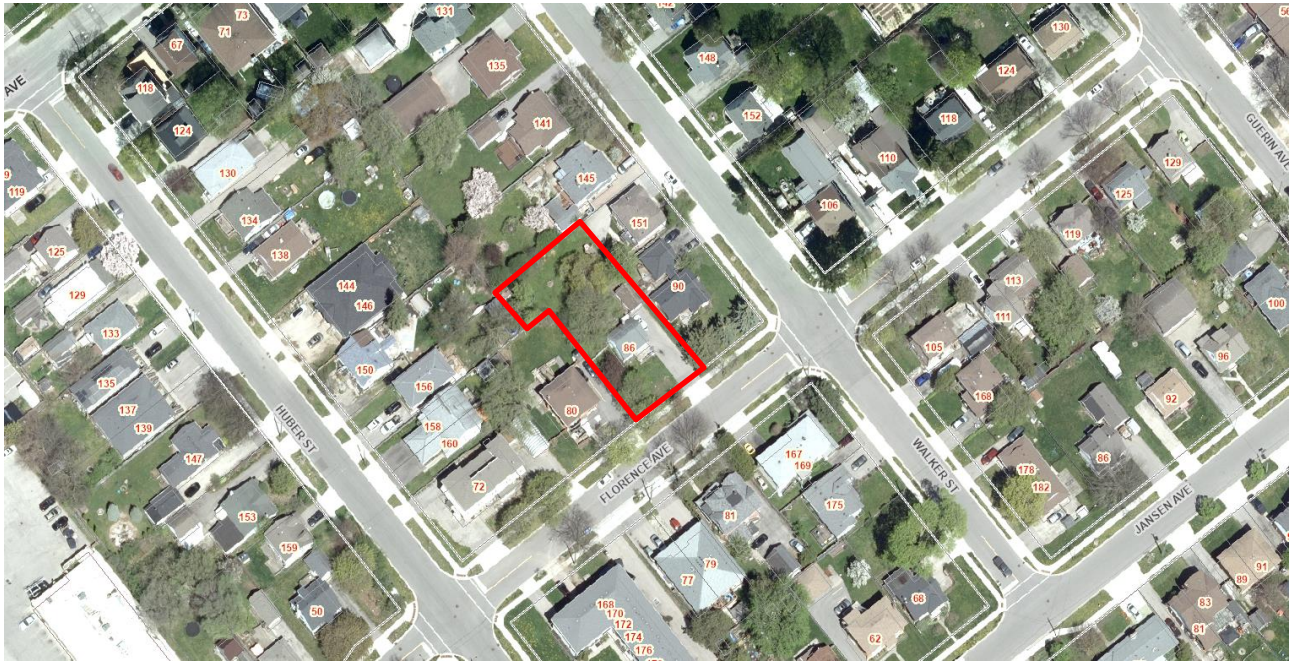


Figure 2: Aerial view of the subject property

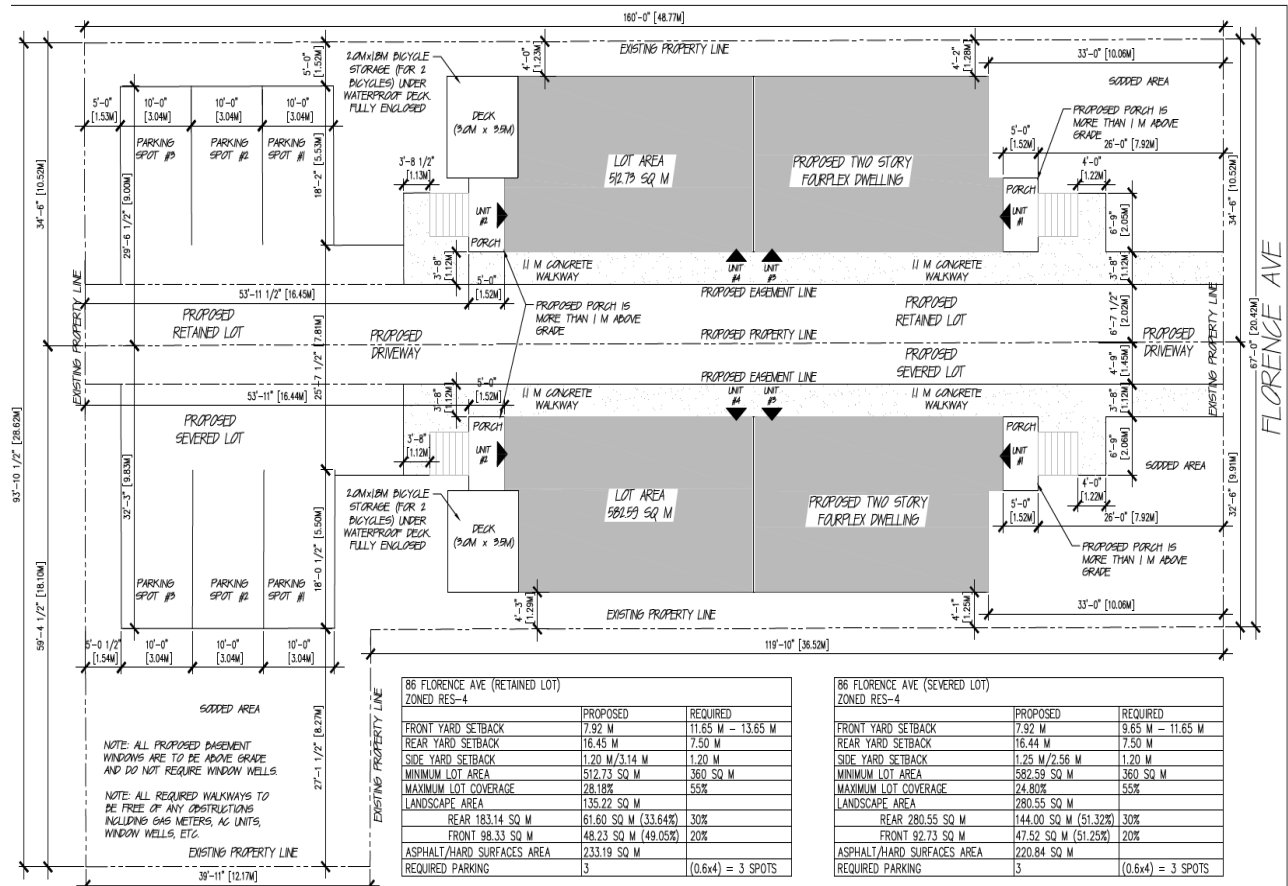


Figure 3: Proposed site plan

REPORT:

Planning Comments Minor Variance Applications A2025-011 and A2025-012:

As six of the seven variances between applications A2025-011 and A2025-012 are for the same zone provisions, the two applications will be addressed in the below sections. In considering the four tests for the minor variances as outlined in Section 45(1) of the Planning Act, R.S.O, 1990 Chap. P 13, as amended, Planning staff offers the following comments:

General Intent of the Official Plan

The subject property is designated 'Low Rise Residential' in the Official Plan. Section 15.D.3 of the Official Plan provides policy direction on lands under residential designations.

Policy 15.D.3.3 provides urban design principles regarding the integration of new development in low rise residential areas:

- a) compatibility of building form with respect to massing, scale, design;*
- b) the relationship of housing to adjacent buildings, streets and exterior areas;*
- c) adequate and appropriate parking areas are provided on site; and,*
- d) adequate and appropriate amenity areas and landscaped areas are provided on site.*

Policy 15.D.3.4 provides additional direction for new residential buildings in predominately low density neighbourhoods, such as the one surrounding the subject property.

All new residential buildings, additions and/or modifications to existing residential buildings and conversions in predominantly low density neighbourhoods should be compatible with and respect the massing, scale, design and physical character of the established neighbourhood and have both appropriate landscaped areas and parking areas provided on site.

The surrounding area features a mix of lot sizes and dwelling types, including single detached, semi-detached, and multiple residential dwellings. Regarding lot size, the retained parcel is deficient in minimum lot width, and both parcels are deficient in minimum front yard setback. The existing front yard setbacks in the surrounding area generally vary in size. The request for a front yard setback of 7.92 metres would not be out of character for the area. The proposed lot arrangement provides a consolidated central driveway which allows for appropriate landscaped areas in the front yard.

The requested variances meet the intent of the Official Plan.

General Intent of the Zoning By-law

The subject property is zoned 'RES-4 Zone' in Zoning By-law 2019-051.

The 'RES-4' zone permits lots with a single detached dwelling to be a minimum 9 metres in width. The requirement to be 10.5 metres comes from the location of the subject property, as it is identified as being within a Central Neighbourhood on Appendix 'C' of the

Zoning By-law. Where properties within Central Neighbourhoods are further than 800 metres from a Major Transit Station Area, such as the subject property, the minimum lot width is increased to 10.5 metres rather than the typical 9 metres where two or three Additional Dwelling Units are present. The minimum lot width requirement is used to ensure properties remain wide enough to feasibly develop, which is maintained by the proposed lot and driveway arrangement.

The requirement for a minimum front yard of 9.6 and 11.6 metres is based on the “established front yard”, which is calculated taking the average of the existing front yard of the properties abutting the subject property on both sides. The intent of this approach is to maintain a generally consistent built form in the older and more established neighbourhoods of the City. The proposed 7.9 metre setback is generally consistent with Florence Avenue, and the “established front yard” being disproportionately influenced by the abutting corner property with a large setback to Florence Avenue.

The variances regarding the driveway width are due to the shared nature of the driveway. Although the minimum width of the driveway is within the Zoning By-law permissions, the Zoning By-law must be applied to each individual lot. As the driveway straddles the proposed property line, the portion of the driveway on each lot is required to have a variance. The intent of the Zoning By-law is to maintain widths that are wide enough to comfortably support vehicles, but not so wide as to over-pave a property. This is maintained through the proposed development. The driveway is 3.47 metres, which is a permitted width. The dividing property line results in the requirement for a variance and otherwise would not be required.

Are the Effects of the Variance(s) Minor?

A common approach to determine if the effect of a variance is minor is to consider the impacts on the surrounding area. The variances to the driveway width are to facilitate the creation of a shared driveway, straddling the property line between the retained and severed parcels. By placing this driveway centrally, no impacts are anticipated to neighbouring properties.

The proposed front yard setbacks are generally consistent with the surrounding area and allow for landscaping in the front yard. A reduced front yard setback is not anticipated to have a negative impact.

The width of the severed lot requests a reduction of 0.6 metres, from 10.5 metres down to 9.9 metres. Due to the creation of a shared driveway, the boundaries of the severed and retained lots are less defined than in circumstances where each lot has their own driveway. The non-curb cut portion of the severed lot remains consistent with properties in the area that have their own individual driveway, and no negative impacts are anticipated.

Are the Variances Desirable For The Appropriate Development or Use of the Land, Building and/or Structure?

The proposed variances represent a form of gentle intensification that is generally supported by planning staff. The consolidated driveway is a desirable solution to enable parking at the rear of the properties. This arrangement decreases the paved area in the front yard of the retained and severed lots, while having the parking areas screened from public view. The variances facilitate the desirable redevelopment of the subject property.

Planning Comments Consent Applications B2025-004 and B2025-005:

In considering all the relevant Provincial legislation, Regional and City policies and regulations, Planning staff offer the following comments:

Provincial Planning Statement (PPS 2024)

Staff are satisfied that the proposed severance application is consistent with the Provincial Planning Statement in general and as it relates to housing policies in Chapter 2 regarding intensification and facilitating housing options. The creation of a new parcel contributes to gentle intensification, with the total of six Additional Dwelling Units adding further housing options to the area. Section 2.2 1 (b) of the PPS 2024 states that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, can remain achievable. The proposed consent application will contribute towards housing needs and is therefore consistent with this policy direction.

Regional Official Plan (ROP):

ROP Urban Area policies state that the focus of the Region's future growth shall be within the Urban Area. The subject property falls within the 'Urban Area' and is designated 'Built-Up Area' in the ROP. Regional policies require municipalities to plan for a range of housing in terms of form, tenure, density, and affordability to satisfy the various physical, social, economic, and personal support needs of current and future residents within these designations. The neighbourhood provides for the physical and community infrastructure required for residential development, including transportation networks, municipal water and wastewater systems, and a broad range of social and public health services, conforming with Policy 2.D.1 of the ROP. Staff are satisfied that the proposed severance applications adhere to these policies and conforms to the ROP.

City's Official Plan (2014)

The subject property is identified as 'Community Areas' on Map 2 – Urban Structure and is designated 'Low Rise Residential' on Map 3 – Land Use in the City's Official Plan.

Policy 3.C.2.50 of the Official Plan establishes the intent for Community Areas: *The planned function of Community Areas is to provide for residential uses as well as non-residential supporting uses intended to serve the immediate residential areas.*

The proposed consent in conformity with this policy. The retained and severed lots will continue to provide residential uses.

Policy 3.C.2.52. provides direction regarding intensification in Community Areas: *Limited intensification may be permitted within Community Areas in accordance with the applicable land use designation on Map 3 and the Urban Design Policies in Section 11. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.*

The following Sections of the Official Plan are applicable to this application in implementing Policy 3.C.2.52.:

15.D.3.8. *The Low Rise Residential land use designation will accommodate a full range of low density housing types which may include single detached dwellings, additional dwelling units, attached and detached, semi-detached dwellings, street townhouse dwellings, townhouse dwellings in a cluster development, low-rise multiple dwellings, special needs housing, and other forms of low-rise housing.*

15.D.3.9. *The City will encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a low-rise built form.*

The proposed consent will create one additional parcel for low rise residential use. This use is permitted in the Low Rise Residential land use designation, which will contribute to maintaining a low-rise built form in the area, conforming to the above noted policies.

Section 17.E.20.5 of the Official Plan implements Section 51 of the Planning Act and contains policies regarding infill development and lot creation (Consent Policies). These policies state the following:

“17.E.20.5 Applications for consent to create new lots will only be granted where:

- a) the lots comply with the policies of this Plan, any Community Plan and/or Secondary Plan, and that the lots are in conformity with the Zoning By-law, or a minor variance has been granted to correct any deficiencies;*
- b) the lots reflect the general scale and character of the established development pattern of surrounding lands by taking into consideration lot frontages, areas, and configurations;*
- c) all of the criteria for plan of subdivision are given due consideration;*
- d) the lot will have frontage on a public street;*
- e) municipal water services are available;*
- f) municipal sanitary services are available except in accordance with Policy 14.C.1.19;*
- g) a Plan of Subdivision or Condominium has been deemed not to be necessary for proper and orderly development; and,*
- h) the lot(s) will not restrict the ultimate development of adjacent properties.”*

The proposed consent conforms with the above noted policy. The retained and severed lots meet the requirements of the Zoning By-law, except the noted provisions where variances

Zone Provision	Retained Lot			Severed Lot		
	Requirement	Provided	Conformity	Requirement	Provided	Conformity
Minimum Lot Area	360 m ²	512 m ²	Y	360 m ²	582 m ²	Y
Minimum Lot Width	10.5 m	10.5 m	Y	10.5 m	9.9 m	N
Minimum Front Yard	11.65 m	7.92 m	N	9.65 m	7.92 m	N
Maximum Front Yard	13.65 m	7.92 m	Y	11.65	7.92 m	Y
Minimum Rear Yard	7.5 m	16.4 m	Y	7.5 m	16.4 m	Y
Minimum Interior Side Yard	1.2 m	1.2 m	Y	1.2 m	1.2 m	Y
Minimum Exterior Side Yard	4.5 m	N/A	N/A	4.5 m	N/A	N/A
Maximum Lot Coverage	55%	< 55%	Y	55%	< 55%	Y
Minimum Driveway Width	2.6 m	2.02 m	N	2.6 m	1.45 m	N
Maximum Driveway Width	8 m	9.0 m	N	8 m	9.83m	N

Easement

Applications B2025-004 and B2025-005 also include the creation of an easement. This is a reciprocal easement providing each lot with access rights over the area of the shared driveway. This is necessary as half the width of the driveway is on each property, and a car cannot traverse the driveway without being on the other lot.

Transportation Services recommends a slight adjustment to the easement area, as reflected in their comments below. Where the applicant intends for the easement to cover just the primary width of the access driveway, Transportation recommends slightly expanding the area at the rear parking area to provide greater flexibility to vehicles entering and exiting these parking spaces. The revised easement area is reflected in the recommended approval.

Planning Conclusions/Comments:

With respect to the criteria for the subdivision of land listed in Section 51(24) of the Planning Act, R.S.O. 1990, c.P.13, staff is satisfied that the creation of the severed lots are desirable and appropriate.

Environmental Planning Comments:

The owner will enter into an agreement to complete a Tree Preservation/Enhancement Plan prior to demolition/building permit/grading/servicing, etc. for both the severed and retained parcels.

Heritage Planning Comments:

No concerns.

Building Division Comments:A2025-011:

The Building Division has no objections to the proposed variance provided building permits for the single detached dwelling with 3 attached additional dwelling units is obtained prior to construction. Please contact the Building Division @ building@kitchener.ca with any questions.

A2025-012:

The Building Division has no objections to the proposed variance provided building permits for the single detached dwelling with 3 attached additional dwelling units is obtained prior to construction. Please contact the Building Division at building@kitchener.ca with any questions.

B2025-004:

The Building Division has no objections to the proposed consent. Region of Waterloo and Area Municipalities' Design Guidelines and Supplemental Specifications for Municipal Services (DGSSMS) allows only one service per lot. Separate building permit(s) will be required for the demolition of the existing building, as well as construction of the new residential buildings.

B2025-005:

The Building Division has no objections to the proposed consent.

Engineering Division Comments:B2025-004:

- Severance of any blocks within the subject lands will require separate, individual service connections for sanitary, storm, and water, in accordance with City policies.
- The owner is required to make satisfactory financial arrangements with the Engineering Division for the installation of new service connections that may be required to service this property, all prior to severance approval. Our records indicate sanitary, storm and water municipal services are currently available to service this property. Any further enquiries in this regard should be directed to christine.goulet@kitchener.ca
- Any new driveways are to be built to City of Kitchener standards. All works are at the owner's expense and all work needs to be completed prior to occupancy of the building.
- A servicing plan showing outlets to the municipal servicing system will be required to the satisfaction of the Engineering Division prior to severance approval. Every effort is to be made to avoid impacting existing City owned trees in the right-of-way.

- A Development Asset Drawing (digital AutoCAD) is required for the new site infrastructure with corresponding layer names and asset information to the satisfaction of the Engineering Division prior to severance approval.
- The owner must ensure that the basement elevation of the building can be drained by gravity to the municipal sanitary sewer. If basement finished floor elevations do not allow for gravity drainage to the existing municipal sanitary system, the owner will have to pump the sewage to achieve gravity drainage from the property line to the municipal sanitary sewer in the right of way.

B2025-005:

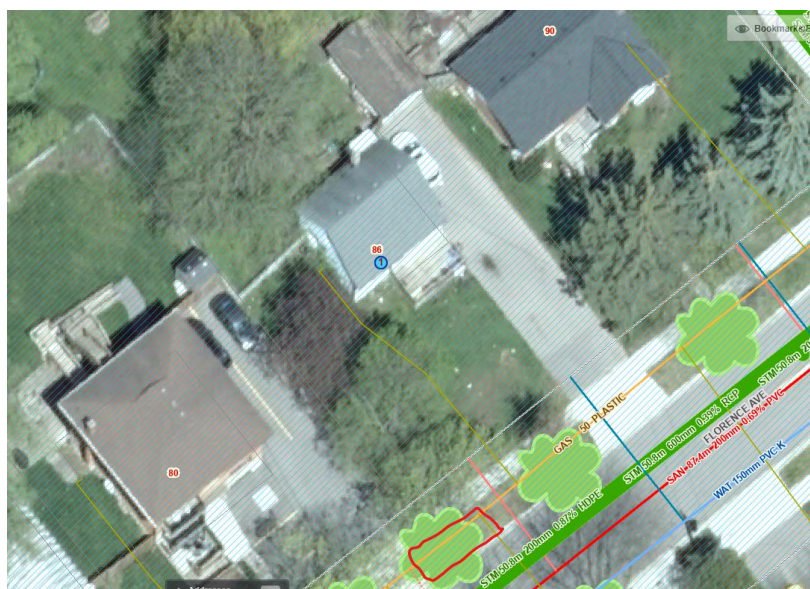
- Every effort must be made to design the site to not impact existing City owned street trees.

Parks/Operations Division Comments:

B2025-005:

Cash-in-lieu of park land dedication will be required prior to deed endorsement of the severed parcel as 1 new development lot will be created. The cash-in-lieu dedication required is **\$11,862**. Park Dedication is calculated at 5% of the new development lots only, with a land valuation calculated by the lineal frontage of 9.91m at a land value of \$36,080 per frontage meter with a per unit cap of \$11,862.

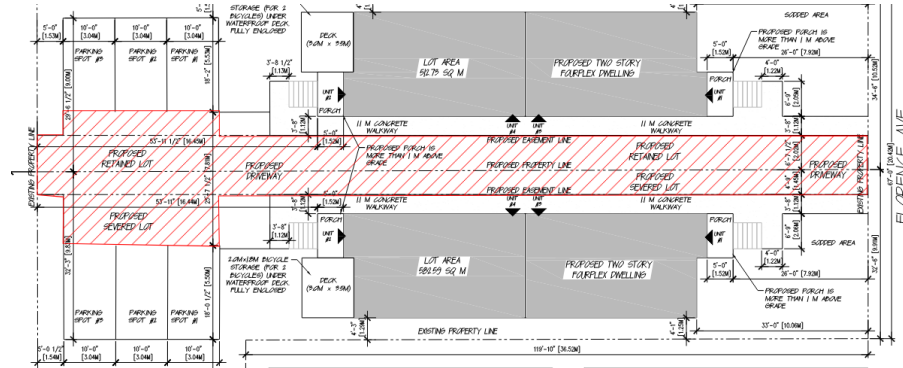
There are existing City-owned street trees that will be impacted by the proposed development. Forestry staff have considered the proposed design and compensation for the tree located in the middle of the existing lot will be accepted in the form of cash-in-lieu. The cash-in-lieu required for the removal of tree #10037950 is **\$3600.00** and required prior to deed endorsement of B2025-004, B2025-005 or building permit issuance which ever occurs first. The City owned street tree located at the southwest corner of the property **should be protected in place to City standards throughout all demolitions and construction**. Please see image below and <https://www.kitchener.ca/en/water-and-environment/tree-bylaws-and-management.aspx>.



Transportation Planning Comments:

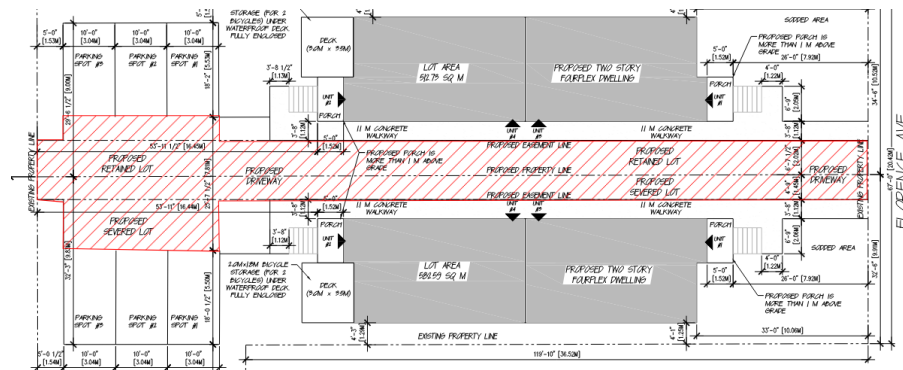
A2025-011:

Transportation Services can support the requested driveway width of 1.45m, provided that a mutual access agreement be registered on title. See the red hatched area below.



A2025-012:

Transportation Services can support the requested driveway width of 2.02m, provided that a mutual access agreement be registered on title. See the red hatched area below.



Region of Waterloo Comments:

Threats Inventory Database

The following information is provided in the interim, until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality. On review of the Threat Inventory Database, there are no records associated with the subject lands or adjacent lands.

Regional Fees

Regional staff have not received the fee for consent review of \$350 per application. The payment of the fee will be required as a condition of approval.

In summary, Regional Staff has no objection to this application subject to the following condition(s):

1. That the Owner/Developer submit the consent review fee of \$350 per application to the Regional Municipality of Waterloo.

Any submission requirements may be subject to peer review, at the owner/Owner/Developer's expense as per By-law 23-062. If any other applications are required

to facilitate the application, note that fees are subject to change and additional requirements may apply.

Any future development on the lands subject to the above-noted consent applications will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof. Prior to final approval, City staff must be in receipt of the above-noted Regional condition clearances.

GRCA Comments:

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications.

GRCA has no objection to the approval of the above applications. The subject properties do not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The properties are not subject to Ontario Regulation 41/24 and, therefore, permission from GRCA is not required.

Hydro One Comments:

We are in receipt of your Application for Consent, B2025-004 and B2025-005 dated 2025-01-23. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre (hydroone.com) Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Committee of Adjustment meeting. A notice sign was placed on the property advising that a Committee of Adjustment application has been received. The sign advises interested parties to find additional information on the City's website or by emailing the

Planning Division. A notice of the application was mailed to all property owners within 30 metres of the subject property.

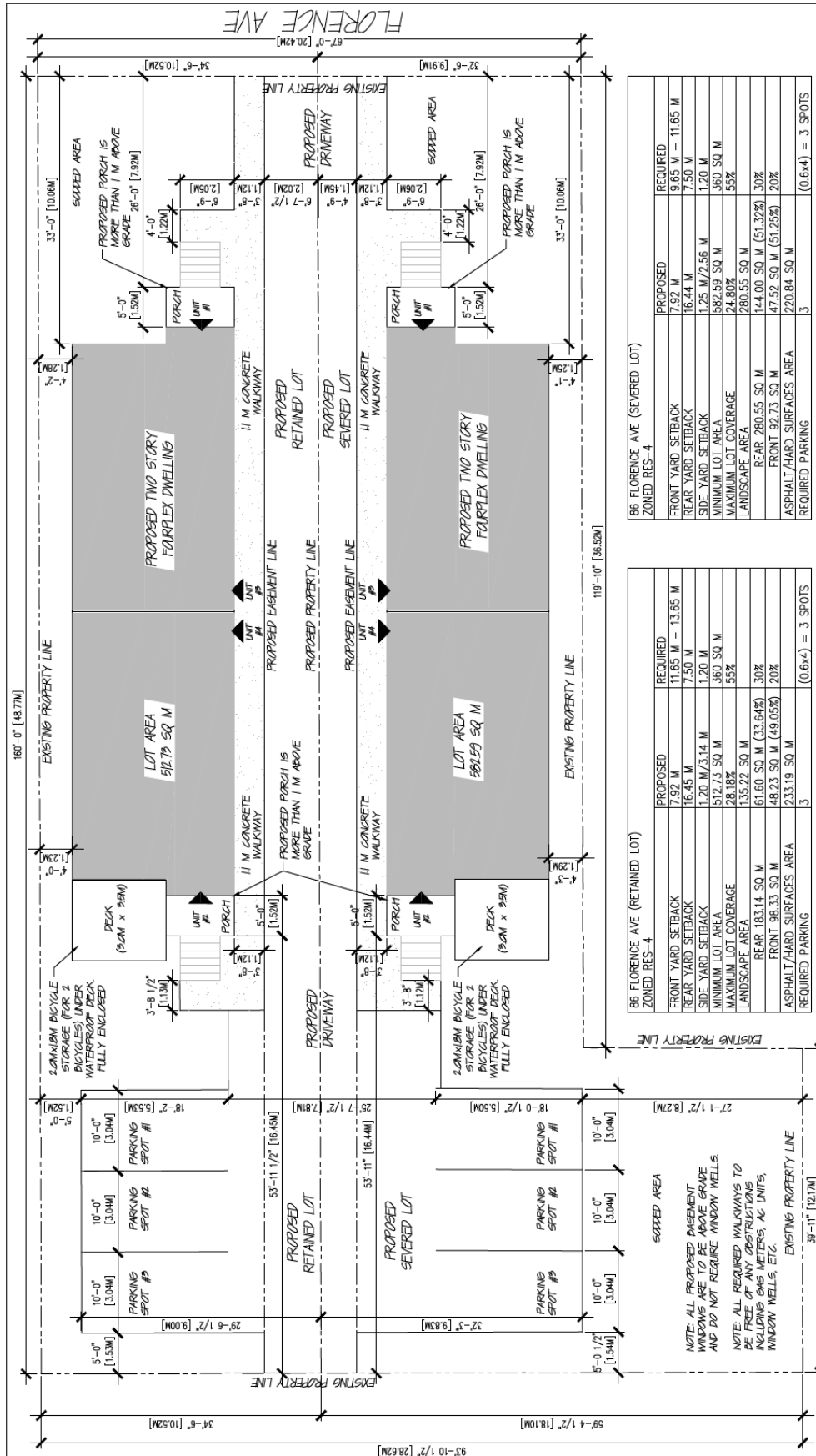
PREVIOUS REPORTS/AUTHORITIES:

- *Planning Act*
- *Provincial Planning Statement (PPS 2024)*
- *Regional Official Plan (ROP)*
- *Official Plan (2014)*
- *Zoning By-law 2019-051*

ATTACHMENTS:

Attachment A – Proposed Site Plan

Attachment A - Proposed Site Plan



86 FLORENCE AVE (SEVERED LOT)
ZONED RES-4

PROPOSED	REQUIRED
FRONT YARD SETBACK	9.65 M - 11.65 M
REAR YARD SETBACK	7.50 M
SIDE YARD SETBACK	1.20 M
MINIMUM LOT AREA	360 SQ M
MAXIMUM LOT COVERAGE	55%
LANDSCAPE AREA	280.55 SQ M
REAR 183.14 SQ M (33.64%)	30%
FRONT 98.33 SQ M (49.05%)	20%
ASPHALT/HARD SURFACES AREA	220.84 SQ M
REQUIRED PARKING	3 (0.6x4) = 3 SPOTS

86 FLORENCE AVE (RETAINED LOT)
ZONED RES-4

PROPOSED	REQUIRED
FRONT YARD SETBACK	11.65 M - 13.65 M
REAR YARD SETBACK	7.50 M
SIDE YARD SETBACK	1.20 M
MINIMUM LOT AREA	360 SQ M
MAXIMUM LOT COVERAGE	55%
LANDSCAPE AREA	280.55 SQ M
REAR 183.14 SQ M (33.64%)	30%
FRONT 98.33 SQ M (49.05%)	20%
ASPHALT/HARD SURFACES AREA	220.84 SQ M
REQUIRED PARKING	3 (0.6x4) = 3 SPOTS

NOTE: ALL PROPOSED BASEMENT WINDOWS ARE TO BE ABOVE GRADE AND DO NOT REQUIRE WINDOW WELLS.

NOTE: ALL REQUIRED WALKWAYS TO BE FREE OF ANY OBSTRUCTIONS INCLUDING GAS METERS, AC UNITS, WINDOW WELLS, ETC.