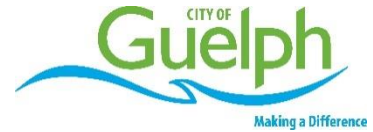


Committee of Adjustment Fee Waiver Request



Application Details

Application Number: A-90/24
Location: 493 Victoria Road North
Hearing Date: February 13, 2025
Owner: 493 Victoria Road Apartments GP Inc.
Agent: Robert Russell, Robert Russell Planning Consultants Inc.

Request: Refund of deferral fee (\$1,010)

Staff Recommendation

Refusal

Staff Report

Background

At the December 12, 2024 hearing, the Committee of Adjustment deferred minor variance application file A-90/24 for 493 Victoria Road North. At that time, [staff had identified in their comments](#) that there were concerns with the minor variances regarding landscaped open space and long-term bicycle parking and that these variances did not meet the intent of the Zoning By-law, were not desirable for the appropriate development of the lands, and were not considered to be minor in nature.

The Committee deferred the application to allow the applicant time to discuss the application with staff and revise the application. Since that time, the application has been revised and is set to return to the February 13, 2025 Committee of Adjustment hearing.

Analysis

Section 69(2) of the Planning Act provides that a Committee of Adjustment may reduce the amount or waive the fee in respect of an application in circumstances where the Committee of Adjustment is satisfied that it would be unreasonable to require payment. In accordance with the Planning Act, and with Section 3 f) of the [Committee of Adjustment Fee Refund Policy](#), staff are presenting the refund request to the Committee for their consideration.

Fee refund requests are to be considered by the Committee on a case-by-case basis. While it is acknowledged that the applicant consulted with staff prior to the submission of the application, there is no guarantee that the information or staff support provided during pre-consultation may not change. It is not uncommon

for new information to arise once the application is submitted and staff have a full review of the application.

Staff is not supportive of a refund of the deferral fee related to minor variance file A-90/24 and recommends refusal of the refund request. The deferral fee is set so that costs are received for the time and materials required to review, re-circulate and hold an additional hearing for an application that has been deferred. Refunding the deferral fee would result in a financial loss of \$1,010.00.

Report Author

Trista Di Lullo, Secretary-Treasurer

Attachments

None

Contact Information

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