

2023-09-14



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 515 Supernova Street
Legal Description: Lot 136, Plan 4M-1641
File No.: D08-02-23/A-00151
Report Date: September 13, 2023
Hearing Date: September 19, 2023
Planner: Siobhan Kelly
Official Plan Designation: Suburban Transect, Neighbourhood
Zoning: R4Z – Residential Fourth Density Subzone Z

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

The Official Plan designates the property Neighbourhood in the Suburban Transect, where it provides policy direction that development shall be low rise, respond to context, and recognize a suburban built form. If granted, the minor variance will facilitate the construction of a single storey addition that supports the residential use, which meets the general intent of the Official Plan.

The property is zoned Residential Fourth Density Subzone Z (R4Z), which prescribes a minimum 6-metre rear yard setback. The intent of the provision is to provide an amenity area on site and appropriate separation from adjacent properties. Staff are satisfied that space remains available on site for an amenity area as the addition is tucked into the existing building footprint. Further, the existing dwelling exceeds the required front yard setback, providing additional space in the front yard. As the rear yard is enclosed with a fence and the addition complies with the required side yard setbacks, the variance will not create undue adverse impacts on adjacent properties.

Based on the foregoing, staff are satisfied that the proposed minor variance meets the four tests outlined in Section 45(1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related concerns with the proposed minor variance. The applicant must protect the existing tree in the front yard in accordance with the City's tree protection specifications throughout all site works. Planning Forestry staff recommend removing the mulch and stone from around the base of the tree to support its survival.



Siobhan Kelly
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