

2023-10-13



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 17 Sai Crescent
Legal Description: Lot 108, Registered Plan 4M-763
File No.: D08-02-23/A-00236
Report Date: October 12, 2023
Hearing Date: October 17, 2023
Planner: Justin Grift
Official Plan Designation: Neighbourhood in the Outer Urban Transect
Zoning: R1Y [484]

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The Official Plan designates the subject property as Neighbourhood in the Outer Urban Transect. The policies pertaining to this designation support a wide variety of housing types with a focus on lower density missing-middle housing that reflects the built form context of the neighbourhood.

The property is zoned *Residential First Density, Subzone Y and Exception 484 (R1Y [484])*. The purpose of this zone is to restrict the building form to detached dwellings and regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced.

As seen on the submitted plans, the applicant is proposing to construct an enclosed sunroom at the back of the dwelling and is seeking relief for a reduced rear yard setback and rear yard area. The intent of the minimum rear yard setback and rear yard area is to maintain a buffer between adjacent properties and buildings and ensure there is adequate amenity space for the inhabitants. Staff note that the rear yard area is measured from the furthest point of the sunroom to the rear lot line. Thus, the applicant would be maintaining some interior yard area on either side of the sunroom. Considering the edge of the sunroom is over 5 metres from the rear lot line, Staff is of the opinion that the intent of the setback is maintained and that the requested variance will not create

adverse impacts on adjacent properties. Staff is satisfied the applications meet the “four tests” outlined in Section 45 (1) of the Planning Act, R.S.O. 1990 c. P.13, as amended.

ADDITIONAL COMMENTS

Forestry

Through pre-consultation it was determined that no trees would be impacted by the proposed minor variance for the sunroom, and no TIR required. Tree protection fencing must be installed and maintained throughout construction, in accordance with the City's Tree Protection Specifications.

Right-of-Way

The Right-of-Way Management Department has **no concerns** with the Minor Variance Application as there are no requested changes to private approach.



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