

2024-01-11



**MINOR VARIANCE APPLICATION**

**COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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Site Address:	311 Devonian Way
Legal Description:	Lots 112 and 113, Registered Plan 4M-1556
File No.:	D08-02-23/A-00281
Report Date:	January 11, 2024
Hearing Date:	January 16, 2024
Planner:	Solé Soyak
Official Plan Designation:	Suburban Transect, Neighbourhood Designation
Zoning:	R1VV [1782] – Residential First Density, Subzone “VV”, Exception 1782

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**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The property is located within the Suburban Transect, which comprises neighbourhoods within the urban boundary outside of the Greenbelt and is characterized primarily by low- to mid-density development. Neighbourhoods in the Suburban Transect shall support a range of dwelling unit sizes, predominantly ground-oriented housing.

The property is zoned Residential First Density Zone, Subzone VV. The purpose of the R1 zone is to restrict the building form to detached dwellings and regulate development in a manner compatible with existing land use patterns to maintain and enhance the residential character of a neighbourhood.

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the Planning Act, R.S.O. 1990 c. P.13, as amended.

Staff have no concerns with reducing the rear yard setback and rear yard area, given that only a portion of the addition does not comply with the zoning requirements. Furthermore, the addition is well set back from either side yard, thus minimizing any impact on the adjacent neighbours.

## ADDITIONAL COMMENTS

### Planning Forestry

As there are no existing trees on site, there are no concerns with the proposed minor variance. The existing City tree must be protected through construction.

### Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed application as there are no requested changes to private approaches.



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