

2024-01-11



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 55 Uxbridge Crescent
Legal Description: Part of Lots 16 & 38, Registered Plan 886
File No.: D08-02-23/A-00263
Report Date: January 11, 2024
Hearing Date: January 16, 2024
Planner: Solé Soyak
Official Plan Designation: Suburban Transect, Neighbourhood Designation
Zoning: R2C – Residential Second Density, Subsection “C”

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application.

DISCUSSION AND RATIONALE

During the review of the application, Staff identified an additional variance. A variance to reduce the front yard setback from 4.50 metres to 4.46 metres is required. Given that a new variance has been identified, Staff requests an adjournment of the application to allow sufficient time to recirculate.

ADDITIONAL COMMENTS

Planning Forestry

The proposed garage will have the same footprint as the existing carport. There are no anticipated tree-related impacts with this application. It is recommended to plant a new tree in the ROW following construction; application may be submitted to the City's Trees in Trust program.

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.



Solé Soyak
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