

2024-03-14



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 3

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 74 Strachan Street
Legal Description: Unit 26, Index Plan D-17; Part 1 on Plan 4R-29862
File No.: D08-02-23/A-00328
Report Date: March 14, 2024
Hearing Date: March 19, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential 1
Zoning: V1C, Floodplain Overlay

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

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 are not satisfied that the requested minor variance(s) meet(s) the “four tests”.

The subject property is located within the flood plain of the Jock River. It is unclear whether the proposed addition, based on the site plan vs. the survey, increases the footprint of the structure. The proposed gross floor area (GFA) is above the 20 square metres maximum permitted within a floodplain and the minor variance is for that increase. The new two storey addition and the expanded rear deck are within 30 metres of the watercourse and will likely require a minor variance to permit them.

Staff recommend that the applicant confirm the existing and proposed lot coverage, the existing and proposed setback of both the addition and the deck (and permitted projections) in relation to the Jock River.

ADDITIONAL COMMENTS

Planning Forestry

- All trees on City property are protected in this location, including those on the adjacent property to the east. A TIR must be provided with the application to show

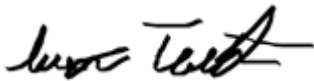
how existing City trees will be retained and protected through the design and construction. Tree protection fencing must be installed and maintained as per the City's Tree Protection Specifications for the full duration of construction.

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. However, the Owner shall be made aware that a private approach permit is required to construct, alter, change or create any driveway/approach, or, to remove an existing private approach.

Heritage

- 74 Strachan Street is a non-designated property located in the Village of Richmond Cultural Heritage Character Area (CHCA). The Richmond CHCA has established guidelines aimed at preserving and enhancing the area's unique character. These guidelines serve to assist property owners in designing projects that harmonize with the neighbourhood's character, but they do not entail heritage-related approvals.
- Heritage staff recommend retaining the dormer and encourage the use of wood siding that reflects the existing colours and materials in the Village as per the guidelines of the CHCA.



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