

2024-05-08



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 805 Kinstead Private
Legal Description: Part of Block 5, Registered Plan 4M-1720
File No.: D08-0224/A-00096
Report Date: May 08, 2024
Hearing Date: May 14, 2024
Planner: Luke Teeft
Official Plan Designation: Suburban (West) Transect, Neighbourhood
Zoning: R3YY[2796]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** 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 satisfied that the requested minor variances meet the “four tests”.

The requested projections are considered minor – the context of the site is such that the balconies and porches will be facing an existing single-family home at 1837 Maple Grove Road and will not infringe upon the rear yard of this property. The proposal does not contradict the Official Plan and is otherwise in conformity with all other provisions of the underlying zone.

ADDITIONAL COMMENTS

- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
- Existing grading and drainage patterns must not be altered.



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