

2024-04-12



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 180 Bradford Street
Legal Description: Part of Lot 18, Registered Plan 120
File No.: D08-02-24/A-00067
Report Date: April 11, 2024
Hearing Date: April 16, 2024
Planner: Samantha Gatchene
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R1O

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The site is zoned R1O and designated Neighbourhood under the Official Plan. 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 do not have concerns with the variances to permit a reduced rear yard setback and rear yard area. These provisions exist to maintain usable rear yard space and appropriate separation between buildings. This intent is maintained as the rear yard will remain unchanged as a result of the porch being enclosed.

ADDITIONAL COMMENTS

Planning Forestry

- Through pre-consultation it was determined that the proposed work will be within the same footprint as the existing porch. There are no tree-related concerns with the requested minor variances. Tree protection fencing must be installed and maintained around trees in proximity to the work area during construction.

Infrastructure Engineering

- The Planning, Real Estate and Economic Development Department will do a complete review of grading and servicing during the building permit process.

- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- 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, Real Estate and Economic Development Department.
- Existing grading and drainage patterns must not be altered.



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