

2024-06-27



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 141 Rothesay Drive
Legal Description: Lot 780 Registered Plan 882
File No.: D08-02-24/A-00133
Report Date: June 27, 2024
Hearing Date: July 2, 2024
Planner: Samantha Gatchene
Official Plan Designation: Suburban Transect, Neighbourhood
Zoning: R2C (Residential Second Density, Subzone C)

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.

The site is zoned R2C and is designated Neighbourhood under the Official Plan. The Official Plan directs low-rise development that complement the surrounding context, including with main entrances at-grade and soft landscaping. One of the general intents of the minimum front yard setback provisions is to ensure the front yard is functional and provides adequate separation from the street.

Staff do not have concerns with the requested variances for the reduced front yard setback. The proposed mudroom will maintain the at-grade front-facing main entrance and not result in a loss of soft landscaping. Adequate separation will be maintained by the proposed setback and will not negatively impact the streetscape.

ADDITIONAL COMMENTS

Infrastructure Engineering

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

- At the time of building permit application, a grading plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may 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, Development and Building Services Department.
- A private approach permit is required for any access off the city street.
- Existing grading and drainage patterns must not be altered.

Planning Forestry

There are no tree-related concerns with the proposed reduced front yard setback as all works are outside of the Critical Root Zones of the existing trees. Tree protection fencing must be installed around trees 2 and 3 during construction, to ensure no storage or movement of materials or equipment within their CRZs.



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