

2024-06-13



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 205 Cranesbill Road
Legal Description: Lot 3, Registered Plan 4M-1628
File No.: D08-02-24/A-00116
Report Date: June 12, 2024
Hearing Date: June 18, 2024
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Neighbourhood
Zoning: R3YY [2317]

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 variance meets the “four tests”.

An uncovered deck is a permitted projection within the R3 Zone under Section 65 of the Zoning By-law. The proposed deck will be located 2.15 metres from the rear lot line, which is a projection of 4 metres into the required rear yard. The application seeks an increased maximum projection by an additional 2 metres.

Staff have no concerns because the deck structure only covers a portion of the rear yard, maintaining landscape space and the rear yard abuts a naturalized area, so impacts are minimal.

ADDITIONAL COMMENTS

Infrastructure Engineering

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

Planning Forestry

There are no tree-related impacts associated with the requested variance.



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