

2024-06-27



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Address: 383 Longworth Avenue  
Legal Description: Lot 41 Registered Plan 4M-1624  
File No.: D08-02-2024/A-00134  
Report Date: June 27, 2024  
Hearing Date: July 2, 2024  
Planner: Samantha Gatchene  
Official Plan Designation: Suburban Transect, Neighbourhood  
Zoning: R4Z (Residential Fourth Density, Subzone Z)

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**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.

An uncovered deck is a permitted projection within the R4 Zone under Section 65 of the Zoning By-law. The proposed deck will be located 1.54 metres from the rear lot line, which is a projection of 4.6 metres into the required rear yard. The application seeks an increased maximum projection by an additional 2.6 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**

**Planning Forestry**

Through pre-consultation it was determined that there are no tree-related impacts associated with the requested minor variance.

*Samantha Gatchene*

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Planning, Development and Building  
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