

2024-07-11



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2336 Shanegal Crescent  
Legal Description: Lot 12 Part 3 Registered Plan M-195  
File No.: D08-02-24/A-00156  
Report Date: July 11, 2024  
Hearing Date: July 16, 2024  
Planner: Penelope Horn  
Official Plan Designation: Outer Urban Transect, Neighbourhood  
Zoning: Residential Second Density, Subzone N (R2N)

**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(s) meet(s) the “four tests”.

The site is zoned R2N and designated Neighbourhood under the Official Plan. The requested variance to reduce the minimum rear yard setback from 7 metres to 4.27 metres maintains the intent of the Zoning By-law by ensuring appropriate separation between developments without creating adverse impacts on adjacent properties. The proposed 1-storey sunroom, at 3.35 metres high, will not affect privacy and is consistent with the low-rise residential character of the neighbourhood. The area directly south of the property is densely treed and zoned T1 – Air Transportation Facility Zone, which means that the reduced rear yard will not abut a residential use.

The proposal provides sufficient rear yard amenity space for landscaping and aligns with the urban built form of the Outer Urban Transect. Staff find that the proposed sunroom is appropriate for the site, and therefore, there are no concerns with the addition.

## 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**.
- Existing grading and drainage patterns must not be altered.



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Services Department



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