

2024-07-11



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 3 Miriam Avenue
Legal Description: Part of Lot 24, Concession 1 (RF)
File No.: D08-02-24/A-00154
Report Date: July 11, 2024
Hearing Date: July 16, 2024
Planner: Penelope Horn
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: R1E[1722]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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 intent of the lot coverage provisions is to ensure that there is adequate space to accommodate the private services on-site. Given that the proposed addition maintains will not interfere with the private well or the septic bed in the front yard, Staff are confident that the increase in lot coverage will not result in adverse impacts on the site’s servicing.

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/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist maybe required.
- All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and

plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.

- 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 of the City street.
- Existing grading and drainage patterns must not be altered.

Planning Forestry

- There are no tree-related concerns with the proposed increase in lot coverage for a small addition. The existing trees must be protected during construction.



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