



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 113 Northshire Drive
Legal Description: Lot 5, Registered Plan 4M-382
File No.: D08-02-24/A-00158
Report Date: July 10, 2024
Hearing Date: July 16, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Rural Countryside; Natural Heritage Features Overlay
Zoning: RR3[9r]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **requests an adjournment of** 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 not satisfied that the requested minor variance meets the “four tests”.

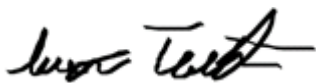
The subject property contains vegetation which has been included in the Natural heritage Features Overlay, and is adjacent to a property within a Natural heritage System Corridor. The applicant has proposed the construction of a coach house in a clearing amongst the woodlands on the property. Staff are not satisfied that the proposal does not negatively impact these features and have asked for a scoped EIS to be completed by the owner and submitted for review.

ADDITIONAL COMMENTS

Planning Forestry

- The owners should review the [Planning around trees](#) page for some guidance on working around their trees. In particular, the [Tree Protection Specification](#) should be implemented when working around trees that are to be protected & retained.

- Please note that a TIR and tree removal permit application would be required for any work that would require removal of any trees within the right-of-way.



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Planner I, Development Review, All Wards

Planning, Development and Building
Services Department



Erin O'Connell
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