

2024-07-11



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 3

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 4093 Caracourt Drive
Legal Description: Lot 56, Registered Plan 4M-1127
File No.: D08-02-24/A-00163
Report Date: July 11, 2024
Hearing Date: July 16, 2024
Planner: Elizabeth King
Official Plan Designation: Rural Transect, Village, Village Residential,
Village of Vernon Secondary Plan
Zoning: V11

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”.

Accessory structures are permitted under Section 55 of the Zoning By-law, and common structures are permitted on residential properties. The proposed and existing accessory structures account for less than 2% of the lot coverage, excluding the dwelling. Staff consider the increased cumulative area to be minor, given the context and its appropriate use.

The proposed structure effectively utilizes its footprint by including a loft space for additional storage. However, it results in an increase of 0.7 metres in height to 5.2 metres from the maximum of 4.5 metres. Staff consider this to be a minor increase in size and since it effectively utilizes the footprint by including a loft space.

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 will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- 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.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

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

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 cause the removal of any trees within the right-of-way.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed minor variance application. However, the Owner shall be made aware that a private approach permit is required to construct any newly created driveway/approach. If access to the new garage is from the current existing driveway and there is not change to the driveway then no private approach permit is required.



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