

2024-07-31



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 53 Slade Crescent  
Legal Description: Lot 11, Registered Plan 4M-652  
File No.: D08-02-24/A-00176  
Report Date: August 1, 2024  
Hearing Date: August 6, 2024  
Planner: Penelope Horn  
Official Plan Designation: Suburban Neighbourhood  
Zoning: R1J

**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”.

Given the location of the proposed gazebo, the visual effect of having three accessory buildings is reduced. The intent of imposing a maximum number of accessory buildings, aside from lot coverage, is to ensure that accessory uses on the site remain accessory to the primary use. The proposed gazebo will be ancillary to the residential building in both use and size. The increase in the proposed lot coverage is mitigated by the large lot size of the subject parcel, which ensures that adequate soft landscaping will be maintained.

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

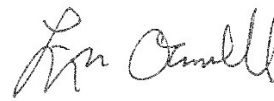
### Planning Forestry

- Through pre-consultation, the applicant provided a TIR and has outlined adequate tree protection & mitigation measures. The Tree Protection Specification must be implemented throughout construction, and roots cleanly severed at the limit of excavation.




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Penelope Horn  
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Planning, Development and Building  
Services Department




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