

2024-08-01



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1035, 1059 and 1064 Ventus Way
Legal Description: Part of Lot 4, Concession 3,
Geographic Township of Gloucester
File No.: D08-02-24/A-00182, D08-02-24/A-00183 and
D08-02-24/A-00184
Report Date: August 1, 2024
Hearing Date: August 6, 2024
Planner: Samantha Gatchene
Official Plan Designation: Suburban Transect, Neighbourhood
Zoning: R3YY [2723] (Residential Third Density Zone,
Subzone YY, Urban Exception 2723)

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the applications.

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.

The three properties are zoned R3YY, Urban Exception 2723 and requires a minimum 4.75 metre front yard setback. The purpose of the minimum front yard setback is to facilitate the creation of a continuous street frontage while providing sufficient separation from the street. Since these are corner lots, the visual impact on the street by the reduced front yard setbacks is minimal and sufficient separation from the street will be provided. The requested variances are minor in nature and maintain the general intent and purpose of the front yard setback provisions.

ADDITIONAL COMMENTS

Planning Forestry

The site is subject to a Plan of Subdivision application. The approved landscape plan requires a setback of 7.5 m between new dwellings and trees to be planted in the right-

of-way. The applicant was asked to demonstrate that the requested variances would not impact the approved landscape plan. Plans were provided showing 7.5m between the center of the tree and the edge of the building foundation can still be achieved with the minor variances proposed. Planning Forestry therefore does not have concerns with the minor variance.

Infrastructure Engineering

Please provide a memo or plan indicating that the lot grading plan is to match the Master Grading Plan for the subdivision.



Samantha Gatchene, MCIP, RPP
Planner I
Development Review, All Wards
Planning, Development and Building
Services Department

Erin O'Connell, MCIP, RPP
Planner III
Development Review, All Wards
Planning, Development and Building
Services Department