

2024-09-11



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 3**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 177 Loreka Court  
Legal Description: Lot 22, Registered Plan 4M-1390  
File No.: D08-02-24/A-00219  
Report Date: September 11, 2024  
Hearing Date: September 18, 2024  
Planner: Luke Teeft  
Official Plan Designation: Suburban (West) Transect; Neighbourhood  
Zoning: R1MM [1314]

**DEPARTMENT COMMENTS**

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

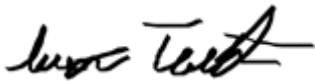
**DISCUSSION AND RATIONALE**

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 meets the “four tests”.

The proposed variance is for a slight increase in the projection of the deck into the rear yard, and does not require any other variances or create any negative impacts on other properties.

**ADDITIONAL COMMENTS**

- 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 plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
- 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 the **Planning, Development and Building Services Department**.
- Existing grading and drainage patterns must not be altered.



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Luke Teeft  
Planner I, Development Review, All Wards  
  
Planning, Development and Building  
Services Department



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Wendy Tse  
Planner III (A), Development Review, All  
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