

2024-09-26



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 20 Robin Crescent
Legal Description: Block 5, Registered Plan 4M-689
File No.: D08-02-21/A-00335
Report Date: September 26, 2024
Hearing Date: October 1, 2024
Planner: Penelope Horn
Official Plan Designation: Outer Urban, Neighbourhood
Zoning: R1AA

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”.

The minor variance is required to facilitate the lifting of the 30 centimetre reserve, which will eventually allow future infill development in the Outer Urban Area. The requested lot area provides a reasonable developable footprint which is sufficient to accommodate a detached dwelling.

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.
- 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.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Provide a minimum of 1.5m between the proposed driveway and the utility pole.
- 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 requested severance.

Future development of the site will require the removal of at least four distinctive trees on site (trees 6-9 in the TIR); a tree removal permit application and replacement plantings would be required. An updated TIR, outlining removals, mitigation measures, and tree planting will be required as part of the tree removal permit application.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application for reduced sized lot. However, the 30cm reserve is required to be lifted prior to a private approach being established on the lot.

CONDITIONS

1. Prior to the issuance of a building permit, the Owner(s) provide proof to the satisfaction of the Development Review Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, to be confirmed in writing from the Department to the

Committee, that the Plan of Subdivision has been amended to allow the lot to be used for residential purposes.

2. Prior to the issuance of a building permit, that the Owner(s) provide proof to the satisfaction of the Development Review Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate to be confirmed in writing from the Department to the Committee, that the 30 centimetre reserve has been lifted.



Penelope Horn
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



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