

2024-09-25



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 6045 Longleaf Drive  
Legal Description: Part of Lot 5, Plan 4M-1001  
File No.: D08-02-24-A-00238  
Report Date: September 24, 2024  
Hearing Date: October 01, 2024  
Planner: Nivethini Jekku Einkaran  
Official Plan Designation: Suburban Transect, Neighbourhood  
Zoning: R1VV

**REQUESTED VARIANCE**

The Applicants require the Committee's authorization for a minor variance from the Zoning By-law as follows:

- a) To permit a ~~reduced interior side yard setback of 0.61 metres, whereas the By-law requires a minimum interior side yard setback of 0.935 metres~~ **an easterly side yard setback of 0.61 m and a westerly side yard setback of 0.61 m, whereas the zoning by-law requires a minimum total side yard setback of 1.8 m with one yard being at least 0.6 m.**

**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".

The subject property is zoned as R1VV – Residential First Density Zone, Subzone VV. The property is location in the Suburban Transect and designated as Neighbourhood, as per Schedules A and B5 of the Official Plan. This is planned for low-rise, low-density that maintains the character of the neighbourhood.

Staff would prefer the revised wording of the variance as it better aligns with the zoning provisions.

## **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.
- 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**

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

The existing street tree must be protected through construction by implementing the [Tree Protection Specifications](#), to ensure no encroachment into the Critical Root Zone.



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