

2025-02-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 609 Longfields Drive
Legal Description: Blocks 9 and 10, Registered Plan 4M-1463
File No.: D08-02-24/A-00328
Report Date: February 11, 2025
Hearing Date: February 18, 2025
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Neighbourhood,
Evolving Neighbourhood Overlay
Zoning: MC [1642]

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 proposal is also subject to Site Plan Control application D07-12-24-0066 and have no concerns with the proposal and the requested variances.

ADDITIONAL COMMENTS

Planning Forestry

This application is part of an active Site Plan Control, and all tree protection and planting opportunities will be determined through that process. It is recommended to find further opportunities for tree planting to increase the canopy cover on site to address the urban heat island effect.

Right of Way Management

The Right-of-Way Management Department has no comment with the proposed Minor Variance Application, as this property is subject to the Site Plan Control process.

A handwritten signature in black ink that reads 'Elizabeth King'.

Elizabeth King
Planner I, Development Review All Wards
Planning, Development and Building
Services Department

A handwritten signature in black ink that reads 'Erin O'Connell'.

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