

2025-03-13



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 74 Boyce Avenue
Legal Description: Lot 298, Registered Plan 348
File No.: D08-02-25/A-00030
Report Date: March 13, 2025
Hearing Date: March 18, 2025
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Outer Urban Transect, Neighbourhood,
Evolving Neighbourhood Overlay
Zoning: R10

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”.

ADDITIONAL COMMENTS

Planning Forestry

The proposed plan will require the removal of two of the four protected trees on site. There are no tree-related concerns with the requested variances. Through the building permit process, the grading and servicing plan must be designed to minimize impacts to both existing trees to remain and plantable space for new trees proposed. Tree permits and compensation will be required through the building permit process.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the Minor Variance Application. However, the Owner shall be made aware that a private approach permit is required to establish the new driveway, which will be located in front of the garage.

J. E. Nivethini

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