



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 226 Bayview Drive
Legal Description: Part of Lots 3 and 4, Registered Plan 410
File No.: D08-02-25/A-00008
Report Date: February 12, 2025
Hearing Date: February 18, 2025
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential; Two Zone Flood Plain
Zoning: V1H[350r]

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

Staff would like to confirm that the plans to be approved by the Committee do not include the seasonal bunkie shown on the plans filed with the Committee.

- 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

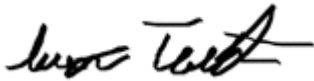
plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.

- 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.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

The applicant/owners should refer to the *Planning Around Trees* page for guidance on working around existing trees. In particular, the *Tree Protection Specifications* should be implemented when working around trees that are to be protected & retained.

A TIR and tree removal permit application would be required for any work that would cause or require removal of any trees within the right-of-way.



Luke Teeft
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