

2025-05-01



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 97 Sweetland Avenue
Legal Description: Part of Lot 21, Registered Plan 42717
File No.: D08-02-25/A-00019
Report Date: May 1, 2025
Hearing Date: May 7, 2025
Planner: Dylan Geldart
Official Plan Designation: Downtown Core Transect, Neighbourhood Designation,
Evolving Neighborhood Overlay, Minor Corridor, Central and
East Downtown Core Secondary Plan
Zoning: R4UD [480]

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 the requested minor variances meet the “four tests”.

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.

- 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.
- Existing street sign to be relocated at the owner's expense, if required.
- Please note that the addition will have to be serviced through the existing home.

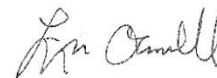
Planning Forestry

The proposed addition will reduce the amount of soft landscaping on site and will impact some neighboring trees that are not protected under the Tree Protection by-law.

While there are no major concerns with the requested variances, the applicant should consider planting trees in the front and rear yard landscaped areas, to enhance the site and contribute towards City's 40% tree canopy goal.



Dylan Geldart
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