

2025-03-13



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 101 Kanata Avenue
Legal Description: Block Registered Plan 4M-101
File No.: D08-02-24/A-00211
Report Date: March 13, 2025
Hearing Date: March 18, 2025
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Suburban Transect, Hub
Zoning: MC10

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

Infrastructure Engineering

- The **Planning, Development and Building Services Department** will do a complete review of grading during the building permit process.
- At the time of building permit application, a grading 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**.

- Existing grading and drainage patterns must not be altered.

Planning Forestry

Through pre-consultation, other options were evaluated for relocating the parking spaces to try to minimize tree impacts. These other options either had more tree impacts or were found to be less feasible operationally. Although this option will require the removal of a favourable tree, the concerns will be mitigated through planting a replacement tree.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application, as there are no planned changes to the entrance way to the property.

J. E. Nivethini

Nivethini Jekku Einkaran
Planner I, Development Review All Wards
Planning, Development and Building
Services Department

Wendy Tse

Wendy Tse
Planner III, Development Review South
Planning, Development and Building
Services Department