

2026-01-08



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 47 Rockcliffe Way
Legal Description: Lot 93 & Part of Reserve in Block E, Registered Plan 4M-51
File No.: D08-02-25/A-00252
Report Date: January 8, 2026
Hearing Date: January 14, 2026
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation
Zoning: R1QQ [1493]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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 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 plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
 - A Grading Plan, prepared by a relevant professional, is required for any proposal that requires a permit if the proposed works, including hard landscaping, are less than 1.2 metres from a property line.
- Existing grading and drainage patterns must not be altered.

Planning Forestry

There are no significant impacts expected due to the requested variances.

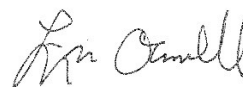
The existing trees on & adjacent to the site must be protected through construction by implementing the [Tree Protection Specification](#), as per the TIR.

Right of Way Management

The Right of Way Management Department has **no concerns** with the Minor Variance Application. However, we note that the onsite parking and front yard landscaping are not in compliance with the current By-laws.



Penelope Horn
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Services Department



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