

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: **CAV A/201/2022**

DATE OF MEETING: BY VIDEOCONFERENCE AND LIVE-STREAMING VIDEO ON THE TOWN'S WEBPAGE AT OAKVILLE.CA ON TUESDAY, NOVEMBER 29, 2022 AT 7:00 P.M.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
RENAN CAVERO 2253 MACLENNAN DR OAKVILLE ON, L6H 5K4	KURTIS CAN KEULEN HUIS DESIGN STUDIO INC. 1A CONESTOGA DR BRAMPTON ON, L6Z 4N5	2253 MACLENNAN DR PLAN M410 PT LOT 77 RP 20R8224 PART 60

**OFFICIAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
WARD: 5**

**ZONING: RL7
DISTRICT: WEST**

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a single storey addition to the semi-detached dwelling on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 6.3.2 (Row 5, Column-Semi-detached Dwellings) & Footnote 2 The minimum <i>interior side yard</i> shall be reduced to 1.8 metres where an attached <i>private garage</i> meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.	To permit a <i>minimum</i> (westerly) <i>interior side</i> of 1.64 m.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

CAV A/201/2022 - 2253 MACLENNAN DR (West District) (OP Designation: Low Density Residential)

The applicant proposes to permit the construction of a single storey addition to the semi-detached dwelling subject to the variance listed above.

The reduction in the minimum side yard setback from 1.8m to 1.64m will not negatively impact the spacing and buffering between dwellings, continues to provide adequate access along the side yard, and will continue to allow for adequate drainage.

On this basis, it is staff's opinion that the requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law the variance is minor in nature and appropriate

for the development of the site as there is no negative impact to abutting properties or the streetscape.

Conclusion:

In summary, based on the application as submitted, Staff are of the opinion that the application satisfies the applicable tests under the *Planning Act*. Should the Committee concur with staff's opinion, the following conditions are requested:

1. That the addition to the dwelling be built in general accordance with the submitted site plan and elevation drawings dated October 3, 2022; and
2. That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.

The planning basis for the conditions are as follows, in keeping with the numbering of the conditions above:

1. Building in general accordance with the submitted site plan and elevation drawings is required to ensure what is requested and ultimately approved, is built on site. This provides assurance and transparency through the process, noting the documents that are submitted with the application, provide the actual planning, neighbourhood and site basis for the request for the variances, and then the plans to be reviewed through the building permit and construction processes.
2. A two (2) year timeframe allows the owner to obtain building permit approval for what is ultimately approved within a reasonable timeframe of the application being heard by the Committee of Adjustment based on the requirements when it is processed, but cognizant of the ever-changing neighbourhoods, policies and regulations which might then dictate a different result. Furthermore, if a building permit is not obtained within this timeframe, a new application would be required and subject to the neighbourhood notice circulation, public comments, applicable policies and regulations at that time.

Fire: No concerns for Fire.

Transit : Comments no received.

Halton Region: CAV A/201/2022 – R. Cavero, 2253 MacLennan Drive, Oakville

- The subject property is within 120 meters of the Regional Natural Heritage System (RNHS), therefore the proposed development would trigger the Environmental Impact Assessment (EIA) requirements in accordance with Sections 118 (3) & (3.1)c) of the Regional Official Plan (ROP). Staff would consider it appropriate to waive the Region's EIA requirements in this instance as the proposed works will be setback sufficiently with adjacent residential properties between the sensitive natural features or areas, and will not likely result in any impacts on the features or ecological functions of the RNHS.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit a decrease in the minimum interior side yard, under the requirements of the Town of Oakville Zoning By-law, for the purpose of constructing a single storey addition to the semi-detached dwelling on the subject property.

Bell Canada: Comments no received.

Trans Canada Pipeline :

We will not be providing any comments on behalf of TCPL for this application.

Union Gas: Comments no received.

Letter(s) in support – None.

Letter(s) in opposition – None.

General notes for all applications:

Note: *The following standard comments apply to all applications. Any additional application specific comments are as shown below.*

- The applicant is advised that permits may be required should any proposed work be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.
- The applicant is advised that permits may be required from other departments / authorities (e.g. Engineering and Construction, Building Services, Conservation Halton, etc.) should any proposed work be carried out on the property.
- The applicant is advised that any current or future proposed works that may affect existing trees (private or municipal) will require an arborist report.
- The applicant is advised that any current or future proposed works will require the removal of all encroachments from the public road allowance to the satisfaction of the Engineering and Construction Department.
- The applicant is advised that the comments provided pertain only to zoning and are not to be construed as a review or approval of any proposal for the site. This review will be carried out through the appropriate approval process at which time the feasibility/scope of the works will be assessed.

Requested conditions from circulated agencies:

1. That the addition to the dwelling be built in general accordance with the submitted site plan and elevation drawings dated October 3, 2022; and
2. That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.



Jasmina Radomirovic
Assistant Secretary-Treasurer
Committee of Adjustment