

REPORT TO: Committee of Adjustment

DATE OF MEETING: July 16, 2024

SUBMITTED BY: Tina Malone-Wright, Manager, Development Approvals
519-741-2200 ext. 7765

PREPARED BY: Tim Seyler, Senior Planner, 519-741-2200 ext. 7860

WARD(S) INVOLVED: Ward 1

DATE OF REPORT: July 3, 2024

REPORT NO.: DSD-2024-316

SUBJECT: Minor Variance Application A2024-057
Consent Application B2024-016
176 Woolwich Street

RECOMMENDATION:

Minor Variance Application A2024-057

- A. That Minor Variance Application A2024-057 for 176 Woolwich Street requesting relief from Section 5.4 Table 5-2 of Zoning By-law 2019-051, to permit a driveway width of 16 metres instead of the maximum permitted width of 11.6 metres and to permit a driveway to be setback 0 metres from the side property line instead of the minimum required 1.9 metres, generally in accordance with the drawing submitted with Minor Variance Application A2024-057, BE APPROVED.

Consent Application B2024-016

- B. That Consent Application B2024-016 requesting consent to sever a parcel of land having a lot width on Woolwich Street of 32.6 metres, a lot depth of 60.9, metres and a lot area of 1,988 square metres, BE APPROVED subject to the following conditions:
1. That Minor Variance Application A2024-057 receive final approval.
 2. That the Owner's solicitor shall provide draft transfer documents and associated fees for the Certificate of Official to the satisfaction of the Secretary-Treasurer and City Solicitor, if required.
 3. That the Owner shall obtain a tax certificate from the City of Kitchener to verify that there are no outstanding taxes on the subject property(ies) to the satisfaction of the City's Revenue Division.

- 4. That the owner provides a digital file of the deposited reference plan(s) prepared by an Ontario Land Surveyor in PDF and either .dwg (AutoCad) or .dgn (Microstation) format, as well as two full size paper copies of the plan(s). The digital file needs to be submitted according to the City of Kitchener's Digital Submission Standards to the satisfaction of the City's Mapping Technologist.**
- 5. That the owner pay to the City of Kitchener a cash-in-lieu contribution for park dedication of \$11,862.00.**
- 6. That the Owner provides a servicing plan showing outlets to the municipal servicing system to the satisfaction of the Director of Engineering Services.**
- 7. That the Owner submit a Development Asset Drawing (digital AutoCAD) for the site (servicing, SWM etc.) with corresponding layer names and asset information to the satisfaction of the City's Director of Engineering Services, prior to deed endorsement.**
- 8. That the Owner makes financial arrangements for the installation of any new service connections to the severed and/or retained lands to the satisfaction of the City's Director of Engineering Services, and the City of Waterloo.**
- 9. That any new driveways are to be built to City of Waterloo standards at the Owner's expense prior to occupancy of the building to the satisfaction of the City's Director of Engineering Services.**
- 10. That the Owner, if required, enter into a servicing agreement, and design to current City of Waterloo standards and make satisfactory financial arrangements for the installation of an extension to the municipal sanitary sewer, including obtaining the necessary Environmental Compliance Approval, to the satisfaction of the City of Waterloo's Director of Engineering services.**
- 11. That the Owner provides confirmation that the basement elevation can be drained by gravity to the street sewers to the satisfaction of the City's Director of Engineering Services. If this is not the case, then the owner will need to pump the sewage via a pump and forcemain to the property line and have a gravity sewer from the property line to the street to the satisfaction of the City's Director of Engineering Services.**
- 12. Prior to approval, the Owner shall convey to City of Kitchener and/or City of Waterloo, without cost and free of encumbrance, the road widening, required by the City's Official Plan, as indicated on a Reference Plan.**
- 13. That the Owner be required to submit a Phase 1 and if required, Phase 2 Environmental Site Assessment (ESA) to the satisfaction of the City's Director of Engineering Services for the required road widening.**

14. That the property owner shall receive final approval of the Environmental Impact Study - 176 Woolwich Street Lot Severance, prepared by Natural Resource Solutions Inc. (April 20, 2024) and the Tree Preservation and Enhancement Plan - 176 Woolwich Street Lot Severance, prepared by Natural Resource Solutions Inc. (March 20, 2024), from the City's Director of Housing and Development Approvals, and the Grand River Conservation Authority.
15. That the property owner enter into a Conservation Easement Agreement together with a Management Plan, with the City of Kitchener, to be prepared by the City Solicitor, to the satisfaction of the City Solicitor and the City's Director of Planning and registered on title of the lands to be severed. The Management Plan shall include, but is not limited to, the Mitigation Measures recommended in the approved Environmental Impact Study and the Tree Preservation and Enhancement Plan, to the satisfaction of the City's Director of Housing and Development Approvals and the City Solicitor.
16. That at the sole option of the City's Director of Housing and Development Approvals, the Owner shall enter into an agreement with the City of Kitchener, to be prepared by the City Solicitor, to the satisfaction of the City Solicitor and the City's Director of Housing and Development Approvals, and registered on title of the severed lands, which shall include the following:
- a) That prior to any grading, servicing, or the application for or issuance of a building permit, the owner shall submit a plan, prepared by a qualified consultant, to the satisfaction and approval of the City's Director of Housing and Development Approvals showing:
 - (i) the proposed location of all buildings (including accessory buildings and structures), decks and driveways;
 - (ii) the proposed grades and drainage;
 - (iii) the location of all trees to be preserved, removed or potentially impacted on or adjacent to the subject lands, including notations of their size, species and condition;
 - (iv) justification for any trees to be removed; and
 - (v) outline tree protection measures for trees to be preserved; and
 - (vi) building elevation drawings.
 - (vii) stormwater management strategy including all proposed infiltration galleries.
 - (viii) If necessary, the plan shall include required mitigation and or compensation measures.
 - (ix) That the approved elevation drawings shall be implemented as approved or be substantively similar to the approved elevations as part of issuance of the building permit.
 - b) Any alteration or improvement to the lands including grading, servicing, tree removal and the application or issuance of any building permits shall be in compliance with the approved plan. Any changes or revisions to the plan require the approval of the City's Director of Housing and Development Approvals.

- c) That prior to application for or issuance of a building permit, the owner shall submit an Edge Management Plan for the naturalization of the wetland and dripline buffers, to the satisfaction and approval of the City's Director of Housing and Development Approvals.**
- d) The owner agrees to implement the approved Edge Management Plan to the satisfaction of the City's Director of Housing and Development Approvals, within 6 months of occupancy, or as soon as weather conditions permit.**

17. That the owner shall:

- a) Complete a Building Code Assessment for the existing dwelling proposed to be retained on the retained parcel of land, prepared by a qualified person, to confirm that the proposed property line and any of the building adjacent to this new property line complies with the Ontario Building Code, to the satisfaction of the City's Chief Building Official. The assessment shall address items such as, but not limited to, spatial separation of existing buildings' wall face, and shall include recommendations such as closing in of openings pending spatial separation calculation results.**
- b) Obtain a Building Permit for any remedial work/ upgrades required by the Building Code Assessment.**

18. That, prior to final approval, the applicant submits the Consent Application Review Fee of \$350.00 to the Region of Waterloo.

19. That prior to approval, the Owner/Applicant enter into a registered development agreement with the City of Kitchener to implement the following conditions for all dwelling units on both retained and severed lots:

- a) That the owner/applicant agrees to construct the dwelling with forced air-ducted heating system suitably sized and designed with provision for the installation of air conditioning in future, at the occupant's discretion.**
- b) That the following noise warning clause will be included in all offers of purchase, deeds and rental agreements:**
 - i) "The purchasers / tenants are advised that sound levels due to increasing road traffic on Woolwich St, may occasionally interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP)".**
 - ii) "This dwelling has been fitted with a forced air-ducted heating system and has been designed with the provision of adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density**

developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP)”.

REPORT HIGHLIGHTS:

- The purpose of this report is to review a minor variance application for a driveway widening, and to permit a severance to create one new parcel of land.
- There are no financial implications.
- Community engagement included a notice sign being placed on the property advising that a Committee of Adjustment application has been received, notice of the application was mailed to all property owners within 30 metres of the subject property and this report was posted to the City’s website with the agenda in advance of the Committee of Adjustment meeting.
- This report supports the delivery of core services.

BACKGROUND:

The subject property is located on the east side of Woolwich Street, in proximity to the intersection of Bridge Street and Woolwich Street. The existing property contains a single detached dwelling. The applicant proposes to retain the single detached dwelling and sever off a portion of the property for an additional single detached dwelling. The retained single detached dwelling property also requires Minor Variances to allow a wider driveway than what is permitted by the By-law and to legalize its location relative to the side lot.

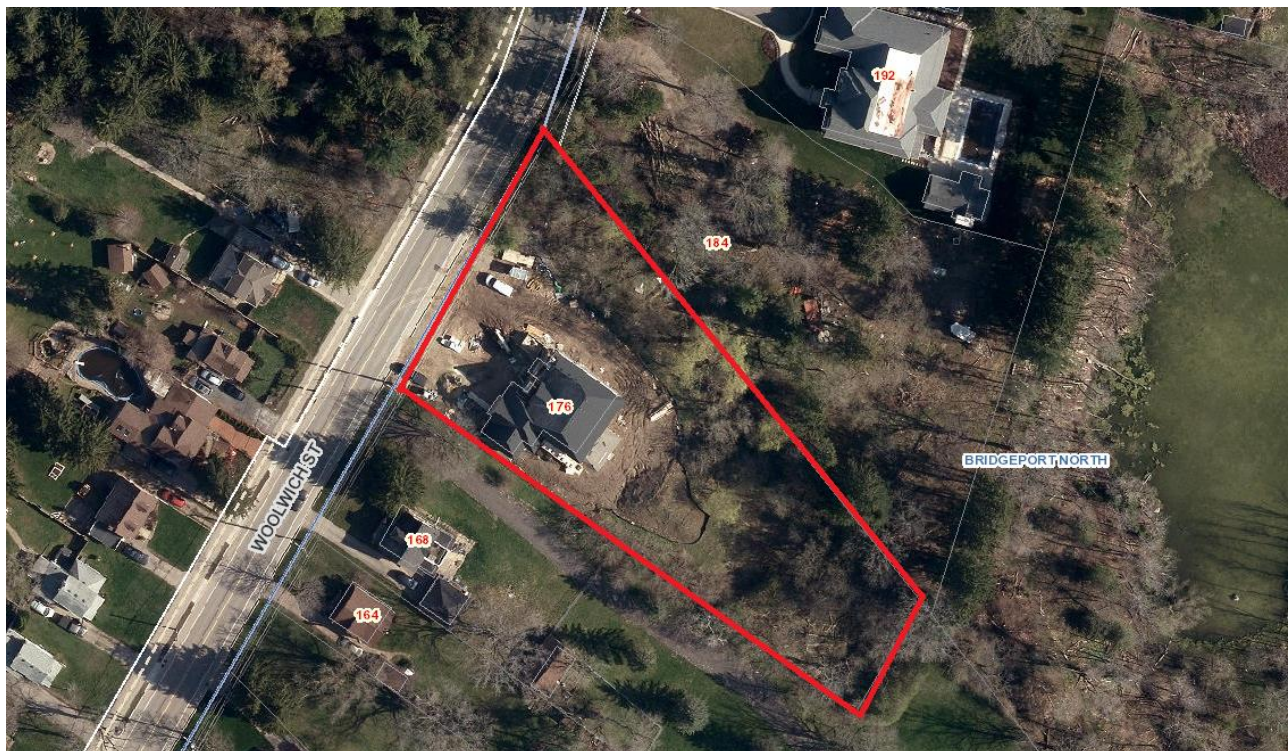


Figure 1: Location Map: 176 Woolwich Street.

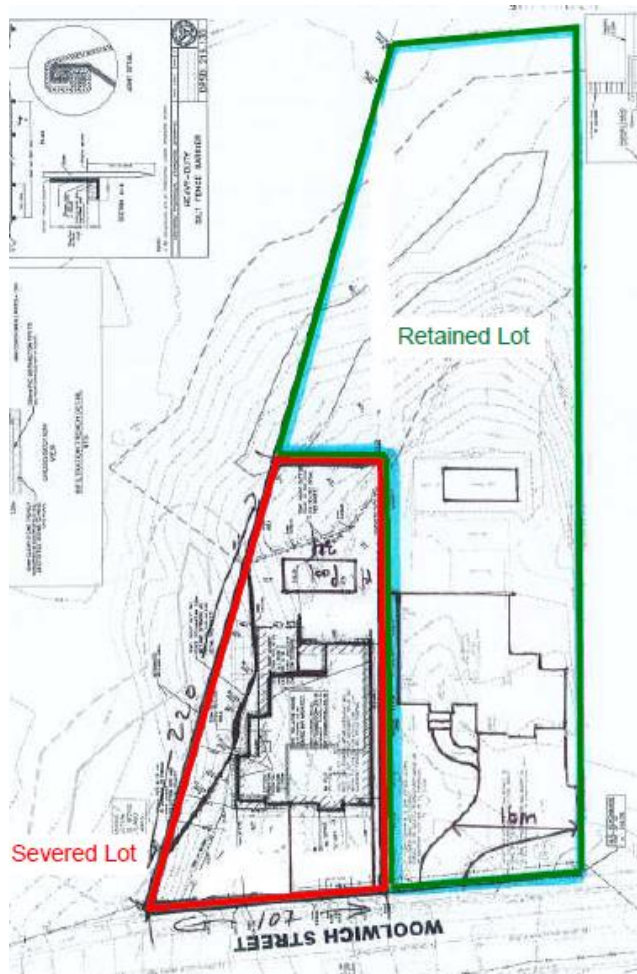


Figure 2: Proposed lot fabrics.

The subject property is identified as 'Community Area' on Map 2 – Urban Structure and is designated 'Low Rise Residential' on Map 3 – Land Use in the City's 2014 Official Plan.

The property is zoned 'Low Rise Residential Two Zone (RES-2)' in Zoning By-law 2019-051.

The purpose of the application is to sever an existing lot to create an additional lot. The retained lands will contain an existing single detached dwelling. The severed lands will also contain a new single detached dwelling. A minor variance application is also required to legalize the existing driveway that is located on the retained lands.



Figure 3: Existing single detached dwelling at 176 Woolwich Street and area adjacent to be severed.



Figure 4: Side yard setback for existing driveway at 176 Woolwich Street.



Figure 5: Driveway width for existing driveway at 176 Woolwich Street.

REPORT:

Planning Comments Minor Variance Application A2024-057:

In considering the four tests for the minor variances as outlined in Section 45(1) of the Planning Act, R.S.O, 1990 Chap. P 13, as amended, Planning staff offers the following comments:

General Intent of the Official Plan

The subject property is designated 'Low Rise Residential' in the City's Official Plan. This designation permits low density forms of housing such as single detached dwellings. The proposed variances meet the intent of the Official Plan which encourages a range of different forms of housing and encourages a mix of residential uses in residential areas. The proposed variances support a permitted use, and it is the opinion of staff that the requested variances meet the general intent of the Official Plan.

General Intent of the Zoning By-law

The purpose of the maximum driveway width is to ensure that the driveway and the required parking, and presence of vehicles, do not dominate the front yard of the dwelling and the streetscape while allowing for landscaping, green space, and areas for natural water infiltration to occur. The driveway configuration that is shown on the property only

has a small portion of the driveway at the maximum width of 16 metres. The driveway closest to the dwelling is the required width, as well the entrance to the driveway at the curb is not at the maximum width and is significantly smaller. The owner has also included a large berm with significant landscaping to buffer the driveway from the road.

The intent of the driveway setback to not permit the driveway no closer than the required side yard setback of 1.9 metres is to ensure adequate separation from neighboring properties and appropriate landscaping. Only a small portion of the driveway is 0 metres from the property line as this was intended to ensure an area to turn around within the driveway to be able to exit the property in a forward motion. There is also a small fence that is on the property line that separates the property from the adjacent lands. The reduction to a 0 metre setback from the side lot line will not impact the neighbouring property.

Staff is of the opinion that the variances meet the general intent of the Zoning By-Law.

Is/Are the Effects of the Variance(s) Minor?

Staff is of the opinion that the requested variances are minor as the variances will legalize the existing driveway and its location, and the owner has already added enhanced landscaping to mitigate the visual impact of the driveway. The proposed variances will not present any significant impacts to adjacent properties or the overall streetscape and neighbourhood.

Is/Are the Variance(s) Desirable For The Appropriate Development or Use of the Land, Building and/or Structure?

The proposed variances are desirable and appropriate for the development and use of the land as their approval will legalize the existing driveway and its location within an established neighbourhood.

Planning Comments Consent Application B2024-016:

In considering all the relevant Provincial legislation, Regional and City policies and regulations, Planning staff offer the following comments:

Provincial Policy Statement (PPS 2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 1.4.3(b) of the PPS promotes all types of residential intensification, and sets out a policy framework for sustainable healthy, liveable and safe communities. The PPS promotes efficient development and land use patterns, as well as accommodating an appropriate mix of affordable and market-based residential dwelling types with other land uses, while supporting the environment, public health and safety. Provincial policies promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

Planning staff is of the opinion that the proposed application will facilitate a form of intensification of the subject property with the creation of a lot that is compatible with the surrounding community and will make use of the existing infrastructure. No new public

roads would be required for the proposed development. Planning staff is of the opinion that this proposal is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan supports the development of complete and compact communities that are designed to support healthy and active living, make efficient use of land and infrastructure, provide for a range and mix of housing types, jobs, and services, at densities and in locations which support transit viability and active transportation. The subject lands are in close proximity to transit and the subject lands are in close proximity to trails and parks.

Policy 2.2.6.1(a) Municipalities will support housing choice through the achievement of the minimum intensification and targets in this plan by identifying a diverse range and mix of housing options and densities, including additional residential units.

The subject lands are located within the City's delineated built-up area. The proposed development represents intensification and will contribute towards achieving the City's intensification density targets. The severance applications will help make efficient use of existing infrastructure, parks, roads, trails and transit. Planning staff is of the opinion that the development proposal conforms to the Growth Plan.

Regional Official Plan (ROP):

Urban Area policies of the ROP identify that the focus of the Region's future growth will be within the Urban Area. The subject lands are designated Built-Up Area in the ROP. The proposed development conforms to Policy 2.D.1 of the ROP as this neighbourhood provides for the physical infrastructure and community infrastructure to support the proposed residential development, including transportation networks, municipal drinking-water supply and wastewater systems, and a broad range of social and public health services. Regional policies require Area Municipalities to plan for a range of housing in terms of form, tenure, density and affordability to satisfy the various physical, social, economic and personal support needs of current and future residents. Planning staff are of the opinion that the severance application conforms to the Regional Official Plan.

City's Official Plan (2014)

The subject property is identified as 'Community Area' on Map 2 – Urban Structure and is designated 'Low Rise Residential' on Map 3 – Land Use in the City's Official Plan.

Section 17.E.20.5 of the Official Plan implements Section 51 of the Planning Act and contains policies regarding infill development and lot creation (Consent Policies). These policies state the following:

“17.E.20.5 Applications for consent to create new lots will only be granted where:

- a) the lots comply with the policies of this Plan, any Community Plan and/or Secondary Plan, and that the lots are in conformity with the Zoning By-law, or a minor variance has been granted to correct any deficiencies;

- b) the lots reflect the general scale and character of the established development pattern of surrounding lands by taking into consideration lot frontages, areas, and configurations;
- c) all of the criteria for plan of subdivision are given due consideration;
- d) the lot will have frontage on a public street;
- e) municipal water services are available;
- f) municipal sanitary services are available except in accordance with Policy 14.C.1.19;
- g) a Plan of Subdivision or Condominium has been deemed not to be necessary for proper and orderly development; and,
- h) the lot(s) will not restrict the ultimate development of adjacent properties.”

Zoning By-law 2019-051

The subject property is zoned as ‘Low Rise Residential Two Zone (RES-2)’ in Zoning By-law 2019-051.

Planning Conclusions/Comments:

With respect to the criteria for the subdivision of land listed in Section 51(24) of the Planning Act, R.S.O. 1990, c.P.13, staff is satisfied that the creation of the severed lots are desirable and appropriate.

Environmental Planning Comments:

The subject property is treed and does contain two unevaluated wetlands within proximity of the proposed development that are regulated by the Grand River Conservation Authority. These wetlands are not contiguous in biological and hydrological function with the nearby Provincially Significant Wetland (PSW) features. I can advise that an Environmental Impact Study has been prepared (176 Woolwich Street Lot Severance, prepared by Natural Resource Solutions Inc., dated April 2024) and that tree removal and a reduced wetland buffer strategy will be required to facilitate the development. A Stormwater Management Strategy has been designed to match post-development runoff to the surrounding wetlands, while groundwater recharge is enhanced. Mitigation measures will be implemented via conditions of consent.

Heritage Planning Comments:

There are no heritage concerns with the proposed variances. It should be noted the subject land is adjacent to 168 Woolwich Street, which is under heritage review.

Building Division Comments:

The Building Division has no objections to the proposed variance.

The Building Division has no objections to the proposed consent provided for the retained land:

- 1) A qualified designer is retained to complete a building code assessment as it relates to the new proposed property line and any of the building adjacent to this new property line shall address such items as: Spatial separation of existing buildings' wall face to the satisfaction of the Chief Building Official. Closing in of openings may be required, pending spatial separation calculation results.
- 2) A building permit shall be obtained for any remedial work/ upgrades that may be required by the building code assessment.

Engineering Division Comments:

- Severance of any blocks within the subject lands will require separate municipal water, sanitary, and storm service connections, in accordance with Region of Waterloo, City of Waterloo, and City of Kitchener approved policies. Our records indicate City of Waterloo storm and water municipal services are currently available to service the severed parcel. The installation of an extension to the City of Waterloo gravity sanitary sewer may be required to provide a positive outlet for the severed parcel, at the property owner's sole expense. Coordination with the City of Waterloo will be required for all servicing (water, sanitary, storm) in the right-of-way.
- As municipal sanitary (gravity drainage) sewer infrastructure is not currently available fronting the severed property, the owner would be required to design to current City of Waterloo standards, and make satisfactory financial arrangements for, the installation of an extension to the municipal sanitary sewer, including obtaining the necessary Municipal system alterations Approval with the City of Waterloo, all prior to severance approval. For further information on the application please visit the City's website at Municipal system alterations - City of Waterloo. Any further enquiries in this regard should be directed to Ronda Werner - ronda.werner@waterloo.ca.
- A Servicing Agreement will be required for a private contractor to complete the construction on extending the sanitary sewer. The agreement should be prepared and signed in agreement with the City of Waterloo prior to severance approval. Should the applicant wish for the City of Waterloo's construction division to complete the work, a request to the City of Waterloo Stormwater Operations and Construction Division will be required and approved by the Manager of Stormwater Operations and Construction prior to severance approval.
- Any new driveways are to be built to City of Waterloo standards. All works are at the owner's expense and all work needs to be completed prior to occupancy of the building.
- A servicing plan showing outlets to the municipal servicing system will be required to the satisfaction of the Engineering Division prior to severance approval.
- A Development Asset Drawing (digital AutoCAD) is required for the new site infrastructure with corresponding layer names and asset information to the satisfaction of the Engineering Division prior to severance approval.
- The owner must ensure that the basement elevation of the building can be drained by gravity to the municipal sanitary sewer. If basement finished floor elevations do not allow for gravity drainage to the existing municipal sanitary system, the owner will have to pump the sewage to achieve gravity drainage from the property line to the municipal sanitary sewer in the right of way.
- A Phase 1 and if required, Phase 2 Environmental Site Assessment (ESA) will be required to the satisfaction of Engineering Services for the road widening requested by Transportation.

Parks/Operations Division Comments:

Cash-in-lieu of park land dedication will be required on the severed parcel as 1 new development lot will be created. The cash-in-lieu dedication required is \$11,862.00. Park Dedication is calculated at 5% of the new development lots only, with a land valuation calculated by the lineal frontage of 32.6 metres (107 feet) at a land value of \$36,080.00 per frontage metre with a per unit cap of \$11,862.00.

No concerns with the proposed minor variance application.

Transportation Planning Comments:

Transportation Services have no concerns with this minor variance application.

The City of Kitchener's Official Plan notes Woolwich Street is designated for a road widening with an ultimate road width of 20 metres between Shirk Place and the city limits. Therefore, a conveyance of approximately 4 metres along the entire Woolwich Street frontage is required.

Prior to approval, the Owner shall convey to City of Kitchener and/or City of Waterloo, without cost and free of encumbrance, the road widening indicated on a reference plan.

Region of Waterloo Comments:**Environmental Noise**

The residential dwellings on the severed and the retained lots will be impacted by transportation noise from Woolwich Street. The owner/applicant is required undertake a detailed environmental noise study to assess the environmental noise impacts on the proposed residential dwellings on retained and severed lots. The recommendations of the detailed noise study will be implemented through a registered agreement with the City of Kitchener.

Alternatively, in lieu of a noise study, the owner/applicant is required to secure and implement the below conditions through a registered agreement with the City of Kitchener for all dwelling units on both retained and severed lots:

1. That the dwelling will be fitted with forced air-ducted heating system suitably sized and designed with provision for the installation of air conditioning in future, at the occupant's discretion.
2. The following noise warning clause will be included in all offers of purchase, deeds and rental agreements:
 - i) "The purchasers / tenants are advised that sound levels due to increasing road traffic Conestoga Parkway/Highway 7, as well as commercial land uses in proximity, may occasionally interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP)".
 - ii) "This dwelling has been fitted with a forced air-ducted heating system and has been designed with the provision of adding central air conditioning at the

occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP)".

Regional Consent Review Fee

Regional Staff are not in receipt of the required consent review fee of \$350. The consent review fee is required as a condition of approval for the consent application.

Fees must be paid individually and separately to the Region. Fees can be submitted in-person, by mail, or EFT.

- Arrange EFT by emailing pwalter@regionofwaterloo.ca.
- Cheque or bank draft can be dropped off at Head Office lobby/security (main floor), located at 150 Frederick St, Kitchener. 15 min parking is available at the rear of the building, outside the Kitchener Public Library, at the intersection of Queen St N and Ahrens St E.
- Cheque or bank draft can be mailed as follows: Attention of Peggy Walter, Planning, Development and Legislative Services, Regional Municipality of Waterloo, 150 Frederick St, Kitchener, ON N2G 4J3.

Regional Staff has no objection to this application subject to the following condition(s):

1. That prior to approval the Owner/Applicant submit the consent review fee of \$350 to the Regional Municipality of Waterloo.
2. That prior to approval, the Owner/Applicant enter into a registered development agreement with the City of Kitchener to implement the following conditions for all dwelling units on both retained and severed lots:
 - a) That the owner/applicant agrees to construct the dwelling with forced air-ducted heating system suitably sized and designed with provision for the installation of air conditioning in future, at the occupant's discretion.
 - b) That the following noise warning clause will be included in all offers of purchase, deeds and rental agreements:
 - i) "The purchasers / tenants are advised that sound levels due to increasing road traffic on Woolwich St, may occasionally interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP)".
 - ii) "This dwelling has been fitted with a forced air-ducted heating system and has been designed with the provision of adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to

remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP)”.

General Comments:

Any submission requirements may be subject to peer review, at the owner/ applicant's expense as per By-law 23-062. If any other applications are required to facilitate the application, note that fees are subject to change and additional requirements may apply.

Any future development on the lands subject to the above-noted consent applications will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof. Prior to final approval, City staff must be in receipt of the above-noted Regional condition clearances.

GRCA Comments:

The GRCA has reviewed this application under Ontario Regulation 686/21, acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, as well as in accordance with Ontario Regulation 41/24 and GRCA's Board approved policies. Information currently available at our office indicates that the subject lands contain or are adjacent to wetlands. The applicant has submitted an environmental impact study (EIS) which demonstrates that the wetland unit closest to the proposed dwelling qualifies for removal under GRCA policy. In lieu of removal, the EIS has proposed maintaining a small buffer and completing edge plantings and infiltration measures that will maintain and enhance the wetland.

The lot severance creates lot lines outside of the wetland and a recommended buffer. As such, the GRCA has no objections to the applications. A GRCA permit is required prior to construction.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Committee of Adjustment meeting. A notice sign was placed on the property advising that a Committee of Adjustment application has been received. The sign advises interested parties to find additional information on the City's website or by emailing the Planning Division. A notice of the application was mailed to all property owners within 30 metres of the subject property.

PREVIOUS REPORTS/AUTHORITIES:

- *Planning Act*
- *Provincial Policy Statement (PPS 2020)*
- *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020*
- *Regional Official Plan (ROP)*
- *Official Plan (2014)*
- *Zoning By-law 2019-051*
- *DSD-2021-086*
- *DSD-19-081*

Attachments

- Attachment A – Draft Reference Plan