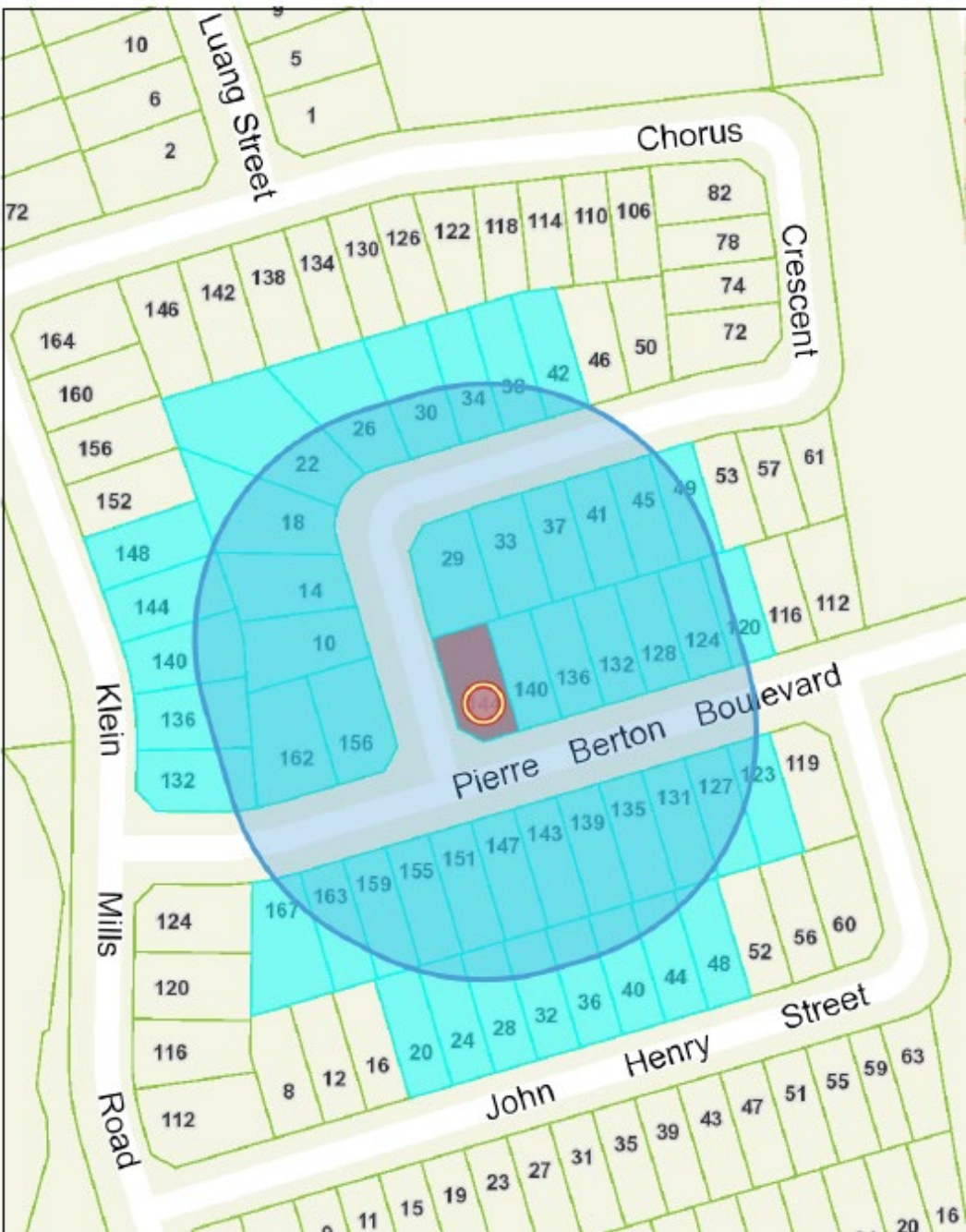


144 Pierre Berton Blvd



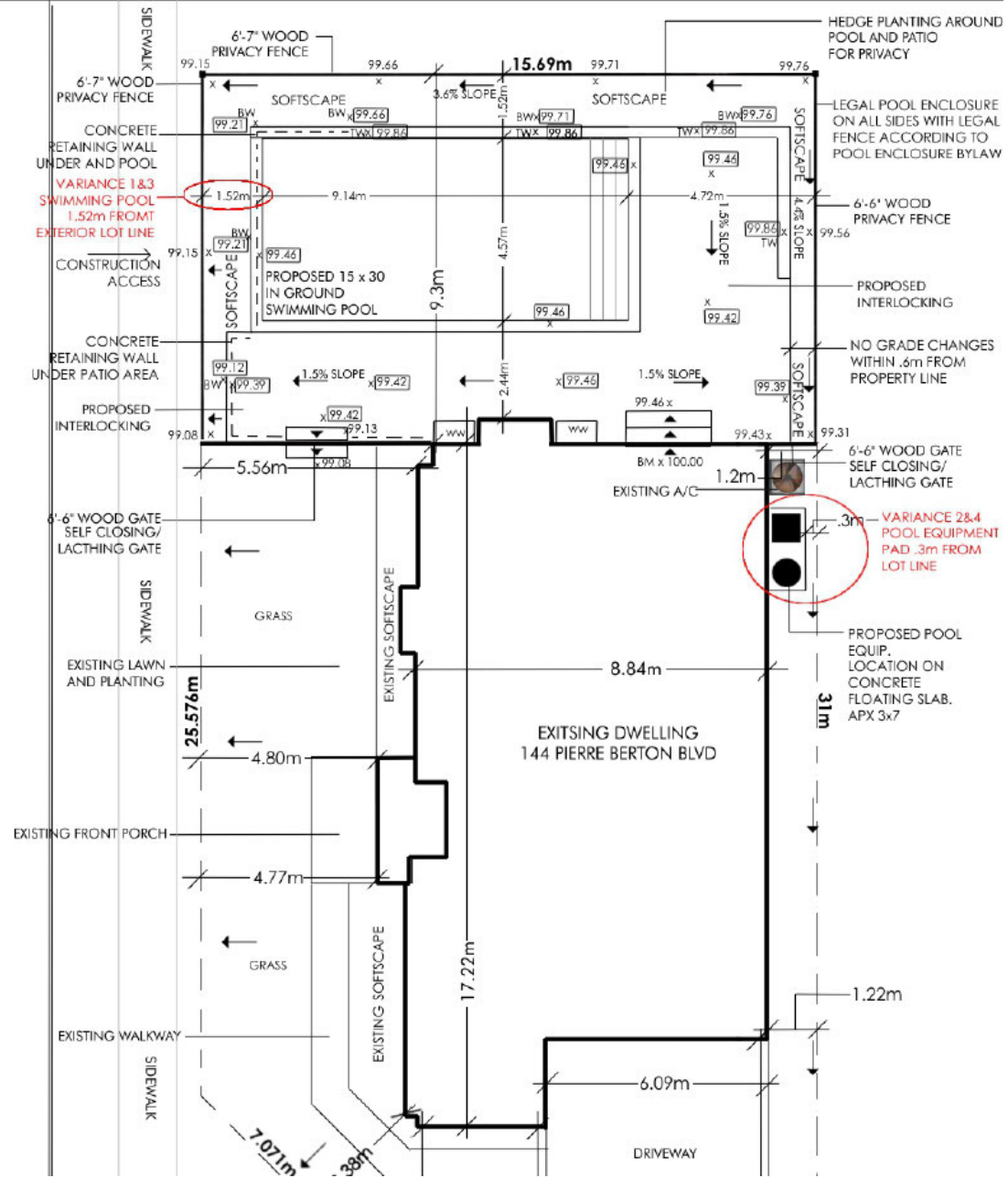
Overview of Lot



Overview of Proposed Minor Variances

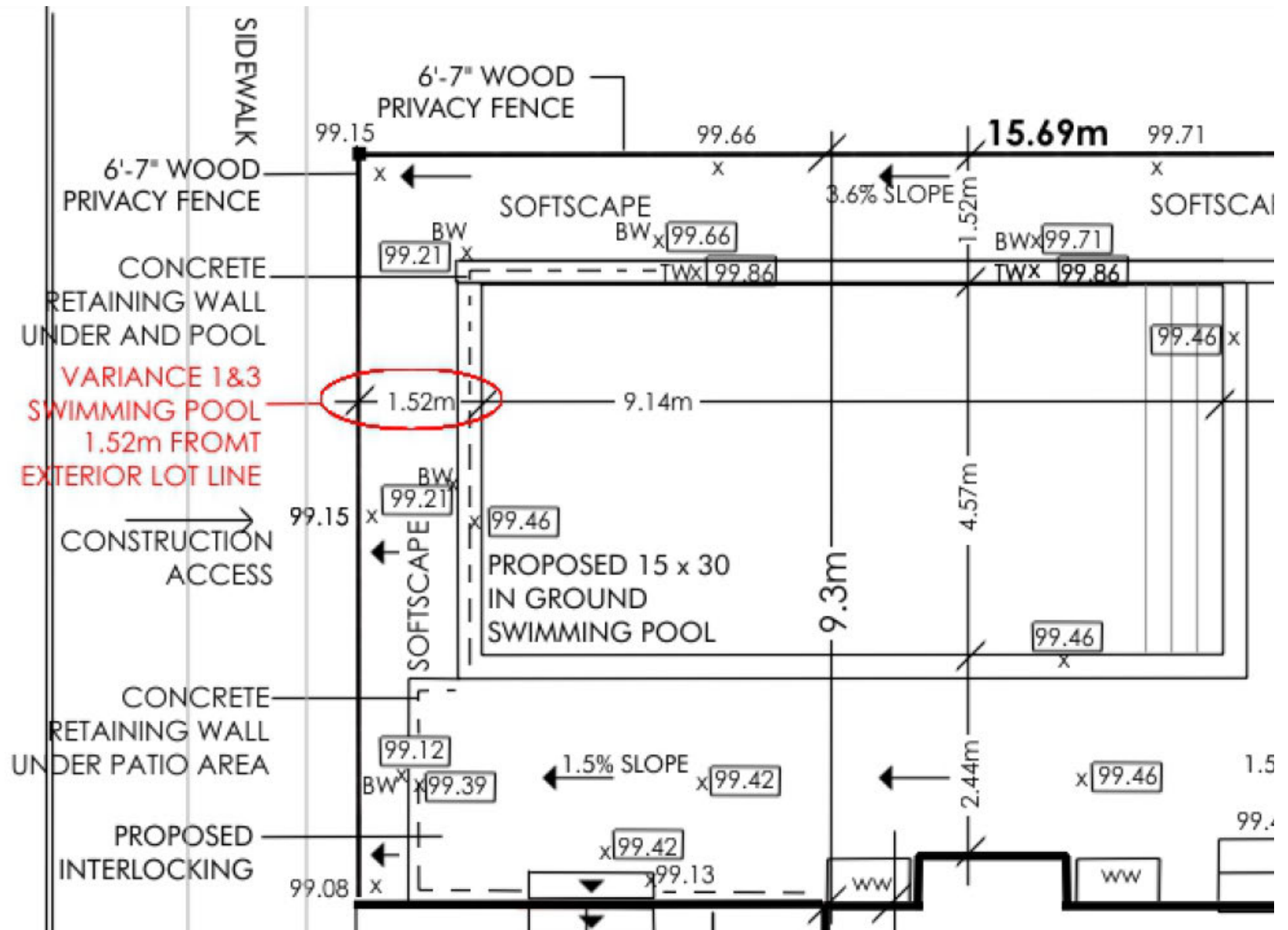
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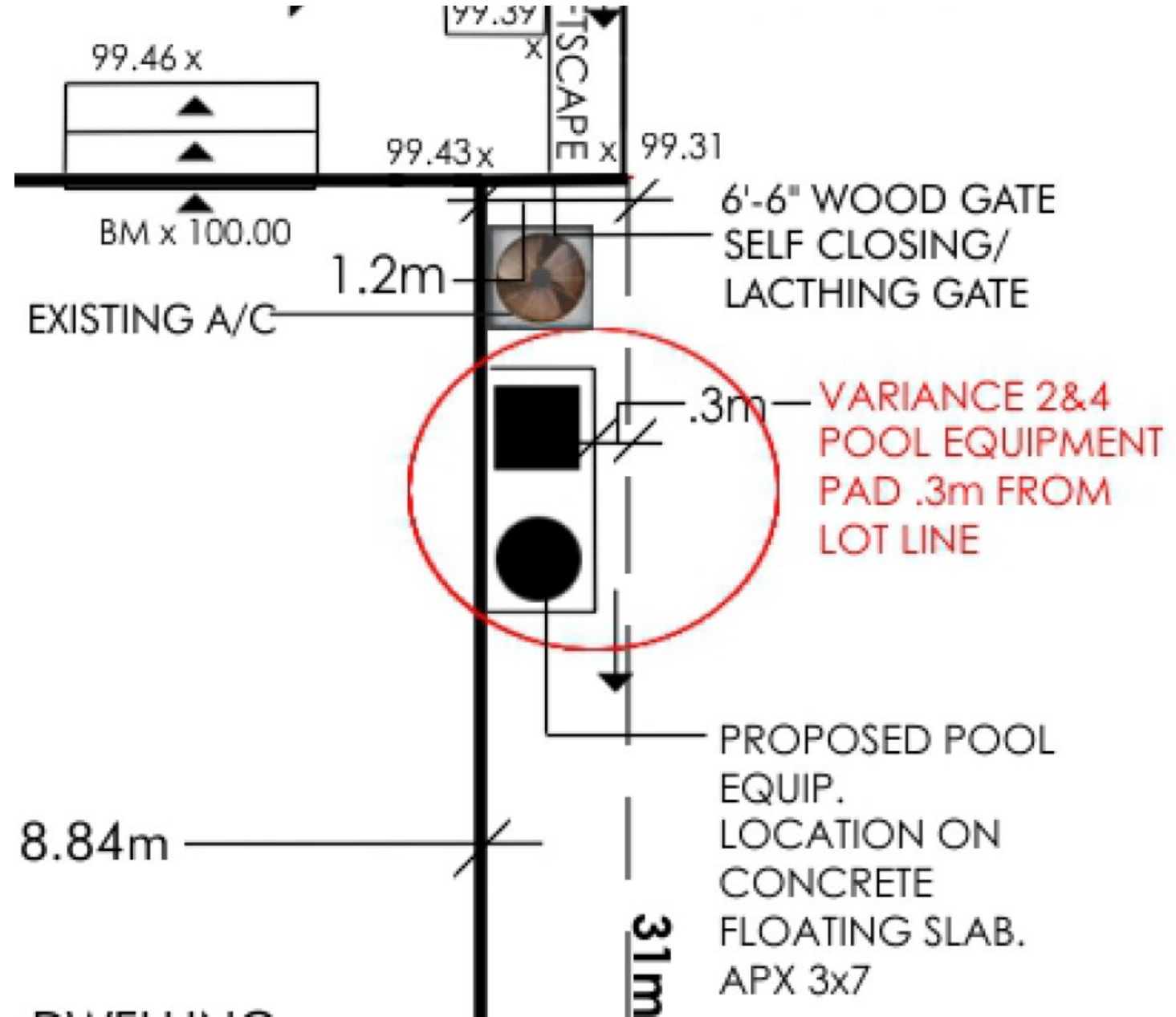
Minor Variances 1 & 3

Location of Pool



Minor Variances 2 & 4

Location of Pool Equipment



Development Planning Department Comments

Re: Variances 1 & 3

- The Development Planning Department has **no objection** to Variances 1 and 3 for the proposed pool.
- The portion of the rear yard beyond the exterior side wall of the dwelling is fenced, providing privacy for the rear yard amenity area.
- Due to the fence, no portion of the rear yard is contributing to the streetscape. Most of the pool's length will not project beyond the dwelling's exterior side wall and the balance of the pool will be screened from the street and sidewalk by the existing wood fence.
- The proposed 1.52 m exterior side yard setback is sufficient for access and maintenance and provides sufficient space for future plantings, if desired.
- As such, the proposed pool will **not pose any adverse impacts** to the **neighbouring properties or the existing streetscape.**

Development Planning Department Comments

Re: Variances 2 & 4

- The Development Planning Department has **no objection** to Variances 2 and 4 for the proposed pool equipment.
- The proposal maintains a sufficient area for maintenance and is not anticipated to adversely impact the neighbouring properties.
- Access between the front and rear yards will be restricted through the interior side yard due to the pool equipment. However, access between the front and rear yards will be maintained through the eastern exterior side yard.
- The Development **Engineering** Department has also reviewed the proposal and is satisfied that **drainage will be maintained**.

Development Planning Department: Recommendation

- Accordingly, the Development Planning Department can **support** the requested variances and is of the opinion that **the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.**