

Subject: Planning Comments - 8 Silk Oak Court

"The Owner is requesting permission to maintain an existing deck in the rear yard and existing landscaping in the front yard with the above-noted variances for a single family dwelling.

The Development Planning Department has no objection to Variances 1 and 2, as the existing deck received Committee of Adjustment approval through Minor Variance approval File A064/14 approving the existing uncovered deck with a rear yard setback of 4.67m. The Owner has constructed a roof over the deck and the Development Planning Department has no concerns as the Owner is requesting the same previously approved reduced rear yard setback.

The reduced soft landscaping in the front yard (Variance 3) is considered minor in nature. The front yard contains an existing driveway which is compliant with Zoning By-law 1-88, and an interlocked paved area that extends from the street curb to the main entrance of the dwelling. Overall, the reduction in the required soft landscaped area does not have a negative visual impact on the streetscape.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application."