

2023-08-31



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	5707 Rockdale Road
Legal Description:	Part of W ½ of Lot 25, Concession 6, Geographic Township of Cumberland
File No.:	D08-02-23/A-00176
Report Date:	August 31, 2023
Hearing Date:	September 5, 2023
Planner:	Jack Graham
Official Plan Designation:	Village Core
Zoning:	VM – Village Mixed-use Zone

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”.

The subject site is within the Village of Vars and is designated as Village Core and zoned as Village Mixed-use. The applicant is seeking to permit a front yard setback maximum of 12 metres and a building height minimum of 11 to 5 metres.

The purpose of the Village Core designation is to accommodate a range of pedestrian-oriented uses and on-street vehicle parking, to support housing for a diverse population, retail, commercial, employment and institutional uses. The purpose of the Village Mixed-use Zone is to permit a wide variety of commercial, leisure, institutional and residential uses, as well as to regulate development in a manner that adopts existing land use patterns so that the unique village character is maintained.

The maximum setback and minimum building height requirements of the zone are intended to aid in establishing Rockdale Road as a village main street. The applicant is

seeking these variances to permit an addition that is consistent with the existing use of the site and the surrounding area. As such, it is staff's opinion that the variance is minor, desirable for the development of the property, and conforms with the general intent of the Zoning By-law and Official Plan.



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