

2024-04-24



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

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 4504 Caballero Avenue  
Legal Description: Lot 23, Plan 4M-1721, Geographic Township of Osgoode  
File No.: D08-01-24/A-00077  
Report Date: April 24, 2024  
Hearing Date: April 30, 2024  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect; Rural Countryside; Natural Heritage Features Overlay  
Zoning: RR2

**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 variance meets the “four tests”.

The applicant is seeking an increase in lot coverage of 1.3% to accommodate a pool house. The requested relief is deemed to be minor in nature and permits the applicant to develop the property to their satisfaction. The application meets all other provisions of the Zoning By-law.

Luke Teeft  
Planner I, Development Review, All Wards  
Planning, Development and Building  
Services Department

Erin O'Connell  
Planner III, DR, All Wards  
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