

2024-05-08



**CONSENT APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 3**

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

Site Address: 2739 Charters Street  
Legal Description: Part of Lot 22, Concession 8, Geographic Township of Osgoode  
File No.: D08-01-23/B-00206  
Report Date: May 08, 2024  
Hearing Date: May 14, 2024  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect; Village, Village Residential  
Zoning: V11

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **has no concerns with** the applications.

**DISCUSSION AND RATIONALE**

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

**CONDITIONS**

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following condition on the applications:

1. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of Select Manager of the Select Branch within Planning, Development and Building Services Department, or his/her designate to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of Select Manager of the Select Branch

within Planning, Development and Building Services Department, or his/her designate.



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Planner I, Development Review, All Wards  
  
Planning, Development and Building  
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Erin O'Connell  
Planner III, Development Review, All  
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