

2024-03-27



CONSENT APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: D08-01-23/B-00354 & D08-01-24/B-00030
Legal Description: Part of Lots 15 and 16, Concession Junction Gore and Part of the Road Allowance between Lots 15 and 16 Concession Junction Gore (as closed by By-law 174-88, Inst. N451929), Geographic Township of Gloucester
File No.: D08-01-23/B-00354 & D08-01-24/B-00030
Report Date: March 27, 2024
Hearing Date: April 2, 2024
Planner: Samantha Gatchene
Official Plan Designation: Outer Urban Transect, Neighbourhood Evolving Neighbourhood Overlay
Zoning: I2 F(1.0)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the applications.

DISCUSSION AND RATIONALE

The site is zoned I2 F(1.0) and designated Neighbourhood under the Official Plan. The Evolving Neighbourhood Overlay applies. Minor variances and a site plan for a residential care home and a retirement home were approved in July 2023 and August 2023, respectively.

Staff do not have concerns with the consent applications to establish a long-term lease and to establish easements for right-of-way access, and municipal services (water, sanitary and sewer).

It is noted that the requested easements are between private landowners; the onus is on the Applicant to provide the City with any easements required as part the Site Plan Agreement.

ADDITIONAL COMMENTS

Infrastructure Engineering

- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

- The site is subject to Site Plan Control and tree impacts have been addressed through that process; there are no further tree impacts related to this minor variance application.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Consent Application.



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