

2024-07-31



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	3796 Dunrobin Road
Legal Description:	Part of Lot 10, Concession 4, ormer Geographic Township of Torbolton
File No.:	D08-01-15/B-00290
Report Date:	July 31, 2024
Hearing Date:	August 6, 2024
Planner:	Elizabeth King
Official Plan Designation:	Rural Transect, Rural Countryside
Zoning:	RC

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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(s) meet(s) the “four tests”.

3796 Dunrobin currently operates as a gas station with a detached dwelling which are permitted uses within the Rural Commercial (RC) Zone. Staff have no concerns with this variance as it is only for the canopy and the property abuts an unopened right-of-way.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- Existing grading and drainage patterns must not be altered.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Right of Way Management

The Right-of-Way Management Department has no **concerns** with the proposed minor variance application. However, the Owner shall be made aware that a private approach permit is required to modify any driveway/private approach. The plans show some modifications to the south entrance with depressed concrete curbing.



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