

2024-08-29



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 5444 West River Drive
Legal Description: Part of Lot 71, Plan 648, Geographic Township of Gloucester
File No.: D08-02-24/A-00196
Report Date: August 28, 2024
Hearing Date: September 03, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Residential - Detached (Low Density); Flood Plain Overlay
Zoning: V1P; Flood Plain Overlay

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **requests an adjournment of** 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. At this time, staff cannot confirm that the requested minor variance(s) meet(s) the “four tests”.

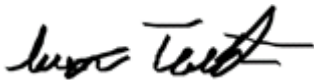
The proposed addition does not reduce the setback of the existing structure to the river.

Staff recommend an adjournment of the application until the Zoning Plans Examiner finishes their review of the Building Permit to ensure no further minor variances are required.

Additional Comments:

- 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.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Please note unstable slopes in the area. Further information or reports may be required during the building permit process.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).



Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building
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Planner III (A), Development Review, All
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