

2024-08-29



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1712 Devine Road
Legal Description: Part of Lot 26, Concession 7, Geographic Township of Cumberland
File No.: D08-02-24/A-00028
Report Date: August 28, 2024
Hearing Date: September 03, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential
Zoning: V1D

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”.

The proposed structure exceeds the maximum allowable footprint of 55m²; however it is less than 50% of the footprint of the primary dwelling and does not require any additional variances to the Zoning By-law.

Luke Teeft
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