



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 394 Allbirch Road
Legal Description: Part of Lot 83, Registered Plan 782
File No.: D08-02-24/A-00221
Report Date: September 12, 2024
Hearing Date: September 18, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential
Zoning: V1H[350r]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has some 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 variances meet the “four tests”.

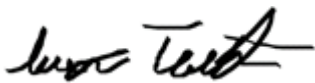
Staff are in agreement that the chosen site minimizes the potential impacts on trees and avoids the septic bed within the interior side yard. Staff do have some concerns with the proximity of the structure to the corner sight triangle and would prefer to see the driveway located further north on Shady Lane.

There are two “sea cans” identified on the plans submitted with the application. **These are not permitted on the City’s ROW unless a temporary construction permit has been granted. The applicant is encouraged to seek a permit or relocate the storage containers entirely onto the property.**

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 plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- 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 the **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.



Luke Teeft
Planner I, Development Review, All Wards
Planning, Development and Building
Services Department



Wendy Tse
Planner III (A), Development Review, All
Wards
Planning, Development and Building
Services Department