

2024-12-05



**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:	December 05, 2024
Hearing Date:	December 10, 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 **has no concerns with** the application.

DISCUSSION AND RATIONALE

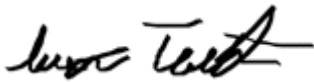
Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance meets the “four tests”.

The proposal is for a minor reduction to the side yard setback which allows for the expansion of the existing garage while meeting the intent of the Zoning By-law and Official Plan. The proposed addition does not reduce the setback of the existing dwelling to the river.

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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