

2024-09-25



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 6051 Herberts Corners Road
Legal Description: Part of Lot 14, Concession 2, Geographic Township of Osgoode
File No.: D08-02-24/A-00048
Report Date: September 25, 2024
Hearing Date: October 01, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Rural Countryside
Zoning: RU

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has concerns with** the application.

DISCUSSION AND RATIONALE

The application was previously heard on September 3, 2024, and was adjourned to give the applicant an opportunity to revise their submission. No revisions have been submitted to-date and staff comments remain unchanged.

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 not satisfied that the requested minor variances meet the “four tests”.

The proposed coach house is significantly larger than what is permitted under the Zoning By-law. The proposed structure exceeds both 40% of the existing dwelling and the 95m² maximum. This zoning provision is to ensure the coach house remains an accessory use. Staff therefore do not believe that the variance can be considered “minor”.

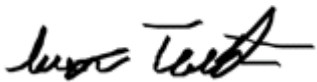
Staff have no concerns with the driveway extension.

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 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.
- 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
Services Department



Erin O'Connell
Planner III, Development Review, All
Wards

Planning, Development and Building
Services Department