

2025-01-09



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 425 Culdaff Road
Legal Description: Part of Block 242, Registered Plan 4M-1687
File No.: D08-02-24/A-00303
Report Date: January 09, 2025
Hearing Date: January 14, 2025
Planner: Luke Teeft
Official Plan Designation: Suburban (West) Transect; Mixed Industrial; Minor Corridor
Zoning: GM [2654]

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 requested parking reduction is minor and is in line with Official Plan guidance for encouraging more sustainable modes of transportation. All other required Zoning By-law provisions are met and/or exceeded.

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
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