

2025-02-12



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 3817 Innes Road  
Legal Description: Lot 27 and Part of Lots 28, 29 and 30, Registered Compiled Plan 905  
File No.: D08-02-24/A-00314  
Report Date: February 12, 2025  
Hearing Date: February 18, 2025  
Planner: Elizabeth King  
Official Plan Designation: Suburban Transect, Neighbourhood, Evolving Neighbourhood Overlay  
Zoning: R4Z

**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 proposal is also subject to Site Plan Control application D07-12-20-0164 and have no concerns with the proposal and the requested variances.

**ADDITIONAL COMMENTS**

**Infrastructure Engineering**

**Planning Forestry**

The site is subject to Site Plan Control and tree impacts have been addressed through that process; there are no further tree impacts related to this minor variance application.

**Right of Way Management**

The Right-of-Way Management Department has no comment with the proposed Minor Variance Application, as this property is subject to the Site Plan Control process.

## Transportation Engineering

Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Josiane Gervais) and has been assigned record #16347 in Transportation Engineering Services' circulation feedback system. No concerns regarding the reduced minimum parking rate.



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Elizabeth King  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
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