



2025-02-12

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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2610 B River Road  
Legal Description: Part of Lot 21, Concession 1, Geographic Township of Osgoode  
File No.: D08-02-24/A-00291  
Report Date: February 12, 2025  
Hearing Date: February 18, 2025  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect; Rural Countryside; Flood Plain Overlay  
Zoning: RR8; Flood Plain Overlay

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **has no concerns with** the application.

**DISCUSSION AND RATIONALE**

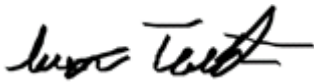
The application was previously before the Committee on January 14, 2025, and was adjourned to provide the applicant time to discuss concerns with City staff.

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”.

**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 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 **Planning, Development and Building Services Department**.
- 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).



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



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Erin O'Connell  
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