

2025-04-10



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1034 Southwick Drive
Legal Description: Part of Lot 11, Concession A, Geographic Township of North Gower
File No.: D08-02-25/A-00056
Report Date: April 09, 2025
Hearing Date: April 15, 2025
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Rural Countryside; Flood Plain Overlay
Zoning: RR1; Flood Plain Overlay

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has some 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 property is undersize (0.22 hectares) and is on private servicing. Following completion of the rebuild it may be challenging to meet Official Plan Section 4.7.2 (9) which requires 800 square metres of open space for a septic system. This factors in the space required for a replacement system in the event the existing system fails.

The rebuild improves upon the watercourse setback but no plans have been provided regarding plantings to compensate for not meeting the 30 metre setback.

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.

- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- A report addressing the stability of slopes, prepared by a qualified geotechnical engineer licensed in the Province of Ontario, should be provided wherever a site has slopes (existing or proposed) steeper than 5 horizontal to 1 vertical and/or more than 2 metres in height.
- The entire property falls within a slope stability hazard area.



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