Committee of Adjustment Received | Recu le

2025-06-12

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MINOR VARIANCE APPLICATION Comité de dérogation COMMENTS TO THE COMMITTEE OF ADJUSTMENT PANEL 3

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1981 Century Road

Legal Description: Part of Lot 5, Concession 2, Geographic Township of North

Gower

File No.: D08-02-25/A-00084

Report Date: June 11, 2025 Hearing Date: June 17, 2025

Planner: Luke Teeft

Official Plan Designation: Rural Transect; Agricultural Resource Area

RI5 Zoning:

DEPARTMENT COMMENTS

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

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".

ADDITIONAL COMMENTS

Planning Forestry

The site is subject to Site Plan Control; tree impacts have been addressed through that process and there are no additional tree impacts related to the requested variance and permission.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance and Permission Application, as the property is subject to the Site Plan Control approval process (File No.: D07-12-25-0033).

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Luke Teeft Planner I, Development Review, All Wards

Planning, Development and Building Services Department

James Ireland Planner III, Development Review, All Planning, Development and Building Services Department

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