



2025-05-14

**MINOR VARIANCE APPLICATION
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: May 13, 2025
Hearing Date: May 20, 2025
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Agricultural Resource Area
Zoning: RI5

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has some 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 not satisfied that the requested minor variance meets the “four tests”.

Staff are not satisfied with the rationale for the reduction in parking spaces. There are concerns with the potential impact of overlapping events taking place at the church and the community centre.

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).



Luke Teeft
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