

2025-06-12



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: June 11, 2025
Hearing Date: June 17, 2025
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Agricultural Resource Area
Zoning: RI5

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).



Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building
Services Department



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