

2026-01-08



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	2504 Sixth Line Road
Legal Description:	Part of Lot 25, Concessions 7 and 8, Geographic Township of March
File No.:	D08-02-25/A-00266
Report Date:	January 08, 2026
Hearing Date:	January 13, 2026
Planner:	Wendy Yang
Official Plan Designation:	Rural Transect, Rural Countryside Designation
Zoning:	RU, Floodplain Overlay

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no 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”.

ADDITIONAL COMMENTS

Infrastructure Engineering

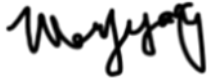
- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- 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**.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.

Planning Forestry

- There are no tree-related concerns with the proposed variance. As per the MVC guidance, it is recommended to plant trees/vegetation along the shoreline to mitigate erosion impacts.

Right of Way Management

- The Right of Way Management Department has no concerns with the Minor Variance Application, as there are no changes planned to the existing private approach and no indication of the establishment of a new approach on the property.



Wendy Yang
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