



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 587 Sherbourne Road
Legal Description: Lot 13, Registered Plan 351397
File No.: D08-02-25/A-00254
Report Date: January 29, 2026
Hearing Date: February 3, 2026
Planner: Dylan Geldart
Official Plan Designation: Inner Urban Transect, Neighborhood Designation, Evolving Neighborhood Overlay
Zoning: R10

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 the requested minor variance meets 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 plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
 - A Grading Plan, prepared by a relevant professional, is required for the construction of additions, garages, decks, or other structures over 55 sq. meters in size.

- 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.

Planning Forestry

Through pre-consultation, it was determined there are no existing trees in the vicinity of the proposed construction. There are no tree-related concerns with the requested variances.

Tree protection fencing must be installed and maintained around protected trees if any materials or staging will be located in the front yard during construction.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, as there are no requested changes to private approaches.



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