



**TOWNSHIP OF WELLINGTON NORTH**

**COMMITTEE OF ADJUSTMENT**

**A2/12**

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**APPLICATION A2/12**

**Applicant: Thomas Gordon and Doris Gordon**

THE LOCATION OF THE SUBJECT PROPERTY is described as Part of Block 5, RP 61R9567, with a civic address of 1 Farrell Lane, Arthur.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the required exterior side yard setback for a detached shed. The property is located on a corner lot and the applicants would like to construct a 140 sq.ft. shed, 5 feet from the exterior lot line. The property is located in a Residential (R2-23) zone and is occupied by a semi-detached dwelling.

4. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on May 14, 2012 as well as posted on the property.
5. Linda Redmond, Township Planner, reviewed her comments dated May 23, 2012.

The variances requested would provide relief from sections 6.1.2 a) & b) of the Zoning By-law to allow a shed to be located in the exterior side yard with a setback from the property line of 1.5 m (5 ft.).

The Planning Department had no concerns with the relief requested. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. The Planning Department recommended that the approval be conditional on the attached sketch.

Under the Wellington County Official Plan the subject property is designated Residential in the Arthur Urban area. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

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Under the Wellington North Zoning By-law the subject lands are zoned Residential (R2-23). The property is occupied by a semi-detached dwelling and is located on a corner lot. The applicants are proposing to construct a 140 sq.ft. shed in the exterior side yard and are requesting the following variances:

1. An exterior side yard setback of 1.5m (5 ft) for a proposed shed, whereas the minimum setback required is 6 m (19.6 ft.).
2. Relief to allow a shed within the exterior side yard whereas accessory structures must be located in a rear or side yard only.

6. Correspondence/Comments received:

- Grand River Conservation Authority
  - Liz Yerex, Resource Planner
  - No Objection

7. Questions/Comments

Persons present who wish to make oral and/or written submissions in support of the proposed minor variance.

The Applicants were present to answer any questions regarding the application. They would like to build a garden shed a little bit out from the side of the house.

Persons present who wish to make oral and/or written submissions against this application.

None.

Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

Committee – Comments and Questions

None.

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**Moved by: Councillor Goetz**

**Seconded by: Councillor Burke**

*THAT the minor variance applied for in Application A2/12 be authorized.*

**Resolution No. 2**

**Carried**

8. Adjournment (7:35 p.m.)

**Moved by: Councillor Goetz**

**Seconded by: Councillor Burke**

*That the Committee of Adjustment meeting of May 28, 2012 be adjourned.*

**Resolution No. 3**

**Carried**

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Alternate Secretary Treasurer

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Chairman