

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/13

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APPLICATION A5/13

Owners/Applicant: Dwight Rundle

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Park Lot 2, with a civic address of 455 Wellington Street E. (Mount Forest). The lands subject to the variance is approximately 0.4 ha (1 acre) in size

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the maximum permitted lot coverage for accessory structures. The variance is a condition of severance application B41/13, that was granted provisional approval by the County Land Division Committee in June 2013. Other variances may be considered where deemed appropriate.

4. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on August 23, 2013 as well as posted on the property.
5. Linda Redmond, Township Planner, reviewed her comments dated September 4, 2013.

The variances requested would provide relief from sections 6.1.4(ii) of the Zoning By-law to allow for accessory structures to exceed the maximum allowable floor area of 92.9 m² (1000 ft²).

This variance will satisfy a condition of provisional approval for consent application B41/13. The applicant has indicated that the buildings being kept will be used for storage and a garage. The Committee should be satisfied that the accessory buildings are intended for personal use and not for commercial purposes.

Under the Wellington County Official Plan the subject property is designated Residential in the Urban centre of Mount Forest. 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 Medium Density Residential (R2) and Future Development (FD). The property received provisional approval from the County Land Division Committee to sever a 0.4 ha (1 ac.) lot with an existing dwelling and two large accessory structures, subject to conditions. The two accessory structures each have a floor area of 234 m² (2520 sq.ft.) and 113.8 m² (1225 sq.ft.) which equals a combined floor area of 347.9 m² (3,745 ft²). As such, the following relief is required from section 6.1.4(ii) of the by-law:

- 1) To allow existing accessory structures with a maximum combined floor area of 347.9 m² (3,745 ft²), whereas 92.9 m² (1000 ft²) is permitted.

The subject lands were formerly part of a 4.3 acre parcel of land that received provisional approval in June 2013 to sever a 1 acre parcel. The accessory buildings were existing at that time and it should be noted that the lot coverage (floor area) was already exceeded. Essentially the buildings would have been considered legal non-conforming at that time. This variance will legalize this existing legal non conforming situation. All other zoning requirements appear to be met.

6. Correspondence/Comments received:

- None received

7. Questions/Comments

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

The applicant was present to answer any questions regarding the application.

Bob Fowler, President of Condominiums on Church Street, questioned what the other variances referred to in the notice. He asked what the intent of the variance is.

Ms. Redmond explained that at the time of preparing the notice that wording was included in case something else came up that needed a variance. There are no further variances needed. The lands will remain residential. Any future variances would require another minor variance.

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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

Moved by: Burke

Seconded by: Goetz

THAT the minor variance applied for in Application A5/13 be authorized.

Resolution No. 2

Carried

8. Adjournment (7:06 p.m.)

Moved by: Burke

Seconded by: Goetz

That the Committee of Adjustment meeting of September, 2013 be adjourned.

Resolution No. 3

Carried

Secretary Treasurer

Chairman