

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A3/12

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APPLICATION A3/12

Applicant: David James Stevenson and Joanne Henrietta Stevenson

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 18, Concession 1 North, with a civic address of 8426 East-West Luther Townline.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from section 6.1.3 of the Wellington North Zoning By-law regulating the maximum height for an accessory building of a residential use. The applicant is proposing to construct an accessory structure which exceeds the maximum height permitted by 0.53 m. (1.75 ft.). The property is located in an Agricultural (A) zone.

4. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on August 30, 2012 as well as posted on the property.
5. Linda Redmond, Township Planner, reviewed her comments dated August 31, 2012.

The variances requested would provide relief from section 6.1.3 of the Zoning By-law to allow for an accessory structure which exceeds the height of the main building by 0.53 m. (1.75 ft.). The applicants are submitting this request based on the storage needs of a recreational vehicle.

The Planning Department had no concerns with the relief requested at this time. The application is minor, 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.

Under the Wellington County Official Plan the subject property is designated PRIME AGRICULTURAL in the Official Plan. 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 Agricultural (A). The property is currently vacant and was severed in 1989. The applicants are proposing to construct an accessory structure that will be 1.75 ft. higher than the main building (dwelling). Section 6.1.3 of the zoning by-law states that an accessory use must not exceed the height of the main building. As such the following variance has been requested:

1. Relief to allow a proposed accessory structures height to exceed the main building. The accessory structure will have a height of 5.18 m. (17 ft.), whereas the residential dwelling will be 4.65 m. (15.25 ft.).

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.

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 Burke

Seconded by: Councillor Goetz

THAT the minor variance applied for in Application A3/12 be authorized.

Resolution No. 2

Carried

8. Adjournment (7:40 p.m.)

Moved by: Councillor Lennox

Seconded by: Councillor Yake

That the Committee of Adjustment meeting of September 10, 2012 be adjourned.

Resolution No. 3

Carried

Alternate Secretary Treasurer

Chairman