

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A8/11

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APPLICATION A8/11

Applicant: Reeves Construction Limited

THE LOCATION OF THE SUBJECT PROPERTY is described as Lots 1, 24, 30, 31 & 37, Registered Plan 61M171, Ruby's Crescent. The properties are currently vacant and proposed for residential dwellings.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the required exterior side yard setback from 7.6m to 6.1m. The subject lands are zoned residential. 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 November 30, 2011 as well as posted on the property.
5. Linda Redmond, Township Planner, reviewed her comments dated November 29, 2011.

The variances requested would provide relief from the minimum required exterior side yard setback from 7.6m to 6.1m.

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.

Under the Wellington County Official Plan the subject property is designated Mount Forest, Urban Centre. 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) and are currently vacant. The applicant is proposing to construct single family dwellings on the 5 corner lots within the development and is requesting relief to allow a reduced exterior side yard setback of 6.1m (20 ft), whereas the by-law requires 7.6 m (24.9 ft.).

6. Correspondence/Comments received:

- Eric Downing, Environmental Planning Coordinator (Acting), Saugeen Valley Conservation Authority
- no objection

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 Reeves stated that the minor reduced setback will make for a better dwelling on those lots.

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 A8/11 be authorized.

Resolution No. 2

Carried

8. Adjournment (7:05 p.m.)

Moved by: Councillor Yake

Seconded by: Councillor Lennox

That the Committee of Adjustment meeting of December 12, 2011 be adjourned.

Resolution No. 3

Carried

Alternate Secretary Treasurer

Chairman