



# Committee of adjustment report

<b>Meeting date:</b>	April 19, 2021
<b>Title:</b>	Minor Variance Application No. A05.2021, Wilson and Brown
<b>Prepared by:</b>	Lorelie Spencer, Manager of Planning & Development
<b>Reviewed by:</b>	Laura Johnston, CAO

## Recommendation

That committee received report Minor Variance Application No. A05.2021, Wilson and Brown and the recommendation to approve application A05.2021.

## Executive summary

Purpose and effect of the application was to vary the provisions of 6.9.3.(b) of the zoning by-law to permit an encroached side yard setback of  $\pm 10.0$  metres whereas 20.0 metres is required. The effect of which will permit the construction of livestock building (equestrian centre facility). On the subject lands.

## Background and discussion

Comments have been received from the Saugeen Valley Conservation Authority and the County of Grey. Both comments were favourable. Comments from the County did request further review from the Ministry of Transportation. However, Staff understand the traffic component should not be a factor based on verbal comments from the applicant.

## Legal and legislated requirements

To address the merits of the application, the four test of a minor variance were reviewed in accordance with the Planning Act R.S.O. 1990, as amended.

1. Is the variance in compliance with the Official plan?

The intent of the Official Plan is clear that the accessory structures are intended to be secondary use. The proposed structure still maintains this component and the applicants have done due diligence to ensure that MDS and a Nutrient Management Plan has been provided.

2. Does the request maintain the intent and use of the zoning by-law?

It does not become the predominant use of the property and will maintain the intent in the purpose of maintaining the secondary use.



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3. Is the request minor in nature?

The request is minor in nature as the intent is that it will not impede on the side yard based on the location of accessory and primary structures on the adjacent lands.

4. Does the request maintain the general intent and purpose of the land?

In this case, this is the intent of the use of land for agricultural purposes.

## Financial and resource implications

None.

## Staffing implications

None.

## Consultation

1. County of Grey Planning and Development department
2. Saugeen Valley Conservation Authority

## Alignment to strategic vision plan

Pillar: Build a better future

Goal: Invest in business

Strategy: Take a co-operative approach to development

## Attachments

None.

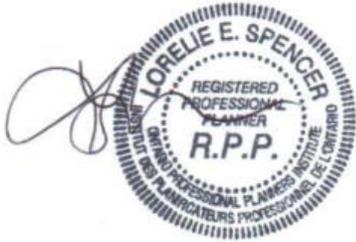
## Next steps

On approval of application A05.2021 staff will provide notice to commence the appeal period. Provided no appeals are received, planning staff will notify the applicant so they pursue a building permit.



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Respectfully submitted:



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Manager of Planning and Development