



Committee of adjustment report

Meeting date:	April 19, 2021
Title:	Minor Variance Application No. A01.2021, Hopkins
Prepared by:	Lorelie Spencer, Manager of Planning & Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That committee hereby receives report Minor Variance Application No. A01.2021, Hopkins and the recommendation to approve application A01.2021

Executive summary

Purpose and effect of the application was to vary the provisions of 6.1.4(ii) of the zoning by-law to permit an enlarged accessory structure or 121m² in size whereas only 92.9m² is permitted. The effect of which will permit the construction of an accessory structure 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.

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 is visually more efficient than the current use of the trailer.

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 in the rear yard.



April 19, 2021 (2)

3. Is the request minor in nature?

The request is minor in nature as the intent is improvement to the overall landscape and the applicants have agreed that the trailer will be removed.

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

In this case, the removal of a trailer and the instalment of a stable structure, visually and effectively meet this test.

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.

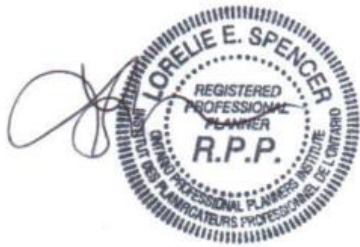
Next steps

That committee approve minor variance application A01.2021. Once the required appeal period has lapsed and no appeals have been received, the applicant will be advised to proceed with their building permit.



April 19, 2021 (3)

Respectfully submitted:



Lorelie Spencer, Ba.U.R.PI. MCIP, RPP

Manager of Planning and Development