



# Committee of adjustment report

<b>Meeting date:</b>	May 17, 2021
<b>Title:</b>	Minor Variance Application No. A08.2021 – OVENS, Steven and Janet
<b>Prepared by:</b>	Lorelie Spencer, Manager of Planning & Development
<b>Reviewed by:</b>	Laura Johnston, CAO

## Recommendation

That Committee of Adjustment receives the report from Planner Spencer, A08.2021 – OVENS, Steven and Janet and wherein the planner recommends approval of application A08.2021 as the application is considered to maintain the general intent and purpose of the Official Plan, the general intent and purpose of the municipality's zoning by-law, is minor in nature, and a desirable use of the land and buildings.

## Executive summary

The subject lands are municipally identified as 156 Marshall Heights within the Municipality of West Grey. The lands are legally described as Plan 16M29, Lot 11, Geographic Township of Glenelg. The purpose and effect of the application is to vary the provisions of section 6.1.4(ii) to permit a maximum floor area of  $\pm 104.05\text{m}^2$  in size whereas  $92.9\text{m}^2$  is required. The effect of which will permit the construction of an accessory structure on the subject lands for storage purposes.

## Background and discussion

Comments have been received from the County of Grey and the Saugeen Valley Conservation Authority both of which are in favour of the application.

## 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. Does the request maintain the general intent and purpose of the Official Plan?

The subject lands are designated Rural under the County of Grey Official Plan. The County Official Plan permits residential dwelling units and accessory structures on existing lots of record. In this case, the subject lands are located within a rural residential plan of subdivision. A detached accessory dwelling unit is considered an appropriate use within the rural land use designation. Planning staff have no further concerns in this regard.



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2. Does the request maintain the general intent and purpose of the Municipality's Comprehensive Zoning By-law No. 37-2006?

The intent of provision 6.1.4(ii) is to ensure that the principle use of the property is the single detached dwelling unit and not of the accessory structure. The applicant intends to utilize the accessory structure is for storage purposes which will limit the need for outside storage on the subject lands. The request to increase the size of the accessory structure is considered appropriate by planning staff in this regard.

Planning staff have no further concerns in this regard.

3. Is the request minor in nature?

The request is considered minor in nature as the accessory structure will be located in the defined rear yard. The subject lands are located on a corner lot. As a result of the lot make-up, the front yard of the subject lands is considered to be along the Southgate – Glenelg Townline by definition in the zoning by-law.

Planning staff are satisfied that the request is minor in nature and have no further concerns in this regard.

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

The request for an accessory structure, provided it remains secondary to the principle use of the property. Planning staff have no further concerns in this regard with consideration that the principle use of the property will continue to be for residential 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

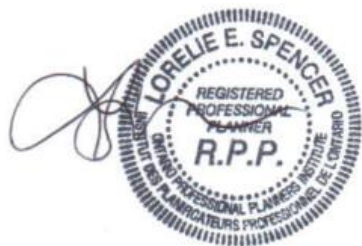
## Attachments

- Aerial and OP mapping
- Aerial and Zoning mapping
- Commissioned application form
- County of Grey Planning and Development comments
- School Board comments

## Next steps

On approval of application A08.2021 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.

Respectfully submitted:



Lorelie Spencer, Ba.U.R.PI, MCIP, RPP  
Manager of Planning and Development