

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A1/12

Page Two

APPLICATION A1/12

Applicant: Andrew Hummel and Laurie Hummel

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 6 Part Lot 5, with a civic address of 455 Durham St. W., Mount Forest. The property is approximately 1372 sq.m (14,769 sq.ft.) in size and has frontage on Durham and Henry Streets.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the required interior side yard and exterior side yard setback. The applicant has received provisional approval of consent application B33/11 to sever the subject property to create one additional lot and construct a single detached dwelling on the severed parcel. The side yard variance pertains to the existing dwelling on the retained parcel and the exterior side yard setback variance pertains to the proposed dwelling on the severed parcel. The property is located in a Residential (R1C) zone.

4. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on January 25, 2012 as well as posted on the property.
5. Linda Redmond, Township Planner, reviewed her comments dated January 30, 2012.

The variances requested would provide relief from sections 11.2.4 & 11.2.5 of the Zoning By-law to allow a reduced interior side yard and exterior side yard setback.

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. The Planning Department recommended that the approval be conditional on the attached sketch, specifically that the interior side yard restriction only pertain to the existing dwelling at time of approval.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A1/12

Page Three

Under the Wellington County Official Plan the subject property is designated Residential in the Mount Forest Urban area. 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.

Under the Wellington North Zoning By-law the subject lands are zoned Residential (R1C). The applicant has received provisional approval of consent application B33/11 to sever the subject property to create one additional lot and construct a single detached dwelling on the severed parcel. The severance and location of the existing dwelling will create a deficient side yard setback. Further the applicant is requesting relief from the exterior side yard setback on the severed parcel to accommodate a certain house type. The following variances have been requested:

1. A minimum interior side yard setback of 1.8m (5.9 ft), whereas the existing dwelling will have a side yard of 1.6 m (5.2 ft)
2. An exterior side yard setback of 6.6m (21.6 ft) for the proposed dwelling on the severed parcel, whereas the minimum setback required 7.6m (24.9 ft.).

6. Correspondence/Comments received:

None received.

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.

Robert Hill, 465 Durham Street West, had no objection and supported the application.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A1/12

Page Four

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.

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the minor variance applied for in Application A1/12 be authorized.

Resolution No. 2

Carried

8. Adjournment (7:06 p.m.)

Moved by: Councillor Goetz

Seconded by: Councillor Burke

That the Committee of Adjustment meeting of February 6, 2012 be adjourned.

Resolution No. 3

Carried

Alternate Secretary Treasurer

Chairman