

# Minor Variance Application

*Committee of Adjustment*  
*May 1, 2017*



# Minor Variance A01-2017

*Owner/Applicants: Ken and Shelly De Vries*

*Plan 451 Lot 12*

*449 Carling Terrace*

*Wingham, North Huron Township*



Zoning: R1-3- Residential Low Density

Designated: Residential

Proposing to construct an above ground pool

Required Exterior Yard Setback: 6 metres

Proposed Exterior Yard Setback: 0.3 metres (1 foot)

Minor Variance seeks relief for 5.7 metres

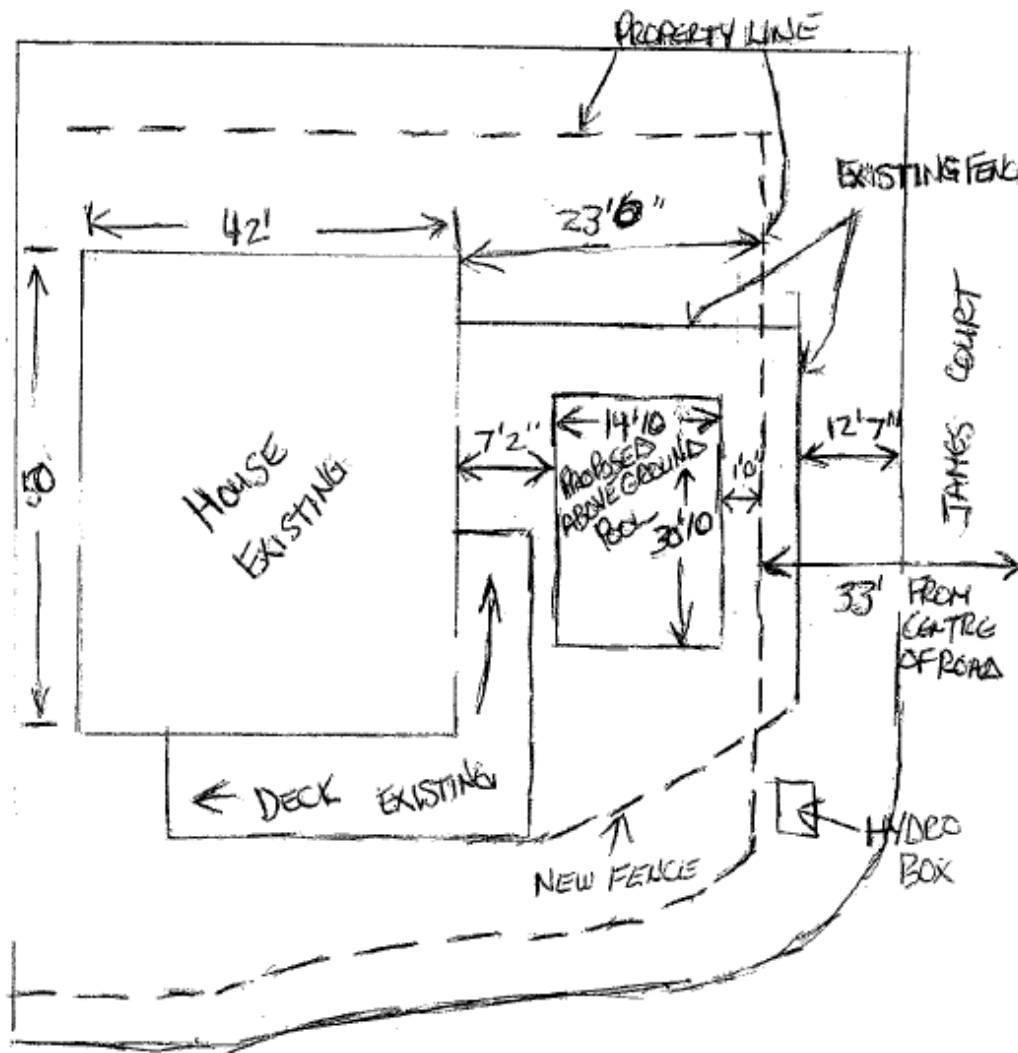
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## Subject Property



2015 Aerial Photo



Proposed Site Layout





## Subject Property





## Subject Property

# Applicable Policies

Application satisfies the 4 tests of a Minor Variance:

- *Meets the intent of the North Huron Official Plan*
- *Meets the intent of the Township of North Huron Zoning By-law*
- *Is desirable for the appropriate development of the lands in question*
- *Is minor in nature*

This application is recommended for approval with the following conditions



# Recommended Conditions

1. The pool be located within the footprint contained on the sketch that accompanied the application;
2. The pool maintains a distance of 1 metre from the fence;
3. The fence is either removed to the satisfaction of the Chief Building Official or an Encroachment Agreement is entered into with the Township of North Huron; and
4. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

	<b>A. Effect of Public Comments on Decision of Council</b>	<b>B. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)</b>
1. Council agrees with effects of input as contained in the planning report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	
2. No comments received	No public comments were received on this application so there was no effect on the decision.	No agency comments were received on this application so there was no effect on the decision.
3. Supportive comments received	Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.	Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.
4. Concerns raised were addressed through conditions to approval or changes to mapping or text amendment	Public comments were received on the issue(s) of _____. The comments were address through (conditions to approval/changes to the mapping or text of the amendment).	Comments were received from agencies on the issues of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).
5. Concerns raised did not influence the decision	Public comments were received on the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
6. Concerns raised did influence the decision	Public comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.	Agency comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.
7. Comments received in support and opposition to the application	Options from above 1A/3A/4A/5A/6A	Options from above 1B/3B/4B/5B/6B
8. Other	Additional wording deemed	Additional wording deemed