

Minor Variance Application

Committee of Adjustment
January 23, 2017



Minor Variance D13- 02/2016

*Owner/Applicants: 1347706 Ontario Ltd./ John
Frieburger*

*Plan 410 Part Block B Plan 413; Part Lot 21
78 Victoria Street West
Wingham, North Huron Township*



Zoning: R2- Residential Medium Density

Designated: Residential

Proposing to construct a 2 unit semi-detached residence

R2 Required Interior Yard Setback: 3 metres (9.8 feet)

Proposed Interior Yard Setback: 2 metres (6.56 feet)

Minor Variance seeks relief for 1 metre (3.2 feet)

R2 Minimum Floor Area Per Unit for a Semi-Detached: 84 sq metres (904 sq feet)

Proposed Floor Area for Unit A: 81.75 sq metres (880 sq ft)

Minor Variance seeks relief for: 2.25 sq metres (24 sq ft)

Proposed Floor Area for Unit B: 63.17 sq metres (680 sq ft)

Minor Variance seeks relief for: 20.83 sq metres (224 sq ft)



Subject Property



2010 Aerial Photo



2015 Aerial Photo



Google Streetview in 2013



Site Visit in 2017



Subject Property Currently

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



	A. Effect of Public Comments on Decision of Council	B. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
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