

Minor Variance Report

Agent: Jim Bailey

Application No. A-02-20

Applicant: William and Patricia Bailey

Location of Subject Lands: Con. 4, Part lot 5,
333 County Road 8, Douro Ward

Property Roll Number: 1522-0140-002-14700

Purpose of Application: The owners have received conditional approval on two applications for Consent (Files B-18-19 and B-19-19) to create two new residential lots. The retained lot will not meet the frontage and area requirements for an agricultural use in the Rural (RU) Zone.

In order to bring the retained lot into compliance with the Township's Zoning By-law, the owners are requesting a variance to reduce the minimum lot frontage for an agricultural use in the Rural (RU) Zone (Section 9.2.1) from 135 m to **74.61 m** and to reduce the minimum lot area from 20 hectares to **6 hectares**.

This application is being done in coordination with two **Applications for Consent (Files B-18-19 and B-19-19)** currently being processed by the County of Peterborough.

Comments Received: None to date

Staff Comments: Minor Variance A-02-20 is requesting relief from the frontage and area requirements in the agricultural zone as a condition of two consents that have received conditional approval and is being processed by the County of Peterborough.

Conformity to PPS: The application appears to be consistent with the PPS.

Application of Four Tests: The Committee should state in the decision how the application meets/or does not meet the 4 tests:

- 1) The application is (or is not) minor in nature.**
- 2) The application is (or is not) desirable and appropriate to the development of this land.**
- 3) The application meets (or does not meet) the general intent of the Official Plan.**

4)The application meets (or does not meet) the general intent of the Zoning By-law.

Summary: The Committee will need to decide if the request is considered minor, that it is desirable and appropriate development of this parcel, and that the use intended meets the general intent of the Official Plan and Zoning by-law.

Impact of Comments Received: The Committee will need to pass a resolution regarding the impact if any of any comments that were received regarding this application. Examples of the resolution could be as follows:

a) The Committee heard from members of the public concerning the application and has given due consideration (____regarding additional information if needed_____) and weight to the written and oral submissions that have been made in favour and/or in opposition regarding this minor variance application File A-02-20.

b) The Committee has not received any written or oral submissions from the public regarding minor variance application File A-02-20 and thus have made its decision on the basis of the application, and/or submissions from the following agencies (Otonabee Region Conservation Authority, Peterborough Public Health, Trent Severn Waterway ect...) and (____ additional information if needed_____).

Recommendation:

That Minor Variance A-02-20 for William and Patricia Bailey be approved as requested to bring the property into compliance with the zoning by-law as conditions of Severance Files B-18-19 and B-19-19.

Conditions if Approved: None

Report Approval Details

Document Title:	Minor Variance Report - A-02-20.docx
Attachments:	<ul style="list-style-type: none">- Application.pdf- A-02-20 - Notice - Virtual Meeting.pdf- 45R-16961 - shows frontage.pdf
Final Approval Date:	Jul 6, 2020

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig