

**THE CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES**

**MINOR VARIANCE APPLICATION
DECISION OF THE
COMMITTEE OF ADJUSTMENT**

TAKE NOTICE THAT the Committee of Adjustment (the "Committee") for The Corporation of the Township of North Dumfries (the "Township") considered the following Application for minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13 (the "*Planning Act*").

SUBJECT:	Minor Variance Application Number: A-02/11 (the "Application")
Owner(s):	Rick Hewitt
Agent(s):	Jeff Jansen
Property:	Concession 11, Pt Lot 16 Civic Address: 41 Oakwood Drive, Cambridge, ON N1R 5S3 Assessment Roll No.: 15-3001-030-004-19703

THE PURPOSE of the Application is:

To request relief from the Township's Zoning By-law, which limits the size of an accessory building for a Zone 3 (Z.3) property to 4% of the total lot area.

THE EFFECT of the Application will be:

To allow the construction of a 1065 ft² accessory building on the subject property.

WE, the undersigned, in making the Decision under Subsection 45(8) of the *Planning Act* upon the hearing of this Application, including all materials submitted by the public / Owner / Agent and a planning report submitted by the consulting Township Planner regarding the Application, considered the requirements in Subsection 45(1) of the *Planning Act* as to whether or not the requested variance is minor and desirable for the appropriate development and use of the Property and that the general intent and purpose of the Township's Zoning By-Law and Official Plan will be maintained, or, in the case of a change in a use of the Property which is a legal non-conforming use under the Township's Zoning By-Law, as to whether or not this Application has met the requirements in Subsection 45(2) of the *Planning Act*.

CONCUR in the following Decision and reasons for the decision made on the 12th day of May, 2010.


DECISION: APPROVED

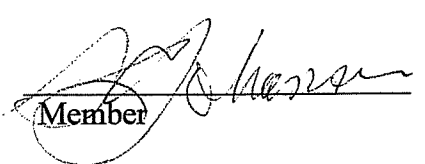
CONDITIONS of the Committee's Decision in this matter per Subsections 45(9), 45(9.1) and / or 45(9.2) of the *Planning Act* are:

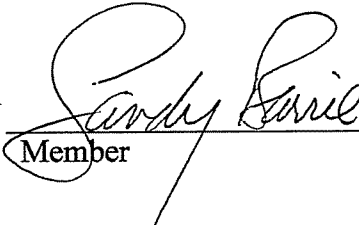
1. The Roads Superintendent states that any driveway widening at the road and ditch is not allowed by the Township Standards.
2. That the swales between the properties has to remain as is.
3. The Hydro Electric Commission of Cambridge and North Dumfries states that a separate electrical service will not be provided. The garage service (if required) must be a sub-service off the existing electrical service to the house. The applicant will be responsible for all costs for service changes, upgrades and relocations if required as a result of this Minor Variance Application.

THE REASONS for the Committee's Decision are:

It was the opinion of the Committee that this Application is considered appropriate for the site and surrounding area. The Committee also concurred that this Application maintains the general intent and purpose of the Township's Zoning By-Law and Official Plan, and is suitable development for the enjoyment of the property as the resulting development will have minimal impact on the surrounding area.


Chair


Member


Member

CERTIFICATION

I, Joan Ready, the Secretary-Treasurer of the Committee of Adjustment for The Corporation of the Township of North Dumfries, do hereby certify under Subsection 45(10) of the *Planning Act* that this is a correct and true copy of the Decision contained herein.

Dated this 13th day of May, 2011.

NOTICE OF THE LAST DAY FOR APPEALING THE DECISION

The last date for filing a notice of appeal to the Ontario Municipal Board of this Decision is the 2nd day of June, 2011. "The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Municipal Board against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Municipal Board under the *Ontario Municipal Board Act* as payable on an appeal from a committee of adjustment to the Board. 1994, c. 23, s. 26 (2)." (per Subsection 45(12) of the Act).

Please be advised that the Ontario Municipal Board has the authority under Subsection 45(17) of the *Planning Act* to dismiss part or all of an Appeal for the reasons listed therein.

The mailing address for the Secretary-Treasurer to the Committee is: **North Dumfries Township Office, 1171 Greenfield Road, R.R. #4, Cambridge, ON, N1R 5S5.**

Joan Ready
Secretary-Treasurer
Township of North Dumfries
Committee of Adjustment