



TOWNSHIP OF EDWARDSBURGH CARDINAL DISCUSSION ITEM

Committee: Committee of Adjustments

Date: June 9, 2021

Department: Community Development

Topic: Application for Minor Variance on McNeilly Rd (A-03-21)

Background: Iurie Balaur, owner of the subject lands at the corner of McNeilly Road and County Road 44, is constructing a home and detached garage on the 3.65 acre vacant lot south of the village of Spencerville. The surrounding land uses are residential, with some vacant lots. The land is zoned Rural and is located within the Rural Policy Area of our official plan. The lot was created by severance in 2017, application B-34-17. Note that the subject land is made up of parts 2 and 3 of the site plan submitted with the application.

The applicant has applied for a minor variance, requesting relief from the maximum height permitted for an accessory building. The maximum height for an accessory building in the Rural zone is 6metres (19.6feet), measured to the midpoint of the roof. The application proposes an accessory building with a height of 7.47metres (24.5feet), measured to the midpoint of the roof. The requested variance would allow the owner to construct a garage, as an accessory to the main dwelling, that would be suitable to store an RV. The owner's recreational vehicle would not fit in a garage that met the maximum height.

The proposed dwelling and garage on the property are sited an additional 13m back from the required 20m front yard setback and the requested 7.47 metre height for the accessory building remains under the maximum height of 11m for the main dwelling.

As part of a pre-consultation, the United Counties of Leeds and Grenville commented: "This is well removed from the intersection, being on the south side of the property, and complies with the front yard setback and as such the height variance will not present a concern." A permit for the entranceway on County Road 44 has already been obtained.

No additional comments were received at the time this report was written.

A handwritten signature in blue ink, appearing to read 'Nancy K. K...', written over a horizontal line.

Community Development Coordinator