

Inquiry:
13 McManus
Minor Variance

Property Description:

Lot 4 Plan 23M 925

Property is zoned Rural Residential

Property is designated Rural Residential

Total area of 0.805 hectares

Current use: single detached dwelling



Subject Location

Proposed Application

Relief from Section 3.2(c)

Accessory buildings and structures are not erected closer to the front lot line or exterior side lot line than the main building on the lot.

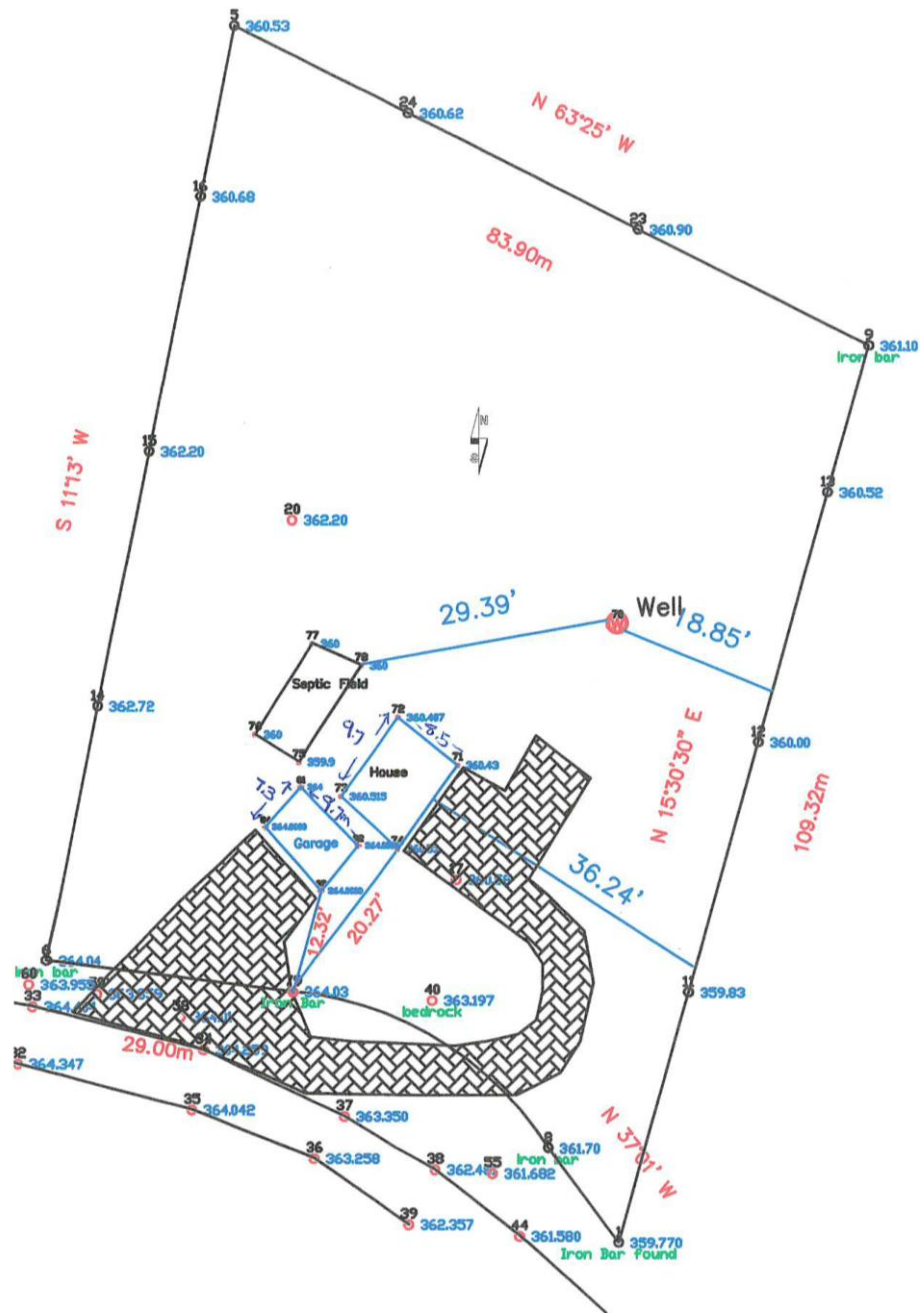
Relief from Section 3.2(d)

Accessory buildings and structures are not erected in the front yard, or in the case of a corner lot, not erected in the front yard or exterior side yard.

Relief from Section 8.2

Zoning Requirements – 10m Front Yard Setback. Reduce to 3.76m at closest point.

Purpose for the request is that it would provide wheelchair access to the deck and house for long term planning.



Proposed Site Plan

Official Plan Designation: Rural Residential

Rural Residential Area Policies:

- Intended to accommodate limited residential development.
- Permanent residential uses of land will be permitted.
- Areas serve to provide a wide variety of residential opportunities.

Zoning: Permitted Uses

Townsite Residential Density 2 (R2)

- Modular Dwelling
 - Single Detached Dwelling
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Minor Variance Considerations:

- a) Desirable for the appropriate development or use of the land, building or structure;
- b) the variance is minor;
- c) the general intent and purpose of the Zoning By-Law is maintained; and
- d) general intent and purpose of the Official Plan is maintained.