

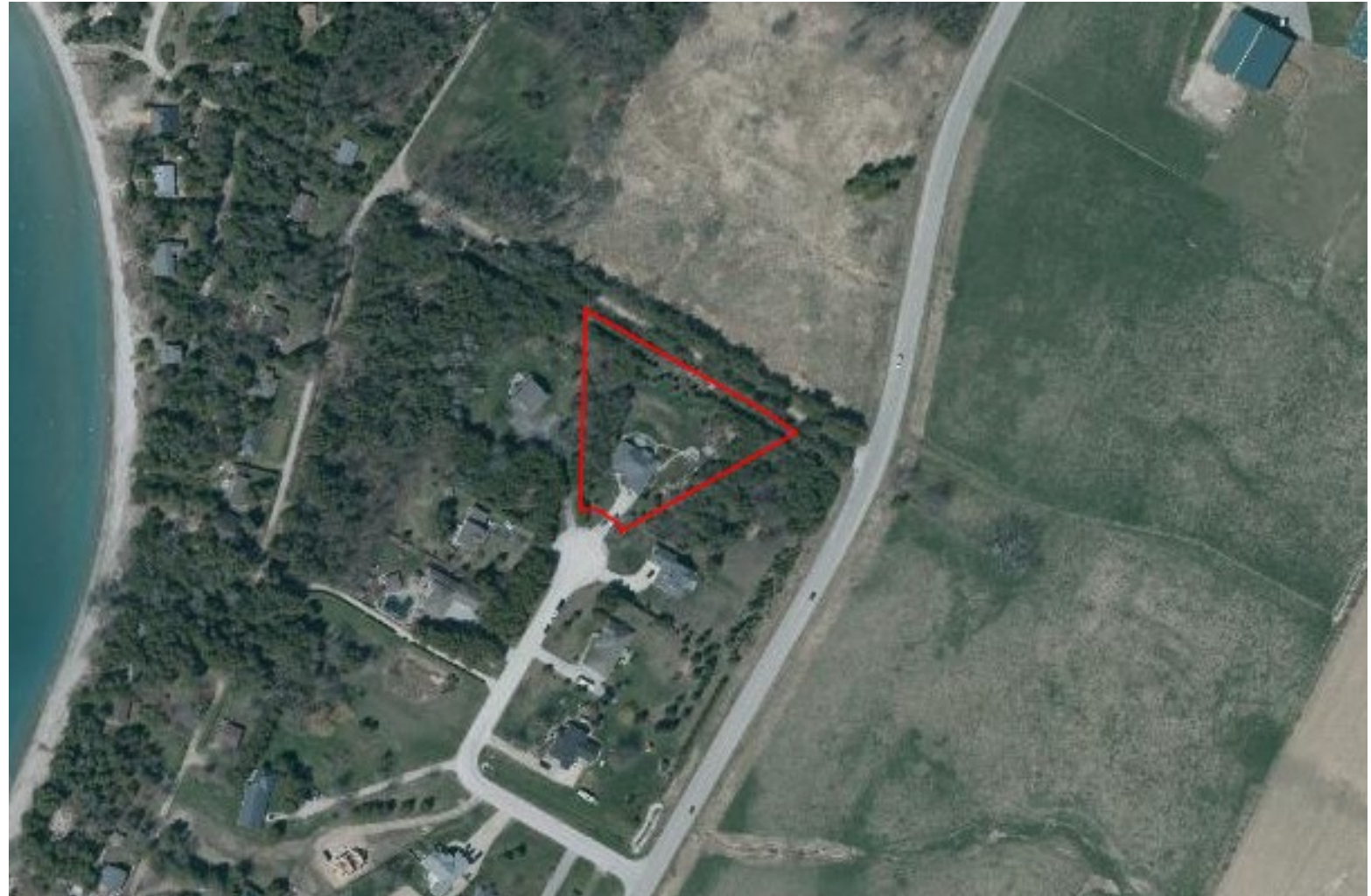
# Minor Variance Application

File # A-2021-052

Owner: Cory & Heather Cuyler

Applicant: Cory & Heather Cuyler

Address: 25 Stoney Island Cres.





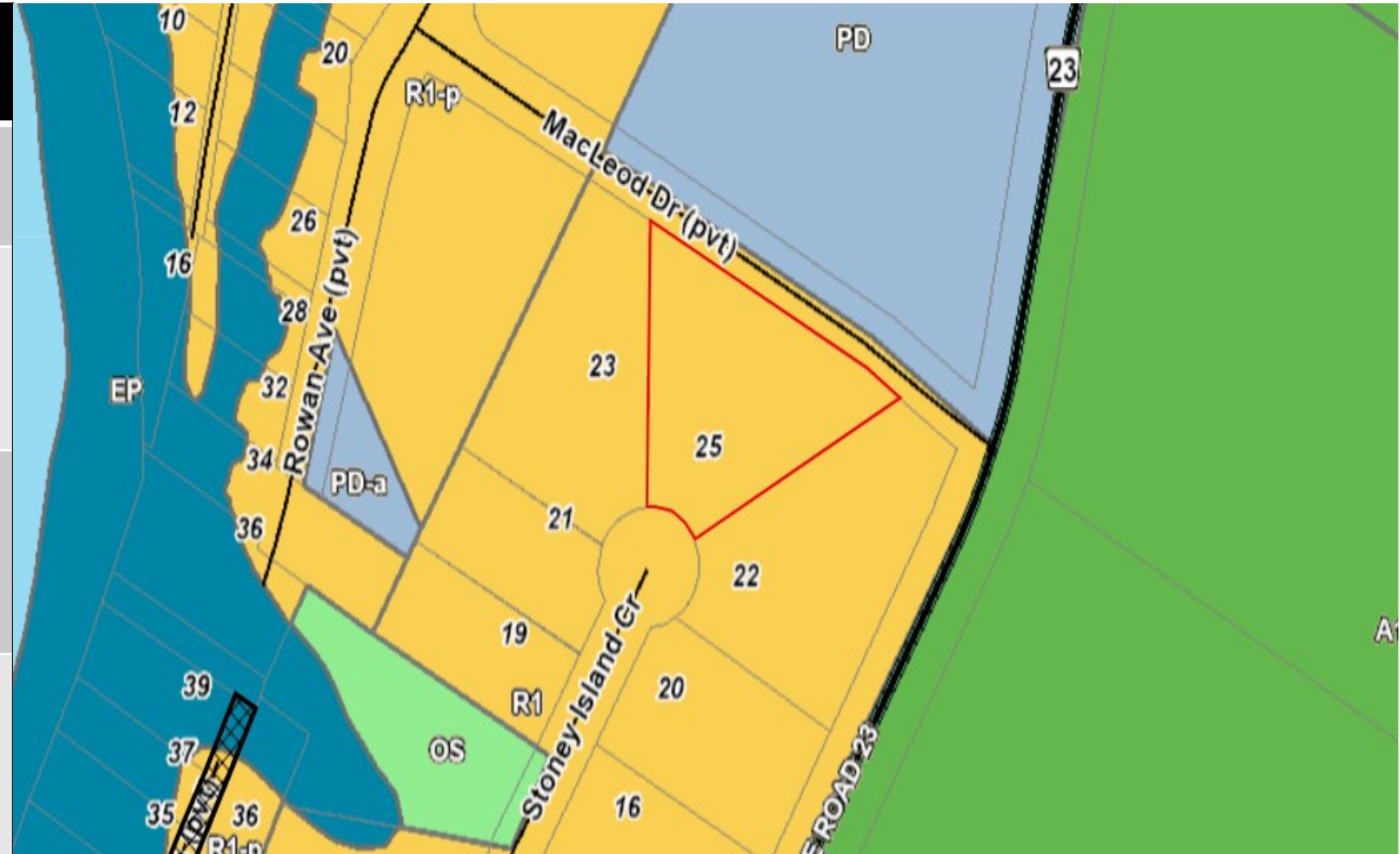


**Image of property from Stoney Island Cres.**



# Site Context

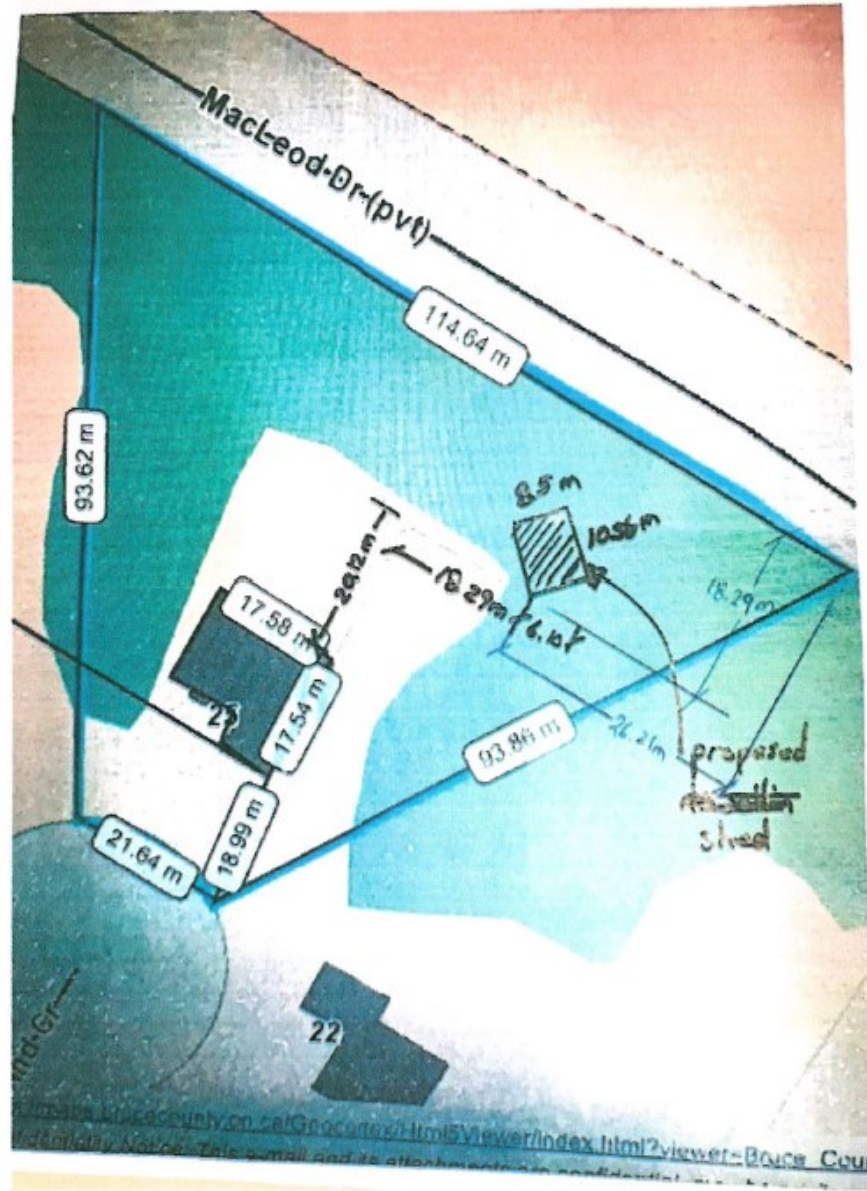
Property Details	
Uses	Residential
Surrounding Land Uses	Residential
Servicing	Municipal water & private sewer system
Access	Year-round municipal road - Stoney Island Cres.



# Purpose & Site Plan

The purpose of the application is to seek relief of the maximum accessory structure height in the Residential One (R1) Zone to permit the development of an accessory structure.

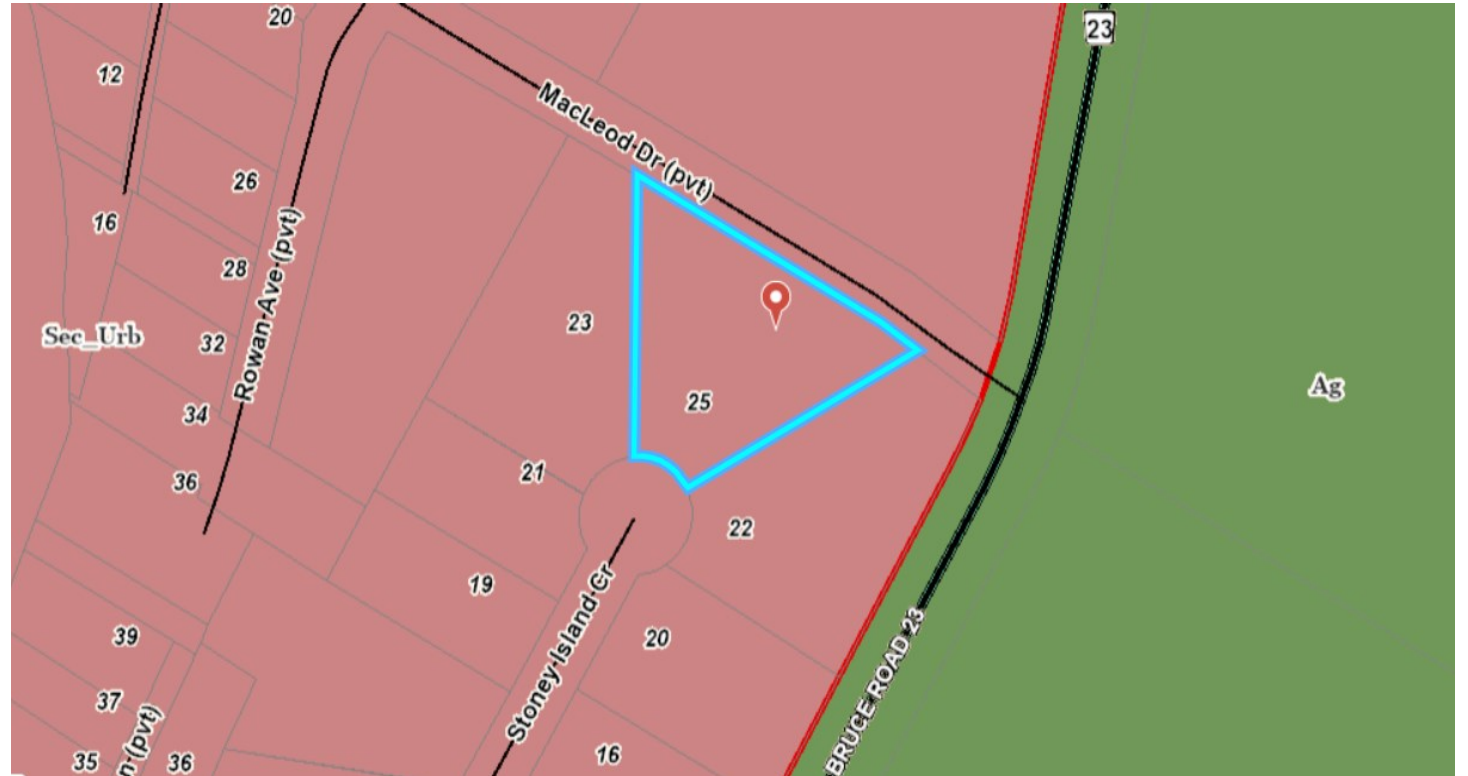
1. The maximum accessory structure height of 5.34 metres, whereas the Zoning By-law permits a maximum accessory structure height of 4.5 metres.



# Additional Information

## Land Use Policies

1. Bruce County Official Plan - *Secondary Urban*
2. *Local Official Plan -Shoreline Development*
3. Zoning - *Residential First Density (R1)*



# Interdepartmental & Agency Consultation

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## Municipality of Kincardine Staff:

- No objection or opposition.

## SVCA

- No objection or opposition.

## PEER REVIEW





# Public Comments

- No written comments received by report submission deadline



# The 4 Tests

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1. Does the variance maintain the intent and purpose of the **Official Plan**?
2. Does the variance maintain the intent and purpose of the **Zoning By-law**?
3. Is the variance requested desirable for the **appropriate and orderly development and use** of the lands and buildings?
4. Is the variance **minor** in nature?
  - Impact on surrounding property owners
  - Impact on the environment
  - Impact on municipal functions

The proposed application meets all 4 tests of a minor variance.



# Summary

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## RE-CAP

- This **minor variance** is requested to permit an increase in maximum accessory structure height to 5.34 metres, whereas the maximum accessory structure height in the R1 zone is 4.5 metres.
- The application is consistent with the Provincial Policy Statement, upholds the objectives of the Kincardine Official Plan and represents good land use planning.
- The application satisfies the 4 test.

## RECOMMENDATION

- Staff recommend **Approval** subject to the conditions on the Decision Sheet.

This decision may be appealed to the Local Planning Appeal Tribunal (LPAT).

Questions & Comments