



Development Services – Planning Division
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MEMORANDUM

TO: Committee of Adjustment

FROM: Kent Stainton, Planner II - Development Services – Planning Division

DATE: June 9, 2021

SUBJECT: Minor Variance Application File No. D20-2021-029
Vacant Lands, Part of Lots 16 and 17, Concession 10,
Geographic Township of Somerville

On June 3, 2021, the above-referenced application was circulated. The application is requesting relief from Section 18.8.1 of the Township of Somerville Zoning By-law 78-45 in order to construct a new single detached dwelling and an agricultural building upon a lot which does not have a lot line abutting an improved public street as defined. The access point to the subject lands is approximately 450 metres (1,476 feet) west of a section of assumed and fully maintained municipal road (Woodcock Line).

While Planning staff were able to access the property, the ability for Emergency Management Services (EMS) to obtain access/egress to and from the property is imperative. Moreover, the standards and requirements needed to upgrade the section of road allowance from Woodcock Line to the subject lands are to be provided. Both the Roads Division and EMS Divisions were circulated on the application; however, comments remain outstanding.

In the absence of comments from the EMS and Roads Divisions, Planning staff recommend deferring the application until such time as all of the requisite information pertaining to the requirements associated with emergency vehicle accessibility, road widening and upgrades as well as road maintenance are identified, provided, and analyzed. The requirements will form the basis of a recommendation on the file as well as all appropriate and necessary conditions of approval.

Planning staff is requesting the Committee consider deferring the application for a period of not more than three (3) months, returning at the latest to the September 2021 meeting.

Sincerely,

Kent Stainton, Planner II

cc: Steve Harjula - Owner
Mark LaHay, Acting Secretary-Treasurer for the Committee of Adjustment
Leah Barrie, Acting Manager of Planning
Charlotte Crockford, Administrative Assistant