

Resolution regarding exemption from Zoning By-law 2021-60, Section 3.2.7 – Regulating floor area of structures to residential structures to residential uses in rural and residential zones.

WHEREAS the Committee of Adjustment note that a significant percentage of minor variance applications being received are seeking exemptions from Section 3.2.7 of Zoning By-law 2021-60;

AND WHEREAS Section 3.2.7 of Zoning By-law 2021-60 regulates the floor area of accessory structures to residential uses in rural and residential zones;

AND WHEREAS Section 3.2.7 of Zoning By-law 2021-60 currently regulates accessory structure size based on lot area, with a maximum accessory structure floor area ranging between 960 sq. ft. on lots under 1.5 acres in lot area to 1600 sq. ft. on lots greater than 10 acres in lot area;

AND WHEREAS the Committee of Adjustment has been supportive of all applications submitted for an exemption to Section 3.2.7 since the adoption of By-law 2021-60 by East Ferris Council on January 11, 2021;

BE IT HEREBY RESOLVED that the Committee of Adjustment recommend to Council that a review of provision 3.2.7 of Zoning By-law 2021-60 be undertaken to determine whether it would be appropriate to increase the maximum permitted floor area for accessory structures to residential uses on all lots in rural or residential zones.