

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-49/20
Location: 22 Washburn Drive
Hearing Date: November 12, 2020
Owner: Gino and Laura Busato
Agent: Shawn Sawatzky, Tropical Sunrooms Inc.
Official Plan Designation: Low Density Residential
Zoning: Residential Single Detached (R.1C) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a minimum rear yard setback of 5.7 metres for the proposed one-storey addition to the rear of the existing detached dwelling.

By-Law Requirements: The By-Law requires a minimum rear yard setback of 7.5 metres or 20 percent of the lot depth [being 6.76 metres], whichever is less.

Staff Recommendation

Approval with Condition

Recommended Condition

Planning Services

1. That the permitted rear yard setback of 5.7 metres apply only to the proposed sunroom as shown on the Public Notice sketch.
-

Comments

Planning Services

The subject property is designated "Low Density Residential" in the City's Official Plan. The "Low Density Residential" land use designation applies to residential areas within the built-up area of the City and permits a range of housing types including single detached residential dwellings. The requested variance does not conflict with the general intent and purpose of the Official Plan.

The subject property is zoned "Residential Single Detached" (R.1C) according to Zoning By-law (1995)-14864, as amended, which permits single detached dwellings. The applicant is requesting a variance to the Zoning By-law to permit a

reduced rear yard setback of 5.7 metres, whereas the minimum required rear yard setback is 6.76 metres, 20 percent of the lot depth, to enclose the existing deck on the property. The deck is attached to the main floor of the bungalow dwelling that has a raised basement, but not quite a walkout basement, below. The area under the deck is not being enclosed.

The general intent and purpose of the Zoning By-law relating to rear yard setbacks is to maintain a rear yard amenity space and to ensure the property is not overdeveloped. Planning is of the opinion that a reduced rear yard setback of 5.7 metres to permit a sunroom enclosure of the existing deck will not negatively affect the rear yard amenity space or overdevelop the property.

The requested variance is considered to meet the general intent and purpose of the Official Plan and Zoning By-law, is considered to be desirable for the appropriate development of the land and considered to be minor in nature.

Planning staff recommend approval of the application subject to the condition noted above.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a minimum rear yard setback of 5.7 metres for the proposed one-storey addition to the rear of the existing detached dwelling.

We agree with the recommendations made by Planning and Building staff.

Building Services

This property is located in the Residential Single Detached (R.1C) Zone. The applicant is proposing to convert the 21.7 square metre existing deck on the rear of the existing detached dwelling to a one-storey sunroom addition. A variance from Table 5.1.2 Row 8 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services does not object to this application to permit a minimum rear yard setback of 5.7 metres for the proposed one-storey addition to the rear of the existing detached dwelling.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

Comments from the Public

None

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa