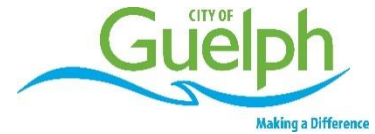


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: B-5/21 and A-15/21
Location: 18-20 Grove Street
Hearing Date: February 11, 2021
Owner: Kristopher Lawson and Alysha Maxwell
Agent: Jeff Buisman, Van Harten Surveying Inc.
Official Plan Designation: Low Density Residential
Zoning: Residential Single Detached (R.1B) Zone

File B-5/21: Consent

Request: The applicant proposes to sever a parcel of land with frontage along Grove Street of 15.3 metres and an area of 575 square metres. The retained parcel will have frontage along Grove Street of 21.5 metres and an area of 914 square metres.

File A-15/21: Minor Variance (retained parcel)

Requests: The applicant is seeking relief from the By-Law requirements to permit:

- a) the required parking spaces to be located to the front of the front wall of the main building; and
- b) a maximum driveway width of 11.5 metres.

By-law Requirements: The By-law requires:

- a) that in an R.1 Zone, every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building; and
- b) that a driveway (residential) in an R.1 Zone shall have a maximum width of 6.5 metres in an R.1B Zone.

Staff Recommendation

Deferral

The applicant has also requested deferral of the application.

Recommended Conditions

None

Comments

Planning Services

The applicant is proposing to sever the right portion of the subject property to create a new residential lot. The applicant is proposing to maintain the existing triplex on the retained parcel and is proposing a new detached dwelling on the severed parcel. An associated minor variance application has been submitted as the driveway of the retained parcel is proposed to be widened in order to allow for four (4) parking spaces to be located in the front yard.

Planning staff understand that there are a number of engineering items that need to be addressed and the applicant has requested deferral. Planning staff support this deferral request and are not providing any conditions of approval as the appropriateness of the application can not be fully assessed without the outstanding engineering items.

Engineering Services

There are several engineering issues with the application related to the proposed access, cutting the City's retaining wall, structural integrity of the wall and slope stability. The applicant has requested a deferral of the application. Staff will continue to work with the applicant to address the engineering concerns.

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

Building Services

This property is located in the Residential (R.1B) Zone. The applicant is proposing to sever the right portion of the subject property to create a new residential lot.

Building Services understands the applicant is requesting a deferral.

Bell Canada

Bell Canada has no concerns with Application for Consent B-5/21 regarding 18-20 Grove Street.

Comments from the Public

None

Contact Information

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