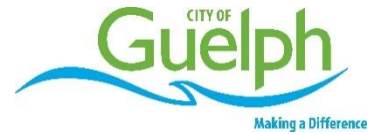


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-3/20
Location: 2 Edgehill Drive
Hearing Date: January 9, 2020
Owner: Rochelle and James Murray-Cako
Agent: Tom Keating, James Keating Construction Ltd.
Official Plan Designation: Low Density Residential
Zoning: Residential Single Detached (R.1B) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a minimum right side yard setback of 1.25 metres for the proposed addition to the existing dwelling.

By-Law Requirements: The By-law requires a minimum side yard setback of 1.5 metres.

Staff Recommendation

Approval with Condition

Recommended Conditions

Planning Services

1. That the side yard setback of 1.25 metres apply only to the proposed addition on the west side (right side) of the property as shown on the public notice sketch.
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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 to permit a two storey addition with an attached garage that will have a reduced side yard setback, does not conflict with the general intent and purpose of the Official Plan.

The subject property is zoned "Residential Single Detached" (R.1B), according to Zoning By-law (1995)-14864, as amended, which permits a single detached dwelling. The applicant's proposed construction of a two storey addition will have a side yard setback on the west side (right side) of the property of 1.25 metres, when the by-law requires a side yard setback of 1.5 metres for the two storey dwelling.

The general intent and purpose of the Zoning By-Law in requiring a side yard setback is to provide adequate separation from buildings on adjacent properties in proportion to the building's height, to maintain access and to allow for proper lot grading and drainage.

The existing dwelling currently does not have a garage and the west (right) side yard is used as the legal parking space for the property. The proposed addition includes an attached garage which will maintain the legal parking space for the dwelling. It is noted that the rear of the addition will have a 1.41 metre west (right) side yard setback; whereas, the front of the addition will have a 1.25 metre west (right) side yard setback. The two storey addition is in suitable proportion to the dwelling and is in keeping with the character of the streetscape.

The requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is considered desirable for the development of the land and is 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 right side yard setback of 1.25 metres for the proposed addition to the existing dwelling.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in the Residential Single Detached (R.1B) Zone. The applicant is proposing to construct a two storey addition to the right side of the existing dwelling. The addition includes additional floor space as well as an attached single car garage.

Building Services does not object to this application to permit a minimum right side yard setback of 1.25 metres for the proposed addition to the existing 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

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