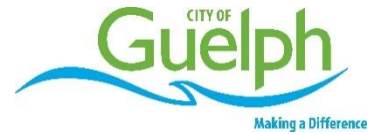


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-7/20
Location: 65 Alma Street South
Hearing Date: February 13, 2020
Owner: Marijke Van Andel
Agent: Kim Pilon
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) the proposed open roofed porch to be located in the driveway sight line triangle;
- b) the proposed 1 storey open roofed porch to be located a minimum of 0.58 metres from the front lot line;
- c) the proposed addition to the front of the existing dwelling to have a minimum front yard setback of 0.56 metres; and
- d) the proposed accessory structure to be 4.5 metres in height.

By-Law Requirements: The By-Law requires:

- a) that within any part of a sight line triangle at vehicular access area no building, structure, play equipment, statue, swimming pool/hot tub or parked motor vehicle shall be located;
- b) that an open roofed porch not exceeding 1 storey in height has a minimum setback of 2 metres from the front lot line;
- c) a minimum front yard of 6 metres or the average of the setbacks of the adjacent properties [being 6.65 metres]; and
- d) that in a residential zone, an accessory building or structure shall not exceed 3.6 metres in height.

Staff Recommendation

Approval with Conditions

Recommended Conditions

Planning Services

1. That the proposed shed remains in the general location as shown on the Public Notice sketch.

Engineering Services

2. The Owner(s) agrees to construct the open roofed porch within the sightline triangle with such material that will not encumber the sightlines.
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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 variances meet 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 and accessory structures. The applicant is proposing to relocate the front door entrance to the right side of the dwelling and to extend the roof of the dwelling to cover the proposed front porch. Additionally, the applicant is proposing an addition to the front of the dwelling where the existing front porch is located.

Drawings submitted to City staff, but not yet submitted for building permit, show a post at the corner of the proposed front porch supporting the roof extension. No railings are shown on the proposed front porch. The proposed roof extension over the proposed front entrance will be in line with the existing roof over the existing front door.

The general intent and purpose of the Zoning By-law in requiring a sight line triangle is to provide safe sight lines for vehicles leaving a property onto a public right-of-way. The proposed covered porch over the proposed new front entrance does not contain any railings and staff are satisfied the sight triangle remains functional.

The general intent and purpose of the Zoning By-law in requiring a 6 metre front yard setback from the street line to the dwelling and a front porch setback of 2 metres is to provide built form consistency on a streetscape. The proposed addition will align with the existing setback of the front of the dwelling and is in keeping with the character of the streetscape.

The applicant's fourth variance is proposing an accessory structure to be 4.5 metres in height. The general intent of the Zoning By-law in regulating accessory structure height is to ensure the accessory structure remains subordinate to the dwelling. The proposed 3.6 metres by 6.1 metres (22.3 square metres), 4.5 metre high shed is to be located at the end of the driveway beside a row of mature trees and on a

downward slope from the right side yard (north side) property line. The shed height is in suitable proportion to the dwelling and is on a downward slope from the neighbouring residential structure.

The requested variances maintain the general intent and purpose of the Official Plan and Zoning By-law, are considered desirable for the development of the land and are considered to be minor in nature.

Planning staff recommend approval of the variances subject to the conditions noted above.

Engineering Services

Engineering has no concerns with request of seeking relief from the By-law requirements to permit the proposed open roofed porch to be located in the driveway sightline triangle; the proposed 1 storey open roofed porch to be located a minimum of 0.58 metres from the front lot line; the proposed addition to the front of the existing dwelling to have a minimum front yard setback of 0.56 metres; and the proposed accessory structure to be 4.5 metres in height subject to the condition noted above.

We agree with recommendations made by Planning and Building staff.

Building Services

The subject property is zoned Residential Single Detached (R.1B). The applicant is requesting variances to permit:

- a) the proposed open roofed porch to be located in the driveway sight line triangle;
- b) to permit a proposed 1 storey open roofed porch to be located 0.58 metres from the front lot line;
- c) a proposed addition to have a front yard setback of 0.56 metres; and
- d) a proposed accessory building to have a height of 4.5 metres.

Building Services notes that the open roofed porch will not further detract from the sight line as it is open in nature and will be a post obstructing. There is no concern with the proposed setback of the porch and the addition. The addition will not further any site line obstruction. The height of the accessory building is not a concern due to grades between properties. Building Services finds the requested variances acceptable.

Building permits are required for the proposed construction.

Comments from the Public

None

Contact Information

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