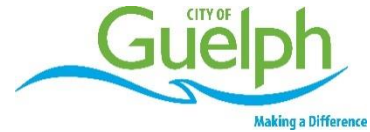


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-91/24
Location: 85 Cork Street West
Hearing Date: December 12, 2024
Owner: Joshua Reitzel and Hyunjin Lim
Agent: N/A
Official Plan Designation: Low Density Residential
Zoning Designation: Low density residential (RL.1)

By-Law Requirements:

The property is located in Low Density Residential 1 (RL.1) Zone. Variances from 4.5.1(b)(ii) of Zoning By-law (2023)-20790, as amended, are being requested. The By-law requires that an accessory building or structure is setback a minimum of 0.6 metres from any lot line.

Request: The applicant is seeking relief from the requirements of Zoning By-law (2023)- 20790, as amended, to permit:

- a) a minimum left side yard setback of 0.45 metres for the existing accessory building (shed); and
- b) a minimum rear yard setback of 0.3 metres for the existing accessory building (shed)

Staff Recommendation

Approval

Comments

Planning Services

The subject property is designated as "Low Density Residential" in the 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 dwellings and associated accessory structures. The applicant is proposing a variance for reduced side and rear yard setbacks to maintain the location of the existing shed at the rear of the subject property. As the accessory

structure is a permitted use, staff are satisfied that the requested variance conforms with the general intent and purpose of the Official Plan.

The subject property is zoned "Low Density Residential" (RL.1) in the Comprehensive Zoning By-law passed by Council on April 18, 2023. The applicant is requesting a variance to Section 4.5.1(b)(ii) of the Zoning By-law (2023)-20790, as amended, to permit a left side yard setback of 0.45 metres and a rear yard setback of 0.3 metres for the existing shed, whereas the By-law requires a minimum setback of 0.6 metres from any lot line for an accessory building. The variance is needed to allow for the existing shed to remain where it currently is due to the shed being built on a concrete slab in which moving it would compromise the shed's integrity and cause moisture to enter the shed. Given that the proposal is to only maintain the current location of the existing shed, it will not significantly impact the existing dwelling and neighbouring properties. Staff are satisfied that the proposal conforms with the general intent and purpose of the Zoning By-law.

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

Staff recommend approval of the Minor Variance application A-91/24.

Engineering Services

Engineering has no concerns with the requested variance. We agree with the recommendations made by Planning and Building staff.

Building Services

The subject property is zoned Low Density Residential 1 (RL.1) and is within the Older Built-up Area Overlay under Council approved Comprehensive Zoning By-law (2023)-2079, as amended. The RL.1 zone permissions include a single detached dwelling, a semi-detached dwelling and accessory buildings and structures. The minimum setback for accessory structures is 0.6m to the interior side and rear property lines.

The 3.94m x 2.43m accessory building (shed) does not require a building permit.

Building Services has no concerns with the application and supports Planning and Engineering recommendations.

Comments from the Public

None

Contact Information

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

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