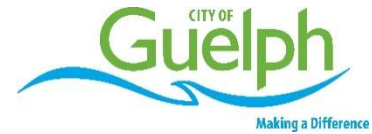


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-20/20
Location: 128 Starwood Drive
Hearing Date: May 28, 2020
Owner: 1449019 Ontario Inc.
Agent: Sarah Faria, Fusion Homes
Official Plan Designation: Low Density Residential and Low Density Greenfield Residential
Zoning: Residential Single Detached (R.1D)

Request: The applicant is seeking relief from the By-Law requirements to permit the use of the lot as temporary parking area for the abutting model home at 43 Everton Drive.

By-Law Requirements: The By-Law permits a variety of uses, but does not permit a temporary parking area as a stand-alone use.

Staff Recommendation

Approval with Conditions

Recommended Conditions

Planning Services

1. That the temporary gravel parking lot be permitted for a maximum of three (3) years from the date of execution of a development agreement.
2. That the owner enters into a Development Agreement registered on title of the property, requiring that the temporary gravel parking lot be removed within three (3) years of the date of execution of the agreement, or until such time the sales office is removed from the model home at 43 Everton Drive, whichever is sooner.

Engineering Services

3. The Owner agrees to apply for a Site Alteration Permit in accordance with the City of Guelph Site Alteration By-Law (2016) – 20097. Further, the Owner agrees to provide all requirements as per section 3 of the Site Alteration By-Law to the satisfaction of the General Manager/City Engineer.

Comments

Planning Services

The subject property is designated partially "Low Density Residential" and partially "Low Density Greenfield Residential" in the City's Official Plan. Both land use designations permit a range of housing types including single detached residential dwellings.

The subject property is zoned "Residential Single Detached" (R.1D) according to Zoning By-law (1995)-14864, as amended, which permits a single detached dwelling.

The requested variance is to permit a temporary gravel parking lot which will be used by customers visiting the adjacent model home on 43 Everton Drive within the Cityview Estates subdivision. The gravel parking lot is an interim use and eventually the lot will be developed with a single detached dwelling. The requested variance is considered to conform to the general intent and purpose of the Official Plan and Zoning By-law.

For the Committee's information, on December 12, 2017, the Committee of Adjustment approved minor variance application (A-77/17) to a permit a maximum driveway width of 6.5 metres for this lot and to permit the lot to be used as a temporary model home/sales office for a period of 5 years. Due to the construction access for the adjacent Cityview Estates Subdivision, timing constraints and other requirements, the applicant opted to proceed with a minor variance application (A-15/19) to permit a temporary sales trailer with parking area on this lot instead of a model home.

A model home with sales office has since been constructed on 43 Everton Drive, adjacent to 128 Starwood Drive. The temporary use was approved by the Committee of Adjustment by way of minor variance application A-94/19, therefore; a temporary sales office is no longer required at 128 Starwood Drive. The temporary parking lot is now being proposed on the lot to provide parking for the existing model home and sales centre.

Given that the temporary gravel parking lot is an interim use of the property, staff are satisfied that the use meets the general intent and purpose of the Zoning By-law, is desirable for the appropriate development of the land and can be considered to be minor in nature. Staff is recommending a time limit on the temporary gravel parking lot to ensure that it is an interim use of the property.

Staff recommend approval of the variance subject to the above noted conditions.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit the use of the lot as a temporary parking area for the abutting model home at 43 Everton Drive, subject to the above noted condition being imposed.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in the Residential Single Detached (R.1D) Zone. A variance from Section 5.1.1 of Zoning By-law (1995)-14864, as amended, is being requested to permit the use of the lot as temporary parking area for the abutting model home at 43 Everton Drive.

Providing that the conditions recommended by Planning Staff are imposed, Building Services does not object to this application.

Grand River Conservation Authority (GRCA)

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application. See attached report.

Comments from the Public

None

Contact Information

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