

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-67/25
Location: 14 Penni Place
Hearing Date: July 10, 2025
Owner: John Myers and Dianne Myers
Agent: N/A
Official Plan Designation: Low Density Residential
Zoning Designation: Low Density Residential 1 (RL.1) Zone

By-Law Requirements:

The property is located in the Low Density Residential 1 (RL.1) Zone. A variance from Section 4.5.4(b) of Zoning By-law (2023)-20790, as amended, is being requested.

The By-law requires that a swimming pool shall be setback a minimum of 1.5 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 minimum right side yard setback of 1.19 metres for the existing in-ground swimming pool on the subject property.

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, including swimming pools. As the requested variance would allow for a permitted accessory structure (i.e. pool) on lands permitting these uses, staff are satisfied that the proposal maintains the general intent and purpose of the Official Plan.

The subject lands are zoned "Low Density Residential 1" (RL.1), according to Zoning By-law (2023)-20790, as amended. This zone likewise permits single detached dwellings and associated accessory structures. The applicant is proposing to maintain the location of an existing in-ground pool on the property. The applicant is requesting a variance to permit a minimum right side yard setback of 1.19 metres for the existing pool, whereas a minimum setback of 1.5 metres from any lot line is required.

The intent of requiring setbacks for accessory structures is to ensure that there is adequate separation between structures and that sufficient space is provided to accommodate access for maintenance. The existing swimming pool was installed over 20 years ago and predates the current regulations in the Zoning By-law. The existing location of the pool does not appear to have any negative impacts on the subject lands or adjacent properties.

In the opinion of staff, the requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is desirable for the appropriate development of the lands and is minor in nature.

Staff recommend approval of the application.

Engineering Services

Engineering's concerns have been addressed through discussions with the homeowner. Engineering has no further concerns with the requested variances. We agree with the recommendations made by Planning and Building staff.

Building Services

The subject property is zoned Low Density Residential 1 (RL.1) under Council approved Comprehensive Zoning By-law (2023)-2079, as amended. Building Services has no objection to permit a minimum right side yard setback of 1.19 metres for the existing in-ground swimming pool on the subject property.

Zoning notes for the applicant that any deck and associated stairs that does not exceed the main floor/entry level requires a 0.6 metre setback to the interior and rear lot lines. A pool permit is required.

Metrolinx

See attached correspondence from Metrolinx.

Comments from the Public

None

Contact Information

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