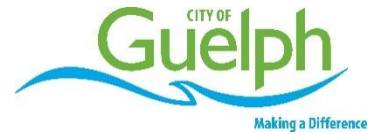


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-33/20
Location: 94 Maple Street
Hearing Date: August 13, 2020
Owner: Gail Ruth van Veen and David Richard van Veen
Agent: John Vanderwoerd, Vanderwoerd Drafting and Design
Official Plan Designation: Low Density Residential
Zoning: Residential Single Detached (R.1A) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit an accessory building with a maximum ground floor area of 118 square metres.

By-Law Requirements: The By-law requires that in a residential Zone, the total ground floor area of all accessory buildings or structures shall not exceed 70 square metres.

Staff Recommendation

Approval

Recommended Conditions

None

Comments

Planning Services

The subject property is designated "Low Density Residential" in the City's Official Plan. The "Low Density Residential" land use designation permits a range of housing types including single detached residential dwellings with accessory buildings. The requested variance meets the general intent and purpose of the Official Plan.

The subject property is zoned "Residential Single Detached" (R.1A) according to Zoning By-law (1995)-14864, as amended. The applicant is proposing to increase the area of the existing detached garage (accessory building) located in the rear of the property from 40.9 square metres to 118 square metres by adding a carport, cabana, change room and pool mechanical room. A variance to Section 4.5.1.4 of the Zoning By-law is required to facilitate this request. Section 4.5.1.4 permits a

maximum total ground floor area for all accessory buildings and structures of 70 square metres.

The intent of this regulation is to ensure that accessory buildings remain subordinate to the main dwelling and don't occupy the majority of the yard. The subject property is a large lot (approximately 4,900 square metres). An accessory building with a ground floor area of 118 square metres will occupy approximately 2 percent of the lot area. The requested variance is considered to meet the general intent and purpose of the Zoning By-law, is considered to be desirable for the appropriate development of the lands and is also considered to be minor in nature.

Staff therefore recommend approval of the application.

Engineering Services

Engineering has no concerns with the request of seeking relief from the Zoning By-law requirements to permit an accessory building with a maximum ground floor area of 118 square metres.

We agree with recommendations made by the Planning and Building staff.

Building Services

This property is located in the Residential Single Detached (R.1A) Zone.

The applicant is proposing to increase the area of the existing 40.9 square metre detached garage located in the rear yard of the property. With the addition of the proposed carport, cabana, change room and pool mechanical room, the accessory building will have a maximum ground floor area of 118 square metres.

Building Services does not object to this application to permit an accessory building with a maximum ground floor area of 118 square metres.

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

Yes (See attached).

Contact Information

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

519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa