

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-44/20
Location: 231 Suffolk Street West
Hearing Date: October 8, 2020
Owner: Vanessa Parolin and Ryan Childershose
Agent: N/A
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 minimum left side yard setback of 0.9 metres for the proposed one-storey addition to the rear of the existing detached dwelling.

By-Law Requirements: The By-Law requires a minimum side yard of 1.5 metres.

Staff Recommendation

Approval with Condition

Recommended Condition

Planning Services

1. That the side yard setback of 0.9 metres apply only to the proposed addition generally in accordance with the public notice sketch.
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Comments

Planning Services

The subject property is designated "Low Density Residential" in the Official Plan. The "Low Density Residential" land use designation permits a range of residential uses including a single detached dwelling. The requested variance meets 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 single detached dwellings. The applicant is proposing to demolish the existing fully enclosed porch-like structure in the rear yard and construct a new one storey addition which will be slightly greater in length than the existing enclosed rear yard porch, therefore

losing its legal non-complying setback. A variance to permit a 0.9 metre side yard setback for the proposed addition is requested; whereas, the zoning by-law requires a minimum 1.5 metre side yard setback for a dwelling.

The intent of setback regulations is to ensure adequate separation between buildings and to ensure adequate open space is provided. The proposed rear yard addition is in line with the existing rear enclosed porch which is being demolished and will closely replicate an existing condition in an older area of the city.

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

Planning staff recommend approval of the application subject to the condition noted above.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a minimum left side yard setback of 0.9 metres for the proposed one-storey addition to the rear of the existing detached dwelling.

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

Building Services

This property is located in the Residential Single Detached (R.1B) Zone. The applicant is proposing to remove and replace a portion of the rear of the existing dwelling with a larger one-storey addition. A variance from Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services has no objection to this application to permit a minimum left side yard setback of 0.9 metres for the proposed one-storey addition to the rear of the existing detached dwelling.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

Windows may be restricted in walls located closer than 1.2 metres to property lines and the walls may require a fire rating on the inside face. Walls located closer than 0.6 metres may also require an exterior grade fire rated material (drywall) installed on the exterior face of the wall behind any combustible cladding.

Comments from the Public

None

Contact Information

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