



PLANNING REPORT 23/02 for the TOWNSHIP OF GUELPH ERAMOSA

CofA A01-23 – 117 Drenters CT

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

MEETING DATE: January 25th, 2023
TO: Chair and Members of the Committee of Adjustment
Township of Guelph Eramosa
FROM: Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION A01-23 (Jones)**
117 Drenters Court
Ward 4
SCHEDULES: **1 - Sketch provided by applicant**

We have reviewed the application for minor variance and provide the following comments; please note the following comments are provided without the benefit of a site visit.

Recommendation

Be it resolved that the Committee of Adjustment of the Township of Guelph/Eramosa has received the following Planning Report regarding MINOR VARIANCE APPLICATION A01-23 – 117 Drenters Court, and

The relief being requested as part of Application A04-22 on the subject land be approved as follows:

1. Relief from Section 5.1.10.3.2(b) By-law No. 40/2016 to permit a driveway width of 6.5 m where a maximum of 5.5 m is required.
2. Relief from Section 5.1.10.2 By-law 40/2016 to permit a parking area to be located 0.74 m from a street line where 1.1 m is required.

Background

The purpose of the application is to legalize the existing driveway width of a single detached dwelling within the Village of Rockwood and to recognize the additional width added through a paving stone walkway installed by the property owner. The applicant has indicated that the original driveway constructed by the homebuilder had a width of 6.10 m (20 ft), and with the inclusion of landscaped paving stones along the driveway, the driveway width has been increased by 0.4 m (1.3 ft) to 6.5 m (21.3 m). The maximum permitted driveway width permitted for this lot is 5.5 m (18 ft).

Upon review of the application, planning staff noted that a variance is also required from Section 5.1.10.2 to recognize that the existing parking area configuration results in a parking space being closer to the street line than permitted by the By-law. This is an existing condition on the parcel, regardless of the paving stone walkway. Although not identified in the public notice, planning staff are of the opinion that this is a minor adjustment.

The details of the minor variance application are included in the table below:

Regulation	By-law Section	Required	Proposed	Relief Requested
Maximum Driveway Width	5.1.10.3.2(b)	5.5 m	6.5 m	1 m
No Part of a Parking Area is located closer than 1.1 m to any street line	5.1.10.2	1.1 m	0.74 m	0.36 m

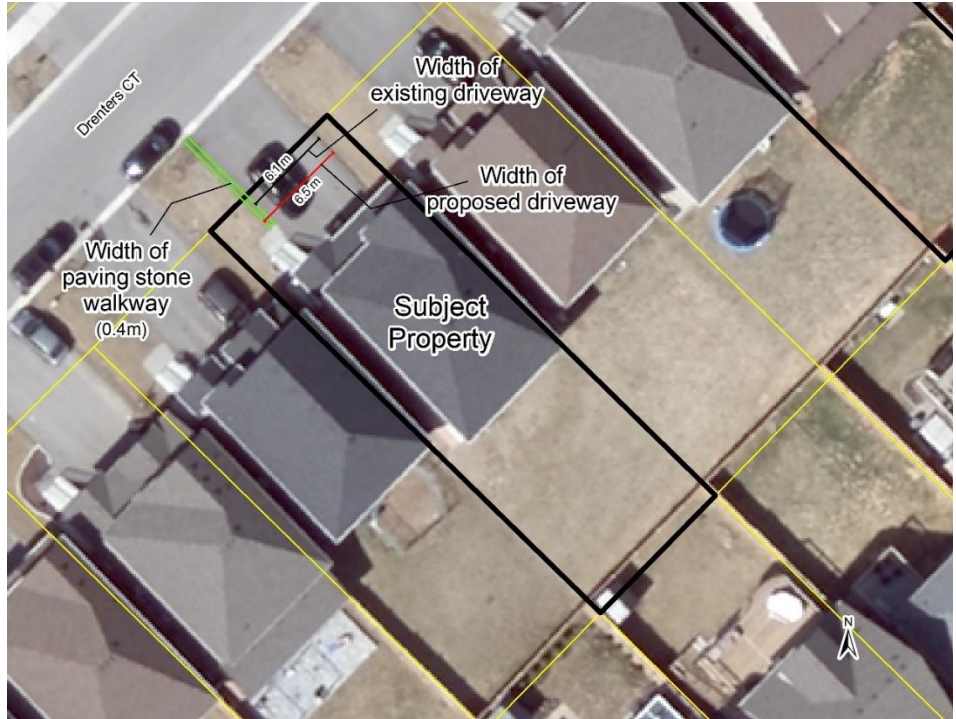


Figure 1 - Subject property

Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion:
That the requested variance is minor in nature	<ul style="list-style-type: none"> The applicant has requested relief to recognize the existing condition of driveway width of 117 Drenters Court as well as the installation of concrete paving stones along the length of the west side of the driveway. The owner of the property updated their driveway to include paving stones to provide a walkway to the front entrance of the dwelling. The paving stones have a width of 0.4 m. The applicant has noted that the original driveway constructed by the homebuilder without the paving stones is 6.10 m, which exceeds the maximum driveway permitted by 0.6 m. The applicant noted they had recently installed the paving stone walkway. With this modification, the driveway width has been extended to 6.5 m, which exceeds the maximum driveway permitted

	<p>by 1 m.</p> <ul style="list-style-type: none"> • An increase of 1 m to the permitted driveway width maximum is being sought and it is noted that a portion of the front yard continues to be permeable surface and is landscaped. • A widened driveway would provide the opportunity for additional parking space on the driveway. • Any concerns of the Building and Public Works Departments regarding drainage and grading should be considered by the Committee. It is noted that the Public Works Department has reviewed the application and has no objections to the proposal.
<p>That the intent and purpose of the Zoning By-law is maintained</p>	<ul style="list-style-type: none"> • The subject lands are within the site specific Village Residential Low Density Zone (R1 21.157) and are located within the Urban Centre of Rockwood. • A detached dwelling is a permitted use within the site specific zone. • The By-law's definition of driveway includes any surfaced walk or hard landscaping that is situated parallel to the driveway and is capable of being parked or driven upon by part or the whole of a vehicle. • Section 5.1.10.3.2b permits driveways to be a maximum width of 50% of the lot width or 7.5 m, which ever is less. The width of the lot was identified on the submitted site plan as 11 m. Therefore, the maximum permitted width of a driveway is 5.5 m, whereas 6.5 m is proposed. • The intent of a maximum driveway width is to limit the amount of impermeable surface on a parcel to ensure the property is landscaped for proper design and drainage, to control parking, and for compatibility with surrounding properties. • Within the site specific zone, two parking spaces are required per dwelling unit. The existing garage and driveway allow for two parking spaces to be accommodated on the parcel. This variance recognizes the existing configuration of the garage and driveway result in a parking space being located closer to the street line than permitted by the By-law. On the site plan, a parking space would be located 0.74 m from the property line, whereas 1.1 m is required. This is an existing condition of the driveway regardless of the paving stone walkway. • All other zoning requirements regarding the driveway can be met.
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The subject lands are designated as 'Residential' within the County of Wellington Official Plan and are located within the Urban Centre of Rockwood. • Residential uses are permitted within the Residential Designation.
<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • The increase in driveway width allows for landscaped paving stones on the west side of the driveway to allow for a walkway to the dwelling. The paving stones are not currently used for parking purposes, but do result in an increased area for parking based on updates to the Zoning By-law. • A portion of the front yard continues to be landscaped. • There are a variety of existing driveway widths on Drenters Court, with some properties also including concrete walkways. • The Committee should consider comments from the Public Works and

	Building Departments regarding any concerns in regards to grading and drainage. It is noted that the Public Works Department has reviewed the application and has no objections with the proposal.
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Agency Comments

- **Building Department:** No comments.
- **GRCA:** the subject property does not contain GRCA regulated lands and therefore we will not be providing comment.
- **Public Works:** As noted in the December 20, 2022, correspondence from GSP Group and confirmed through historic air photo review, the initial builder constructed driveway width of 6.1 metres exceeded the maximum allowable of 5.5 metres. The requested relief is for a total width of 6.5 metres, which is 0.4 metres more than existing. It is important to note that the additional width is on the internal side of the driveway and does not impact adjacent properties. As such, I have no objection to the relief requested.
- **Wellington Source Water Protection:** Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

Planning Comments

As identified in the background section an additional relief was identified by staff after the issuance of the public notice. The existing configuration of the garage and driveway result in one required parking space within the garage and one required space being on the driveway. This configuration results in the parking area on the driveway being closer than 1.1 m from the street line of Drenters Court. This variance recognizes this existing deficiency on the parcel.

Conclusion

Planning staff are satisfied that the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property.

Respectfully submitted
County of Wellington Planning and Development Department

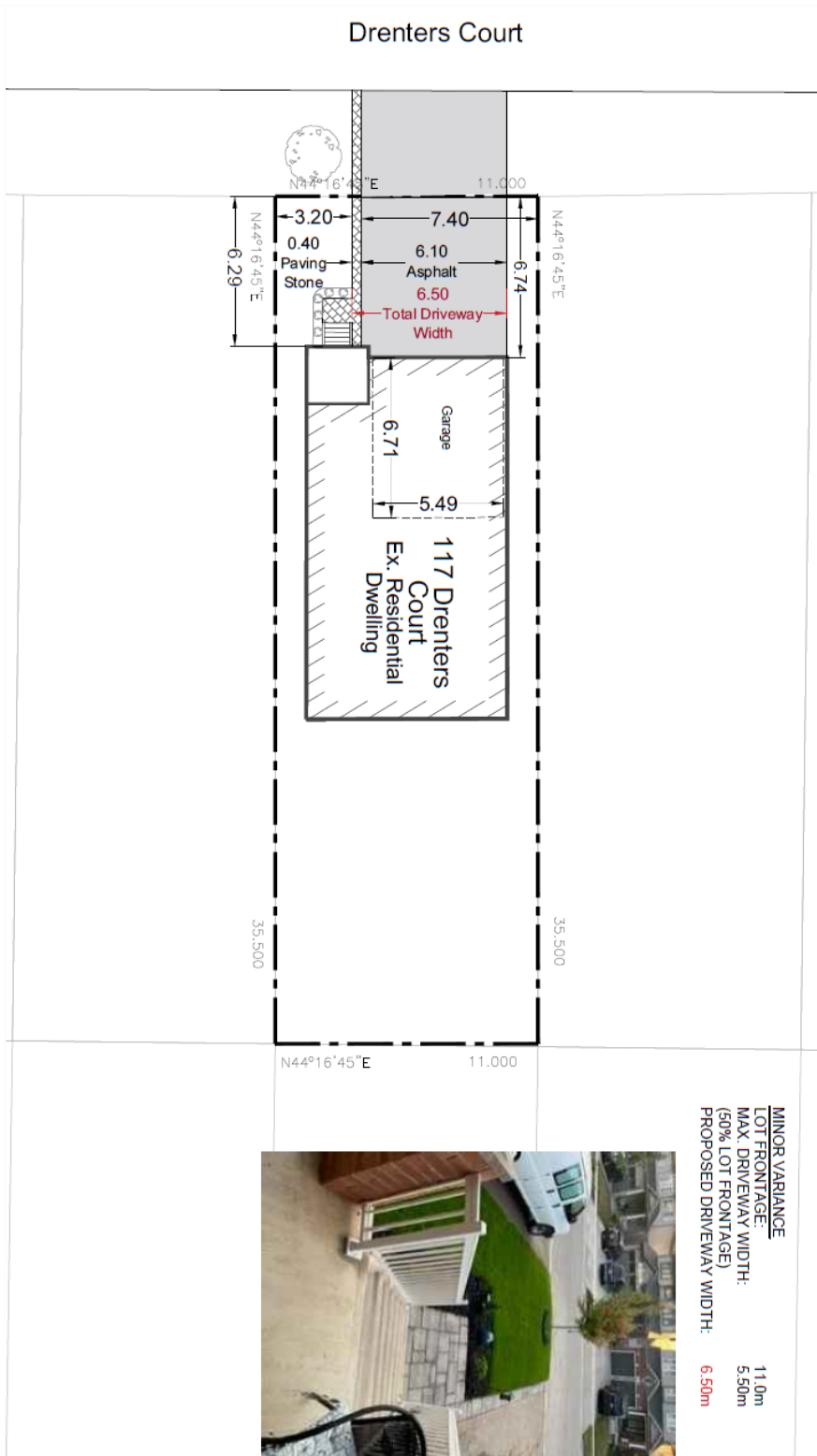


Joanna Salsberg, B.A., M.PL.

Reviewed by Township of Guelph Eramosa CAO
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Ian Roger, P.Eng. CAO

SCHEDULE 1: Sketch provided by the applicant

Minor Variance Sketch
 117 Drenters Court, Guelph-Eramosa



NOTE: Measurements and Inset based on September 2017 Survey (New System & County of Wellington Aerial Imagery 2020)

Scale 1:150 | December 19, 2022 | Project No.: 22142 | Drawn By: JLN

