



**PLANNING REPORT 22-10  
for the TOWNSHIP OF GUELPH ERAMOSA**

CofA A02-22 – 347 Wellington Street

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

**MEETING DATE:** April 13<sup>th</sup>, 2022  
**TO:** Chair and Members of the Committee of Adjustment  
 Township of Guelph Eramosa  
**FROM:** Asavari Jadhav, Junior Planner  
 Joanna Salsberg, Planner  
 County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION A02-22 (Kent Frost)**  
**347 Wellington Street, Everton**  
**Ward 4**  
**SCHEDULES:** **1 – Sketch provided by applicant**  
**2 – Sketch of driveway extension**

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 A02-22 – 347 Wellington Street.

The relief being requested as part of Application A02-22 on the retained portion of land be approved as follows:

1. Relief from Section 4.2.5 of Zoning By-law No. 40/2016 to permit a maximum height of 5.72 m (18.75 ft) of an accessory building where 4.7 m (15.4 ft) is required.

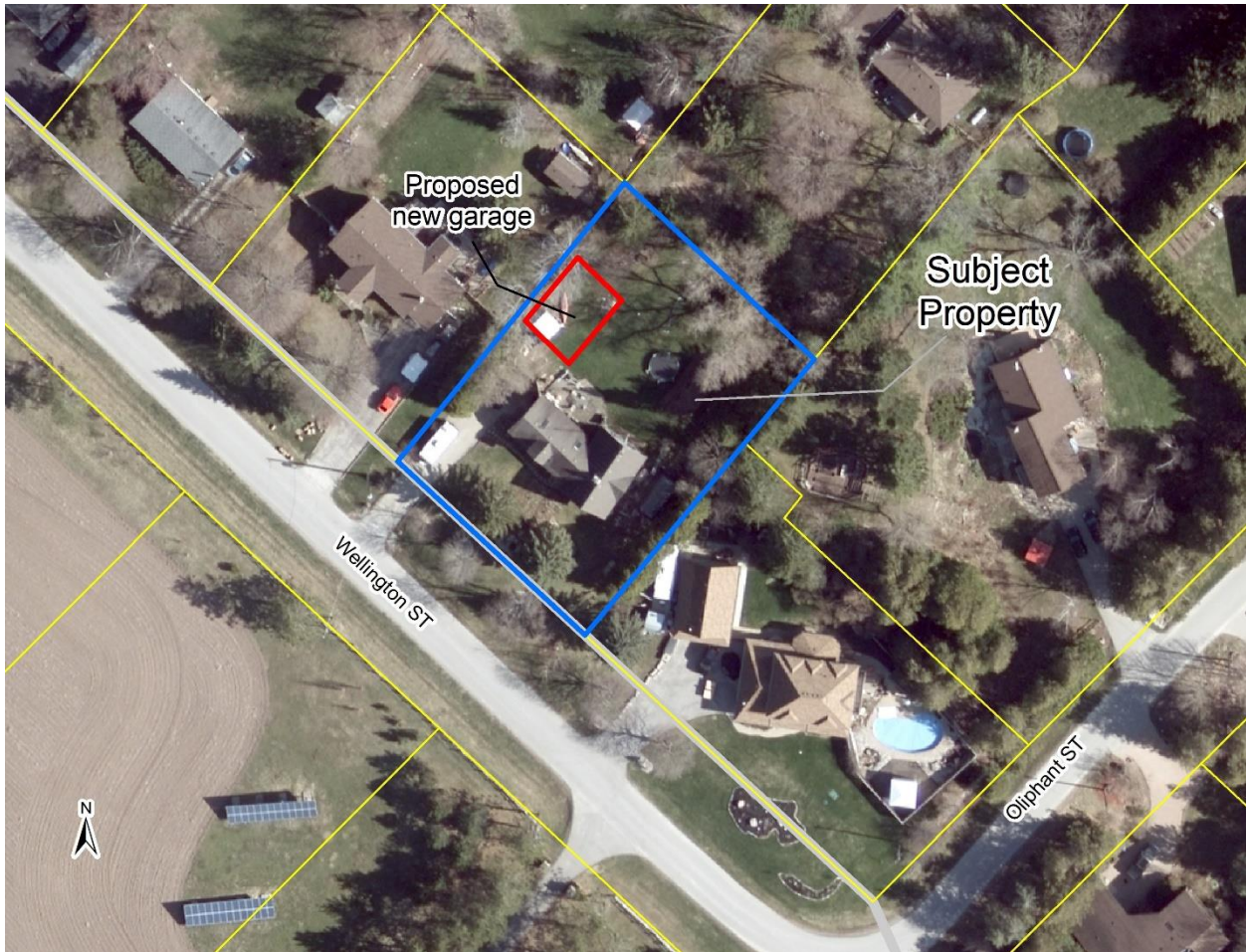
**Background**

The purpose of the application is to permit an increased height of an accessory building than what is permitted in the By-law. The increased height would facilitate construction of a proposed quonset hut to be used as a detached garage that is 112.5 m<sup>2</sup> (1,210.8 ft<sup>2</sup>) with a height of 5.72 m (18.75 ft). The subject property is zoned as Rural Residential (RR) Zone.

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

Regulation	By-law Section	Required	Proposed	Relief Requested
Height of Accessory Buildings	4.2.5	4.7 m (15.4 ft)	5.72 m (18.75 ft)	1.02 m (3.34 ft)

Figure 1 - Subject property



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

Four Tests	Discussion:
<p>That the requested variance is <b>minor</b> in nature</p>	<ul style="list-style-type: none"> <li>• We would consider the variance minor in terms of impact to the surrounding neighbourhood.</li> <li>• The applicant is requesting to construct a 112.5 m<sup>2</sup> garage with a quonset hut design. The applicant has indicated that the proposed garage will replace the existing garden shed. The proposed increased height of 5.72 m (18.75 ft) would facilitate the parking of a RV trailer.</li> <li>• The quonset hut is located behind the main dwelling.</li> <li>• Section 4.2.5 of the By-law permits the height of an Accessory Building to be 4.7 m. The proposed Accessory Building (detached garage) exceeds the maximum permitted height.</li> <li>• Height is calculated based on roof style and type. In this case, the measurement is from finished grade to the peak of the proposed building.</li> <li>• The applicant has indicated that it is their intent to extend the driveway further into the property (<b>Attachment 2</b>) for access to</li> </ul>

<p>That the intent and purpose of the <b>Zoning By-law</b> is maintained</p>	<p>the proposed garage.</p> <ul style="list-style-type: none"> <li>• The subject property is zoned Rural Residential (RR).</li> <li>• The proposed variance for increased height is only applicable to the detached garage (accessory building) and will allow for the construction of a detached garage, which is a permitted use in RR Zone.</li> <li>• The height of a building is measured differently for different roof styles and types. For gabled, hip, gambrel, and some one-slope roofs height is measured to the midpoint between the eaves and ridge, for mansard roofs it is measured to the ridge, and for a flat roof height is measured to the highest point of the roof structure or parapet wall.</li> <li>• Based on the definition of height and building design height has been measured from the finished grade of the centre of the front of the building and the highest point of the roof structure.</li> <li>• For structures with the same ridge height as the proposed garage, but with a different roof structure, the building height measurement would be measured differently.</li> <li>• Through the review of the application, it was identified that there is an existing garden shed on the subject property. The applicant has indicated that the proposed garage will replace the existing garden shed.</li> <li>• The proposed garage meets other setback requirements, including the interior lot line of the neighbouring property to the north-west where a setback of 1.52 m is proposed and a minimum setback of 1.2 m is required.</li> <li>• The applicant has indicated that it is their intent to extend the driveway to provide access to the proposed garage. The extension meets the requirements of Section 5.1.10.3.2 of the by-law.</li> </ul>
<p>That the general intent and purpose of the <b>Official Plan</b> is maintained</p>	<ul style="list-style-type: none"> <li>• The property is designated as Urban Centre (Everton) within the County of Wellington Official Plan.</li> <li>• Single detached dwellings are permitted within Hamlets.</li> </ul>
<p>That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> <li>• The subject property is bounded by residential uses to the north, east and south, and agricultural uses to the west and is located within the Hamlet of Everton.</li> <li>• The variance would facilitate the construction of a new accessory building (detached garage) in addition to the existing dwelling with an attached garage on the subject lands.</li> <li>• The increased height is to facilitate parking of a RV trailer.</li> <li>• The proposed accessory building meets the required setbacks and is located behind the main dwelling.</li> <li>• The quonset design of the structure without eaves results in a height measurement to the highest point of the building (ridge), whereas other buildings with the same height, but different roof structure, result in a lower overall height due to the By-law's definition of height.</li> <li>• The proposed variance is appropriate development and desirable</li> </ul>

for the use of the land.

**Agency Comments**

- **Building Department:** No comments.
- **GRCA:** No objection.
- **Public Works:** No comments.
- **Fire Department:** No concerns.
- **Wellington Source Water Protection:** Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

**Conclusion**

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, planning Staff have no concerns with this application.

Respectfully submitted  
County of Wellington Planning and Development Department



Asavari Jadhav, Junior Planner



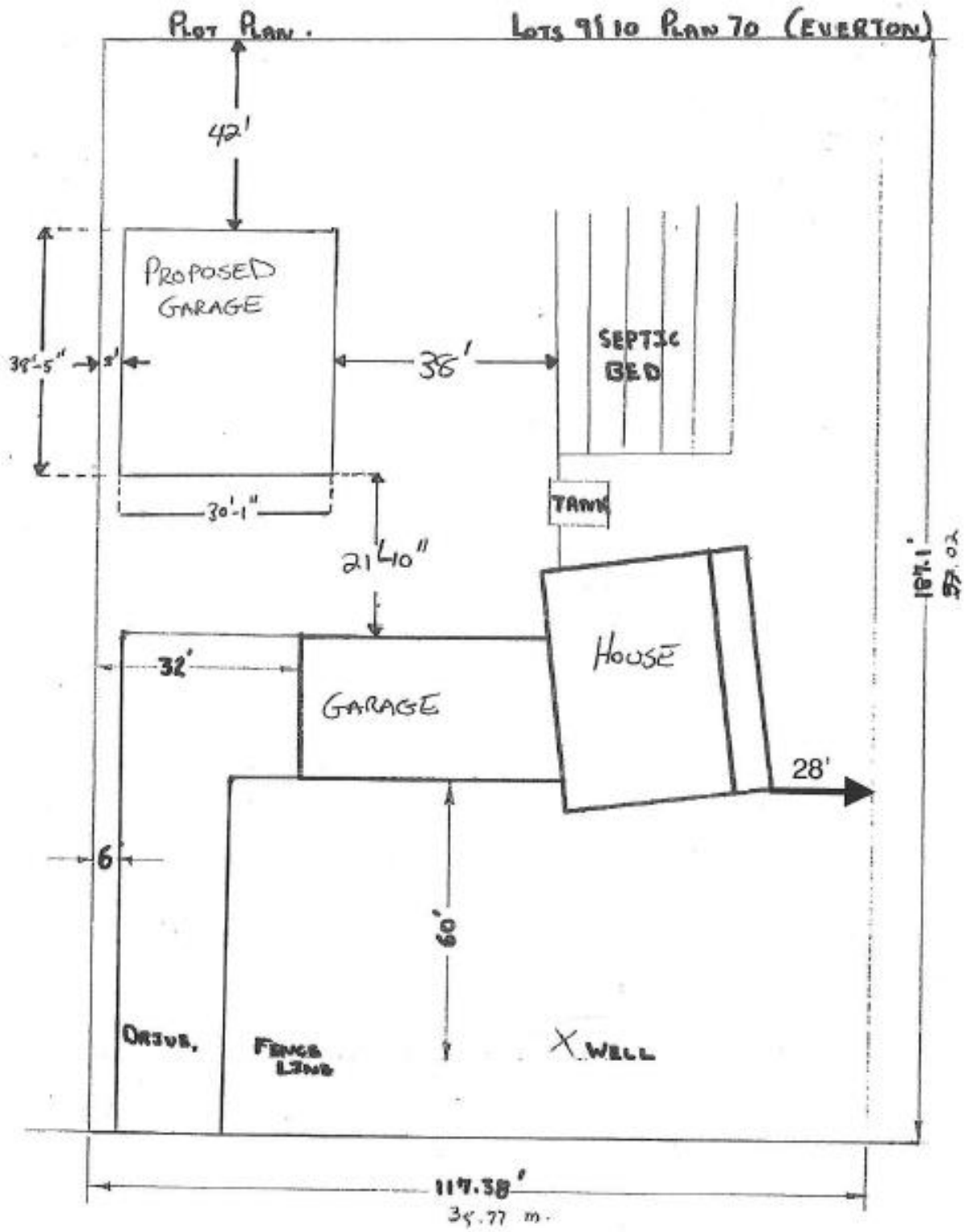
Joanna Salsberg, Planner

Reviewed by  
Township of Guelph Eramosa CAO

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Ian Roger, P.Eng.  
CAO

**SCHEDULE 1: Sketch provided by the applicant**



ATTACHMENT 2: Sketch of Driveway Extension

