



## PLANNING REPORT 22-12 for the TOWNSHIP OF GUELPH ERAMOSA

CofA A03-22 – 101 Gamble Lane

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

**MEETING DATE:** May 11<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 A03-22 (Tremblay)**  
**101 Gamble Lane**  
**Ward 3**  
**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 A03-22 – 101 Gamble Lane, and

The relief being requested as part of Application A03-22 on the subject land be approved as follows:

1. Relief from Section 21.72 Zoning By-law No. 40/2016 to permit a minimum exterior side yard setback of 3.34 m where 6.0 m is required.

### Background

The purpose of the application is to permit a reduced exterior side yard setback than what is permitted in the By-law. The reduced setback would facilitate a proposed 127.6 m<sup>2</sup> (1,373.5 ft<sup>2</sup>) addition to the existing dwelling for additional living space and a porch extension. The addition extends further into the exterior side yard than the existing dwelling maintains. The property is within a site specific Village Low Density Residential (R1) Zone (R1 21.72)).

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

Regulation	By-law Section	Required	Proposed	Relief Requested
Minimum Exterior Side	21.72	6.0 m (19.7 ft)	3.34 m (10.95 ft)	2.66 m (8.75 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:
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>We would consider the variance minor in terms of impact.</li> <li>The applicant is requesting to extend the existing single detached dwelling unit of 248.61m<sup>2</sup> through a 127.6 m<sup>2</sup> gross floor area addition which will include a basement, kitchen, dining, butler pantry on first floor and two bedrooms and a den on second floor.</li> <li>It is our understanding that the proposal is for an extension of living space, and not for an accessory second unit.</li> <li>This extension to the existing single detached will bring the building closer to the exterior side yard lot line than what is permitted within the zoning by-law. The extension will result in exterior side yard setback as 3.34 m (10.95 ft) as opposed to the required minimum exterior side yard setback of 6.0 m (19.7 ft).</li> <li>Exterior side yard setbacks are generally in place to ensure appropriate sight lines, access, drainage, buffering, and consistency in design. Comments from Township staff have confirmed that the reduced exterior side yard setback is not</li> </ul>

	<p>anticipated to impact sight lines as illustrated.</p> <ul style="list-style-type: none"> <li>Although reduced, it is noted that 3.34 m (10.95 ft) will be maintained which allows access to the rear of the property, and it is noted that the right of way provides an additional setback from the existing, constructed road.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>The subject property is zoned Village Residential Low Density Site Specific (R1 21.72).</li> <li>The reduced setback will facilitate the construction of an addition to a permitted use.</li> <li>The proposed addition meets all other By-law requirements including the setbacks from the neighbouring properties and the lot coverage of 45%.</li> <li>The intent of an exterior side yard setback is to maintain an appropriate distance of development to a road, allow for unencumbered movement between the front and rear yards, ensure adequate sight lines are provided, to ensure drainage can be addressed on the subject property, and to create a sense of consistency within the surrounding neighbourhood.</li> <li>Township staff have provided comments that the requested exterior side yard setback will not impact sight lines as illustrated.</li> <li>The proposed exterior side yard setback is 3.34 m (10.95 ft), and the existing interior side yard setback (right) of 1.6 m (5.24 ft) for the main dwelling is to remain. This setback allows for access to the rear yard of the property.</li> <li>The Township has provided a preliminary review of grading and are satisfied the addition will not have a major impact to the Township's right of way.</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>The property is designated as Residential in the County of Wellington Official Plan and is located within the Urban Centre of Rockwood.</li> <li>Residential uses are permitted within the Residential designation.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>The variance would facilitate the construction of an addition to the existing dwelling located on the subject lands to allow for additional living space.</li> <li>The subject lands are immediately surrounded by residential uses to the north, south and east, as well as institutional uses to the west.</li> <li>Other corner lots within the surrounding neighbourhood appear to generally conform to the required 6 m (19.68 ft) setback of the R1 21.72 Zone.</li> <li>The applicant is proposing for reduced minimum exterior setback of 3.34 m (10.95 ft) to facilitate the construction of an addition to the existing dwelling for additional living space and porch extension.</li> <li>The existing dwelling currently maintains the exterior side yard</li> </ul>

	<p>set back of 7.91 m (25.95 ft) approximately, whereas 3.34 m (10.95 ft) is proposed through the application.</p> <ul style="list-style-type: none"> <li>• The proposed variance is appropriate development and desirable for the use of the land.</li> </ul>
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#### Agency Comments

- **Building Department:** No comments.
- **GRCA:** No comment.
- **Public Works:** No objections. MacLennan Street is a 23 m wide right of way which provides a wider than typical boulevard on the exterior side yard of 101 Gamble Lane. The requested side yard setback will not impact sight lines as illustrated on the attached.
- **Fire Department:** No comment.
- **Wellington Source Water Protection:** Based on the activities proposed, it is subject to a residential exemption and 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



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Joanna Salsberg, Planner

Reviewed by  
Township of Guelph Eramosa CAO

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