



PLANNING REPORT 22-28 for the TOWNSHIP OF GUELPH ERAMOSIA

CofA A14-22 – 118 Alma Street

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

MEETING DATE: October 26th, 2022
TO: Chair and Members of the Committee of Adjustment
Township of Guelph Eramosa
FROM: Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION A14-22 (Simple Energy Solutions (Belo))
118 Alma Street (Rockwood)
Ward 3**
SCHEDULES: **1 – Site Plan Submitted by Applicant
2 – Floor Plan and Building Elevations
3 – Site Visit Image**

We have reviewed the application for minor variance and provide the following comments; please note the following comments are provided with the benefit of a site visit on October 17th, 2022.

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 A14-22 – 118 Alma Street and

The relief being requested as part of Application A14-22 on the subject land be approved as follows:

1. Relief from section 4.2.4 to permit a maximum ground floor area of 11% of the total lot area for a lot in a Commercial Zone, whereas a maximum of 5% is permitted; and
2. Relief from section 4.2.5 to permit a height of 5.1 m for a proposed accessory building, whereas a maximum height of 4.7 m is permitted.

The following conditions are recommended as a conditions of approval:

1. That a grading plan, prepared to the satisfaction of the Township, be approved and that the applicant is responsible for any costs associated within the review and approval of the grading plan.
2. That site plan approval be obtained from the Township.

Background

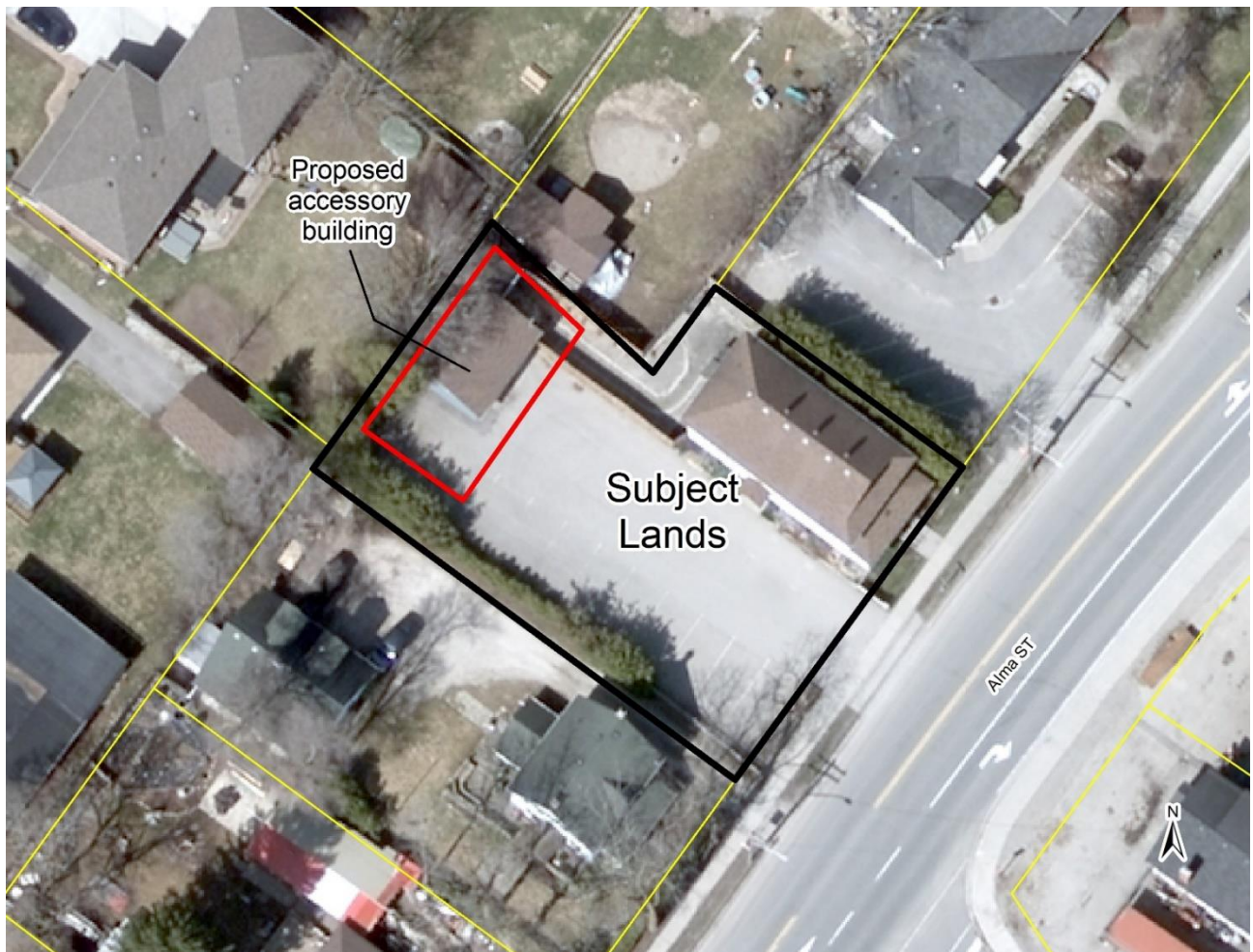
The intent of this application is to construct a four car garage to provide additional parking to serve the main building within Rockwood. The applicant has noted that this building is proposed to replace and extend a previous three-car garage that has been removed from the site. The four-car garage has a ground floor area of 106.3 m² and results in a lot coverage of 11% of the subject lands, whereas the Zoning By-

law permits only permits a 5% lot coverage. Relief is required for both the lot coverage and height for the proposed accessory building. It is noted that the height circulated in the Notice was 5.2 m, however since that time the applicant has clarified the height of the proposed building is 5.12 m (16.8 ft). Planning staff consider this a minor change from the Notice with the height being less than the original proposal. **Figure 1** shows the subject lands of the application.

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

Regulation	By-law Section	Required	Proposed	Relief Requested
Permitted Floor Area for Accessory Buildings	4.2.4.2	5%	11%	6%
Height of Accessory Buildings	4.2.5	4.7 m (15.4 ft)	5.12 m (16.8 ft)	0.42 m (1.38 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 minor in nature</p>	<ul style="list-style-type: none"> • The applicant is requesting relief to permit the construction of a four-car garage that exceeds the maximum lot coverage and height requirements for accessory buildings within the By-law. • The applicant has noted that the four-car garage is proposed to replace a three-car garage that has been removed from the property. The applicant has provided that the previous garage had an area of approximately 74.9 m² (806 ft²). The applicant has noted on their application form that the three-car garage was unsafe. • The proposed new garage has a ground floor area of 106.3 m² and contains four bays and is proposed to have a height of 5.12 m. • The applicant has noted the uses within the principal building include an office and a residential unit and the four-car garage is meant to provide parking for these units. • Upon the site visit, it was noted that the foundations appear to be poured for the four-car garage. It was further noted on the site visit that there is a wooden fence that partially screens the proposed location of the garage from view from abutting parcels (Schedule 3). There is also some existing vegetation that provides partial screening from the garage to the residential lot to the south-west. The four-car garage is partially obscured by the accessory building on the abutting parcel to the north east. • The proposed building meets the minimum required setbacks for accessory buildings within the C2 Zone. The increased height of the building is a result of the design of the building with a one-sloped roof, whereas other buildings with the same height but a different roof structure would result in a lower overall height due to the by-laws definition of height. • Although the proposed accessory building is extending to cover more of the existing parking area the intent of the building is provide parking for the tenants of the principal building. The applicant indicated on their application form that a total of 10 parking spaces is existing on the subject land. The applicant also indicated there was a previous three-car garage on the site. Upon the site visit it was noted that there were 9 parking spaces. The proposed four-car garage would provide 4 parking spaces resulting in a total of 13 provided parking spaces. • There is some concern regarding the grading and drainage as a result of the construction of the proposed garage. The Public Works Department has commented that a building permit for the garage shall be supported by a grading plan. A condition for a grading plan has been proposed to tie any potential approvals of this application to the approval of a grading plan.
<p>That the intent and purpose of the Zoning By-law is maintained</p>	<ul style="list-style-type: none"> • The subject property is within the Village Service Commercial Zone (C2). • An Office is a permitted use within the C2 Zone. Zoning certificates

	<p>and issued building permits indicate the existing dwelling is legal non-conforming.</p> <ul style="list-style-type: none"> • Section 4.2.4 of the Zoning By-law requires that accessory buildings within a Commercial Zone are permitted a maximum ground floor area for all accessory buildings of 5% of the total lot area. • The proposed four-car garage has a ground floor area of 106.3 m², whereas the lot area of the subject lands is 972.9 m² (10,472 ft²), therefore the proposed lot coverage is 11% for accessory buildings. • The intent of requiring a maximum lot coverage is to ensure that the property is landscaped for proper grading and drainage, that the size and massing of accessory buildings is compatible with the neighbourhood, that the accessory buildings remain subordinate to the principal use, and ensures there is adequate space to accommodate servicing and parking on a portion of the property. • Section 4.2.5 of the By-law provides a maximum height for accessory buildings of 4.7 m. The applicant has proposed the height of the accessory building to be 5.12 m. • The proposed structure meets the setback requirements of the zoning by-law. The application form indicates the setbacks will be 1.25 m from the rear yard and the north/east side yard where 1.2 m (3.9 ft) is required for an accessory building. • The number of parking spaces on the parcel appears to be unchanged by the construction of the four-car garage. • It is noted that the Public Works Department has commented that a grading plan be required to ensure no adverse impacts occur for the adjacent properties as a result of the development. • The intent of having a maximum height for accessory buildings within the By-law is to ensure compatibility and to minimize visual impacts of the accessory building on surrounding land uses, to manage the overall size of buildings, and to ensure the building remains subordinate to the principal building on the subject lands. • The height of a building is measured differently for different roof styles and types. 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. • 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.
<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 Transition Area within the County of Wellington Official Plan and are located within the Urban Centre of Rockwood. • Permitted uses within the Residential Transition Area include uses permitted in the Residential Designation as well as non-retail uses and service functions including offices.

<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 subject property is bounded by residential and commercial uses to the west, and commercial uses to the east and south. Residential uses are located to the north. • The variance is to facilitate the construction of a four-car garage and replaces the previous three-car garage on the subject lands. • The increased height is required due to the design of the proposed building with a one-slope roof which 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. • The proposed accessory building meets the required setbacks and is located behind the main dwelling. Further a condition regarding grading and drainage has also been proposed. • The proposed variance is appropriate development and desirable for the use of the land.
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Agency Comments

- **Building Department:** No comment.
- **GRCA:** No comments received at the time of report preparation.
- **Fire Department:** No comments received at the time of report preparation.
- **Public Works:** No objection. The Building Permit for the proposed garage shall be supported by a grading plan clearly illustrating no adverse impacts to adjacent properties from a grading and drainage perspective.
- **Wellington Source Water Protection:** No comments received at the time of report preparation.

Planning Comments

Due to the proposed location of the structure, including close proximity to neighbouring properties, a grading and drainage plan has been proposed as a condition of approval to ensure that the proposed development is appropriate. As the subject lands are within a commercial zone and a new building is being constructed, site plan approval from the Township is required. A condition to this affect has been included.

Conclusion

Planning staff are of the opinion that the variance application is minor, 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 provided the proposed conditions can be satisfied.

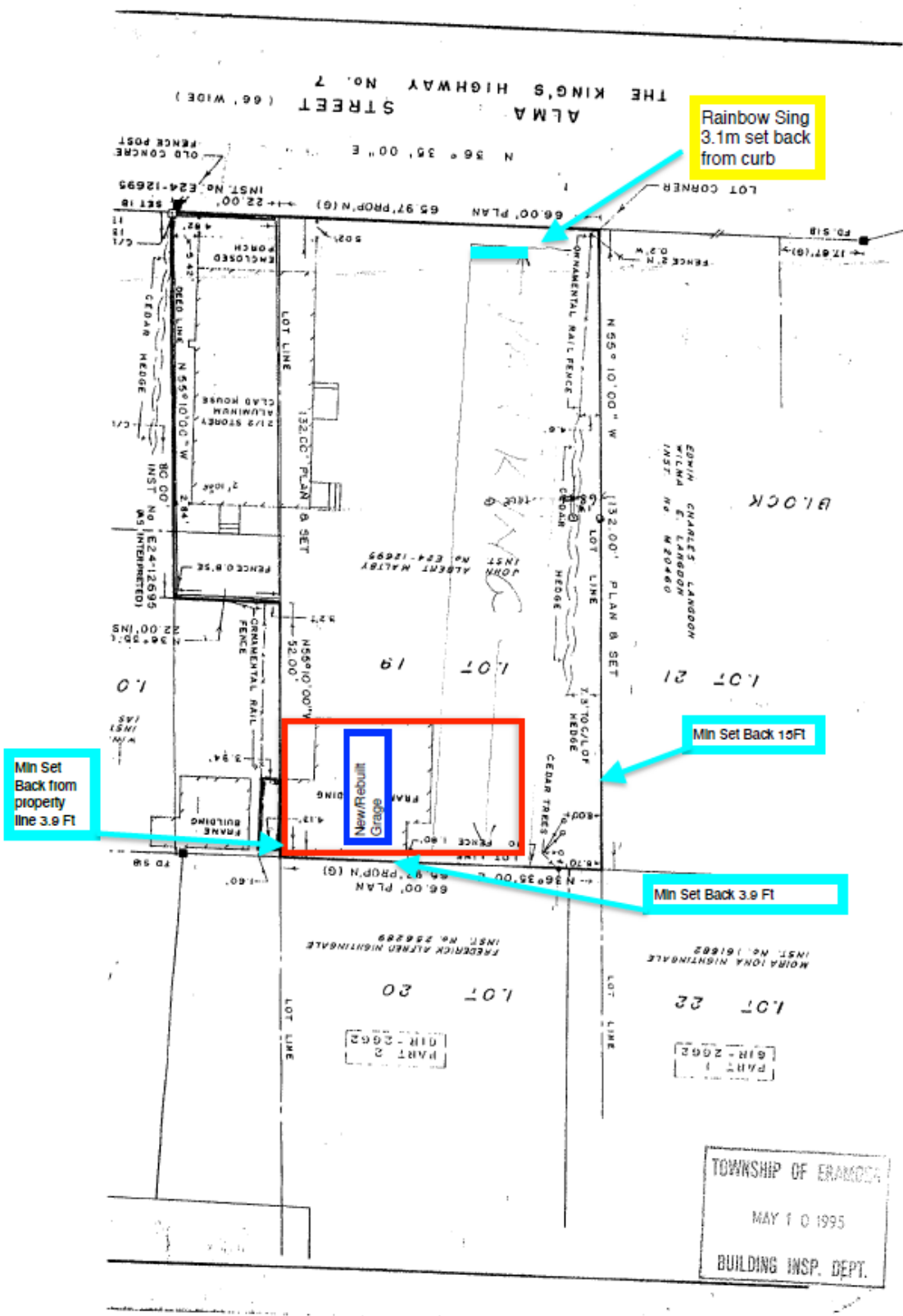
Respectfully submitted
County of Wellington Planning and Development Department



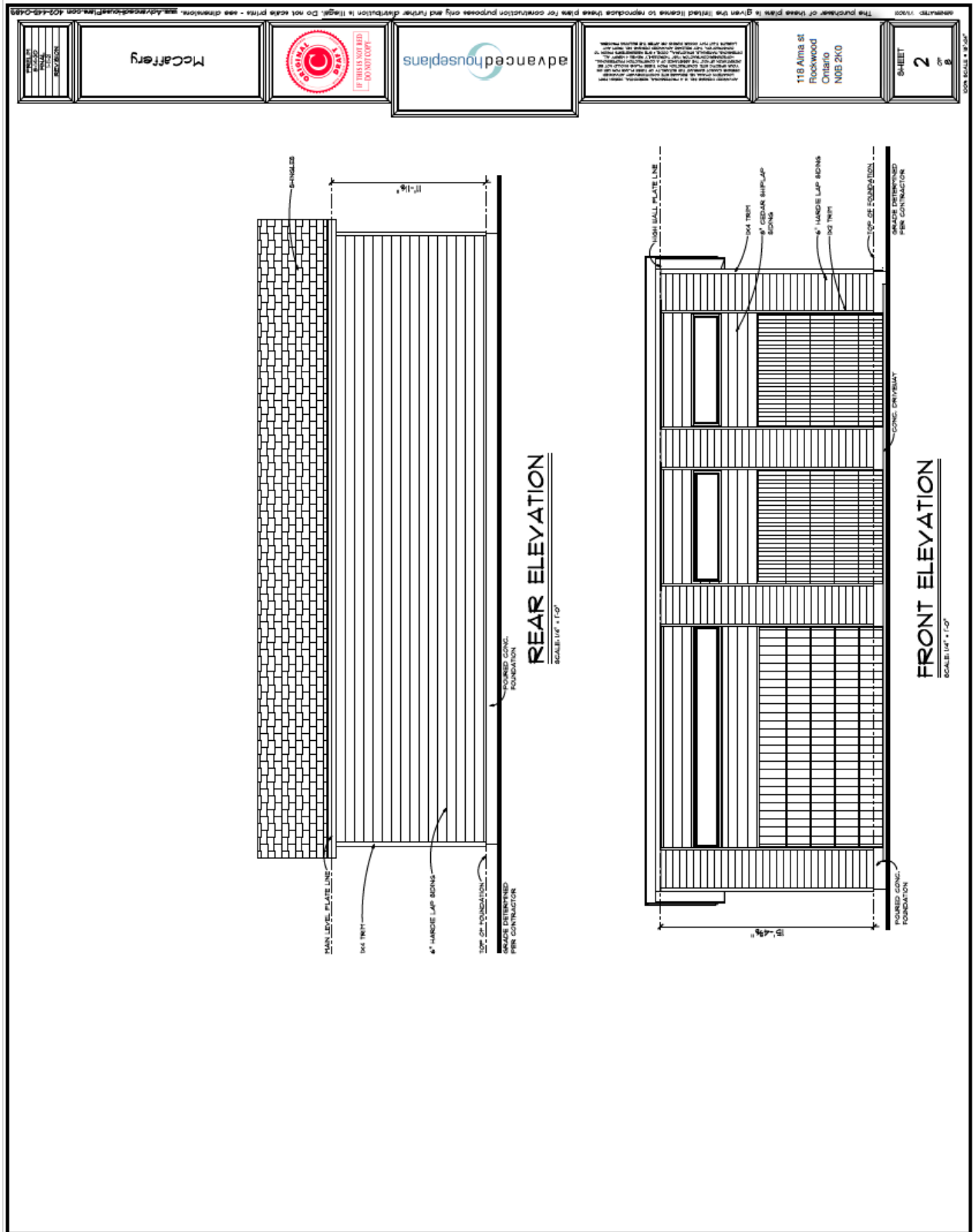
Joanna Salsberg, B.A., M.PL.
Planner

<p>Reviewed by Township of Guelph Eramosa CAO</p> <hr/> <p>Ian Roger, P.Eng. CAO</p>

SCHEDULE 1: Site Plan Submitted by Applicant



Schedule 2: Floor Plan and Building Elevations



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 Ontario
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 OVER SCALE 1/4" = 1'-0"

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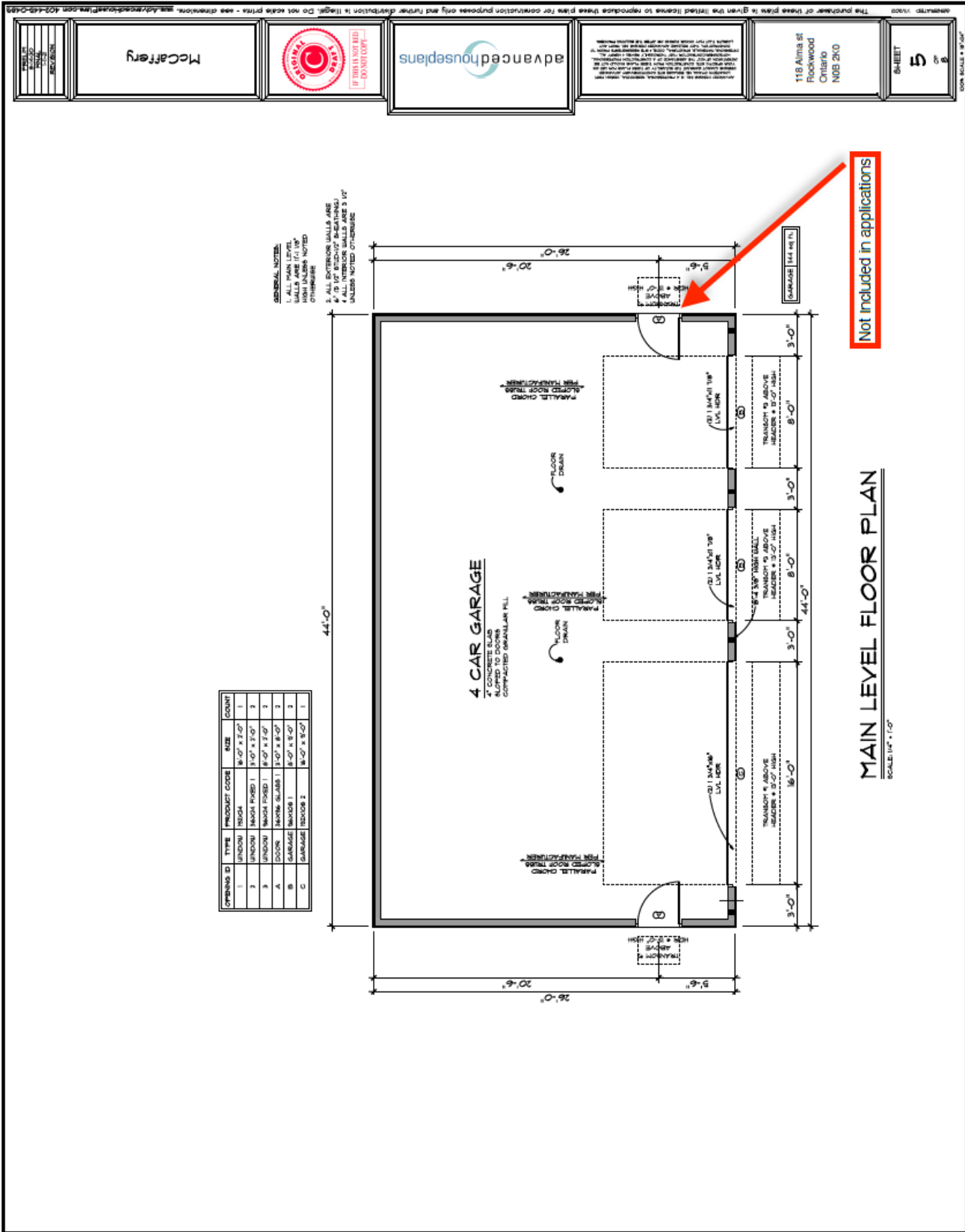
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Not included in applications



OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	W004	8'-0" x 3'-0"	1
2	WINDOW	W004	8'-0" x 3'-0"	1
3	WINDOW	W004	8'-0" x 3'-0"	1
A	DOOR	D001	8'-0" x 8'-0"	1
B	GARAGE	G001	8'-0" x 8'-0"	1
C	GARAGE	G002	8'-0" x 8'-0"	1

GENERAL NOTES:
 1. ALL MAIN LEVEL EXTERIOR WALLS ARE 8" CMU UNLESS NOTED OTHERWISE.
 2. ALL EXTERIOR WALLS ARE #4 @ 16" ON-CENTERS. #4 @ 16" ON-CENTERS UNLESS NOTED OTHERWISE.
 3. ALL EXTERIOR WALLS ARE #4 @ 16" ON-CENTERS UNLESS NOTED OTHERWISE.

Not included in applications

MAIN LEVEL FLOOR PLAN
 SCALE 1/8" = 1'-0"

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Schedule 3: Site Visit Image

