



PLANNING REPORT for the TOWNSHIP OF GUELPH ERAMOSA

21/15 Committee of Adjustment - A02-21– 196 Guelph St

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

MEETING DATE: June 2nd, 2021
TO: Chair and Members of the Committee of Adjustment
 Township of Guelph Eramosa
FROM: Zach Prince, Senior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION A02-21 (Bartlett)**
196 Guelph Street
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 A02-21 – 196 Guelph Street, and

The relief being requested as part of Application A01-21 on the retained portion of land be approved as follows:

1. Relief from Section 11.2.6 (4.19 & 4.20) of Zoning By-law No. 40/2016 to permit a minimum exterior side yard setback of 2.04 m where 7.5 m is required.

If the committee is satisfied, the following conditions should be applied to the minor variance:

1. That the owner/applicant paves the existing driveway on Inkerman Street in conformance with the permitted width in the zoning by-law to the satisfaction of the Township’s Director of Public Works.
2. That the owner/applicant submits a grading plan or letter indicating that there will be no changes to the existing drainage patterns to the satisfaction of the Township’s Director of Public Works.

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 102.7 m² (1,105 ft²) addition to the existing dwelling on the property at the same setback (for the exterior side yard) that the existing dwelling maintains. The property is zoned Village Service Commercial (C2).

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

Regulation	By-law Section	Required	Proposed	Relief Requested
Minimum Lot Area	11.2.6	7.5 m (24.6 ft)	2.04 m (6.7 ft)	5.46 m (17.9 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"> • We would consider the variance minor in terms of impact. • Section 4.1.4 of the By-law recognizes the existing setbacks for a building where a building is legally constructed, but does not meet the minimum setbacks requirements. • The reduced setback would align with the setback for the existing dwelling. • The proposed addition is not anticipated to provide any concerns with respects to sight lines due or on-sight drainage. Planning staff have recommended a condition for a grading plan or letter.
<p>That the intent and purpose of the Zoning By-law is maintained</p>	<ul style="list-style-type: none"> • The subject property is zoned Village Service Commercial (C2). • The reduced setback will allow for the construction of an addition to a permitted use. • The reduced setback applies to a portion of the addition on Inkerman St (only), which maintains the same setback as the existing house. • Through the review it was identified that the driveway width off of Inkerman St. surpasses the maximum permissions of a by-law. A

	<p>condition of approval has been added to ensure compliance.</p> <ul style="list-style-type: none"> The proposed addition meets all other setback requirements including the interior lot line of the neighbouring property.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> The property is designated as Residential Transition Area, which permits residential uses.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> The variance would facilitate the construction of a new addition to the existing dwelling located on the lands. The applicant is proposing the same reduced setback as the existing dwelling. The proposed variance is appropriate development and desirable for the use of the land.

Agency Comments

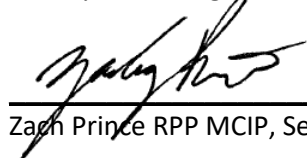
- Building Department: No concerns.
- GRCA: No concerns.
- Public Works: The location and width of the proposed driveway entrance to Guelph Street is acceptable resulting in two driveways for the single lot. The existing gravel driveway on Inkerman Street shall be paved in conformance with the maximum width permitted by zoning by-law as a condition of approval.
- Fire Department: No concerns.

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. If approved, staff recommend the following condition be applied to the minor variance.

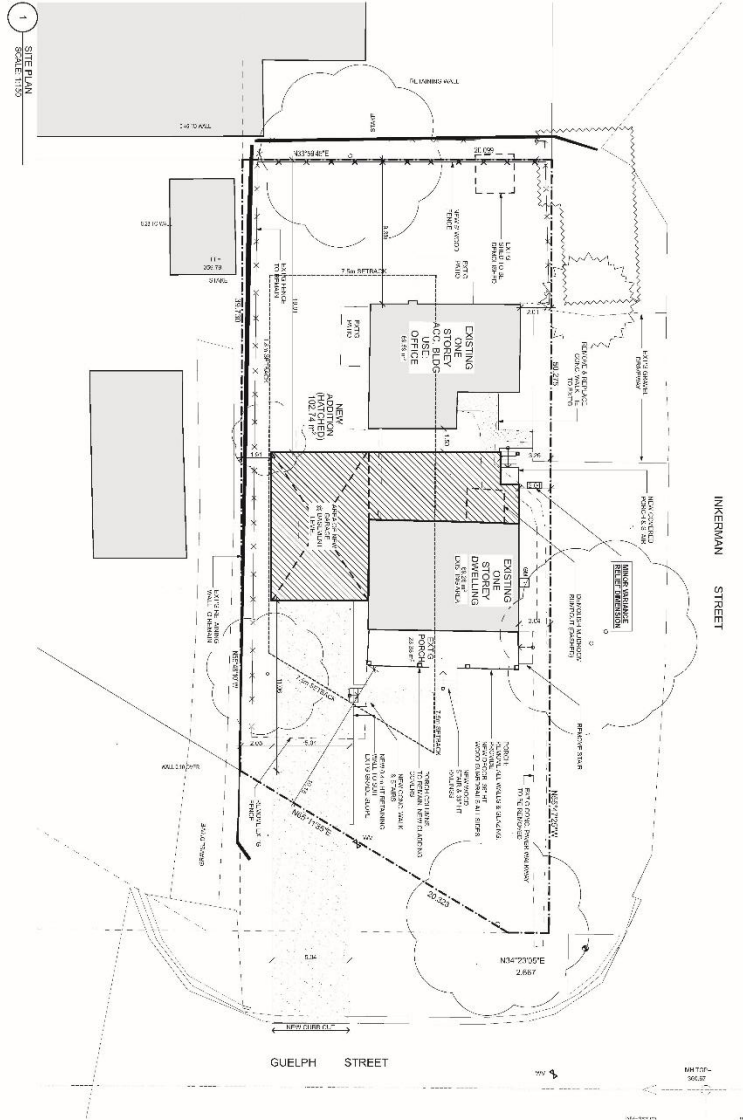
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2. That the owner/applicant submits a grading plan or letter indicating that there will be no changes to the existing drainage patterns to the satisfaction of the Township’s Director of Public Works.

Respectfully submitted
County of Wellington Planning and Development Department


Zach Prince RPP MCIP, Senior Planner

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

SCHEDULE 1: Sketch provided by the applicant



SITE SPECIFICS

EXISTING	REQUIRED
2.5' SIDE SETBACK	5' SIDE SETBACK
5' FRONT SETBACK	10' FRONT SETBACK
10' REAR SETBACK	15' REAR SETBACK
10' SIDE SETBACK	15' SIDE SETBACK
10' FRONT SETBACK	15' FRONT SETBACK
10' REAR SETBACK	15' REAR SETBACK
10' SIDE SETBACK	15' SIDE SETBACK
10' FRONT SETBACK	15' FRONT SETBACK
10' REAR SETBACK	15' REAR SETBACK
10' SIDE SETBACK	15' SIDE SETBACK

PLANNING REPORT 21/15 FOR THE TOWNSHIP OF GUELPH ERAMOSA
 A02-21 (Bartlett)
 REGISTERED PLAN 150



196 GUELPH ST. ADDITION & RENOVATIONS

DATE: 2021-04-26
 SCALE: AS NOTED
 DRAWN: 2011

A2.01

PL-2401-2226-28

JOEL BARTLETT ARCHITECT INC.

P: 519 831 6726
 E: joel@jba.ca
 www.jba.ca

PRELIMINARY NOT FOR CONSTRUCTION

SEAL