



**PLANNING REPORT 23-06
for the TOWNSHIP OF GUELPH ERAMOSA**

CofA A02-23 – 19 Edgewood Rd

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

MEETING DATE: February 22nd, 2023
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 A02-23 (Ross)**
19 Edgewood Road
Ward 3
SCHEDULES: **1 – Site plan 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 A02-23 – 19 Edgewood Rd, and

The relief being requested as part of Application A02-23 on the subject land be approved as follows:

1. Relief from Section 7.2.3 Zoning By-law No. 40/2016 to permit a minimum front yard setback of 6.45 m where 7.5 m is required.

Background

The purpose of the application is to permit a reduced minimum front yard setback than what is permitted in the By-law. The reduced front yard setback will facilitate the construction of an approximately 124.5 m² (1,340.1 ft²) addition to the existing dwelling to add a new garage and additional living space on second storey. The addition proposes a front yard setback of 6.45 m (21.16 ft), whereas 7.5 m (24.60 ft) is required. It is noted the addition is proposed to replace the existing detached garage which maintains a setback of 6.37 m (20.9 ft). The subject property is within the 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
Front yard Setback	7.2.3	7.5 m (24.60 ft)	6.45 m (21.16 ft)	1.05 m (3.44 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. • The subject lands are located within the Hamlet of Eden Mills. • It is our understanding that the addition to the principal dwelling is composed of a garage of approximately 57.69 m² (620.97 ft²), which will be built in the approximate same location as the existing detached garage, along with an addition of approximately 66.76 m² (718.59 ft²) to the existing dwelling for additional living space on second storey. This is proposed to include a laundry room and a bedroom with ensuite bathroom and a walk-in closet. • Planning staff note that the proposal has been requested for an extension of living space, and not for an accessory second unit. • There is partial visual screening from the proposed addition to adjacent properties due to the location of existing trees as shown on the submitted site plan. • The applicant has confirmed there are no proposed changes to the existing driveway as a result of the addition. • The potential locations for the addition are constrained due to the location of the existing swimming pool.

<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 Rural Residential (RR). • The reduced setback is to facilitate replacement of a garage and expansion to living space for the existing dwelling. • The proposed addition meets all the requirements of the RR Zone including other setbacks. • The applicant has indicated that the proposed addition has the total lot coverage of 20%. The RR Zone allows for a maximum for 30% lot coverage. • The applicants have indicated that the existing detached garage of 55.3 m² (595.24 ft²) will be demolished. • The intent of the front yard setback is to maintain an appropriate distance of development of road, to ensure drainage can be addressed on the subject property, and to create a sense of consistency within the surrounding neighbourhood. • It is noted that Public Works has no objection to the proposal as the applicant has advised there are no proposed changes to the existing driveway. • It is noted that the subject lands currently do not meet the minimum lot area requirements of the RR Zone. MPAC information shows that this deficiency existed since at least 1979. Further Township records indicate a building permit for the dwelling was issued in 1983 for a single family dwelling on the subject lands. Planning staff are satisfied the criteria in section 4.1.4 of the by-law are met to allow for the erection, alteration or use of buildings on existing lots that have a lot area less than the minimum required. • The applicant has shown two parking spaces with dimensions of 2.70 m width by 5.40 m length within the proposed garage. It is noted that the By-law requires off-street parking spaces for residential uses to have a minimum stall size of 3 m wide by 6 m long. Confirmation of compliance for parking will be reviewed as part of the building permit application.
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The subject property is designated as Hamlet (Eden Mills) and Greenland's in the County of Wellington Official Plan. • The feature on the property is Significant Woodlands, however the proposed garage is located outside of the feature and in a similar location as to where the existing garage is located. Further, there is an existing pool that limits development from encroaching close to these features. • This proposal further represents a vertical increase in usable floor area. • Single detached homes are a permitted use within a Hamlet.
<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 variance would facilitate construction of an addition to the existing dwelling to add a new garage, as well as additional living space on the second storey. • The proposal represents a vertical addition of space which better utilizes the site and does not further reduce any existing setbacks. • The subject lands are immediately surrounded by residential uses. • The existing detached garage currently maintains a front yard setback of 6.37 m (20.9 ft) as opposed to the minimum required front yard setback

	<p>of 7.5 m (24.60 ft). The proposed addition will maintain a setback of 6.45 m (21.2 ft).</p> <ul style="list-style-type: none"> • It is noted that the existing detached garage is located closer to the front yard than the replacement dwelling addition, and further that the existing portion of the residence that will remain unchanged is located 5.04 m from the front yard. It is noted that a building permit for the dwelling was issued in 1983. • The proposed addition meets all the other requirements of the RR Zone including other setbacks from the neighbours, height and lot coverage. • The dwellings within the surrounding neighbourhood have a variety of front yard setbacks. The abutting property to the left (north) appears to have a similar setback to the subject lands. • The ability of the proposed addition to meet the front yard setback is constrained by the location of the existing pool. • There are trees on the northern interior side yard shown on the site plan that provide some visual screening for the addition. • The proposed variance is appropriate development and desirable for the use of the land.
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Agency Comments

- **Building Department:** No comments.
- **GRCA:** No comments received at the time of report preparation.
- **Public Works:** No comments or objections.
- **Fire Department:** No comment or objection.
- **Wellington Source Water Protection:** 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 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 note that the site servicing will be reviewed at the time of building permit application. Planning staff have no concerns with this application.

Respectfully submitted
County of Wellington Planning and Development Department



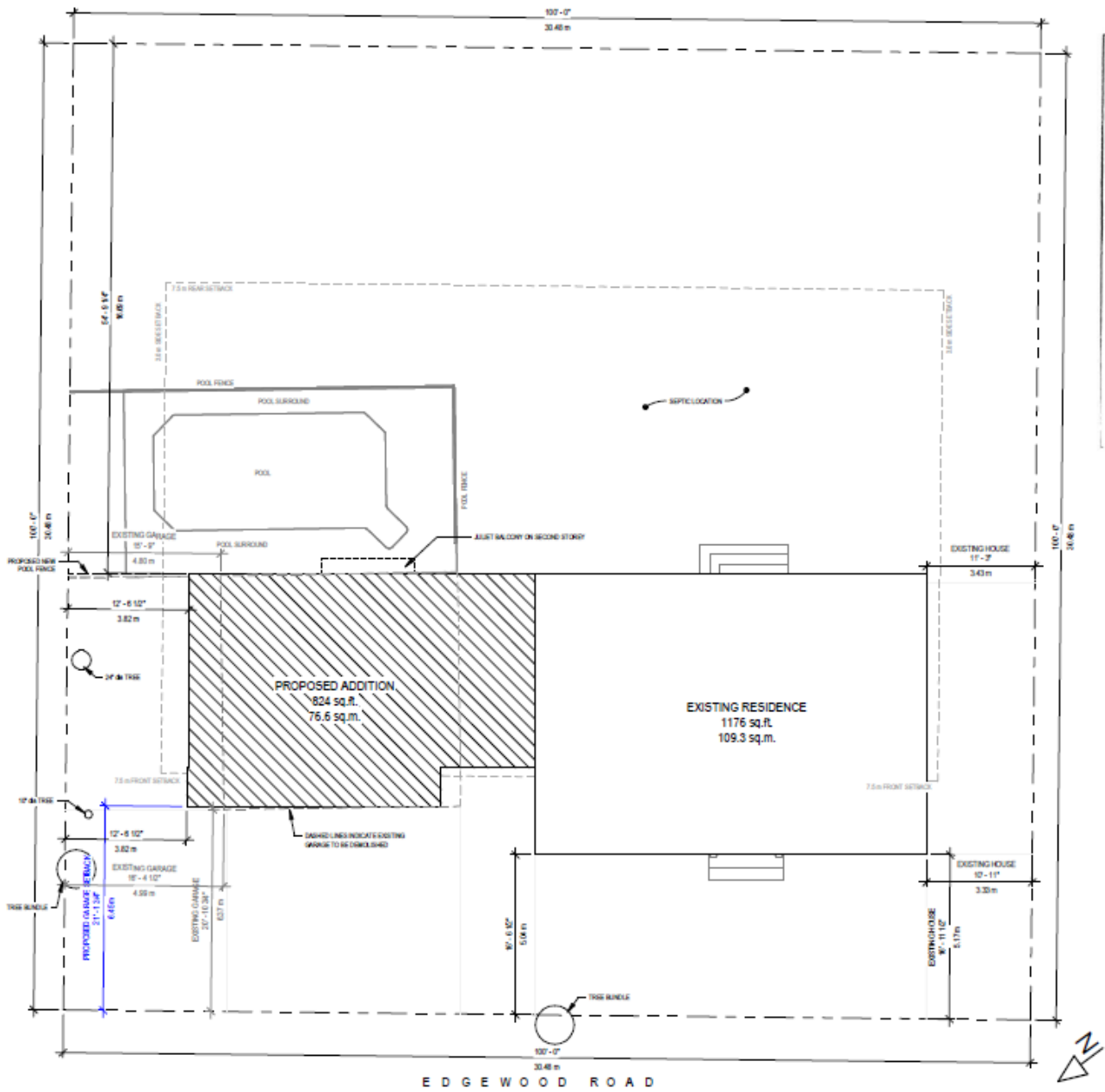
Asavari Jadhav, Junior Planner



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

<p>Reviewed by Township of Guelph Eramosa CAO</p> <p>_____ Ian Roger, P.Eng. CAO</p>
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SCHEDULE 1: Site Plan sketch provided by the applicant



① Site Plan
1/8" = 1'-0"