

Minor Variance

File GOD MV05-22

September 8th, 2022

Victor Kloeze, Senior Planner

Randi Burke, Student Planner



Subject Property

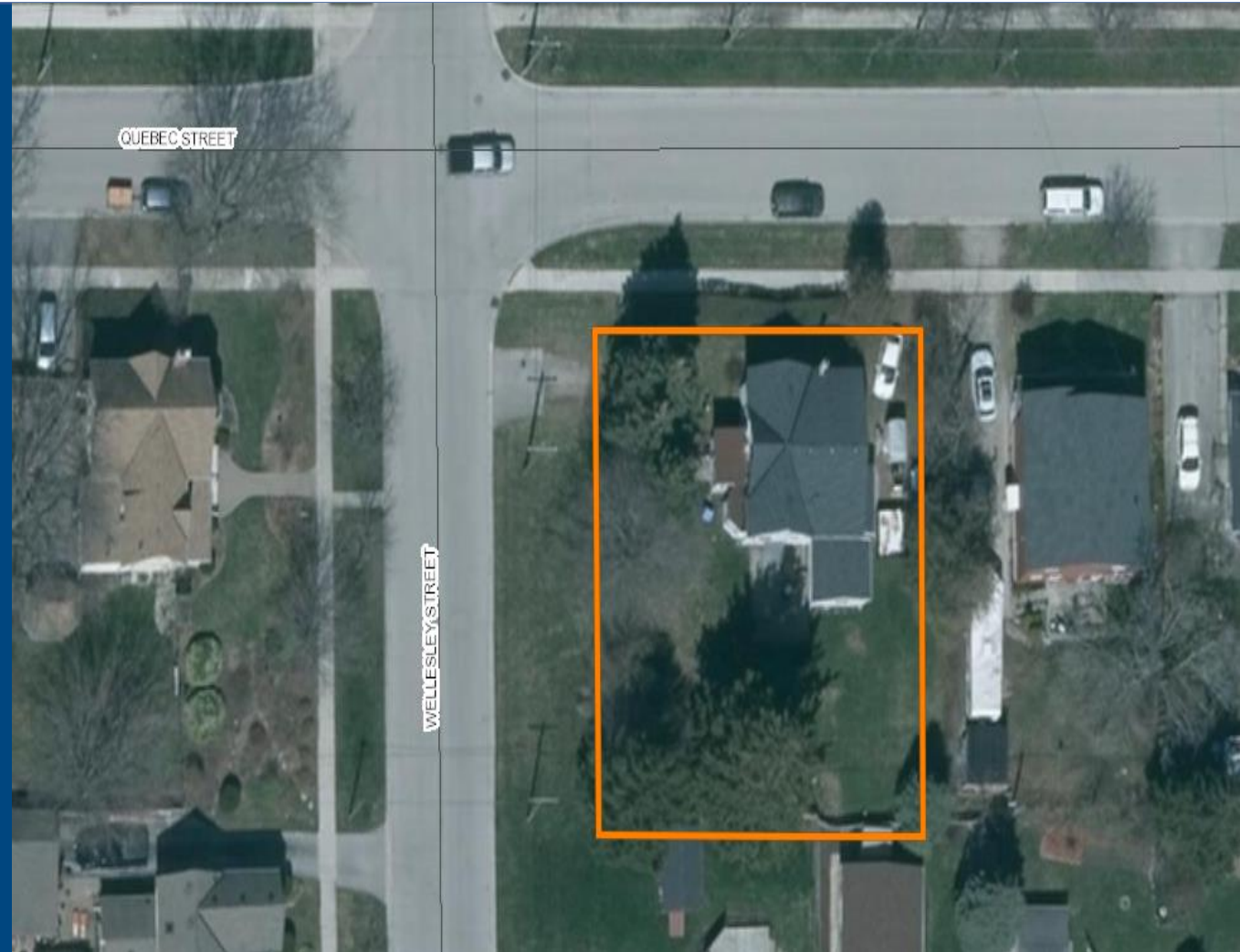
Lot 197, Plan 457

53 Wellesley St

Owner : Ben MacAdam

Applicant: Douglas C Culbert

Zoned Low Density Residential (R2)



Purpose

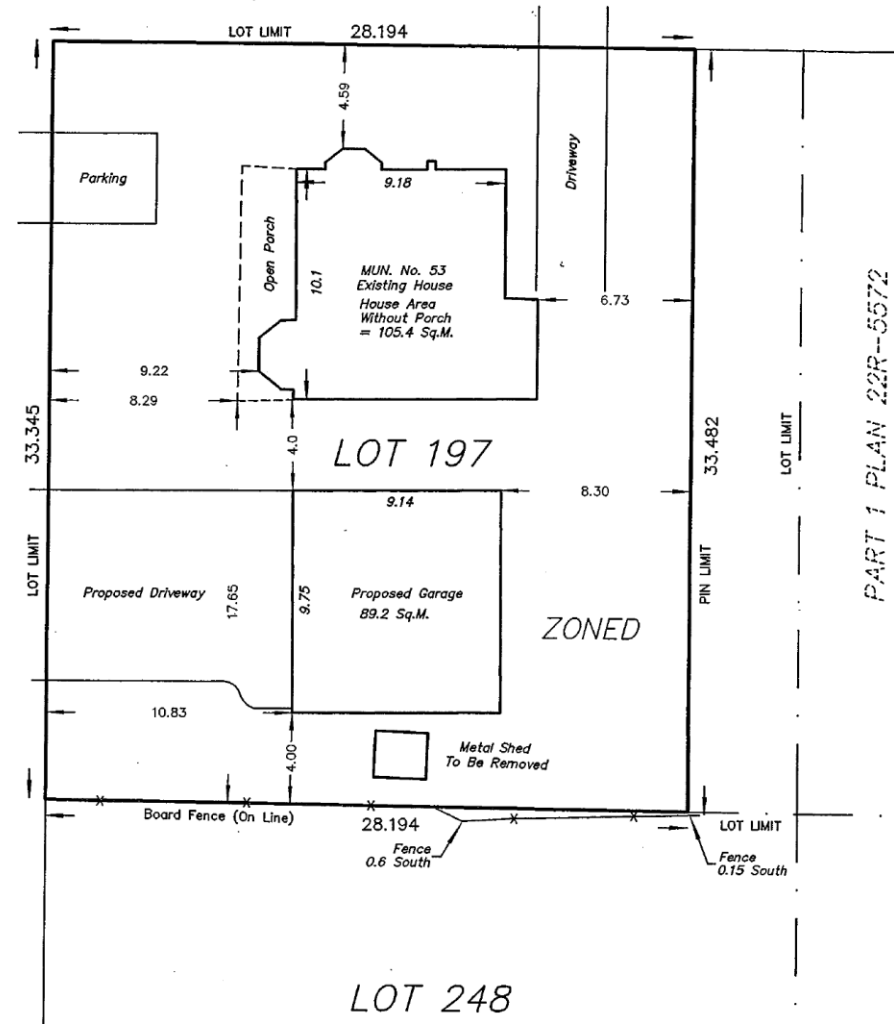
- The purpose of this application is to increase maximum lot coverage and increase maximum height of an accessory building in order to build a two story garage for storage and a second living unit on the upper floor.
- Section 6.9.4.1 (Accessory Uses – Height) of the Town’s Zoning By-law limits the height of all accessory buildings in a residential zone to a maximum of 4.5 metres. The application requests a relief to permit a 6.5 metre maximum accessory building height.
- Section 6.9.5.1 (Accessory Uses – Lot Coverage / Building Area) of the Town’s Zoning By-Law establishes that in a residential zone, the total lot coverage of all accessory buildings and structures shall not exceed the lesser of 65 square metres of gross building area or 10% of the lot area. The application requests a relief to permit an accessory building lot coverage of 89.2 square meters.
- The subject property is designated Residential in the Town of Goderich Official Plan and is zoned Low Density Residential (R2) on Key Map 6 of the Zoning By-law 124-2013

Proposed Plan

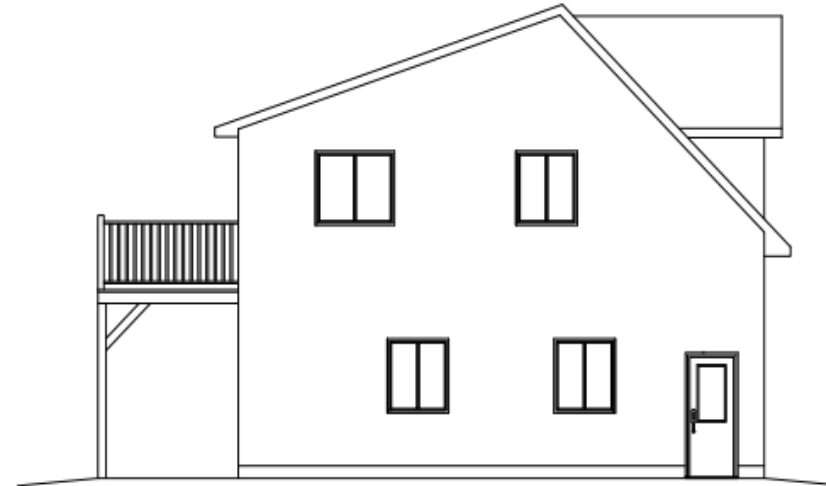
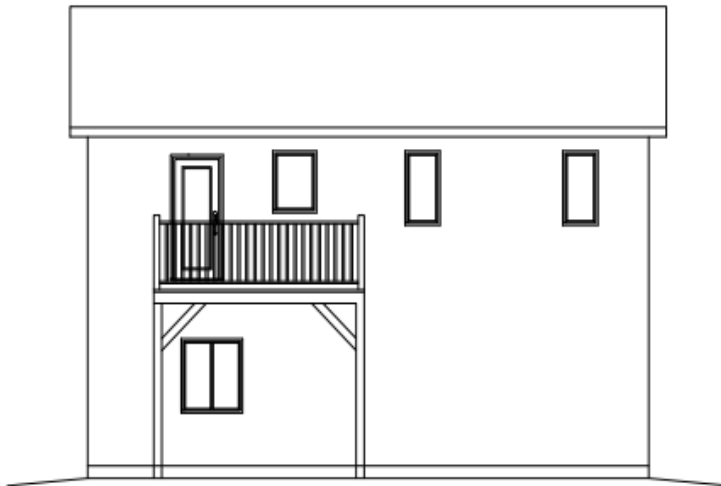
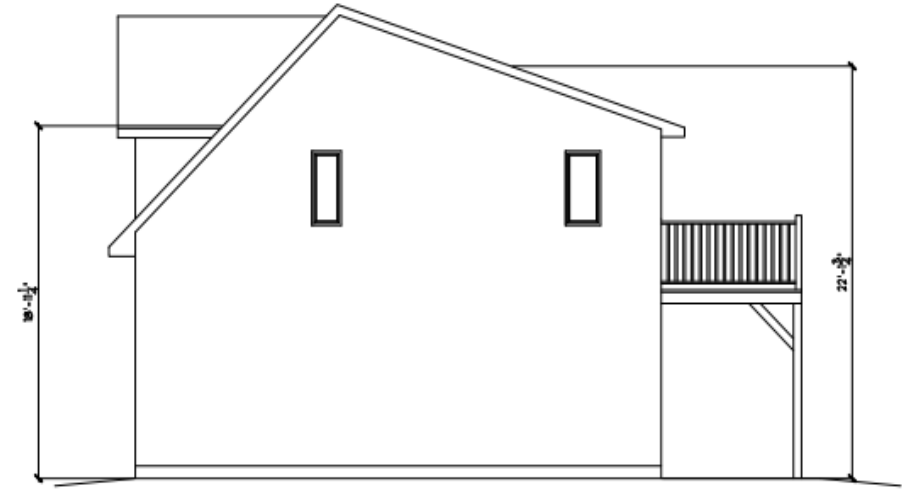


WELLESLEY STREET
(REGISTERED PLAN No. 457 - 30.175 WIDE)

QUEBEC STREET
(REGISTERED PLAN No. 457 - 20.117 WIDE)



Proposed Elevations



Comments Received

- **Kym & Ken Campbell, the neighbours to the east, have submitted a letter with concerns (original is being provided on the Committee agenda).**
 - These concerns have been thoroughly considered in preparation of the planning report.
 - While the proposed deck is permitted as-of-right and is not the subject of a variance in front of the committee, conditions to address the Campbell's concerns have been included with the willingness of the applicant.

Planning Tests

In considering an application for minor variance, it must be demonstrated that the application is:

- minor in nature,
- an appropriate use of the land,

and that the development maintains the intent of the:

- Official Plan and
- Zoning By-law.

Planning Recommendation

It is recommended that this application for minor variance be approved subject to the following conditions:

- (1) The proposed addition be constructed consistently with the site plan and design elements included in the drawings package submitted with the application, to the satisfaction of the Town's Chief Building Official.**
- (2) A privacy screen on the raised deck, to the satisfaction of the Chief Building Official.**
- (3) The approval is valid for a period of 18 months from the Committee's decision.**

Effect of Public and Agency Comments

	A. Effect of Public Comments on Decision of Council	B. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
1. Council agrees with effects of input as contained in the planning report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	
2. No comments received	No public comments were received on this application so there was no effect on the decision.	No agency comments were received on this application so there was no effect on the decision.
3. Supportive comments received	Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.	Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.
4. Concerns raised were addressed through conditions to approval or changes to mapping or text amendment	Public comments were received on the issue(s) of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).	Comments were received from agencies on the issues of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).
5. Concerns raised did not influence the decision	Public comments were received on the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
6. Concerns raised did influence the decision	Public comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.	Agency comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.
7. Comments received in support and opposition to the application	Options from above 1A/3A/4A/5A/6A	Options from above 1B/3B/4B/5B/6B
8. Other	Additional wording deemed appropriate by Council	Additional wording deemed appropriate by Council