

A meeting of the City of Woodstock Committee of Adjustment was held on the above mentioned date commencing at 7:00 p.m. in the Council Chambers, City Hall.

Members present:

Vice Chair Tom Rock, Peter Rigby, Fred Curry, Jennifer DaPonte, Bob Sutherland

Also present:

Mr. Ron Versteegen, City Planner

Mr. Craig Wallace, Chief Building Official

Mr. Chris Gauthier, Acting Secretary Treasurer

DECLARATION OF CONFLICT OF INTEREST

MINUTES

Moved by P. Rigby

Seconded by J. DaPonte

That the minutes of the meeting of March 20, 2017, be adopted as printed.

Carried

APPLICATIONS FOR MINOR VARIANCE

- a) MV-04-17 – 174 East Park Drive – Tru-Built Construction Inc. (1815603 Ontario Ltd., c/o Lisa Ross)

Relief from **Section 7, Residential Zone 2 (R2), Table 7.2 Zone Provisions**, to reduce the lot frontage from 18.0 m (59 ft.) to 14.9 m (48.9 ft.).

Relief from **Section 7, Residential Zone 2 (R2), Table 7.2 Zone Provisions**, to reduce the lot area from 580 m² (6,243 ft²) to 554.6 m² (5,969.7 ft²) to permit the construction of a semi-detached dwelling house.

Location:

The subject lands are described as Part Lots 1 & 2, Plan 63 and Part 2, Reference Plan 41R-5585, in the City of Woodstock. The lands are located on the west side of East Park Drive between Walter Street and Parkinson Road, and are municipally known as 174 East Park Drive.

Presentation and Discussion

Mr. Versteegen stated it is the opinion of this Office that the relief requested by the applicant to permit the construction of a semi-detached dwelling on the subject property is minor in nature and desirable for the development of the lands.

While the proposed semi-detached unit requires relief from the lot frontage and lot area requirements, the applicant proposes to construct a dwelling that is significantly smaller than the maximum building envelope permitted, as shown on Plate 3. The smaller structure will meet the remainder of the relevant R2 zone provisions, including rear yard, interior side yard and parking requirements. The proposed semi-detached dwelling is a

form of development consistent with the surrounding residential uses. Based on the above, it is anticipated that impacts to the adjacent lands will be minimal.

The proposed relief maintains the intent and purpose of the Official Plan as well as the City's Zoning By-law and should be given favourable consideration by the Committee.

The applicant's representative spoke in favor of the application.

F. Curry inquired about the lot size. T. Rock inquired about the structure of the existing home and if the future homes were designated as affordable housing.

The representative speaking on behalf of Tru-Built homes communicated that the lot will comfortably fit the proposed development and that the homes will not be designated as affordable housing but rather as low entry in terms of cost.

John Kielesinski of 170 East Park Drive spoke in favor of the application. Mr. Kielesinski displayed a few concerns which he communicated to the committee. Mr. Kielesinski inquired about the reinstallation of the previous fence as he was concerned about his dog.

Recommendation

Moved by P. Rigby

Seconded by: J. DaPonte

That the City of Woodstock Committee of Adjustment approve Application File MV-05-17, submitted by 1815603 Ontario Limited, for lands described as Part Lots 1 & 2, Plan 63 and Part 2, Reference Plan 41R-5585 in the City of Woodstock, municipally known as 174 East Park Drive as it relates to:

1. Relief from **Section 7, Residential Zone 2 (R2), Table 7.2 Zone Provisions**, to reduce the lot frontage from 18.0 m (59 ft.) to 14.9 m (48.9 ft.).
2. Relief from **Section 7, Residential Zone 2 (R2), Table 7.2 Zone Provisions**, to reduce the lot area from 580 m² (6,243 ft²) to 554.6 m² (5,969.7 ft²) to permit the construction of a semi-detached dwelling house, subject to the following condition:
 - i. the proposed semi-detached house be built in accordance with the plan as shown on Plate 3, being approximately 178.8 m² (1,924.6 m²) in area.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- a The proposed relief are minor variances from the provisions of the City's Zoning By-law in that the reduced lot frontage and lot area will have no negative impact on the neighbouring properties;
- b The proposed relief is desirable for the use of the land as the said relief will allow for development that is permitted by the Zoning By-law, the use is compatible

with surrounding uses and is complimentary to the existing development in the area;

- c The proposed relief maintains the general intent and purpose of the City's Zoning By-law as the development is in keeping with the permitted uses and zone provisions of the R2 zone; and
- d The relief maintains the intent and purpose of the Official Plan as it permits a semi-detached dwelling house as a form of development contemplated within the Low Density Residential designation.

And further that comments received at the Committee of Adjustment meeting were reviewed and were considered in the Committee's decision to approve the application.

Carried

- b) MV-05-17 – 254 Delatre St. – Tru-Built Construction Inc. (Colleen and Steven Somerville)

Relief from **Section 7, Residential Zone 2 (R2), Table 7.2 Zone Provisions**, to reduce the lot frontage from 18.0 m (59 ft.) to 15.4 m (50.5 ft.) to permit the construction of a semi-detached dwelling house on the subject lands.

Location:

The subject lands are described as Lot 5, Plan 262 and Parts 3 & 4, Reference Plan 41R-6686, in the City of Woodstock. The lands are located on the east side of Delatre Street between Brant Street and Admiral Street, and are municipally known as 254 Delatre Street.

Presentation and Discussion

Mr. Versteegen stated that it is the opinion of this Office that the relief requested by the applicant to permit the construction of a semi-detached dwelling on the subject property is minor in nature and desirable for the development of the lands.

While the proposed semi-detached unit requires relief from the lot frontage requirement, the applicant proposes to construct a slightly reduced dwelling as shown on Plate 3 that meets the remainder of the relevant R2 zone provisions, including rear yard, interior side yard and parking requirements. The proposed 2-storey semi-detached dwelling is consistent with the surrounding residential uses, which consist of single storey, storey and a half, and 2-storey dwellings.

Based on the above, it is anticipated that impacts to the adjacent lands will be minimal. Planning staff also recommend that a condition be imposed in the application's approval that addresses the comments raised by the City's Parks Department with respect to the street tree.

The proposed relief maintains the intent and purpose of the Official Plan as well as the City's Zoning By-law and should be given favourable consideration by the Committee.

Mike and Trish Triebner of 246 Delatre street, spoke in favor of the application. Mr. Triebner communicated that he was in favor of the house being torn down and stated concerns regarding the catch basin, parking, elevation and trees. Mr. Versteegen provided a response.

Recommendation

Moved by: J. DaPonte

Seconded by: F. Curry

That the City of Woodstock Committee of Adjustment **approve** Application File MV-05-17, submitted by Colleen and Steven Somerville, for lands described as Lot 5, Plan 262 and Parts 3 & 4, Reference Plan 41R-6686 in the City of Woodstock, municipally known as 254 Delatre Street as it relates to:.

1. Relief from **Section 7, Residential Zone 2 (R2), Table 7.2 Zone Provisions**, to reduce the lot frontage from 18.0 m (59 ft.) to 15.4 m (50.5 ft.) to permit the construction of a semi-detached dwelling house on the subject lands, subject to the following conditions:

i) the proposed semi-detached house be built in accordance with the plan as shown on Plate 3, being approximately 178.8 m² (1,924.6 m²) in area.

ii) that the removal of the street tree be undertaken to the satisfaction of the City of Woodstock. This shall include the understanding that the tree and stump are to be removed at the owner's expense and that the removal of the tree and compensation is in keeping with the City's guidelines.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- a The proposed relief is a minor variance from the provisions of the City's Zoning By-law in that the reduced lot frontage will have no negative impact on the neighbouring properties;
- b The proposed relief is desirable for the use of the land as the said relief will allow for development that is permitted by the Zoning By-law, the use is compatible with surrounding uses and is complimentary to the existing development in the area;
- c The proposed relief maintains the general intent and purpose of the City's Zoning By-law as the development is in keeping with the permitted uses and zone provisions of the R2 zone; and
- d The relief maintains the intent and purpose of the Official Plan as it permits a semi-detached dwelling house as a form of development contemplated within the Low Density Residential designation.

And further that comments received at the Committee of Adjustment meeting were reviewed and were considered in the Committee's decision to approve the application.

Carried

GENERAL BUSINESS

None

ADJOURNMENT

Moved by P. Rigby

Seconded by J. DaPonte

That the meeting adjourn at 7:45 p.m.

Carried

Tom Rock- Vice Chair