

SCHEDULE 4 – PLANNING REPORT

Previous version of minor variance report



Planning, Development & Sustainability Department

Date: January 26, 2016

To: Niloo Hodjati, Secretary/Treasurer of the Committee of Adjustment

From: Planner – Development Review

Re: Planning Recommendation for
Application D13VAR15.024H – Vitorino
Property described as Part Lot 10, Concession 10
Municipally known as 15336 10 Side Road
Town of Halton Hills (Esquensing)

Application

Requesting relief from Zoning By-law 2010-0050, as amended, to:

1. Reduce the interior side yard setback from the minimum 4.5 m to permit a 2.9 m interior side yard setback.

To accommodate a proposed addition to the existing single detached dwelling.

Proposal:

To construct a one-storey addition to the east side of the existing single detached bungalow.

Town of Halton Hills Official Plan

The property is designated Agricultural Area in the Town of Halton Hills Official Plan. Single detached dwellings are permitted in this designation.

Town of Halton Hills Zoning By-Law

The subject property is zoned Agricultural (A) under By-law 2010-0050. Single detached dwellings are permitted within this zone. The By-law requires a minimum interior side yard setback of 4.5 metres.

Circulation Comments:

This application was circulated for review and comment to Town Departments, external Agencies and the general public. No objections were received.

Recommendation:

Planning Staff have no objection to this application being approved.

Notes:Halton Hills Hydro

1. Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.
2. The customer is to be aware of underground secondary service located within the area of proposed construction. The customer should request locates for underground secondary service before the commencement of work to be done.
3. Any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots etc.) will be borne by the applicant.

SCHEDULE 4 – PLANNING REPORT (continued)

New minor variance report



Planning & Sustainability Department

TO: Niloo Hodjati, Secretary-Treasurer of the Committee of Adjustment

FROM: Planner – Development Review

DATE: June 27, 2019

RE: Planning Recommendation for
Application D13VAR19.015H - Strk
Municipally known as 36 Princess Anne Drive, Town of Halton Hills (Georgetown),
Regional Municipality of Halton

APPLICATION

Requesting relief from Zoning By-law 2010-0050, as amended:

1. To reduce the front yard setback from the minimum 6 m to permit a 4.59 m front yard setback (addition).

To accommodate an addition to an existing dwelling.

Proposal

The applicant is proposing to reduce the minimum required front yard setback from 6 m to 4.59 m in order to construct a single storey addition to the existing dwelling which is approximately 42.49 sq m in size.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Low Density Residential Area in the Town of Halton Hills Official Plan. This designation permits single detached dwellings.

Town of Halton Hills Zoning By-Law

The subject property is zoned Low Density Residential One – Two – Mature Neighbourhoods (LDR1-2 (MN)) by Zoning By-law 2010-0050, as amended. This zone permits single detached dwellings.

The Zoning By-law defines the front lot line as *the shortest of the lot lines that divides the lot from the public street*. As per the definition, 36 Princess Anne Drive's front lot line abuts Charles Street.

The Zoning By-law requires a setback of 6 m between the dwelling and the front lot line. The applicant is proposing to reduce the front yard setback to 4.59 m in order to construct an addition.

COMMENTS

Internal Department and External Agency Comments

This application was circulated for review and comment to Town departments and external agencies. No objections were received; relevant comments regarding the Minor Variance application are as follows:

Planning

The intent of the front yard setback is to ensure that a consistent character is maintained along the street and that sufficient front yard space is incorporated into the design of mature neighbourhoods. Front yard setbacks also ensure that adequate separation is achieved between buildings and the road.

Based on the orientation of the dwelling, the technical front yard, which abuts Charles Street, effectively functions as an exterior side yard. The minimum setback requirement for an exterior side yard is 4.5 m, which the proposal meets. Additionally, the yard is fully fenced and contains an outdoor amenity area with an abundance of landscaping to provide screening from the street for the addition.

The proposed addition is for a single storey. The scale, massing and height of the addition is compatible with the existing built form in the surrounding neighbourhood. The addition should not compromise the character of the mature neighbourhood given its location on the lot, it complies with the exterior side yard setback requirements and the owners intend to maintain the existing landscape screening.

Based on the above considerations, planning staff have no objections to the proposal.

Public Comments

No comments have been received from the public as of the date this report was prepared.

RECOMMENDATION

It is the opinion of Planning staff that the application for Minor Variance meets the four tests of a Minor Variance as outlined in the Planning Act. The application:

- 1) meets the intent and purpose of the Town of Halton Hills Official Plan;
- 2) meets the intent and purpose of the Town of Halton Hills Zoning By-law;
- 3) is considered to be desirable for the appropriate development or use of the property; and,
- 4) is considered to be minor in nature.

Planning staff has no objection to the approval of this application, subject to the following condition(s):

1. The size, location and architectural design of the addition shall be in constructed in accordance with drawings SP, A202, A203 and A204, prepared by Huis Design Studio, date stamped by the Committee of Adjustment on May 29, 2019.

Notes

Halton Region

- The applicant should verify the location of all existing service connections before construction begins.

Halton Hills Hydro

- Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required; or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.
- Please note that any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.