

TO: Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

FROM: Ruth Conard, Planner – Development Review

DATE: June 25, 2020

RE: Planning Recommendation for
Application D13VAR20.006H – Mackay
Municipally known as 178 Delrex Boulevard
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To increase the floor area for a single accessory building from the maximum 40.0 sq m to permit a 53.0 sq m accessory building (garage).
2. To increase the height for an accessory building from the maximum 4.5 m to permit a height of 4.9 m (garage).
3. To increase the driveway width from the maximum 7.0 m to permit a driveway width of 8.4 m.

To accommodate a proposed garage.

Proposal

The applicant is applying to increase the maximum floor area and height requirements for a proposed detached garage and also seeking to increase the width of the driveway accessing the garage.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Low Density Residential Area in the Town's Official Plan and located within the Mature Neighbourhood Area overlay established through adoption of Official Plan Amendment No. 22 (Mature Neighbourhoods Character Study). This designation permits single detached dwellings and accessory buildings and structures. The Town's Official Plan does not specifically identify maximum floor area and height requirements for accessory structures on properties located within the Low Density Residential Area designation nor does it identify maximum driveway widths.

Town of Halton Hills Zoning By-Law

The subject property is zoned Low Density Residential One Mature Neighbourhood (LDR1-2(MN)) in the Town's Comprehensive Zoning By-law 2010-0050, as amended. The LDR1-2(MN) zone permits single detached dwellings and accessory buildings and structures. In an LDR1 zone, the zoning by-law limits individual accessory structures to a maximum floor area of 40.0 sq m and a maximum height of 4.5 m. Part 5 of the Zoning By-law entitled Parking and Loading Standards limits driveways to a maximum 7.0 m width.

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 accessory buildings and structures is to ensure that they do not visually dominate the lot, are clearly accessory to the principal residential use (i.e. detached dwelling) and do not create impacts to surrounding properties. Staff is of the opinion that this intent is being maintained as is the proposed detached garage is clearly incidental and subordinate to the principal residential use and it does not appear that there will be any significant impacts to the surrounding properties.

The intent of the maximum driveway width requirement is to limit the width of the vehicular access onto the public road for traffic safety and to maintain area on the lot for soft landscaping. Given the extent of the relief requested, the amount of soft landscaping to be maintained on the lot and that the driveway width is requested in order to provide vehicular access to the proposed garage, Planning staff views the variance to the maximum driveway width requirement to be technical in nature

Public Comments

Two letters of support were received from neighbours located at 23 Garnet Drive and 182 Delrex Boulevard.

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:

1. The location of the accessory building (proposed garage) shall be generally in accordance with the Site Plan and Elevations prepared by Scott Mackay, date stamped by the Committee of Adjustment on March 13, 2020, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Development Engineering

- A site alteration permit will be required as part of the building permit application. Information related to the site alteration permit can be found on the Town's website (<https://www.haltonhills.ca/development/siteAlt.php>).
- The minor variance request to increase the driveway width only applies to private property and does not include the Town's boulevard. The maximum width permitted through an entrance permit is 6.0 m.

Planning

- Accessory buildings or structures shall not be used for human habitation or an occupation for gain or profit.

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