



COMMITTEE OF ADJUSTMENT

Department of Planning and Building Services
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613 ext. 259

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-11-2023
24 Honey Locust Circle, Thorold, Ontario
Plan 59M -280 Lot 97

PROPOSAL: An application has been submitted for a minor variance to permit the construction of a covered patio at the rear of the existing dwelling in lands zoned West Neighbourhood Residential First Density 'wn-R1B' in accordance with Zoning Bylaw 2140 (97). The variance requested is:

1. Relief from Section 34, wn-R1B, Provision 34.2(h) – to increase the maximum lot coverage from 35% to 39%.

RECOMMENDATION:

1. THAT, the Minor Variance application made to permit an increase in lot coverage to 39%, **BE APPROVED**.

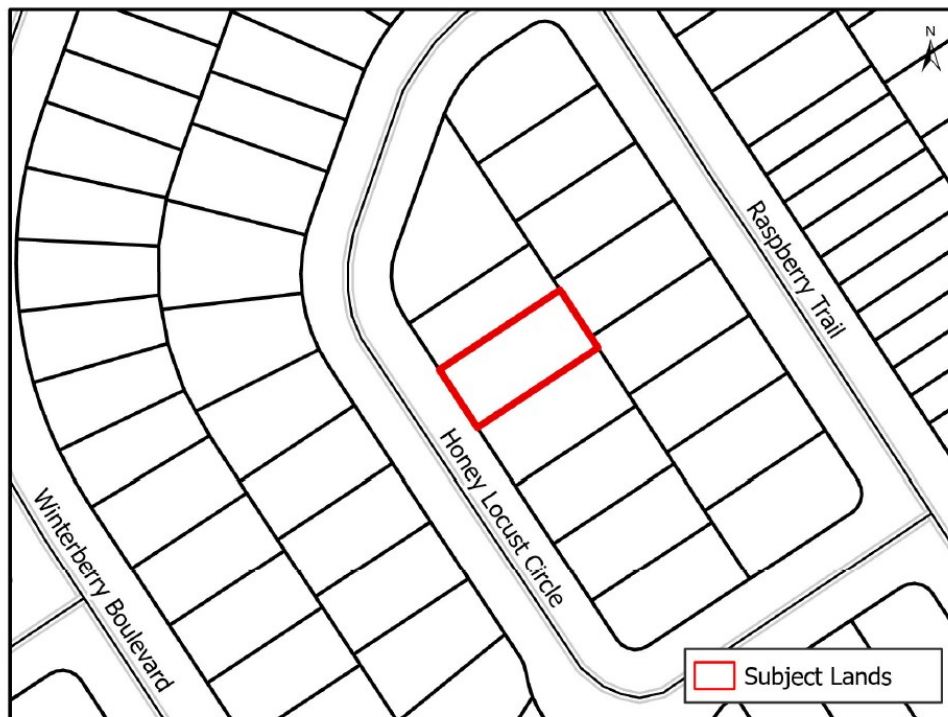


Figure 1: Location Map

Site Description

The subject lands are located on the west side of Honey Locust Circle just north of the intersection of Winterberry Boulevard and Richmond Street within an area known as the West Neighbourhood. A single detached residence is located on the property and complies with all regulations of the wn-R1B (Residential First Density) zone under the current in force and effect Zoning Bylaw 2140 (97). The proposed 1 storey seasonal room is a covered addition to the dwelling at the rear of the existing residence.

Background

The existing site is designated Urban Living Area and zoned Residential First Density wn-R1B under Zoning Bylaw 2140 (97). The property is currently developed with a single-detached dwelling which complies with all the in effect zoning regulations.



Figure 2: Conceptual Rendering

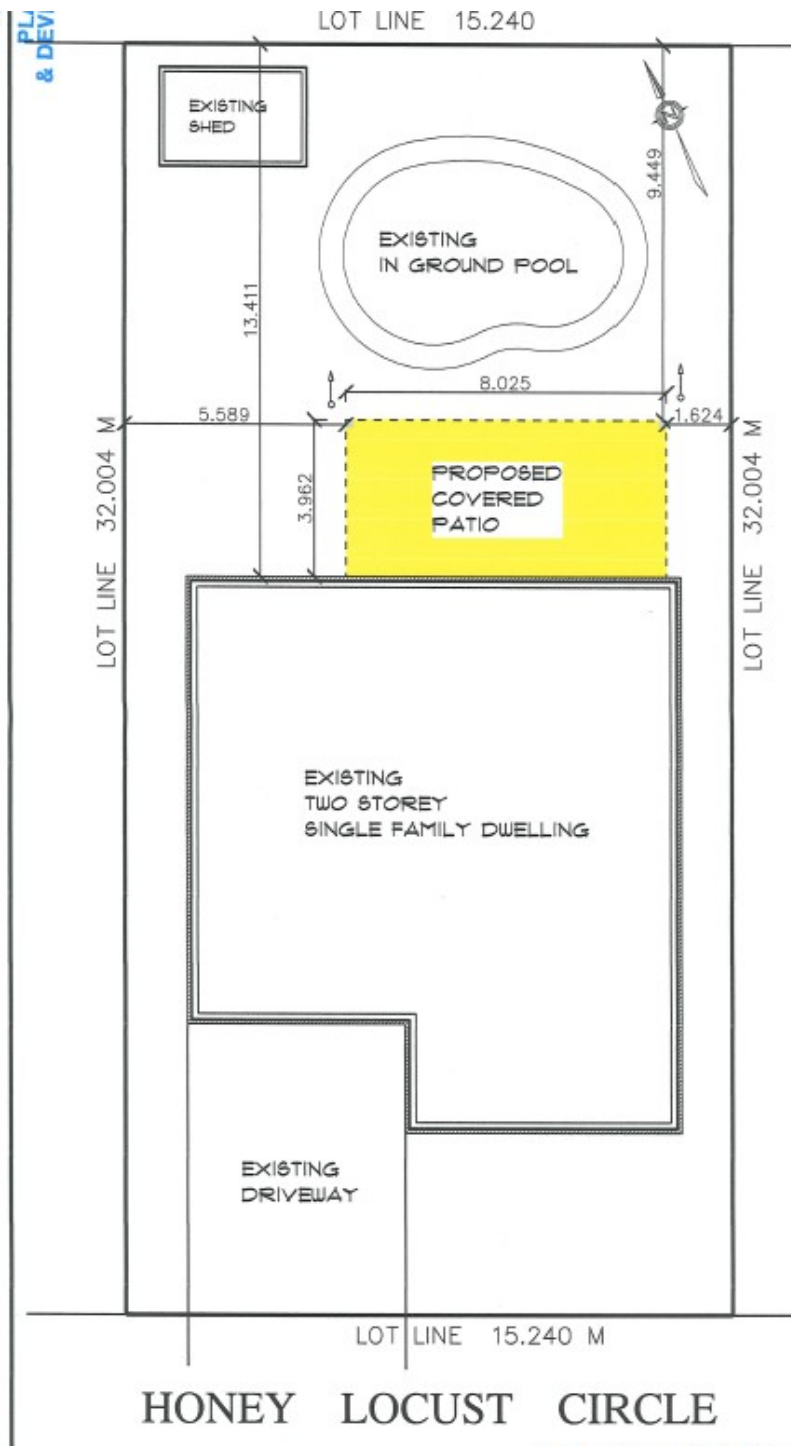


Figure 3: Site Plan

MINOR VARIANCE PLANNING ANALYSIS:

Is the general intent and purpose of the Official Plan maintained?

The property is designated as Urban Living Area within the City's Official Plan. In addition to being designated Urban Living Area, it also is subject to two Official Plan overlays: Urban Area Boundary and Built Boundary.

The Built-Up Area comprises all lands within the Urban Area Boundaries of Thorold that have been developed into urban uses as of June 2006. Lands designated Urban Living Area are intended for existing and planned residential development and complementary uses on full municipal services.

The existing property is approximately 480 square metres in size and has a frontage of approximately 15 metres, which meets the minimum requirements for lot area and frontage of the wn-R1B Zoning applying to the property. All other zoning regulations are being met. The requested reduction does not compromise the intent of the Official Plan which directs development to built up areas to be compatible with the established character of the neighbourhood.

Section A2.4.2 of the Official Plan outlines objectives for urban character in the City, which include:

- To respect the character of stable residential areas and only support applications for new development that are physically compatible with the character of the surrounding neighbourhood; and
- To maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

The proposed variance would allow for an addition to an existing dwelling in an existing established neighbourhood that contains a variety of low rise residential dwelling built forms. There are no negative impacts to the existing neighbourhood as a result of the proposed addition.

Is the general intent and purpose of the Zoning By-law maintained?

The subject property is zoned Residential First Density wn-R1B in the City of Thorold's Zoning By-law 2140 (97), as amended, and meets the lot width and size requirements of the wn-R1B zone. The wn-R1B zone permits single detached dwellings and their associated accessory buildings.

The proposed variance is requesting an increase in lot coverage from 35% to 39% to accommodate the proposed 1 storey enclosed addition. No negative impacts to the subject lands or adjacent properties are anticipated. As such, staff is of the opinion that requested variance would maintain the general intent and purpose of the zoning by-law.

Are the variances appropriate for the development of the land?

The variances are required to facilitate the re-construction of a 3 season enclosed addition at the rear of the existing single detached dwelling. In Planning Staff's opinion, the variance is appropriate for the development of the lot, as there are no adverse impacts anticipated and all other requirements of the bylaw are being met. The development is compatible with the existing development. As such, staff is of the opinion that the requested variance is appropriate for the development of the land.

Are the variances minor?

The variance is requesting an increase in lot coverage from 35% to 39% as illustrated in the attached Site Plan provided as Figure 3. The proposed increase in lot coverage provides for sufficient setback from the existing dwelling on the property to the east and does not compromise privacy of adjacent lands due to existing fencing and landscaping. As such, staff is of the opinion that the requested variance is minor.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

The application was circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. The application was also circulated to internal departments and external agencies for comments, which are summarized below.

PUBLIC COMMENTS:

No public comments have been received at the time of writing of this report.

AGENCY COMMENTS:

Building Division

- A building permit is required for the addition.

Bell Canada

- No comments or concerns.

Cogeco

- No comments or concerns.

Engineering Division

- No comments or concerns.

Hydro One

- No comments or concerns.

MTO

- No comments or concerns.

Tax Division

- No comments or concerns.

Niagara Region

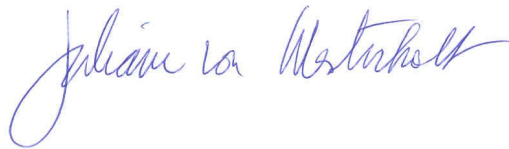
No comments or concerns.

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