

Minor Variance Report

Date: May 10, 2019

File No: A-06-19

Name: Gordon Frank McLaren

Location: Conc. 11, Pt. 1, Lot 1 Plan 3 Pt Lot 6 E 1/2

64 Valleyview Ave

Douro Ward, Roll No. 010-005-02500

Purpose of Application:

The owner would like to construct a new two-storey detached garage on the subject property. To permit the structure, a variance is requested to increase the height from 4.5 metres (14.76') to 7.5m (24.5") as shown on the sketch drawn by Tony Walker, Chemong Home Hardware, dated May 2, 2019.

Comments Received:

Josh Vreeker, Neighbour – No concerns with garage project

Trever Weed, Neighbour – No objections to garage as planned

Staff Comments:

The application is to increase in height for an accessory structure to allow for the construction of a new one and a half storey detached garage. The application states the need for the variance is to increase the height is as follows:

I'm proposing to build a double car garage with a loft. I am applying for a height variance from 14' 6" to 24' 6" at mid-truss. The reason I'm asking for extra height is, I would like 10ft ceilings in the garage area, so I can put a lift in one bay in the future. In loft I'm looking for height for storage. (There will be not habitation).

The property is zoned as Residential (R) Zone. The existing use is residential and accessory structures are permitted in this Zone.

The lot is described as follows:

The property dimensions are 85' x 300', its grass with a few trees on a fairly level property. One neighbour to the east with double lot (160' x 300'), four neighbours to the west all equally sized lots to mine. Behind property is church with backyard (which is grass). Behind church yard is woods.

The notice was circulated to the Management Team and no comments were received.

Conformity to PPS: The application appears to be consistent with the PPS.

Application of Four Tests: The Committee should state in the decision how the application meets/or does not meet the 4 tests:

- 1) The application is (or is not) minor in nature.**
- 2) The application is (or is not) desirable and appropriate to the development of this land.**
- 3) The application meets (or does not meet) the general intent of the Official Plan.**
- 4) The application meets (or does not meet) the general intent of the Zoning By-law.**

Impact of Comments Received: The Committee will need to pass a resolution regarding the impact if any of any comments that were received regarding this application. Examples of the resolution could be as follows:

a) The Committee heard from members of the public concerning the application and has given due consideration (___regarding additional information if needed_____) and weight to the written and oral submissions that have been made in favour and/or in opposition regarding this minor variance application File A-05-19.

b) The Committee has not received any written or oral submissions regarding minor variance application File A-05-19 and thus have made its decision on the basis of the application, and/or submissions from the following agencies... and the staff report

Summary: The Committee will need to decide if the request is considered minor, that it is desirable and appropriate development of this parcel, and that the use intended meets the general intent of the Official Plan and Zoning by-law.

Conditions if Approved:

- The variance would be for the life of the structures only (definition)
- Obtaining any necessary permits from ORCA, the Health Unit, Trent Severn Waterway and any other required ministry/agency
- Proper Building Plans be submitted with the building permit application based on the design included on the sketch drawn by Tony Walker, Chemong Home Hardware, dated May 2, 2019 attached to this Decision as Schedule 'A' and submitted with the minor variance application.
- That an agreement between the property owners and the Municipality be entered into and registered on title that no form of habitation is permitted in the garage.
- That at the framing stage of construction of the structure, that an Ontario Land Surveyor provide the overall height measurement of the structure to ensure compliance with any relief granted by this decision of the Committee.

Original Signed by:
David Clifford, CMO
C.A.O.

Original Signed by:
Brian Fawcett,
CBO