

**The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Tom Grimes
Construction Ltd**

Report Number COA2018-014

Public Meeting

Meeting Date: March 15, 2018

Time: 1:00 pm

Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 12 – Former Village of Bobcaygeon

Subject: The purpose and effect is to request relief from Section 6.2 (a) to reduce the minimum lot area from 700 square metres to 500 square metres in order to facilitate the creation of a residential lot.

The property is located at 25-27 Helen Street, former Village of Bobcaygeon (File D20-2018-011).

Author: David Harding, Planner II

Signature:

Recommendation:

RESOLVED THAT Report COA2018-014 Tom Grimes Construction Ltd, be received;

THAT minor variance application D20-2018-011 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

- 1) **THAT** the variance shall apply to the proposed severed and retained portions of the subject property.
- 2) **THAT** this minor variance shall be deemed to be refused if the related Application for Consent, D03-17-030, lapses.

This approval pertains to the application as described in report COA2018-014. Fulfillment of all conditions are required for the Minor Variance to be considered final and binding.

Background: On February 5, 2018, the Director of Development Services, as delegated by Council, granted provisional consent to file D03-17-030 to create an approximately 512 square metre residential lot with a semi-detached dwelling unit and retain an

approximately 512 square metre residential lot with a semi-detached dwelling.

This application was deemed complete February 2, 2018.

- Proposal: To ensure the two semi-detached dwelling units are each contained on their own approximately 8.81 metre (28.9 foot) x 68 metre (223 foot) residential lot.
- Owner: Tom Grimes Construction Ltd – Tom Grimes
- Legal Description: Registered Plan 70, Part Lot 5 East of Helen Street, 57R-10544, Part 1, former Village of Bobcaygeon, City of Kawartha Lakes
- Official Plan: 'Urban' within the County of Victoria Official Plan
- Zone: "Urban Residential Type Two (R2) Zone" – Village of Bobcaygeon Zoning By-law 16-78
- Site Size: Severed: 512 square metres (5,511.1 square feet)
Retained: 512 square metres (5,511.1 square feet)
- Site Servicing: Municipal sanitary and water
- Existing Uses: Residential
- Adjacent Uses: North, East, West: Residential
South: Residential, Commercial

Rationale:

1) Is the variance minor in nature and desirable and appropriate for the use of the land? Yes

The subject property is situated in an established residential neighbourhood composed of buildings that contain from 1 to three dwelling units. The majority of the residential buildings, when viewed from the street, appear as single detached dwellings.

There is a great degree of variation in the lot frontages along Helen Street, but all of the lots have the same depth. The proposed severed and retained lots maintain this depth. No adverse impacts are anticipated to the established character of the neighbourhood by the reduction in lot area.

Therefore, the variance is minor in nature.

2) Does the variance maintain the intent and purpose of the Zoning By-law? Yes

The subject property is zoned "Urban Residential Type Two (R2) Zone" within the Village of Bobcaygeon Zoning By-law 16-78. The zoning by-law intends for residential development within the neighbourhood to occur in forms ranging

from single detached to fourplex dwellings. When up to two dwelling units are proposed per lot, the minimum required lot area is 700 square metres, and the minimum lot frontage is 7.5 metres. This requirement permitted the construction of the two semi-detached dwelling units on the subject property, but does not permit them to be separated from one another for separate ownership.

The proposed severed and retained lots exceed the minimum frontage requirement of 7.5 metres by each proposing 8.81 metres, and the dwelling unit on each proposed lot complies with the setback and lot coverage requirements. The proposed lots each have sufficient area to accommodate the two required parking spaces, and there is sufficient rear yard amenity space.

As the proposed severed and retained lots comply with all other R2 Zone provisions save and except lot area, it is appropriate to separate the ownership of both semi-detached dwelling units from one another.

Therefore, the variance maintains the general intent and purpose of the Zoning By-Law.

3) Does the variance maintain the intent and purpose of the Official Plan?

Yes

As the 'Urban Settlement Area Designation' in the City's 2012 Official Plan is under appeal, the "Urban" designation of the Victoria County Official Plan (Official Plan) applies. A broad range of residential uses are permitted in this designation, including semi-detached uses provided the density does not exceed 25 dwelling units per hectare. The lots to be severed and retained each propose a density of 19.5 units per hectare. The proposal meets the general intent and purpose of the Official Plan.

In consideration of the above the variance maintains the general intent and purpose of the Official Plan.

Other Alternatives Considered:

No other alternatives have been considered at this time.

Servicing Comments:

The property will be developed on full municipal services.

Consultations:

Notice of this application was circulated in accordance with the requirements of the *Planning Act*. Comments have been received from:

Agency Comments:

Building Division (February 28, 2018): No concerns.

Public Comments:

No comments as of March 6, 2018.

Attachments:



Appendices A-D to
Report COA2018-014.r

- Appendix "A" – Location Map
- Appendix "B" – Aerial Photo
- Appendix "C" – Applicant's Sketch
- Appendix "D" – Department and Agency Comments

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Department File: D20-2018-011