

**TOWNSHIP OF McNAB/BRAESIDE
COMMITTEE OF ADJUSTMENT
AGENDA**

**Thursday, July 25, 2024
Township Municipal Office
2473 Russett Drive**

1. Call to open hearing.
2. Minutes of the previous hearing, July 10, 2024.
3. Declaration of a Pecuniary Interest (Money/Financial).
4. **Consideration of Application No. A-7/24 – 1:00 p.m.**
953 Centre Street – Robyn Lamorie & Nicholas Tourangeau
Agent-RMA+SH architects
 - (a) Purpose of the Application
 - (b) Confirmation of Dates
 - (c) Confirmation of Notice
 - (d) Reading of Written Comments
 - (e) Overview of Planning Report
 - (f) Discussion and Public Participation
5. Decision by Committee for Application No. A-7/24, or call for a further hearing if required.
6. Appeal Rights
7. **Consideration of Application No. A-8/24 – 1:30 p.m.**
90A Mitchell Lane – Krista Aselford
 - (a) Purpose of the Application
 - (b) Confirmation of Dates
 - (c) Confirmation of Notice

- (d) Reading of Written Comments
- (e) Overview of Planning Report
- (f) Discussion and Public Participation

8. Decision by Committee for Application No. A-8/24, or call for a further hearing if required.
9. Appeal Rights
10. Other Business
11. Adjournment

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
2473 Russett Drive, Arnprior, Ontario K7S 3G8

Application for Minor Variance

Note: The "*" identifies prescribed information outlined in Ontario Regulation 200/96

PART I GENERAL INFORMATION

1. APPLICANT/OWNER INFORMATION

- a) *Applicant's Name(s): RMA+SH architects
- *Address: 216 Pretoria Avenue, Ottawa, on K1S1X2
- *Phone #: Home () Work (613)567 1361 Cell ()
- E-mail: eugen.mihaescu@rma-sh.com
- b) *The applicant is: the registered owner [] an agent authorized by the owner []
- c) If the applicant is an agent authorized by the owner, please complete the following:
- *Name of Owner: ROBYN LAMORIE and NICHOLAS TOURANGEAU
- *Address of Owner: 953 CENTRE ST, BRAESIDE, ON, K0A 1G0
- *Phone #: Home () Work () Cell (613) 297-1185
- d) To whom should correspondence be sent? Owner [] Applicant [] Both []

2. *PROVIDE A DESCRIPTION OF THE SUBJECT LAND:

Street Address: 953 CENTRE ST, BRAESIDE, ON, K0A 1G0

Concession: _____ Lot: Lot6 & Part of Lot 7

Registered Plan No.: 28 Block or Lot No(s). in the Plan: Block G

Reference Plan No.: _____ Part No(s).: _____

3. *CURRENT DESIGNATION OF THE SUBJECT LAND IN THE OFFICIAL PLAN (IF ANY):
Village Community

4. *CURRENT ZONING OF THE SUBJECT LAND:

Residential One (R1)

PART II DETAILS OF THE APPLICATION

5. ***PLEASE STATE THE NATURE AND EXTENT OF THE RELIEF FROM THE ZONING BY-LAW**

See 1/MV2 and Minor Variances Matrix on drawing MV2 attached

6. ***WHAT IS THE REASON WHY THE PROPOSED USE CANNOT COMPLY WITH THE PROVISIONS OF THE ZONING BY-LAW?**

The proposed design cannot comply with the Zoning By-law standards because of the non-compliant site conditions in the front yard.

7. ***DIMENSIONS OF THE SUBJECT LAND:**

Frontage: 27.76m Depth: 36.07m Area: 998.4 square meters

8. ***PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:**

Provincial Highway Municipal Road Maintained All Year
 Municipal Road Maintained Seasonally Right Of Way Water
 Other Public Road: _____

9. ***IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:**

N/A

10. ***WHEN WAS THE SUBJECT LAND ACQUIRED BY THE CURRENT OWNER?**

2017

11. ***WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND HOW LONG HAVE THEY CONTINUED?**

#1 Single Detached Dwelling Since: Unknown / _____ Years

#2 _____ Since: _____ / _____ Years

12. ***ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?**

Yes No

13. ***WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?**

Front Porch, Stairs Replacement, New Vertical Platform Lift (VPL) & VPL Gate

14. ***WILL ANY BUILDINGS OR STRUCTURES BE BUILT ON THE SUBJECT LAND?**

Yes No

15. ***PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SUBJECT LAND: (use a separate page if necessary)**

| | EXISTING | | PROPOSED | |
|----------------------------------|--|--|--|--|
| Type of building or structure | Front Porch & Stairs (to be demolished) | | New Front Porch & Stairs. Vertical Platform Lift (VPL) & VPL Gate | |
| Setback from the front lot line | House = 4.455m (MINIMUM) Front porch = 2.703m (MINIMUM) Front Porch Stairs = 1.745m(MINIMUM) | | House = MIN. 4.455m; New Front Porch = MIN. 2.412m; New Front Porch Stairs = MIN. 1.463m New Vertical Platform Lift (VPL) = MIN. 2.609m | |
| Setback from the rear lot line | Minimum 16.30m | | Same as existing: 16.30m | |
| Setbacks from the side lot lines | Interior Side Yard Depth: 18.18m(MINIMUM) Exterior Side Yard Depth: House=1.25m (MINIMUM) Front Porch = 2.563m (MIN.) Front Porch Stairs=3.047m(MIN.) | | Same as existing: 18.18m(MINIMUM) House = MIN. 1.25m; New Front Porch = MIN. 2.503m; New Front Porch Stairs = MIN. 2.533m | |
| Height (in metres) | +/- 3.625m (Front Porch) | | Same as existing: +/- 3.625m | |
| Dimensions or floor area | +/- 7.40 sq.m. (F.Porch & Stairs) | | 11.5sq.m. (F.Porch, Stairs + VPL) | |
| Date constructed | Unknown | | | |

NOTE: See also drawings MV3 and MV4 regarding the existing front porch and proposed front porch, stairs, guards and V.P.L.

16. ***INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:**

WATER

SEWAGE

publicly owned and operated piped water system
 privately owned and operated individual well
 privately owned and operated communal well
 lake or other water body
 other means: _____

publicly owned and operated piped sanitary sewage system
 publicly owned and operated communal septic system
 publicly owned and operated individual septic system
 privately owned and operated individual septic system
 privy
 Other means: _____

17. ***HOW IS STORM DRAINAGE PROVIDED?**

Sewers Ditches Swales Other Means

18. ***IS THE SUBJECT LAND ALSO THE SUBJECT OF AN APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONSENT? Yes No Don't Know**

***IF YES, PLEASE STATE, IF KNOWN, THE FILE NO. AND THE STATUS OF THE APPLICATION:**

File No.: _____ Status: _____

19. ***HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF AN APPLICATION UNDER SECTION 45 OF THE PLANNING ACT? (i.e. previous minor variance application)**

Yes No Don't Know

20. **APPLICATION SKETCH**

On a separate page(s), please provide a sketch, preferably prepared by a qualified professional, showing the following: (In some cases, it may be more appropriate to prepare additional sketches at varying scales to better illustrate the proposal.)

- Boundaries and the dimensions of the subject land for which the amendment is being sought.
- The location, size and type of all existing and proposed buildings and structures, indicating the distances from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The current uses on land that is adjacent to the subject land.
- The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easement affecting the subject land.
- Applicant's Name
- Date of Sketch
- The scale to which the sketch is drafted (e.g. 1 cm = 50 m)
- North Arrow
- The locations and dimensions of off-street parking spaces and off-street loading facilities
- Planting strips and landscaped areas
- Buildings to be demolished or relocated.

PART III AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION:

(If affidavit (Part IV) is signed by an Agent on Owner's behalf, the Owner's written authorization below must be completed)

I (we) Robyn Lamorie Nick Taurangeau
of the Township of McNab/Braeside
in the County of Kent, Ontario

do hereby authorize RMA + SH Architects to act as my/our agent in this application.

Robyn Lamorie
Signature of Owner(s)

June 19/2024
Date

10. DECLARATION OF FEES INCURRED

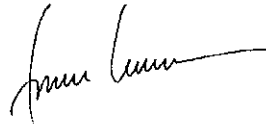
The Owner/Agent agrees to reimburse and indemnify the Township of McNab/Braeside of all fees and expenses incurred by the Township of McNab/Braeside to process the application, including any fees and expenses attributed to proceeding before the Local Planning Appeal Tribunal or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

The Owner/Agent also agrees to deposit with the Township of McNab/Braeside such monies as required by the Township of McNab/Braeside's Tariff of Fees By-Law as amended to defend appeals brought before the LPAT by parties other than the Applicant/Agent or Township.

The required fee for the processing of this application shall be in accordance with the Township of McNab/Braeside's current Tariff of Fees By-Law pertaining to planning matters. The Fees prescribed do not include professional fees, (ie. legal or engineering) or extra public meetings. Prior to undertaking any of these matters the applicant agrees to reimburse the Municipality for all charges related to the application. Fees required for the processing of this application are required at the time of submission. The amount of the required fees should be confirmed with the Township prior to the submission of the application.

2024/06/18

Date



Signature of Owner/Agent

Date

Signature of Owner/Agent

PART IV *AFFIDAVIT: (This affidavit must be signed in the presence of a Commissioner)

I (we) EUGEN MITAESCU

of the CITY OF OTTAWA

in the PROVINCE OF ONTARIO

solemnly declare that all of the information required under Ontario Regulation 200/96, and the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the Township of McNab/Braeside
in the County of Renfrew this 27 day of June, 2024

[Signature]
Signature of Owner or Authorized Agent

June 27, 2024
Date

[Signature]
Signature of Commissioner

Christina Catherine Mulcahey, a Commissioner, etc., Province of Ontario, for the Corporation of the Township of McNab/Braeside. Expires July 31, 2024.

June 27/24
Date

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township sees fit, including anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

(To be completed by the Municipality)

"COMPLETE" APPLICATION AND FEE OF \$1,100 + 3,000 deposit RECEIVED BY THE MUNICIPALITY:

June 27, 2024
Date

[Signature]
Signature of Municipal Employee

Roll Number

LAMORIE RESIDENCE

953 CENTRE ST. BRAESIDE, ON
MINOR VARIANCES PHASE

CONTEXT MAP (N T S)

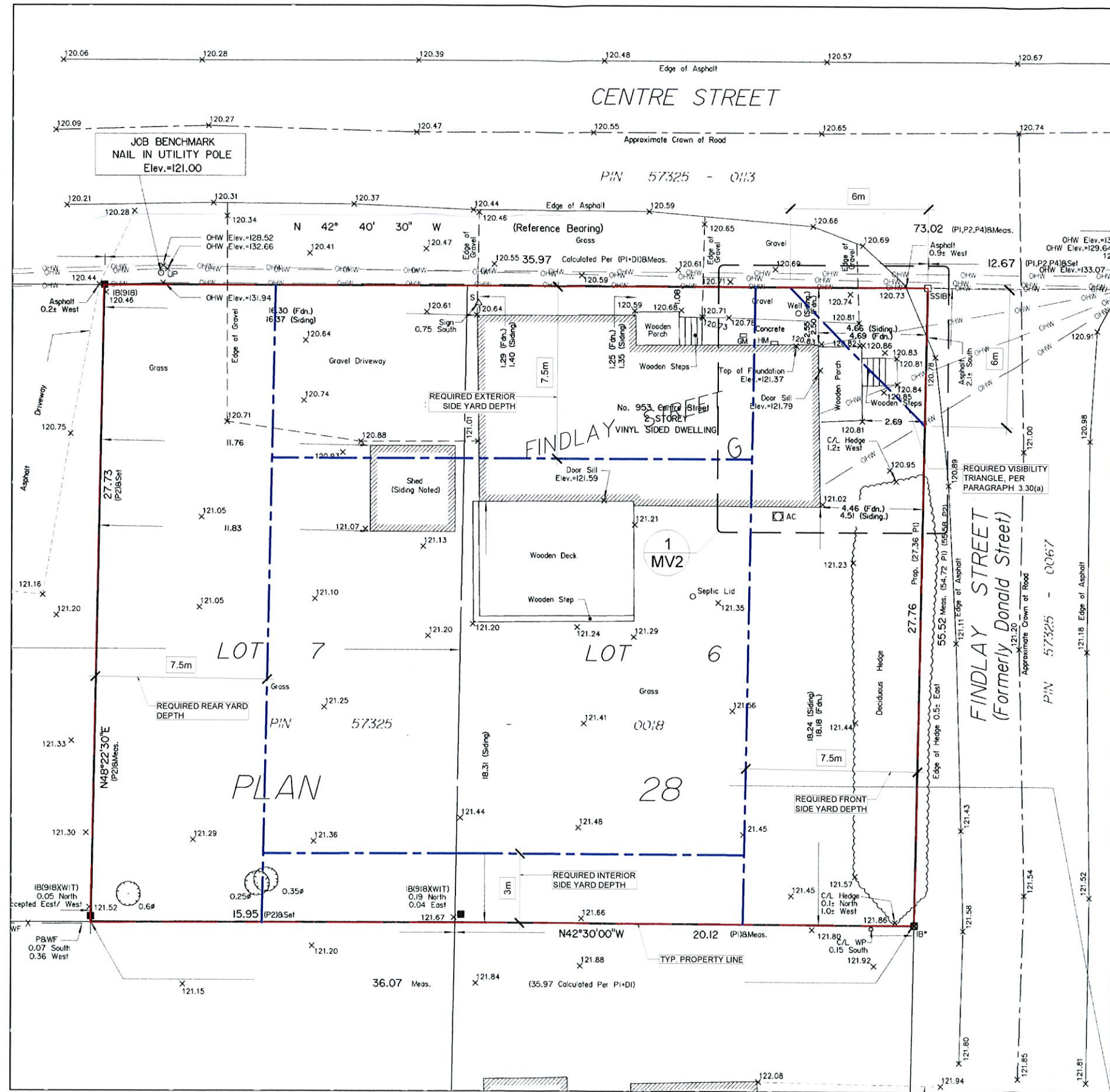


DRAWING LIST

- MV1 COVER SHEET, SITE PLAN
- MV2 DEMOLITION & NEW WORK AT FRONT PORCH, MINOR VARIANCES MATRIX
- MV3 SOUTH-EAST AND NORTH EAST ELEVATIONS - EXISTING
- MV4 SOUTH-EAST AND NORTH EAST ELEVATIONS - PROPOSED

ZONING MATRIX (R1 ZONE)

| ZONING STANDARD | REQUIRED (Minimum) | EXISTING | NOTES |
|---|--------------------------|----------------------|---------------|
| 5.2 (a) Lot Area | 2430m ² | 998.4m ² | Non-compliant |
| 5.2 (b) Lot Frontage | 45m | 27.76m | Non-compliant |
| 5.2 (c) Front Yard Depth | 7.5m | 4.46m (MIN.) | Non-compliant |
| 5.2 (d) Exterior Side Yard Depth | 7.5m | 1.25m (MIN.) | Non-compliant |
| 5.2 (e) Interior Side Yard Depth | 3m | 18.18m (MIN.) | Compliant |
| 5.2 (f) Rear Side Yard Depth | 7.5m | 16.30m (MIN.) | Compliant |
| 3.8 (c) Encroachment on Required Yards | Front Yard 2m | 2.9m from Front Wall | Non-compliant |
| 3.30(a) Visibility Triangle at Intersection (6m X 6m) | No Building or Structure | Front Porch | Non-compliant |



1 MV1 SITE PLAN - EXTISTING (BASED ON SITE SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD)
1 : 200

A-7/24

Rec'd @ Twp office
June 27, 2024



SEAL:

DRAWINGS COPYRIGHT RMA+SH architects.
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ALL DIMENSIONS TO BE CHECKED AND VERIFIED.

NORTH:



PROJECT:

LAMORIE RESIDENCE - ACCESSIBILITY UPGRADES -

953 CENTRE ST. BRAESIDE, ON

DRAWING:

COVER SHEET, SITE PLAN

DESIGNED BY:

EM

APPROVED BY:

LB

DRAWN BY:

EM

DATE:

MAY 2024

SCALE:

AS SHOWN

RMA+SH PROJECT NUMBER:

24029




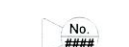
SHEET NUMBER:

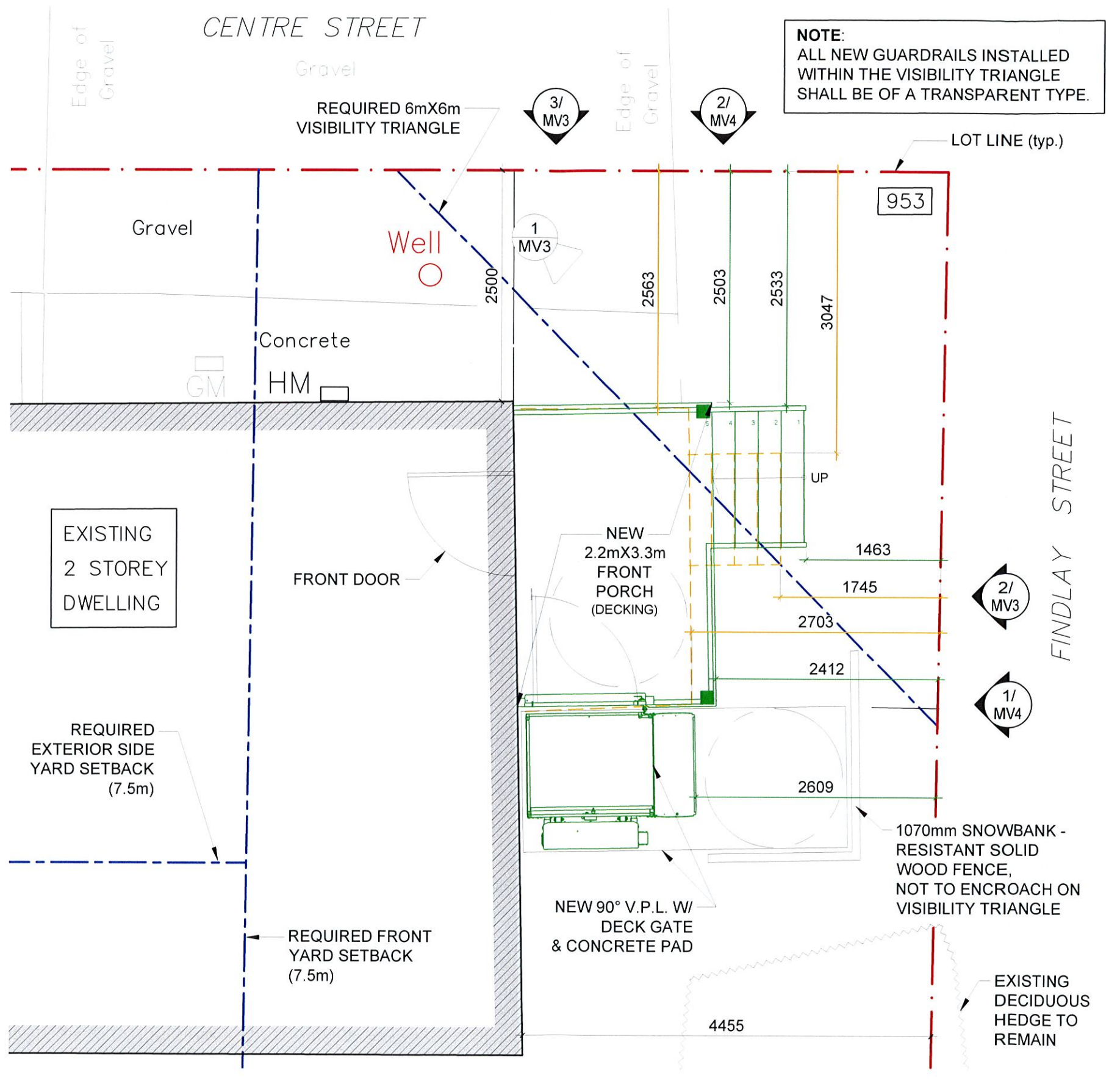
MV1

MINOR VARIANCES MATRIX

| ZONING STANDARD | REQUIRED (Minimum) | EXISTING | PROPOSED | REQUIRED MINOR VARIANCE |
|---|---|--|--|---|
| 5.2 (a) Lot Area | 2430m ² | 998.4m ² | 998.4m ² | NO (Grandfathered) |
| 5.2 (b) Lot Frontage | 45m | 27.76m | 27.76m | NO (Grandfathered) |
| 5.2 (c) Front Yard Depth | 7.5m | HOUSE 4.455m (MIN.) FRONT PORCH 2.703m (MIN.) & STAIRS 1.745m (MIN.) | HOUSE 4.455m (MIN.) FRONT PORCH 2.412m (MIN.) & STAIRS 1.463m (MIN.) VERTICAL PLATFORM LIFT (VPL) 2.609m (MIN.) | YES, TO PERMIT REDUCED FRONT YARD DEPTH |
| 5.2 (d) Exterior Side Yard Depth | 7.5m | HOUSE 1.25m (MIN.) FRONT PORCH 2.563m (MIN.) & STAIRS 3.047m (MIN.) | HOUSE Maintain Existing 1.25m (MIN.) FRONT PORCH 2.503m (MIN.) & STAIRS 2.533m (MIN.) | YES, TO PERMIT REDUCED EXTERIOR SIDE YARD DEPTH |
| 3.30(a) Visibility Triangle at Intersection (6m X 6m) | AT THE INTERSECT. OF ANY TWO STREETS, WITHIN THE VISIBILITY TRIANGLE, NO BUILDING OR STRUCTURE IS PERMITTED ABOVE THE HEIGHT OF 0.75 METERS ABOVE THE CENTERLINE GRADE OF SUCH STREETS, SO AS TO MATERIALLY IMPEDE THE VISION OF THE OPERATOR OF A VEHICLE ON THE STREET. | SOLID FRONT PORCH DECK & STAIRS W/ TOP OF DECK ±850MM ABOVE ADJACENT GRADE (TO BE DEMOLISHED) SEE-THROUGH GUARDS (TO BE DEMOLISHED) | SOLID FRONT PORCH DECK & STAIRS W/ TOP OF DECK FLUSH WITH 1ST FLOOR FLOOR FINISH (TOP OF DECK HIGHER THAN 750MM ABOVE ADJACENT GRADE) SEE-THROUGH GUARDS (900MM A.F.F.) | YES, WITHIN THE VISIBILITY TRIANGLE, TO PERMIT A NEW SOLID FRONT PORCH DECK & STAIRS W/ TOP OF DECK FLUSH W/ 1ST FLOOR FLOOR FINISH, HEIGHT ±950mm FROM ADJACENT GRADE NO, 900MM TALL SEE-THROUGH GUARDS DO NOT IMPEDE THE VISION OF THE OPERATOR OF A VEHICLE ON THE STREET |

LEGEND

-  EXISTING CONSTRUCTION TO REMAIN.
-  EXISTING FRONT PORCH, STAIRS, GUARDS (TO BE DEMOLISHED).
-  NEW FRONT PORCH, STAIRS, GUARDS AND VERTICAL PLATFORM LIFT (VPL).
-  PHOTOGRAPH NO.

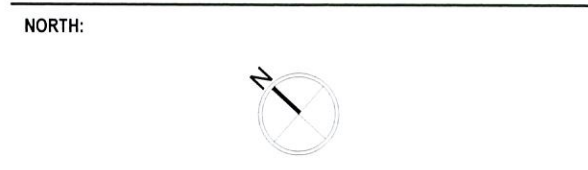


NOTE:
ALL NEW GUARDRAILS INSTALLED WITHIN THE VISIBILITY TRIANGLE SHALL BE OF A TRANSPARENT TYPE.



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PROJECT:

**LAMORIE RESIDENCE
- ACCESSIBILITY UPGRADES -**

953 CENTRE ST. BRAESIDE, ON

**DEMOLITION AND NEW WORK
AT FRONT PORCH,
MINOR VARIANCES MATRIX**

DESIGNED BY: EM APPROVED BY: LB

DRAWN BY: EM

DATE: MAY 2024 SCALE: AS SHOWN

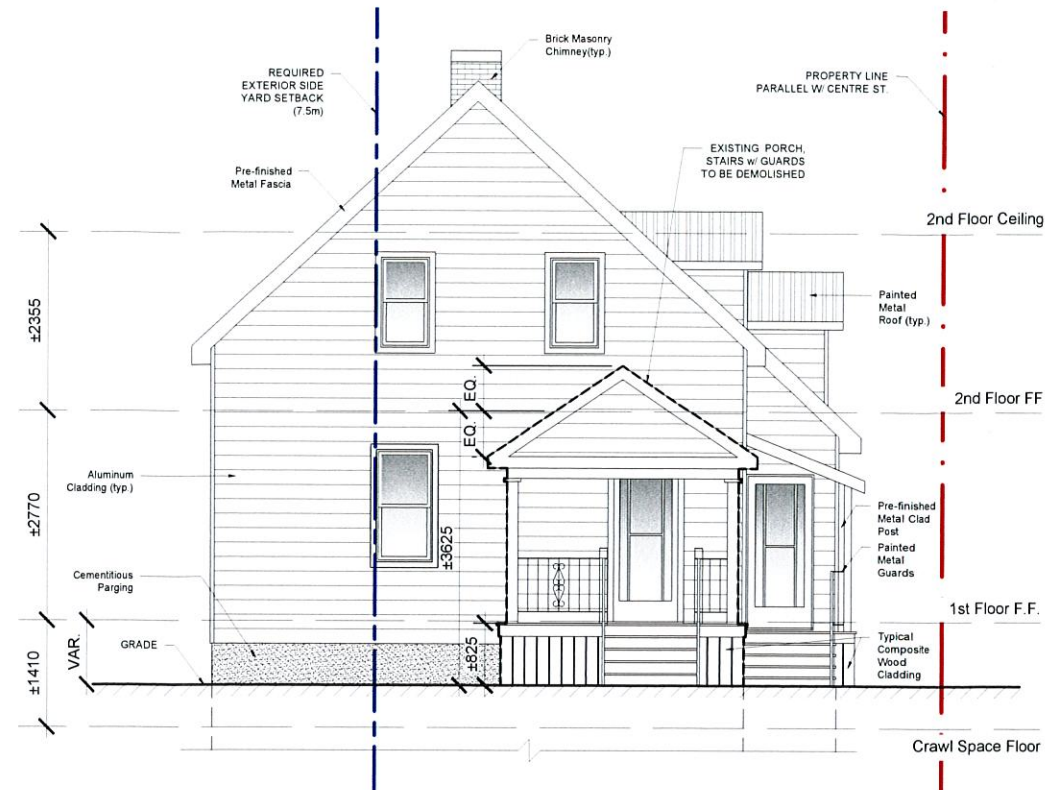
RMA+SH PROJECT NUMBER: 24029 SHEET NUMBER: MV2

1 FRONT PORCH PLAN - DEMOLITION & NEW WORK
MV2 1:50

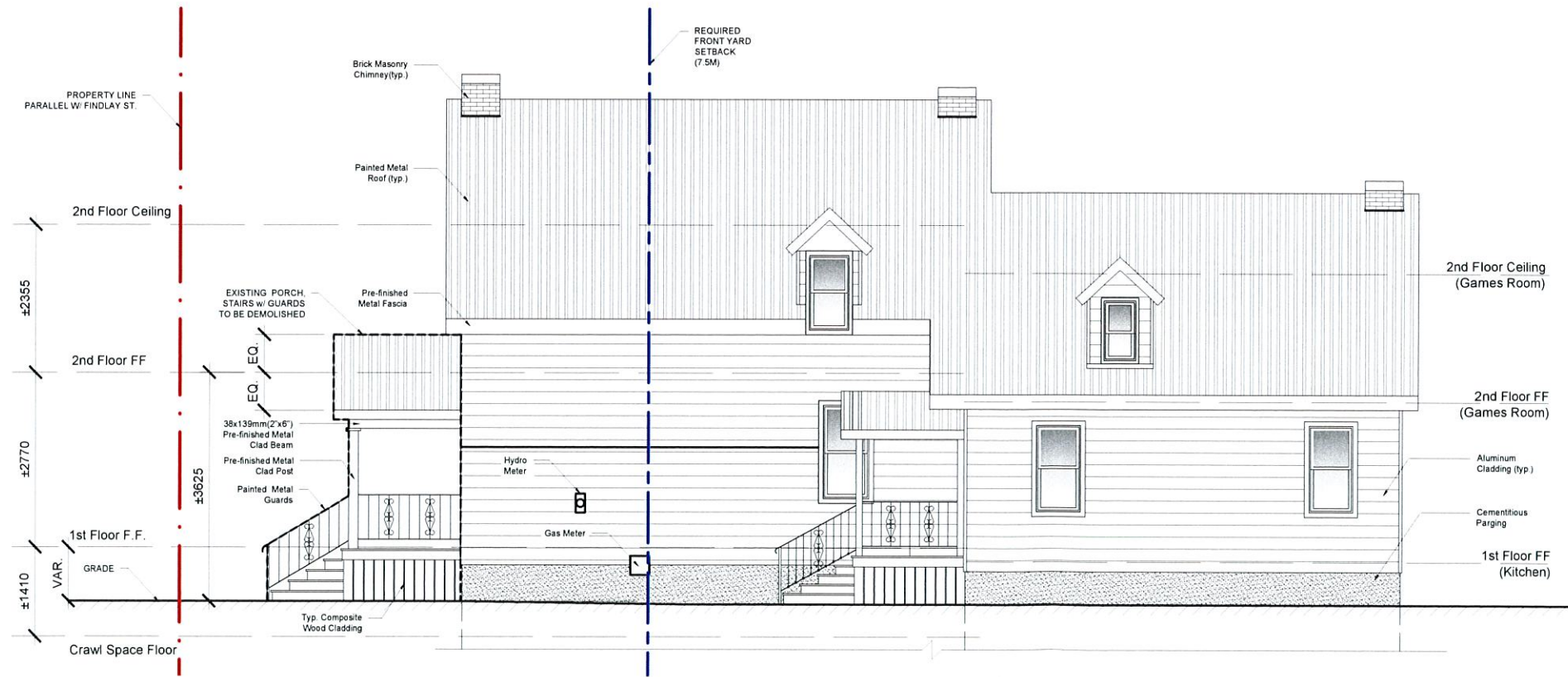
432 x 279 TABLOID



1 EXISTING PORCH @ VISIBILITY TRIANGLE (Google Street View)
 MV3 NTS



2 SOUTH-EAST ELEVATION
 MV3 1:100



3 NORTH-EAST ELEVATION
 MV3 1:100

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NORTH:

PROJECT:

**LAMORIE RESIDENCE
 - ACCESSIBILITY UPGRADES -**

953 CENTRE ST.

BRAESIDE, ON

DRAWING:

**SOUTH-EAST and NORTH-EAST
 ELEVATIONS - EXISTING**

DESIGNED BY:
 EM

APPROVED BY:
 LB

DRAWN BY:
 EM

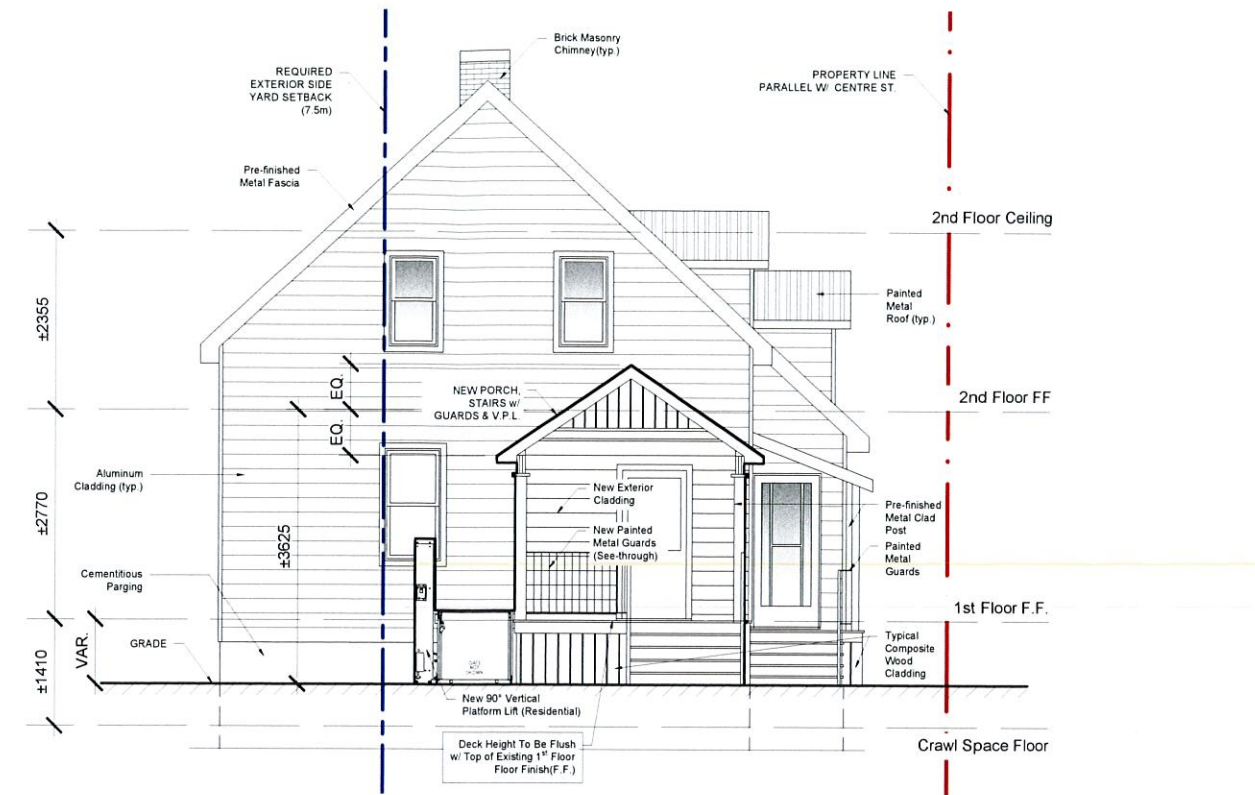
DATE:
 MAY 2024

SCALE:
 AS SHOWN

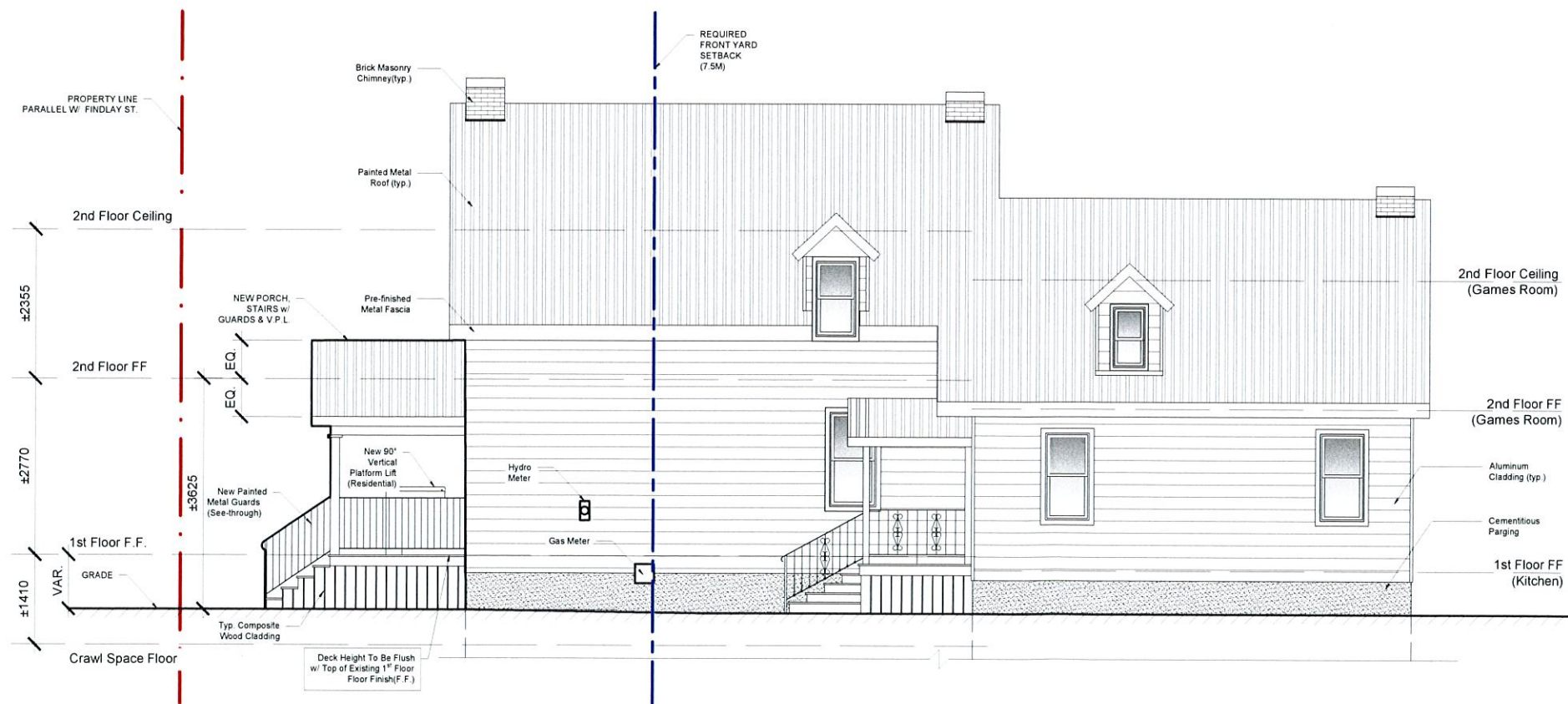
RMA+SH PROJECT NUMBER:
 24029

SHEET NUMBER:
MV3

SEAL:



1 SOUTH-EAST ELEVATION
MV4 1:100



2 NORTH-EAST ELEVATION
MV4 1:100

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ALL DIMENSIONS TO BE CHECKED AND VERIFIED.

NORTH:

PROJECT:

LAMORIE RESIDENCE
- ACCESSIBILITY UPGRADES -

953 CENTRE ST.

BRAESIDE, ON

DRAWING:

SOUTH-EAST and NORTH-EAST
ELEVATIONS - PROPOSED

DESIGNED BY:

EM

APPROVED BY:

LB

DRAWN BY:

EM

DATE:

MAY 2024

SCALE:

AS SHOWN

RMA+SH PROJECT NUMBER:

24029

SHEET NUMBER:

MV4



MINOR VARIANCE PLANNING REPORT

PART A – BASIC INFORMATION

1. FILE NO.: A-7/24
2. APPLICANT: Robyn Lamorie and Nicholas Tourangeau (Owners)
Eugen Mihaescu (Agent)
3. MUNICIPALITY: Township of McNab/Braeside
(geographic Township of Braeside)
4. LOT:6 & Pt of Lot 7 Block: G Plan: 28 STREET: 953 Centre Street

SUBJECT LANDS

5. COUNTY OF RENFREW
OFFICIAL PLAN Village Community
Land Use Designation(s):
6. TWP OF McNAB/BRAESIDE
ZONING BY-LAW 2010-49 Residential One (R1)
Zone Category(s)

7. **DETAILS OF MINOR VARIANCE REQUEST**

The applicant is requesting a minor variance to the Township's Zoning By-law to reduce the minimum front yard (Findlay Street), and reduce the minimum exterior side yard (Centre Street) in order to permit the replacement of a front porch and stairs, and the installation of a new vertical platform lift (for accessibility) in the Residential One (R1) Zone.

The effect of the variance would be as follows:

- 1) Permit a reduced front yard setback from 7.5 metres to 2.4 metres and 1.4 metres, respectively for the porch and stairs;
- 2) Permit a reduced exterior side yard setback from 7.5 metres to 2.5 metres and 2.5 metres, respectively for the porch and stairs;
- 3) Permit an increased height from 0.75 metres to 0.95 metres in the lot's sight-triangle to accommodate a portion of the new solid front porch deck and stairs, flush with the finished floor height of the first floor.

8. **SITE PERFORMANCE STANDARDS**

| <u>Zoning By-law Standard</u> | <u>Required</u> | <u>Proposed</u> |
|---|--|---|
| Section 5.2(c) minimum required front yard depth in the Residential One (R1) Zone | 7.5 metres (minimum) | 2.4 metres and 1.4 metres, respectively for the porch and stairs; and Lift 2.6 metres |
| Section 5.2(d) minimum required exterior side yard width in the R1 Zone | 7.5 metres (minimum) | 2.5 metres and 2.5 metres, respectively for the porch and stairs; |
| Section 3.30(a) Visibility Triangle at Intersection | No Building or Structure is permitted; 0.75 metres (height) | Front porch deck and stairs with height 0.95 metres |



9. **SITE CHARACTERISTICS AND SETTING**

The subject property is outlined in yellow, in the adjacent figure. The lot is described as Block G, Plan 28 which confirms a lot area of 0.24 acre (971.2 square metres). The subject land is a corner lot and fronts on Findlay Street and Center Street, and is developed with a single detached dwelling that is located toward east corner of the property. The property also has an accessory shed which is located in the rear yard of the property.



The immediate surrounding land uses consist of:

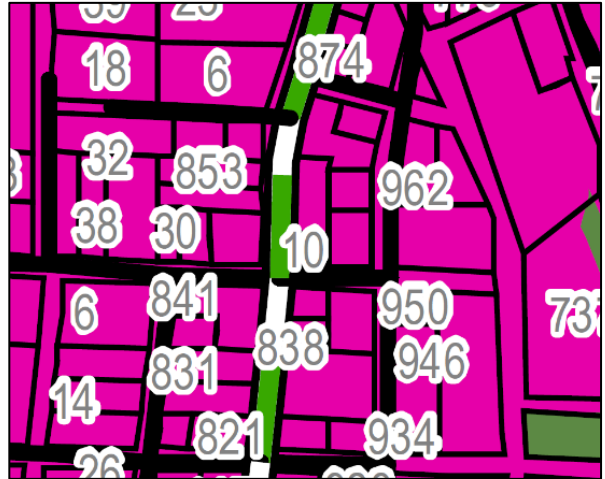
The subject property is located in a settlement area of Braeside, consisting primarily of limited residential development surrounded by the property. Approximately 250 metres east of the subject lands is the Ottawa River. To the south of the property, there are waste disposal and mineral aggregate sites. To the west side and outside of the settlement area are lands being used for agricultural purposes.



10. **OFFICIAL PLAN**

The subject lands are designated Village Community in the County of Renfrew Official Plan.

Section 4.3(1) of the Village Community designation permits a full range of residential uses and housing types.



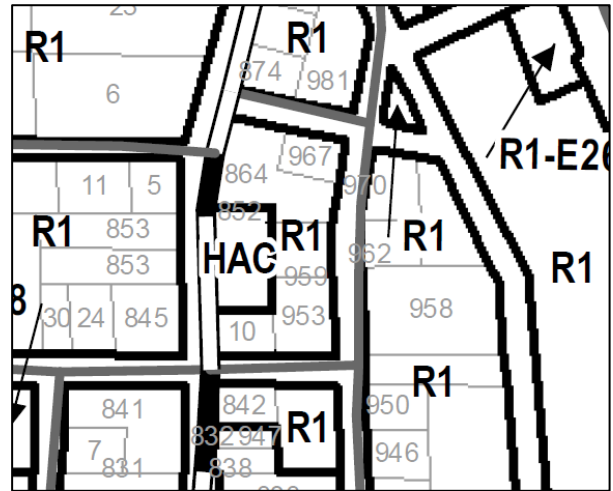
11. **ZONING BY-LAW**

The subject land is zoned Residential One (R1) in the Township’s Zoning By-law.

Section 5.1(a) of the Residential (R1) Zone permits low density residential uses, including a single detached, semi-detached and duplex dwelling types.

Section 5.2 sets out the various lot development requirements in the R1 Zone. The relevant subsections for a single dwelling are as follows:

- (a) minimum lot area of 2430 square metres.
- (b) minimum lot frontage of 45 metres
- (c) minimum 7.5 metre front yard depth
- (e) minimum 3 metre interior side yard depth
- (f) minimum 7.5 metre rear yard depth



Section 3.30(a) Visibility At Intersections; At the intersection of any two streets, no building, or structure shall be erected, no landscaping materials shall be allowed to grow, no land shall be graded and no vehicle shall be parked above the height of 0.75 metres above the centreline grade of such streets, so as to materially impede the vision of the operator of a vehicle on the street, within the triangular area bounded by the lot lines to a distance of 6 metres from the points of intersection of the corner lot lines, or of the projection of the corner lot lines, or within such area required according to the standards of the Ministry of Transportation.

Section 2.0 Definitions lists various terms used with the Zoning By-law and provides definitions.

Section 2.222 defines Yard, Front as a yard extending across the full width of a lot between the front lot line and the nearest part of any building, structure or excavation

on the lot. Front Yard Depth means the shortest horizontal distance between the front lot line of the lot and nearest part of any building, structure or excavation on the lot.

Section 2.225 YARD, EXTERIOR SIDE means a yard adjacent to a street between the nearest part of any building, structure or excavation on the lot and a street, a 1-foot reserve or a road allowance, extending from the front yard to the rear lot line. EXTERIOR SIDE YARD WIDTH means the shortest horizontal distance between a side lot line on the exterior side yard side and the nearest part of any building structure or excavation on the lot.

12. **STUDIES**

None submitted and none required.

13. **COMMENTS**

As required by the Planning Act, all property owners within 60 metres of the subject property have been notified of the application. The applicant has also posted notice on site, as of July 11, 2024. Public agencies have been notified, as required.

The application was also circulated to the Township of McNab/Braeside staff. Comments were received from Township on July 10th, 2024. The Director of Public Works has indicated that the Township has plans to reconstruct Findlay Street and Centre Street. It is recommended that the Township Public Works Department be contacted prior to setting grades for lift.

As the lot is on a corner, the Township cannot limit amount of snow distributed at the front of the property. The property owner can consider a barrier between the lift and the front lot line be installed to eliminate the risk of the lift being damaged by snow tailings from Township ploughs during the winter months. It is recommended that the public works consulted further at the time of the building permit.

14. **GENERAL PLANNING COMMENTS**

Section 45(1) of the Planning Act provides that a Committee of Adjustment may authorise a minor variance from the provisions of the zoning by-law if the request maintains the general intent and purpose of both the Official Plan and the Zoning By-law, if the development is desirable and appropriate for the lands, building or structure and the variance is in fact minor.

Intent of the Official Plan and Zoning By-law

The application for a minor variance is to provide relief from the provision for the minimum required front yard and exterior side yard. This is in order to permit the replacement of a front porch, stairs and install a new Vertical Platform Lift (VPL) for accessibility in the Residential One (R1) Zone. Both the Official Plan and Zoning By-law permit limited low density residential housing in the form of single detached dwellings.

The pre-existing house is grandfathered with legal-non conforming setbacks. By seeking a minor variance, the applicant aims to adjust the setback requirement to improve the access to the house. This aligns with the intent of preserving the

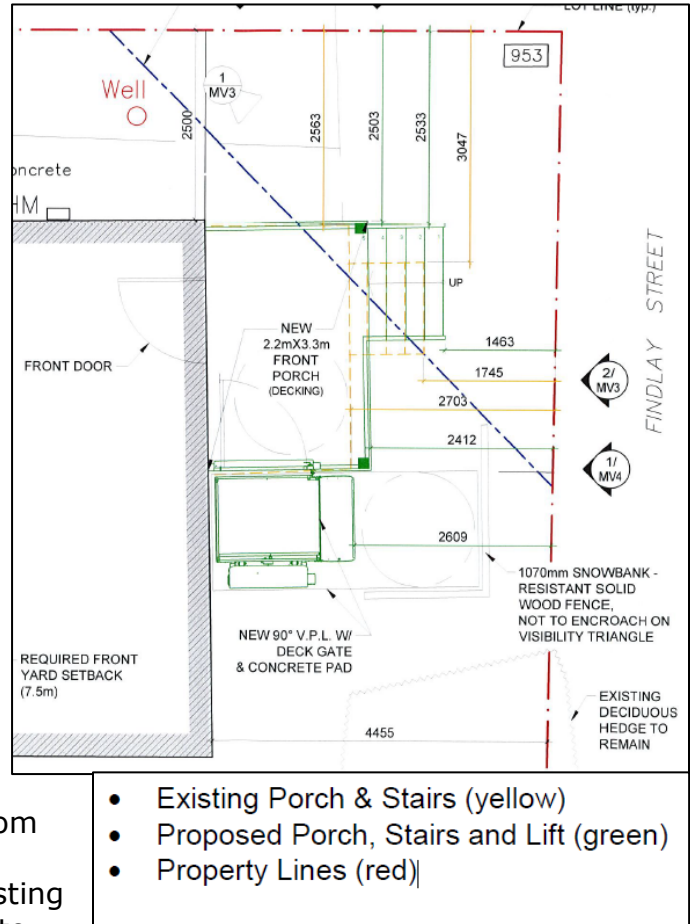
building’s current footprint and use without significant alterations. The existing house was built in 1890, and it is still being used for residential purposes. Based on these considerations, the proposed use meets the intent of the Official Plan and Zoning By-law.

Is the variance minor

The existing dwelling is situated at the east corner of the lot. The proposal is to construct a front porch to accommodate a new Vertical Platform Lift (VPL) in the existing non-complaint front yard off Findley Street. The proposed replacement would be at the same location however slightly larger than the existing porch, which is negligible (see right).

The proposed application requests a variance to reduce the front yard setback down to 2.4 metres and 1.4 metres, respectively for the porch and stairs; and Lift 2.6 metres. Also, requests a variance to reduce the side yard setback down to 2.5 metres and 2.5 metres, respectively for the porch and stairs.

Also, increases the height of front porch deck and stairs to 0.95 metres from required 0.75 metres, which is small increase and considered minor. The existing house meets the setback requirements to the rear lot line and interior side yard depth; however, it does not meet the required front yard and exterior side yard of 7.5 metres.



- Existing Porch & Stairs (yellow)
- Proposed Porch, Stairs and Lift (green)
- Property Lines (red)

Based on this, the variance can be considered minor.

Is the variance desirable

The proposal generally confirms to the intent and purpose of the Official Plan and Zoning By-law desirable for the overall development of the property. Based on the air photography it does not appear that the propose change would have an impact on the surrounding property owners. This variance would allow applicant to ensure adequate access to the property for safety reasons.

No private services would be impacted by the proposed development. The existing well and septic systems would remain in place on the property.

In conclusion, the proposed use conforms to both the County of Renfrew Official Plan and Township Zoning By-law. The development is a desirable because it addresses access issues while respecting property rights and can be considered minor in nature.

15. RECOMMENDATIONS

That subject to any additional concerns or information raised at the Committee of Adjustment Hearing, the Committee approve the following variances for 953 Centre Street:

- Front yard setback from 7.5 metres to 2.4 metres and 1.4 metres, respectively for the porch and stairs;
- Side yard setback from 7.5 metres to 2.5 metres and 2.5 metres, respectively for the porch and stairs;
- Height of porch and stairs to 0.95 metres from required 0.75 metres

It is further recommended, as described previously, that the property owner consult with the public works department regarding a snow barrier and the installation height of the lift at the time of a building permit.

Date: July 17, 2024
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Manager of Planning Services