



PLANNING & DEVELOPMENT

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To: Members of Goderich Committee of Adjustment
Jason Dykstra, Secretary of the Committee of Adjustment

From: Victor Kloeze, Planner

Date: November 23rd, 2020

Re: **Minor Variance GOD MV06-20**
Registered Plan 457 Part of Lot 334 (200 Picton Street East, Goderich)
Applicant: Ron Turner
Owner: Donna Caldwell / Debra Robertson

This report is submitted to the Committee of Adjustment for the public hearing on December 3rd, 2020.

RECOMMENDATION GOD MV06-20

It is recommended that this application for minor variance be **approved** subject to the following conditions:

- (1) The Town of Goderich be provided a grading and drainage sketch to the satisfaction of the Chief Building Official;
- (2) The approval is valid for a period of 18 months from the Committee's decision.

PURPOSE

Application GOD MV06-20 requests relief from the minimum interior side yard setback of 1.5 metres where there is an attached garage in the Town of Goderich Zoning By-law. The applicant is proposing a setback of 0.6 metres to accommodate a staircase on the southwest side yard to provide access to the basement.

Figure 1: Excerpt of survey showing the proposed area of the addition shaded in yellow

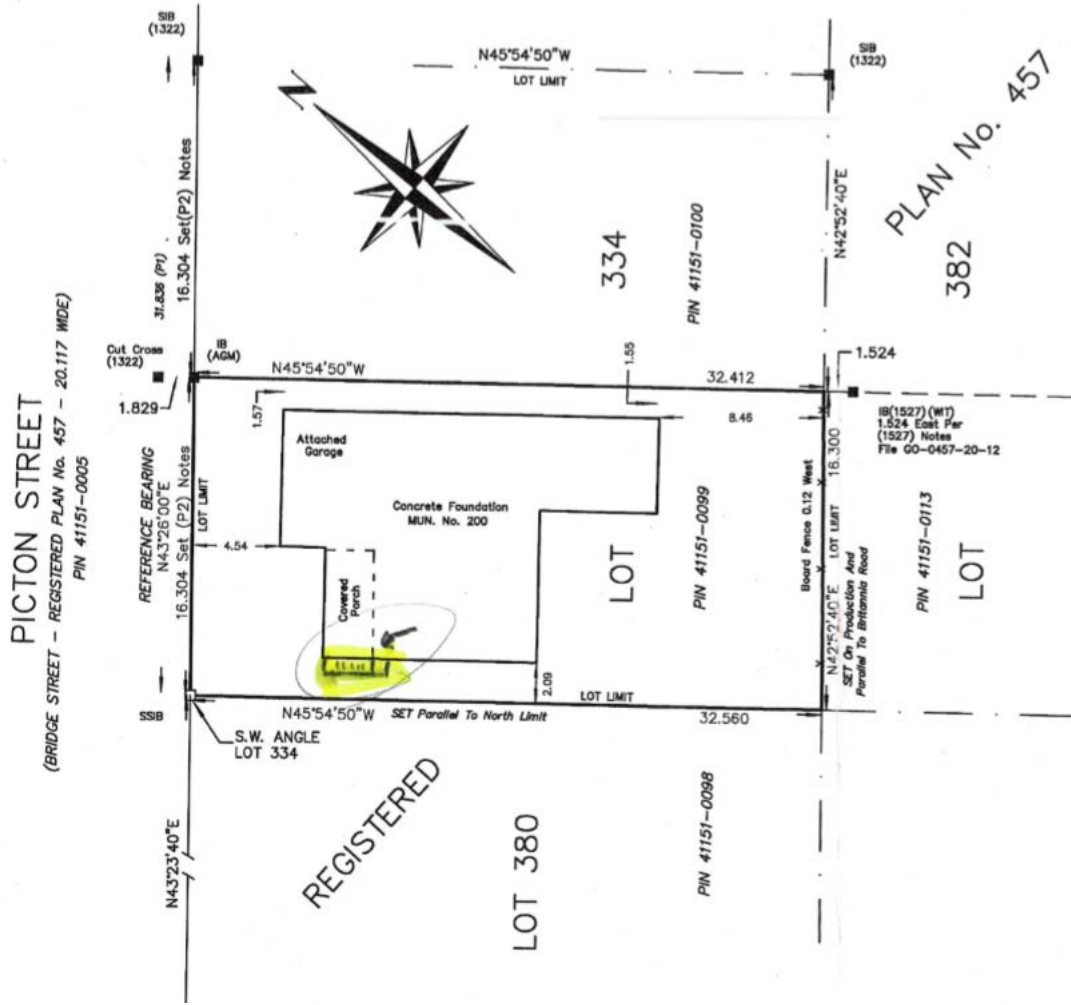


Figure 2: Aerial Photo showing subject property (outlined in orange); please note lot lines and our aerial photos are out of sync in this area



Figure 3: Photo showing the proposed location of the stair



Figure 4: Photo showing the minimal visibility of the stair location looking along Picton Street



COMMENTS

In considering an application for minor variance, it must be demonstrated that the application is minor in nature, is desirable for the appropriate development of the land, and that the development conforms to the general intent of the Official Plan and Zoning By-law.

The applicant has requested relief from the provisions of the Town's Zoning By-law to allow for an interior sideyard setback of 0.6 metres. The intention is to create a staircase beside the covered front porch on the southwest side that provides access to the basement. The property currently has an interior sideyard setback of 2.09 metres; however, the addition of the basement staircase would create a narrower setback, which requires a minor variance. In discussing the proposal, the applicant has indicated that the staircase is significant in providing a separate and improved access to the basement suite for a family member. This is considered the best location by the applicant due to the small setbacks on both sides, the internal layout, and the landscaping of the site.

The Town's Official Plan supports housing alternatives that meet varying needs of the community, and sensitive integration of development into existing neighbourhoods. This variance supports a separate entrance for being able to access an alternative form of housing (basement suite) for the use of a family member. The proposed entrance is minimally visible from the street. Additionally, side yard setbacks are generally applied to regulate the spacing of buildings, assist in maintaining fire separations, and reduce roof runoff onto adjacent properties. The proposed setback does not significantly impact the visual spacing of buildings due to the existing spacing between this and the neighboring house, the location of the staircase, and the proposal being for an unenclosed basement staircase. The proposed staircase maintains fire separations and will be unroofed, which minimizes the potential for stormwater run off issues.

In my opinion, the proposed minor variance is minor, desirable for the appropriate development of the land, and the development conforms to the general intent of the Official Plan and Zoning By-law.

GOD MV03-20 CONDITIONS

It is recommended that two conditions be attached. The first requires a grading and drainage sketch be submitted to the Chief Building Official to demonstrate that the proposed staircase does not prevent proper drainage flow. The second limits the minor variance to be valid for a period of 18 months from the Committee's decision.

COMMENTS RECEIVED

- No comments have been received at the time of writing this report. Additional items may be raised before or during the public hearing.

OTHERS CONSULTED

- Andrea Fisher, Town of Goderich Clerk
- Jason Dykstra, Town of Goderich Chief Building Official

Sincerely,



Victor Kloeze, Planner, MCIP RPP



Preethi Anbalagan, Student Planner

Date of Site Inspection: November 23rd, 2020