



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0052/2013

May 08, 2013

OWNER(S): LIFESTYLE HOMES INC., 281 Ray Street, Wahnapiatae ON P0M 3C0

AGENT(S): [REDACTED]

LOCATION: PIN 73496 0177, Lot 8, Concession 1, Township of Garson, 221 Racicot Drive, Garson

SUMMARY

Zoning: The property is zoned R1-5 (Low Density Residential One) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: To construct an approximate 107.76m² (1,160 sq. ft.) dwelling on the subject property providing an insufficient corner side yard setback and also, to permit a parking space within the attached garage providing a length at variance to the By-law.

Comments concerning this application were submitted as follows:

CGS: Development Services Section, May 03, 2013

Staff previously supported a similar variance (File # A0025/2011) which established a maximum building envelope and reduced corner side yard setback. The dwelling that is now proposed to be constructed would not fit within the formerly approved building envelope and the formerly approved corner side yard variance is now further reduced to 2.74 m (9 ft). There is also an additional variance to permit a reduced parking space length within the attached garage. Staff are of the opinions that the changes are minor in nature and would facilitate the development of a single-detached dwelling that is in keeping with the residential built forms found in the immediate area. Staff recommend that the variances be approved as they are minor, appropriate development for the area and the intent of both the Official Plan and Zoning By-law are maintained.

CGS: Technical Services, May 02, 2013

No objection.

CGS: Roads and Transportation, April 30, 2013

Roads:
No concerns

Traffic:
No concerns

Drainage:
No concerns

The agent appeared before Committee and advised that the proposal is to construct a dwelling with a small construction footprint at the best possible location on the subject lands.

The following decision was reached:

SUBMISSION NO. A0052/2013 Continued.

DECISION:

THAT the application by:

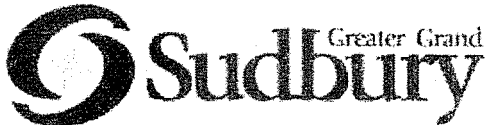
LIFESTYLE HOMES INC.

the owner(s) of PIN 73496 0177, Lot 8, Concession 1, Township of Garson, 221 Racicot Drive, Garson

for relief from Part 6, Section 6.3, Part 5, Section 5.2.3.1 and Part 4, Section 4.2.5 of By-law 2010-100Z, as amended, in order to construct an approximate 107.76m² (1,160 sq. ft.) dwelling on the subject property providing a minimum corner side yard setback of 2.74m (9.0') where a minimum corner side yard setback of 15.0m (49.21') is required and also, to permit a parking space within the attached garage providing a minimum length of 5.84m (19.16'), where a minimum parking space length of 6.0m (19.69') is required and to permit the eaves to encroach 0.61m (2') into the required yard where eaves are permitted to encroach 0.6m (1.97') into the required yard only, be granted

Consideration was given to Section 45(1) of the Planning Act. In our opinion the variances are minor in nature and are desirable for the appropriate development and use of the land and building. The general intent and purpose of the By-Law and the Official Plan are maintained.

<i>Member</i>	<i>Status</i>
Carol Ann Coupal	Concurring
Cathy Castanza	Concurring
Robert Lefebvre	Concurring



COMMITTEE OF ADJUSTMENT

SUBMISSION NO. A0025/2011

April 18, 2011

OWNER(S): LIFESTYLE HOMES INC., 281 Ray Street, Wahnapiatae ON P0M 3C0

AGENT(S):

LOCATION: PIN 73496 0177, Lot 8, Concession 1, Township of Garson, Racicot Drive & Falconbridge Hwy., Garson

SUMMARY

Zoning: The property is zoned R1-5 (Low Density Residential One) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval is requested for the part of the property to be transferred as a result of a severance proposal (subject of Application for Consent B37/2011) as it will have a lot depth at variance to the By-law and also, to construct a dwelling on the part of the property to be transferred having a maximum building envelope of approximately 222.3m² (2,392.84 sq. ft.), providing a corner side yard setback of approximately 4.6m (15.09') with an approximate 0.61m (2') eave projection into same where a minimum corner side yard setback of 15m (49.21') is required and eaves are permitted to project a maximum of 0.6m (1.97') into a required yard only.

THIS PROPERTY IS ALSO THE SUBJECT OF CONSENT APPLICATION B37/2011.

Comments concerning this application were submitted as follows:

CGS: Technical Services, April 14, 2011

No objection.

CGS: Roads and Transportation, April 12, 2011

Roads:
No concerns.

Traffic:
No concerns.

Drainage:
We required a cross section showing the interaction of the storm sewer outlet from the Springhill Drive Subdivision, with the proposed house foundation.

The agent advised that the application is due to a proposed lot split and that they were attempting to make the best use of a bad lot.

The following decision was reached:

DECISION:

THAT the application by:
LIFESTYLE HOMES INC.
the owner(s) of PIN 73496 0177, Lot 8, Concession 1, Township of Garson, Racicot Drive & Falconbridge Hwy., Garson

SUBMISSION NO. A0025/2011 Continued.

for relief from Part 4, Section 4.2.5 & Part 6, Section 6.3 of By-law 2010-100Z, as amended, for approval of the part of the subject property to be transferred as a result of a severance proposal (subject of Application for Consent B37/2011) as it will have a lot depth of approximately 32.67m (107.18') where a minimum lot depth of 45m (147.64') is required and also, to construct a dwelling on the part of the property to be transferred, having a maximum building envelope of approximately 222.3m² (2,392.84 sq. ft.), providing a corner side yard setback of approximately 4.6m (15.09') with an approximate 0.61m (2') eave projection into same where a minimum corner side yard setback of 15m (49.21') is required and eaves are permitted to project a maximum of 0.6m (1.97') into a required yard only, be granted.

Consideration was given to Section 45(1) of the Planning Act. In our opinion the variances are minor in nature and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-Law and the Official Plan are maintained.

Member	Status
C. CASTANZA	Concurring
J. KOLIBASH	Concurring
M. LANDRY-SABOURIN	Concurring
S. REITZEL	Concurring