

2023-04-14



Minor Variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 3

Site Address: 3593 Trim Road

Legal Description: Part of Lot 11, Concession 8, Geographic Township of
Cumberland

No.: D08-02-23/A-000058

Date: April 13, 2023

Hearing Date: April 19, 2023

Planner: Jack Graham

Official Plan Designation: Village

Zoning: V1E – Village Residential First Density Zone, Subzone E

DEPARTMENT COMMENTS

The Planning, Real Estate, and Economic Development Department has **No Concerns** with the application as submitted subject to the following requested conditions.

DISCUSSION AND RATIONALE

The subject property is designated as Village in the Official Plan and zoned as V1E – Village Residential First Density Zone, Subzone E. The purpose of the V1 zone is that development should be regulated in a manner that adopts existing land use patterns so that the low density and low profile form of a neighbourhood is maintained and enhanced.

The applicant is seeking relief from the rear yard setback and lot coverage zoning provisions. The variance requires relief of 1.41 metres of the rear yard setback requirement of 7.5 metres, for a setback of 6.09 metres; and a relief of 3.18% lot coverage of the required 15%, for a lot coverage of 18.18%. The building permit for the original garage in 2021 considered the garage to be an attached garage. The variance is required to construct an addition to the existing garage. Therefore the structure is part of the dwelling and not an accessory structure.



There are no concerns from the Right of Way or Engineering staff.

It is staff's opinion that the variance is minor in nature, the variance is desirable for the appropriate development or use of the property, and it is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, and therefore meets the four tests.

A handwritten signature in black ink, appearing to read "Jack Graham".

Jack Graham
Planner I, Development Review, PRED
Dept.

A handwritten signature in blue ink, appearing to read "Cheryl McWilliams".

Cheryl McWilliams, MCIP, RPP
Planner III, Development Review, PRED
Dept.