

2023-11-09



PERMISSION APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 6 White Cedar
Legal Description: Part of Lot 3, Registered Plan 528
File No.: D08-02-23/A-00207
Report Date: November 09, 2023
Hearing Date: November 14, 2023
Planner: Luke Teeft
Official Plan Designation: Neighbourhood, Evolving Neighbourhood Overlay
Zoning: R1D – Residential, First Density Zone

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application.

DISCUSSION AND RATIONALE

The application was previously heard on October 17th where it was adjourned to give the applicant time to address staff concerns.

Staff have reviewed the subject application. Due to continued concerns with the requested variance, staff recommend an adjournment *sine die*.

The subject site is designated as Neighbourhood, with the Evolving Neighbourhood Overlay, in the Official Plan and zoned as R1D - Residential, First Density Zone. The applicant is seeking permission to expand the garage, maintaining the existing building height of 6.4 metres. The existing garage has legal non-conforming rights.

The proposed expansion would also increase the height of the northern exterior wall. Zoning By-law Table 55 (5) states that the maximum height of the exterior walls is not to exceed 3.2 metres. The applicant requires a secondary Minor Variance to permit the increased height. The proposed addition raises the height of the walls of one side of the garage. As the proposed addition extends to the full width of the lower wall, it is not a dormer (see Figures 1 and 2, below). Therefore, the application must address the wall height provision in the above-noted Table.



Figure 1. Example photo of a dormer. The dormer is secondary to the main roof line, and does not meet the lower wall.

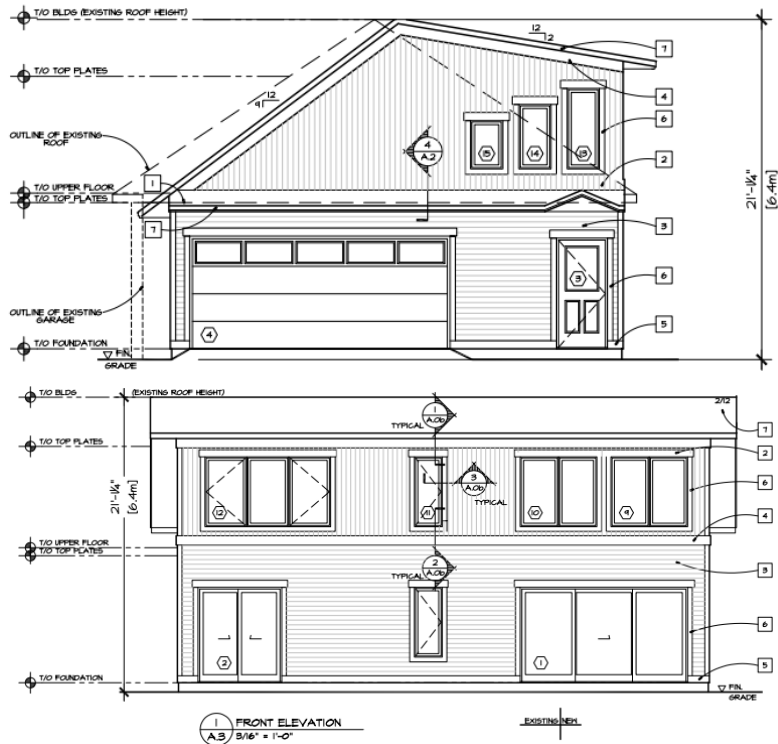
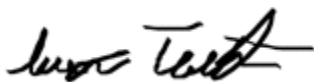


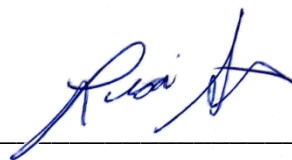
Figure 2. Applicant's proposal. Upper wall extends the full width of the lower wall, and is the main roof line.

Building Code Services has identified the potential need for additional Minor Variances. Staff are requesting that the application be adjourned *sine die* to allow the applicant time to confirm which Minor Variances will be required in order to proceed.

Staff concerns regarding the private approach issue have been addressed satisfactorily.



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