

A G E N D A

**THE SEVENTH MEETING OF THE COMMITTEE OF ADJUSTMENT
OF THE CITY OF ST. THOMAS 2021**

TELECONFERENCE

10:00 A.M.

**THURSDAY
APRIL 22, 2021**

DISCLOSURE OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on April 15, 2021.

HEARING OF APPLICATIONS

A04/21 - Vaughn and Karen Dahl - 353 Chestnut Street **Pages 2-18**

Planning Report - A04/21 **Pages 19-20**

NEW BUSINESS

Next Meeting

To Be Determined.

ADJOURNMENT

CONFIRMATION OF AN APPLICATION FOR MINOR VARIANCE

March 19, 2021

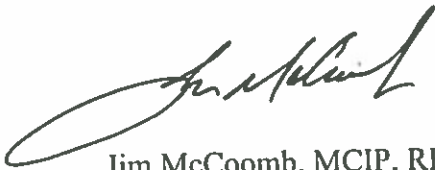
Secretary-Treasurer, Committee of Adjustment
Attention: Jon Hindley

Pursuant to By-Law 30-2015, a consultation meeting was held on March 10, 2021 with Planning staff and the applicant.

An application for a minor variance, regarding 353 Chestnut Street, was filed on March 18, 2021 and the required fee under Section 69 of the Planning Act has been provided.

Please contact the Planning & Building Services Department if you have any questions.

Regards,



Jim McCoomb, MCIP, RPP
Manager of Planning Services





Clear Form

**CORPORATION OF THE CITY OF ST THOMAS
COMMITTEE OF ADJUSTMENT**

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
(Section 45 of the Planning Act, RSO, 1990, as amended)

| | | |
|--------------------|--|---------------------------------------|
| OFFICE USE: | Date Application Received: <u>March 18/21</u> | Consultation Date: <u>March 10/21</u> |
| | Date Application Deemed Complete: <u>March 19/21</u> | |

Application #: A64121

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
545 Talbot Street
St. Thomas ON N5P 3V7
Tel: (519) 631-1680 ext 4125 Fax: (519) 633-8019
Email: jhindley@stthomas.ca

Please note that in accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. After consultation, the application will be filed with the Assistant Secretary-Treasurer, together with the sketch referred to in Note 1 and \$400 made payable to the City of St. Thomas. All information and materials submitted for the application shall be made available to the public, as indicated by Section 1.0.1 of the Planning Act, R.S.O. 1990.

Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/98 and will be used for the purpose of processing this application.

- Name of Owner(s) Vaughn & Karen Dahl
Address 353 Chestnut Street, St. Thomas, ON,

Postal Code N5R 6B9 Tel: (807) 632-1317 e-mail: DahlKaren@hotmail.com
 - Name of Authorized Agent (if any) _____
Address _____

Postal Code _____ Tel: _____ e-mail: _____
- Note: Please specify to whom all communications should be sent: Owner Agent
- Nature and extent of relief from the Zoning By-law applied for:
- To reduce rear yard setback from 9m to 7m
- to increase lot coverage from 35% to 36%
 - Reason why the proposed use cannot comply with the provisions of the Zoning By-law:
due to the location and size of existing
house the zoning by-law cannot be met.
 - Location of Land:
Concession No. _____ Lot(s) _____ Registered Plan No. 168 Lot(s) 2
Reference Plan No. _____ Part(s) _____

Geographic/Former Township St. Thomas
 Name of Street Chestnut Street Street No. 353

6. Dimensions of land affected:

Frontage 13.6m Depth 33.4m
 Area 454m² (4889 ft²) Width of Street _____

7. Access to the subject land is by:

- a Regional Road a private road
 a Municipal road that is maintained all year
 a Municipal road that is maintained seasonally

8. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, gross floor area, number of storeys, width, length, height). Please specify use of existing structures.

Existing:

House - 1.5 storey, 1540 sq. ft floor area, 32' x 53', residential
Shed - 1 storey, 80 sq. ft.

USE Residential - single family dwelling

Proposed:

Sunroom - 1 storey, 149 sq. ft., 12'-6" x 12'-10"

9. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines). Please specify use of proposed structure.

Existing:

House - Front yard = 6.1m | Rear Yard = 10.4m | Side yard = 1.47m, 2.48m

Proposed:

Sunroom - Front yard = N/A | Rear yard = 7.22m | Side yard = 1.47m, 8.22m

USE Residential

10. Date of acquisition of subject land: Dec 13 / 2013

11. Date of construction of all buildings and structures on subject land: _____

12. Existing uses of the subject land:

Residential - Single family dwelling

13. Existing uses of abutting lands:

North: Residential East: Residential
 South: Residential West: Residential

14. Length of time the existing uses of the subject land have continued:

23 years

15. Services available (check appropriate space or spaces):

Water:

Municipally owned and operated piped water system Other (Specify) _____

Sewage Disposal:

Municipally owned and operated sanitary sewer system Other (Specify) _____

Storm Drainage

Storm sewers on road Other (Specify) _____

16. Present Official Plan designation of the subject land:

17. Present Zoning of the subject land:

R3-39

18. Has the owner previously applied for relief (minor variance) under Section 45 of the Act in respect of the subject property?

yes no

If the answer is yes, describe briefly (and if known, quote Application #)

19. Is the subject property the subject of a current application for a consent under Section 53 or a plan of subdivision under Section 51 of the Planning Act, 1990?

yes no If so, state Application # and status _____

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (Appendix A). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. In accordance with that Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I, Vaughn Dahl and Karen Dahl, the Owner or Authorized Agent, hereby agree and acknowledge
(Print name of Owner or Authorized Agent)

that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 41 of the *Planning Act*, R.S.O. 1990 and Sections 8 (1) and 10 of the *Municipal Act*, 2001, as amended, and will be used to contact the owner, applicant and/or agent regarding the Committee of Adjustment Application. Questions about this collection should be directed to the City Clerk, 545 Talbot Street, St. Thomas, Ontario, N5P 2T9 (519) 631-1680.

AFFIDAVIT OR SWORN DECLARATION

I, Vaughn Dahl and Karen Dahl of St. Thomas in the province of Ontario,
name of applicant City

make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the St. Thomas on this 19 day of March 20 21.
City Day Month Year

Karen Dahl
Signature of Owner or Authorized Agent

MAR 19/21
Date

[Signature]
Signature of Commissioner of Oaths, etc.

March 19/21
Date

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, _____, am the owner of the subject lands, and I authorize _____, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

Date

Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

*Please note, Appendix B must be completed by the owner, not the authorized agent.

I, Karen and Vaughn Dahl, am the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

MAR 19 2021
Date

Karen Dahl
Signature of Owner

NOTES:

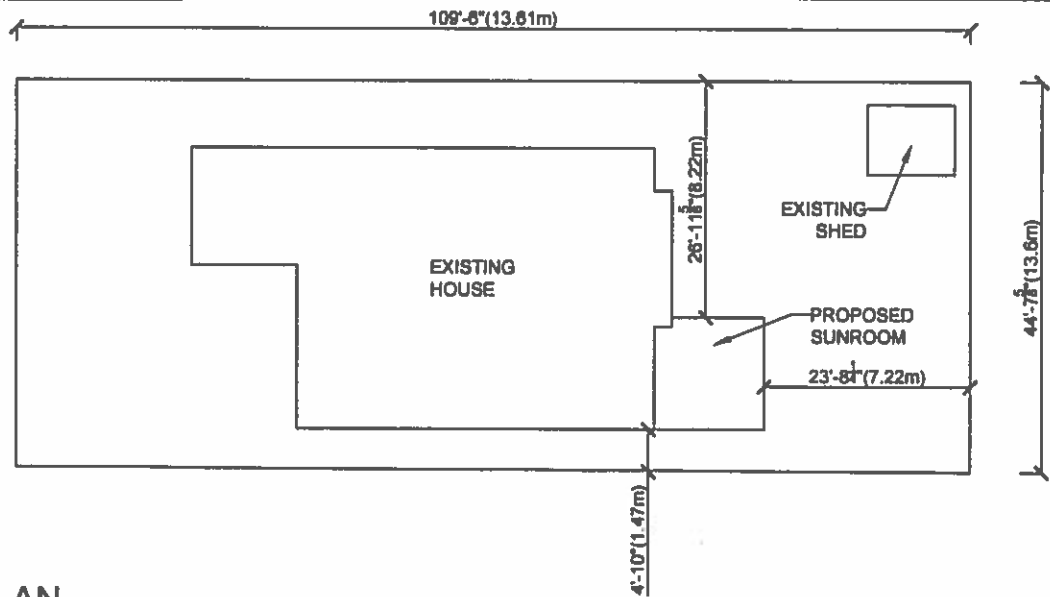
1. Each copy of this application must be accompanied by a Sketch. The Sketch need not necessarily be to scale, but dimensions must be accurate, and showing the following:
 - (a) The boundaries and dimensions of the subject land;
 - (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
 - (c) 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, driveways, swimming pools, roads, railways, drainage ditches, wells, septic tank and tile bed, and trees;
 - (d) The current uses on land that is adjacent to the subject land;
 - (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
 - (f) If access to the subject land is by water only, the location of the parking and docking facilities to be used;
 - (g) The location and nature of any restrictive covenant or easement affecting the subject land;
2. The Committee of Adjustment may require that a preliminary drawing be prepared, signed and dated by an Ontario Land Surveyor.
3. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

OBC INFORMATION:

CLASSIFICATION: RESID. PT. 9
 DESIGN DATA
 ASSUMED SOIL BEARING: 120 kPa (2500 PSF)
 MAIN FLOOR L. + D. LOAD: 2.49 kPa (52 PSF)
 ROOF LIVE LOAD: 1.17 kPa (24.4 PSF)
 NEAREST LOCATION: ST. THOMAS, ON, N5R 6B9
 DEGREE DAYS BELOW 18 C 3,780 (ZONE 1)

353 CHESTNUT STREET, ST. THOMAS, ON, N5R 6B9

LOT AREA: 4880 SQ. FT.
 EXIST. HOUSE AREA: 1510 SQ. FT.
 EXIST. SHED AREA: 80 SQ. FT.
 EXIST. LOT COVERAGE: 32.5%
 PROPOSED SUNROOM AREA: 149 SQ. FT.
 PROPOSED LOT COVERAGE: 35.6%



SITE PLAN
 SCALE: 1/16" = 1'-0"

GENERAL NOTES:

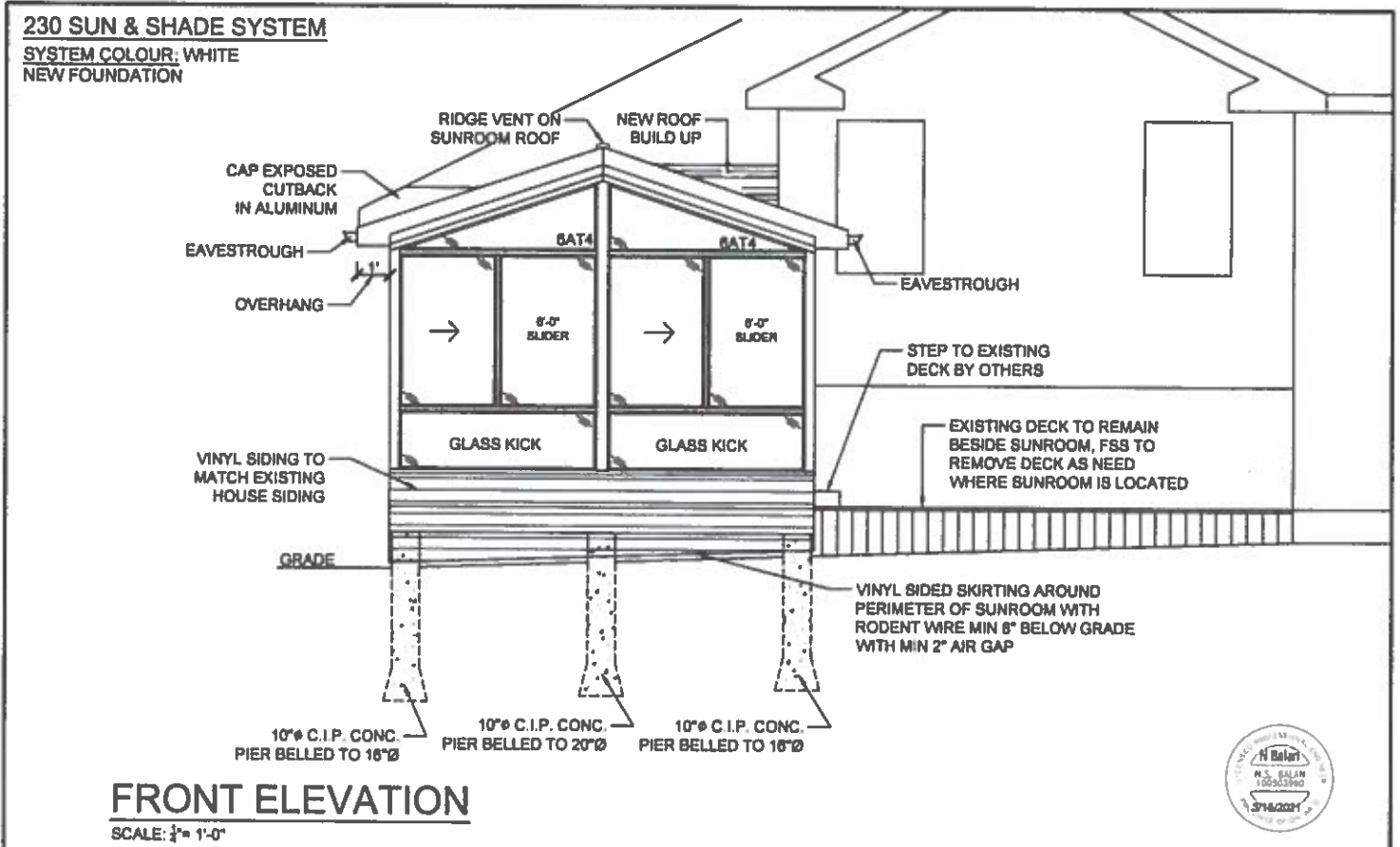
- VERIFY ALL DIMENSIONS ON SITE DURING CONSTRUCTION AND ADJUST TO FIT
- SLOPE GRADE AWAY (TYPICAL)
- ANY ELECTRICAL WORK BY: OTHERS
- ANY HVAC WORK BY: HVAC UNIT BY FBS
- FINISHED FLOOR BY: FBS
- ANY GAS LINE, PLUMBING OR VENT RELOCATION BY OTHERS

DRAWINGS ACCEPTED: _____
 DATE: _____
 BY: _____
 SIGNATURE APPROVES FINAL COPY

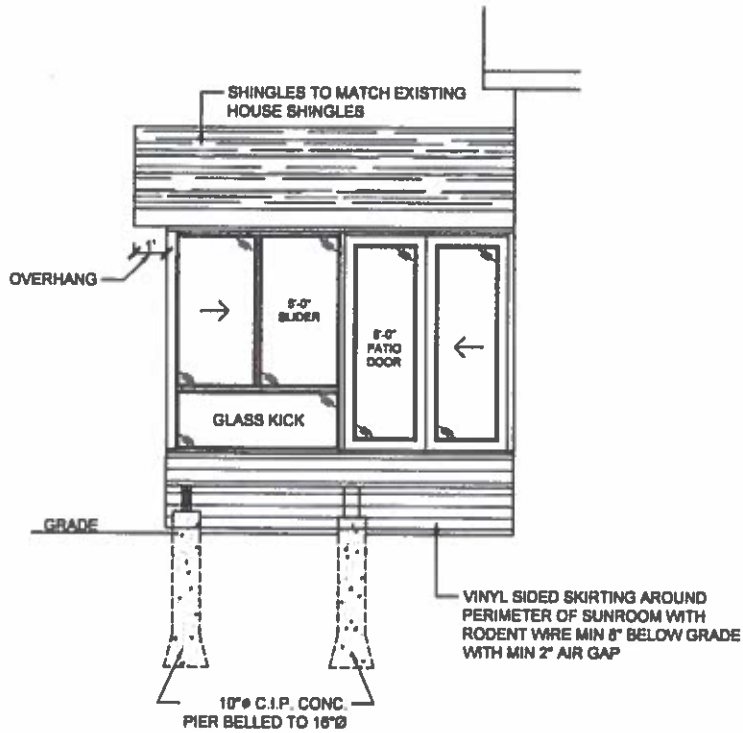
FOUR SEASONS
 SUNROOMS & WINDOWS.
 775 WHARNCLIFFE RD. S.
 LONDON, ON. N6J 2N8
 (519) 680-3330

PROJECT: VAUGHN & KAREN DAHL
 353 CHESTNUT STREET,
 ST. THOMAS, ON, N5R 6B9
 TITLE: SUNROOM ADDITION
 DATE: MAR 15 2021
 SCALE: AS NOTED

DWG. NO. **1** OF 10



SEE PAGE 2 FOR SYSTEM DETAILS



RIGHT ELEVATION

SCALE: 1/2" = 1'-0"



GENERAL NOTES:

- VERIFY ALL DIMENSIONS ON SITE DURING CONSTRUCTION AND ADJUST TO FIT
- SLOPE GRADE AWAY (TYPICAL)
- ANY ELECTRICAL WORK BY: OTHERS
- ANY HVAC WORK BY: HAS UNIT BY FBS
- FINISHED FLOOR BY: FBS
- ANY GAS LINE, PLUMBING OR VENT RELOCATION BY OTHERS

DRAWINGS ACCEPTED: _____

DATE: _____

BY: _____
SIGNATURE

SIGNATURE APPROVES FINAL COPY



775 WHARNCLIFFE RD. S.
LONDON, ON, N6J 2N8
(519) 880-3330

PROJECT

VAUGHN & KAREN DAHL
363 CHESTNUT STREET,
ST. THOMAS, ON, N5R 6B9

TITLE

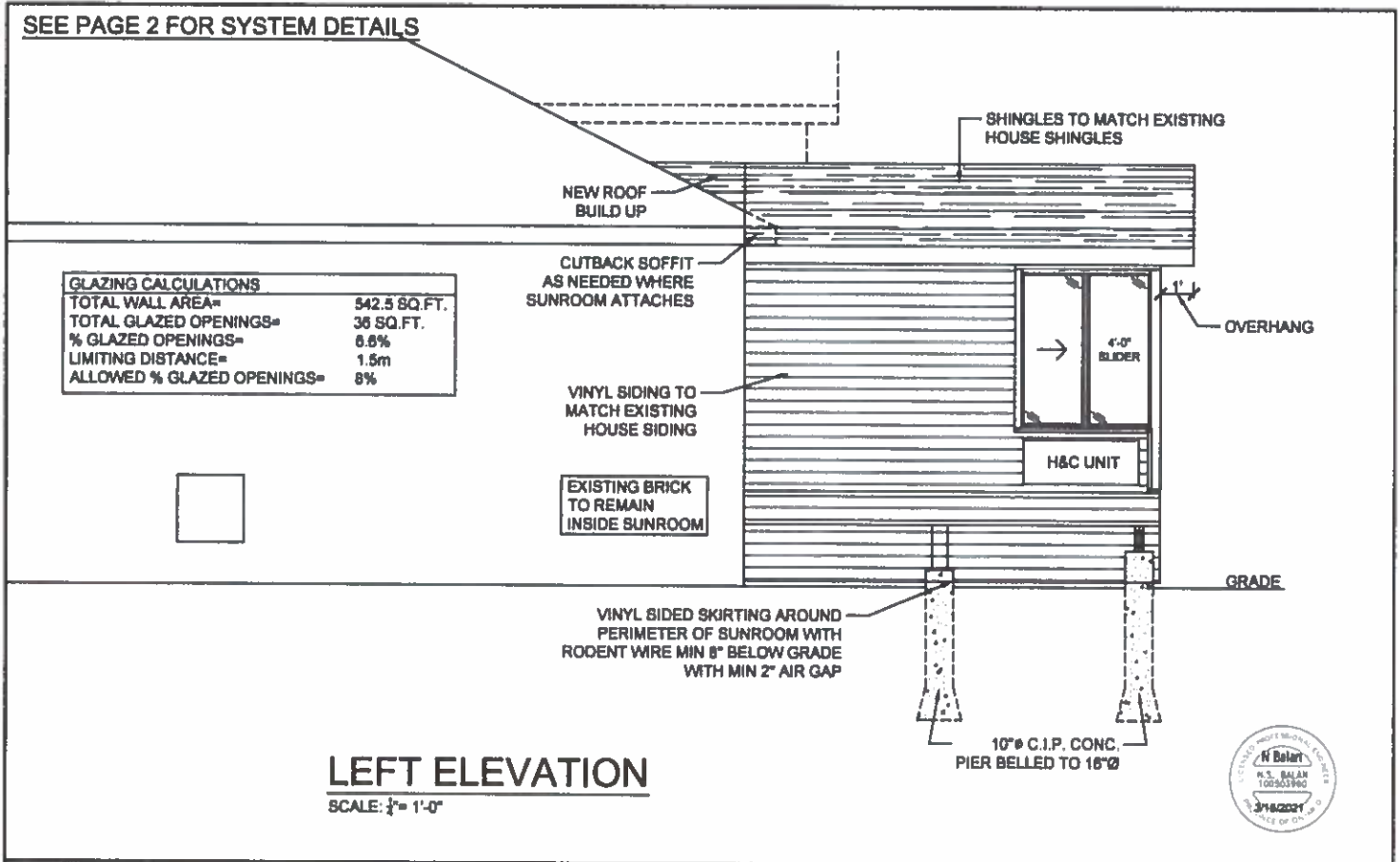
SUNROOM ADDITION

DATE: MAR 15 2021

SCALE: AS NOTED

DWG. NO.

3 OF 10



GENERAL NOTES:

- VERIFY ALL DIMENSIONS ON SITE DURING CONSTRUCTION AND ADJUST TO FIT
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- ANY ELECTRICAL WORK BY: OTHERS
- ANY HVAC WORK BY: H&C UNIT BY FBS
- FINISHED FLOOR BY: FBS
- ANY GAS LINE, PLUMBING OR VENT RELOCATION BY OTHERS

DRAWINGS ACCEPTED: _____
DATE: _____
BY: _____
SIGNATURE APPROVES FINAL COPY

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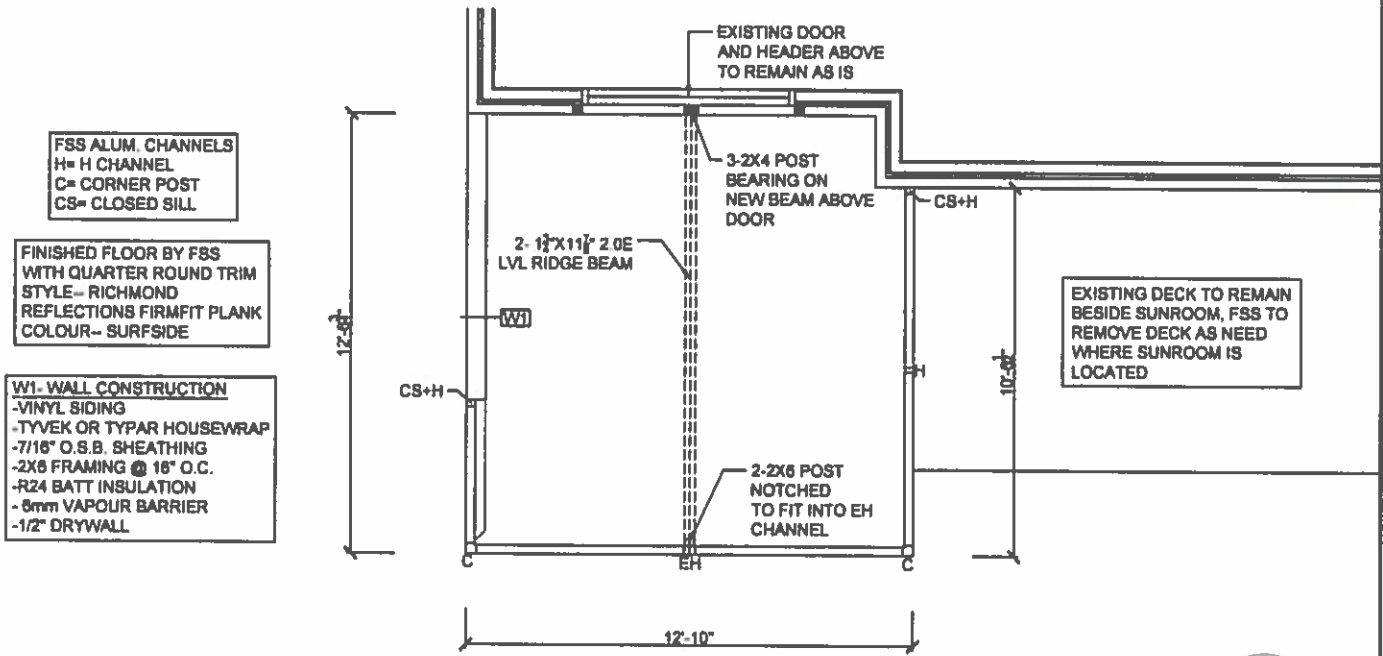
775 WHARNCLIFFE RD. S.
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PROJECT: VAUGHN & KAREN DAHL
363 CHESTNUT STREET,
ST. THOMAS, ON. N5R 6B9

TITLE: SUNROOM ADDITION
DATE: MAR 15 2021
SCALE: AS NOTED

DWG. NO. **4** OF 10

SEE PAGE 2 FOR SYSTEM DETAILS



FLOOR PLAN

SCALE: 1/4" = 1'-0"



GENERAL NOTES:

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- ANY ELECTRICAL WORK BY: OTHERS
- ANY HVAC WORK BY: HVAC UNIT BY FBS
- FINISHED FLOOR BY: FBS
- ANY GAS LINE, PLUMBING OR VENT RELOCATION BY OTHERS

DRAWINGS ACCEPTED: _____
 DATE: _____
 BY: _____
 SIGNATURE APPROVES FINAL COPY



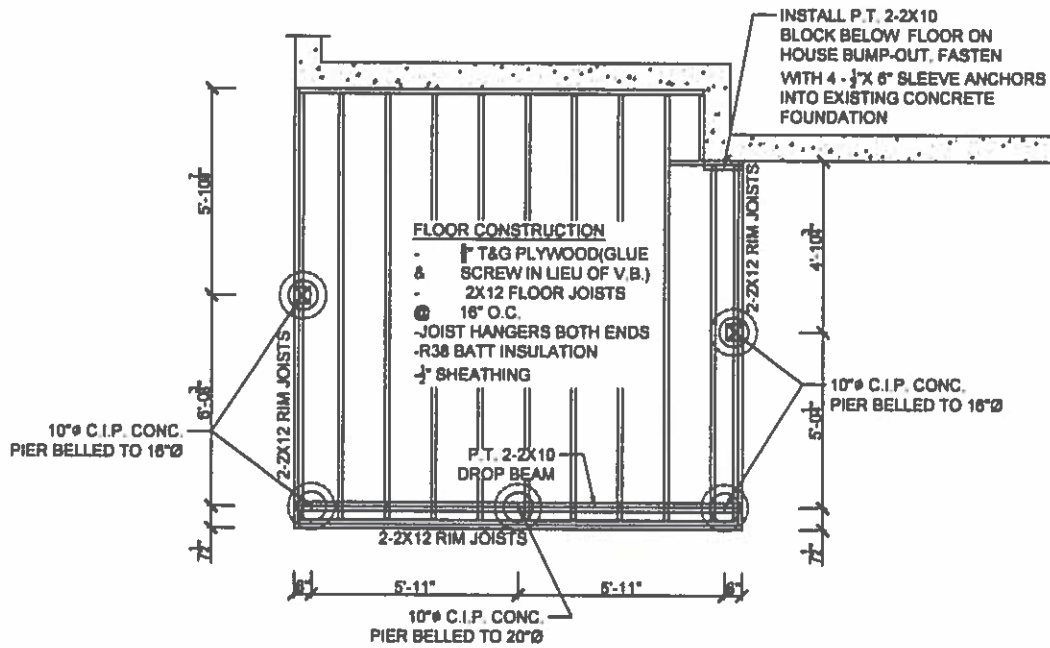
775 WHARNCLIFFE RD. S.
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 (519) 880-3330

PROJECT: VAUGHN & KAREN DAHL
 363 CHESTNUT STREET,
 ST. THOMAS, ON, N5R 6B9

TITLE: SUNROOM ADDITION
 DATE: MAR 15 2021
 SCALE: AS NOTED

DWG. NO. 5 OF 10

SEE PAGE 2 FOR SYSTEM DETAILS



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



GENERAL NOTES:

- VERIFY ALL DIMENSIONS ON SITE DURING CONSTRUCTION AND ADJUST TO FIT
- SLOPE GRADE AWAY (TYPICAL)
- ANY ELECTRICAL WORK BY: OTHERS
- ANY HVAC WORK BY: H.A.C. UNIT BY: F.S.
- FINISHED FLOOR BY: F.S.
- ANY GAS LINE, PLUMBING OR VENT RELOCATION BY OTHERS

DRAWINGS ACCEPTED: _____

DATE: _____

BY: _____

SIGNATURE APPROVES FINAL COPY



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(519) 680-3330

PROJECT: VAUGHN & KAREN DAHL
353 CHESTNUT STREET,
ST. THOMAS, ON, N5R 6B9

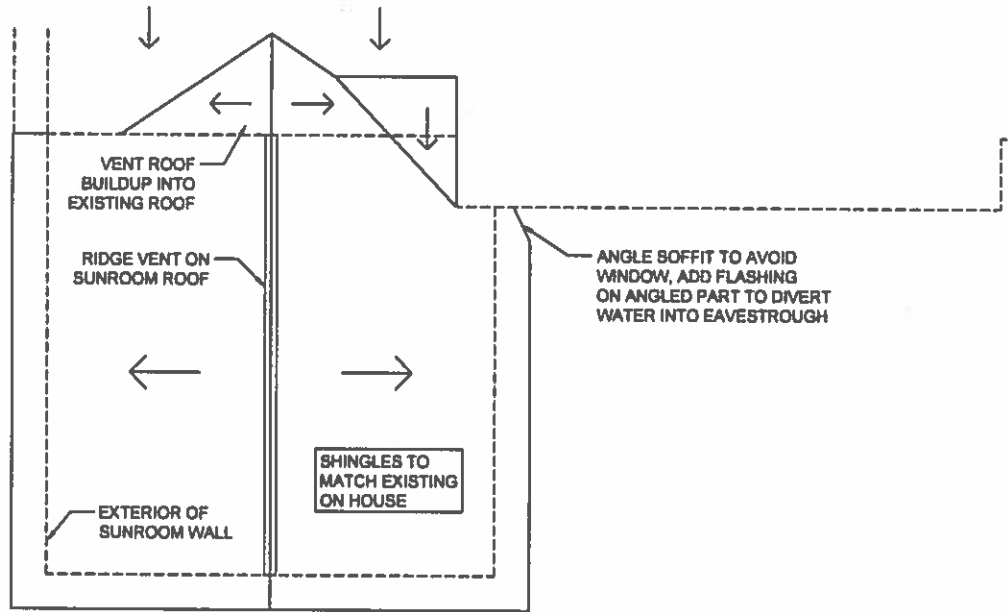
TITLE: SUNROOM ADDITION

DATE: MAR 15 2021

SCALE: AS NOTED

DWG. NO. 6 OF 10

SEE PAGE 2 FOR SYSTEM DETAILS



ROOF PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

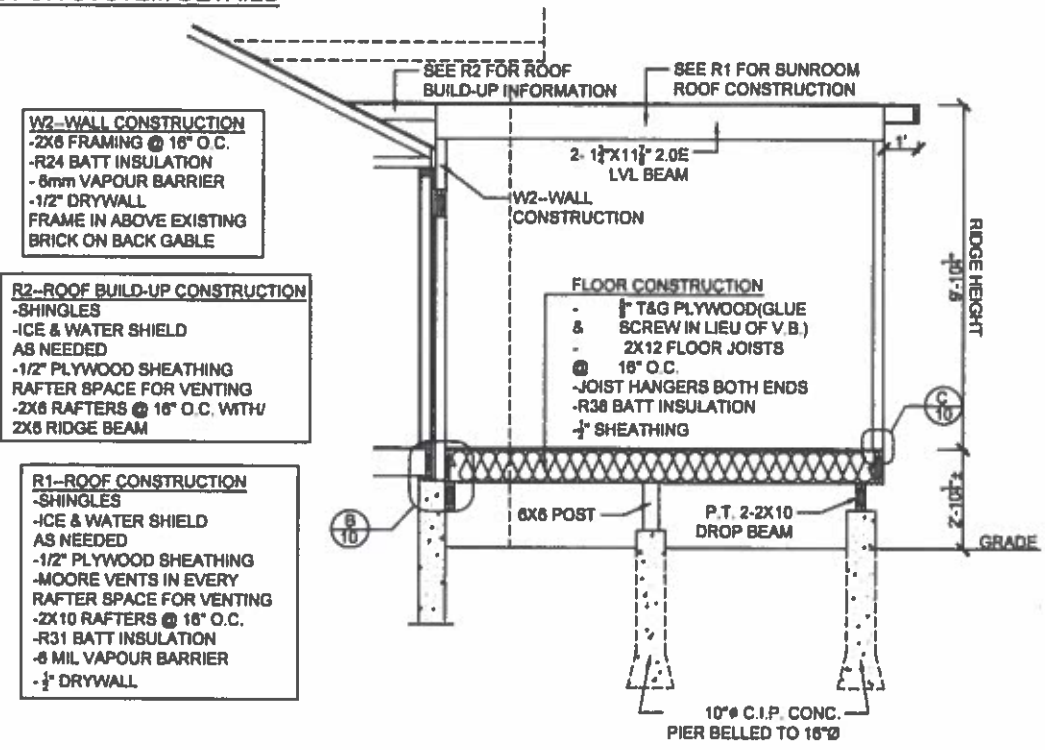
- VERIFY ALL DIMENSIONS ON SITE DURING CONSTRUCTION AND ADJUST TO FIT
- SLOPE GRADE AWAY (TYPICAL)
- ANY ELECTRICAL WORK BY: OTHERS
- ANY HVAC WORK BY: HAC INST BY FBS
- FINISHED FLOOR BY: FBS
- ANY GAS LINE, PLUMBING OR VENT RELOCATION BY OTHERS

DRAWINGS ACCEPTED: _____
 DATE: _____
 BY: _____
 SIGNATURE APPROVES FINAL COPY

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| | | |
|---|---------------------|----------------------------|
| PROJECT VAUGHN & KAREN DAHL 363 CHESTNUT STREET, ST. THOMAS, ON, N5R 6B9 | | DWG. NO. 7 OF 10 |
| TITLE SUNROOM ADDITION | DATE MAR 15 2021 | |
| SCALE AS NOTED | | |

SEE PAGE 2 FOR SYSTEM DETAILS



BUILDING SECTION

SCALE: 1/4" = 1'-0"



GENERAL NOTES:
 -VERIFY ALL DIMENSIONS ON SITE DURING CONSTRUCTION AND ADJUST TO FIT
 -SLOPE GRADE AWAY (TYPICAL)
 -ANY ELECTRICAL WORK BY: OTHERS
 -ANY HVAC WORK BY: HAZ LINT BY FRS
 -FINISHED FLOOR BY: FRS
 -ANY GAS LINE, PLUMBING OR VENT RELOCATION BY OTHERS

DRAWINGS ACCEPTED: _____
 DATE: _____
 BY: _____
 SIGNATURE APPROVES FINAL COPY

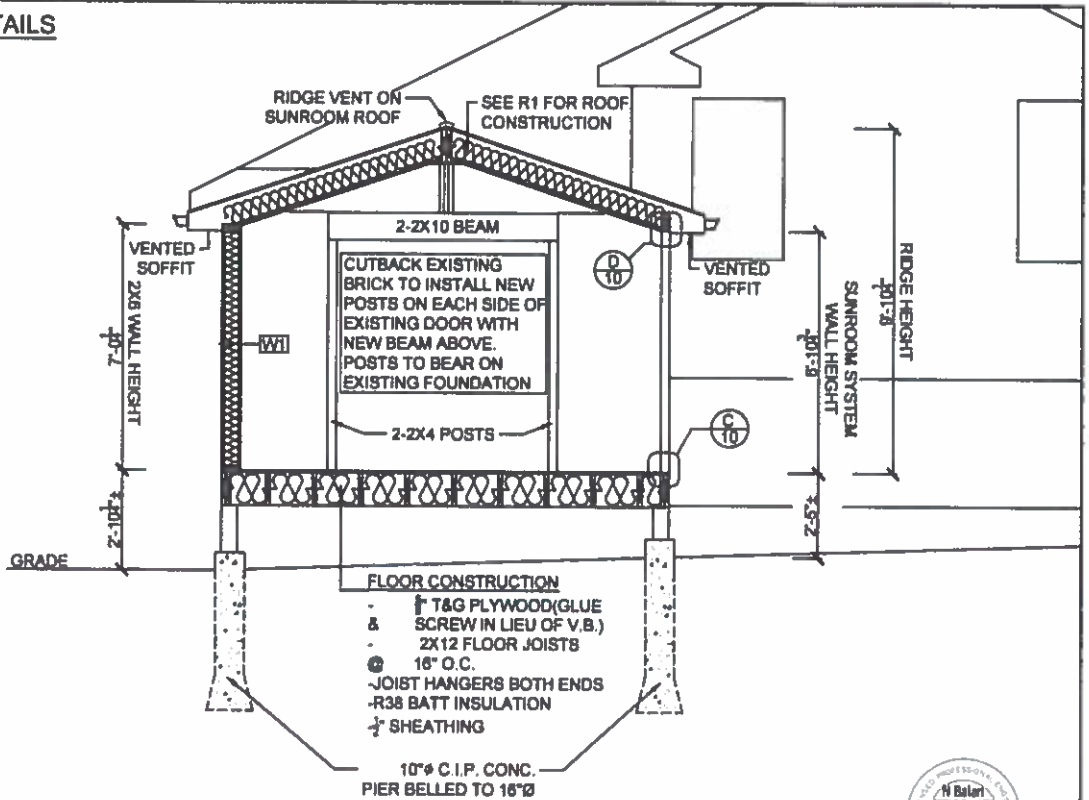
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 (519) 880-3330

PROJECT: VAUGHN & KAREN DAHL
 353 CHESTNUT STREET,
 ST. THOMAS, ON. N6R 6B9
 TITLE: SUNROOM ADDITION
 DATE: MAR 16 2021
 SCALE: AS NOTED
 DWG. NO. 8 OF 10

SEE PAGE 2 FOR SYSTEM DETAILS

- R1-ROOF CONSTRUCTION**
- SHINGLES
 - ICE & WATER SHIELD AS NEEDED
 - 1/2" PLYWOOD SHEATHING
 - MOORE VENTS IN EVERY RAFTER SPACE FOR VENTING
 - 2X10 RAFTERS @ 16" O.C.
 - R31 BATT INSULATION
 - 6 MIL VAPOUR BARRIER
 - 1/2" DRYWALL

- W1- WALL CONSTRUCTION**
- VINYL SIDING
 - TYVEK OR TYPAR HOUSEWRAP
 - 7/16" O.S.B. SHEATHING
 - 2X6 FRAMING @ 16" O.C.
 - R24 BATT INSULATION
 - 6mm VAPOUR BARRIER
 - 1/2" DRYWALL



BUILDING SECTION

SCALE: 1/4" = 1'-0"



GENERAL NOTES:

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- SLOPE GRADE AWAY (TYPICAL)
- ANY ELECTRICAL WORK BY: OTHERS
- ANY HVAC WORK BY: HAC UNIT BY FBS
- FINISHED FLOOR BY: FBS
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DRAWINGS ACCEPTED: _____
 DATE: _____
 BY: _____
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PROJECT: VAUGHN & KAREN DAHL
 353 CHESTNUT STREET,
 ST. THOMAS, ON, N5R 6B9

TITLE: SUNROOM ADDITION
 DATE: MAR 15 2021
 SCALE: AS NOTED

DWG. NO. 9 OF 10

| | |
|---|---|
| <p>SEE PAGE 2 FOR SYSTEM DETAILS</p> <p>PIER DETAIL SCALE: N.T.S.</p> | <p>SILL DETAIL SCALE: N.T.S.</p> |
| <p>EAVE DETAIL SCALE: 1" = 1'-0"</p> | <p>LEDGER DETAIL SCALE: 1" = 1'-0"</p> |

GENERAL NOTES:


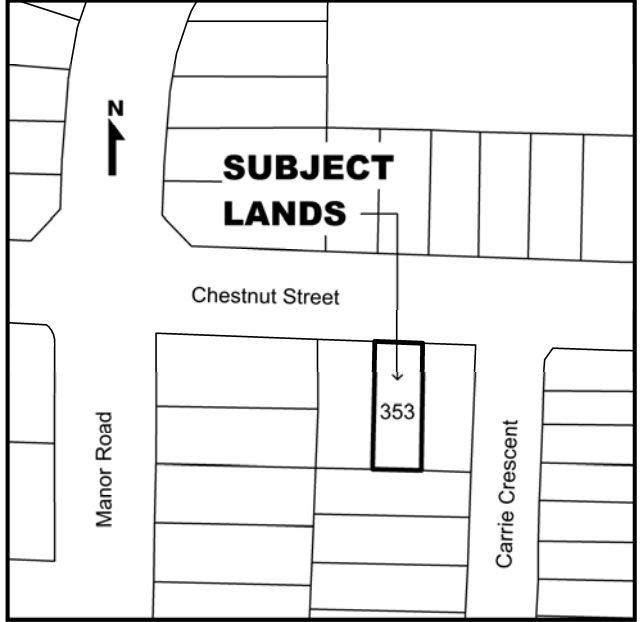
- VERIFY ALL DIMENSIONS ON SITE DURING CONSTRUCTION AND ADJUST TO FIT
- SLOPE GRADE AWAY (TYPICAL)
- ANY ELECTRICAL WORK BY: _____ OTHERS
- ANY HVAC WORK BY: _____ HVAC UNIT BY F&S
- FINISHED FLOOR BY: _____ F&S
- ANY GAS LINE, PLUMBING OR VENT RELOCATION BY OTHERS

DRAWINGS ACCEPTED: _____
 DATE: _____
 BY: _____
 SIGNATURE APPROVES FINAL COPY

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| | | |
|--|----------------------|--|
| PROJECT: VAUGHN & KAREN DAHL 353 CHESTNUT STREET, ST. THOMAS, ON, N5R 6B9 | | DWG. NO. 10 OF 10 |
| TITLE: SUNROOM ADDITION | DATE: MAR 15 2021 | |
| SCALE: AS NOTED | | |

| | |
|--|---|
|  <p>The Corporation of the City of St. Thomas</p> | <p>Report No.: COA04-2021</p> |
| <p>Members of the Committee of Adjustment</p> | <p>Applicant: Vaughn and Karen Dahl</p> |
| <p>Location: 353 Chestnut Street, City of St. Thomas</p> | |
| <p>Subject: Request for a minor variance pursuant to 45(1) of the Planning Act, R.S.O, as amended</p> | |
| <p>Department: Planning and Building Services Department Prepared by: Steve Craig, Senior Planning Technician</p> | <p>Attachments: Location Plan</p> |
| <p>Recommendation: That: Report COA04-2021 be received.</p> | |
| <p>BACKGROUND: The applicants are proposing to construct a 3.81m x 3.91m sunroom on the back of the existing residential dwelling.</p> <p>MINOR VARIANCE(s):</p> <p>(i) To permit a sunroom addition a minimum of 7.22m from the rear lot line, whereas Table 1 to Subsection 7.4, Item Number 10, and Column 2 of the Zoning By-Law requires a minimum rear yard depth of 9m.</p> <p>(ii) To permit a maximum lot coverage of 36%, whereas Table 1 to Subsection 7.4, Item Number 5, and Column 2 of the Zoning By-law permits a maximum lot coverage of 35%.</p> <p>OFFICIAL PLAN:</p> <ul style="list-style-type: none"> The subject lands are designated Residential as shown on Schedule A (Land Use Plan) to the Official Plan for the City of St. Thomas. Permitted uses include low, medium, and high-density residential use (5.1.3.1). Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory, and essential to that use are also permitted (11.2.1). <p>ZONING BY-LAW:</p> <ul style="list-style-type: none"> The subject lands are within the Third Residential Zone (R3-39) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended (7.5.39). Permitted uses of the R3-39 zone include a single detached dwelling and uses accessory to the foregoing (7.5.39(b)). The requirements and setbacks for a single detached dwelling in the R3-39 zone include: <ul style="list-style-type: none"> minimum lot area - 371.5m²; minimum lot frontage - 12m; maximum main building height - 11m; maximum accessory building height - 4m; maximum lot coverage - 35%; maximum floor area of an enclosed accessory building - the lesser of 15% of the lot area or 67m²; maximum number of dwelling units - 1 per lot; maximum roof area - 50%; minimum front yard depth - 6m; minimum rear yard depth - 9m; minimum interior side yard depth - 1m; minimum ground floor area - 1 storey dwelling 74m²; and minimum number of parking spaces - 1 parking space per dwelling unit. | <p>Location Plan:</p>  |

LEGISLATIVE FRAMEWORK FOR A MINOR VARIANCE:

In considering this application, the Committee must have regard to the following criteria and determine whether:

- The general intent and purpose of the Official Plan will be maintained;
- The general intent and purpose of the Zoning By-Law will be maintained;
- The variance is desirable for the appropriate development or use of the land, building or structure; and
- The variance is minor in nature.

Aerial Photography (2015):

- The first variance is required to permit a sunroom addition a minimum of 7.22m from the rear lot line, whereas the R3-39 zone requires a minimum rear yard depth of 9m. A rear yard depth of 7.22m provides an adequate setback from neighbouring development, area in the rear yard for landscaping, outdoor amenity space and drainage. A rear yard depth of 7.22m is also consistent with the 7m minimum rear yard depth requirement in R3A zone, which is the standard rear yard depth requirement applied to single detached dwellings in residential subdivisions since 2003.
- The second variance is required to permit a maximum of coverage of 36%, whereas the R3-39 zone permits a maximum lot coverage of 35%. A lot coverage of 36% is compatible with neighbouring area and will not result in the over development of the subject lands.
- In Staff's opinion the proposed variances meet the general intent and purpose of the Official Plan, Zoning By-law, are minor in nature, and are desirable and appropriate for the use of the lands, thereby satisfying the four tests, as set out in Section 45 of the Planning Act. Therefore, planning staff recommend that minor variance application COA04-2021 be approved.
- Should the Committee of Adjustment approve Minor Variance Application COA04-2021, the decision should reflect that the Committee is approving:
 - a 3.81m x 3.91m sunroom addition on the back of the existing residential dwelling a minimum of 7.22m from the rear lot line, substantially as shown on the plans accompanying the subject application; and
 - a maximum lot coverage of 36%.

Respectfully submitted,

Steve Craig
Senior Planning Technician