REPORT HIGHLIGHTS

- The applicant is requesting relief from the minimum lot frontage requirement of 15.8 meters (51.8 feet) to 12.8 metres (42 feet) for one of the lots on the draft plan of subdivision known as Stonemanor Woods (Lot 470 on Oliver’s Mill Road).
- Relief is requested as a result of considerations to re-lot the subdivision, which will reduce the number of lots on Oliver’s Mill Road from 27 to 25 with larger lot frontages save and except Lot 470.
- Staff are of the opinion that the application meets all four tests as prescribed under Section 45 of the Planning Act R.S.O. 1990 in considering a minor variance approval.
- Staff are recommending approval of application A02/15 subject to the condition outlined in the report.

RECOMMENDATION

THAT the report from the Planner regarding Minor Variance Application A02/15 be received; and

THAT the Committee of Adjustment approve application A02/15 subject to the following condition:

1. That the variance shall only apply to the lot identified as Lot 470 on Oliver’s Mill Road and as illustrated in the applicant’s application submission.

BACKGROUND

The subject lands are located on the north side of Sunnidale Road and west of Dobson Road. The draft plan approved Stonemanor Woods Subdivision is approved to consist of 660 residential dwelling units.
PROPOSAL

The developer wishes to convert 27 lots along Oliver’s Mill Road to 25 lots. The effect of the change will result in wider lot frontages (15.8 metres to 18.9 metres) opposite the proposed park, however it will result in one lot not being able to meet the minimum lot frontage requirement of 15.8 metres. A detailed plan can be found under Appendix A.

ANALYSIS

Township of Springwater Official Plan

The subject lands are designated ‘Urban Residential’, which permits single detached dwelling units within a plan of subdivision.

Comprehensive Zoning By-Law 5000

The lot subject to this application is currently zoned zoned Residential Exception (R1-D) which permits a single detached dwelling unit with 15.8 metres of lot frontage and minimum lot area of 550 square metres. The applicant proposes a minimum lot frontage of 13.8 metres and a minimum lot area of 576 square metres.

The By-law’s intent of providing a minimum lot frontage requirement is to ensure that there is sufficient front yard amenity space for landscaping and snow storage and to provide adequate vehicular street access. The application would appear to maintain the intent of the By-law as the reduced lot frontage would be able to achieve the same objectives.

Appropriateness

The Stonemanor Woods Subdivision provides a variety of lot frontages and areas for individual lots. Specifically, the current zoning for the subdivision provides for five lot sizes with lot frontages ranging from 12.8 metres to 26 metres. The proposed reduction in lot frontage for Lot 470 would not be out of character for the streetscape as the plan of subdivision already proposes five lots with 12.8 metre frontages immediately to the east of this property. For the reasons outlined above, staff consider the proposed variance to be appropriate for the area.

Minor in Nature

As stated above, the Stonemanor Woods draft plan of subdivision already permit lots with 12.8 metres frontages as approved by the current zoning by-law. The proposed reduction in lot frontage for one lot while maintaining the minimum lot area requirement can be
considered minor in nature. To ensure that the remaining balance of the lots within the subdivision remain unchanged, staff are recommending that the variance be conditional upon the assurance that only the one lot as applied for would be permitted at a reduced lot frontage.

CONCLUSION

Staff recommends approval of minor variance application A02/15 subject to the following condition as noted below as the proposal meets the following four tests required under the Planning Act R.S.O. 1990 as amended;

- The application conforms to the Official Plan;
- The general intent of the Zoning By-law is maintained;
- The application is deemed appropriate; and,
- The variances are considered minor in nature.

Staff also recommend that the variance shall only apply to the lot identified as Lot 470 on Oliver’s Mill Road and as illustrated in the applicant’s application submission.

APPLICABLE MUNICIPAL POLICY OR LEGISLATION

Planning Act, R.S.O. 1990
Township of Springwater Official Plan
Township of Springwater Zoning By-law 5000

APPROVALS

Submitted by: Amy Knapp, Planner
Reviewed by: Brent Spagnol MCIP, RPP, Manager of Planning
Approved by: Robert Brindley, Chief Administrative Officer

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Background/Relevant reports on the subject:
- Appendix A – Detailed Site Plan
APPENDIX A