



## STAFF REPORT PUBLIC MEETING

**February 27, 2023**

**TO:** Committee of Adjustment Members

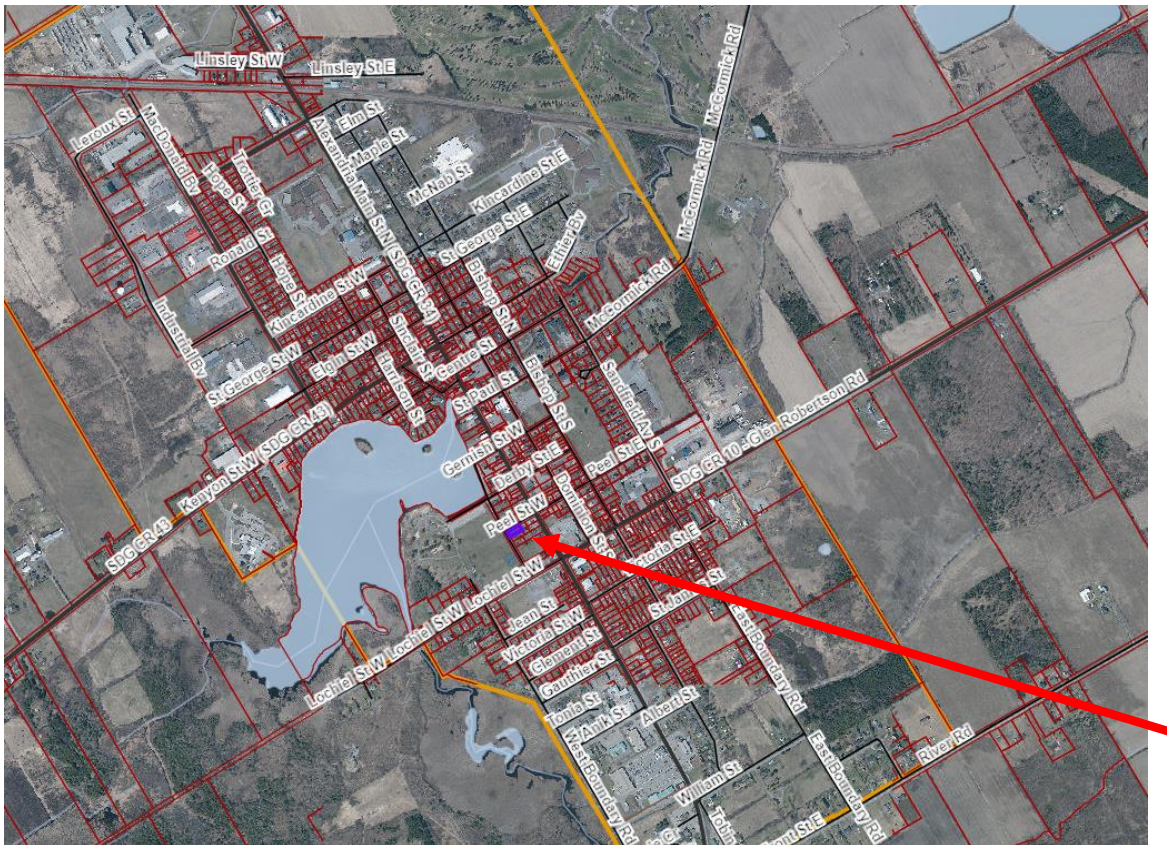
**FROM:** Jacob Rheaume, Director of Building, By-law & Planning

**RE: MV-03-2023**

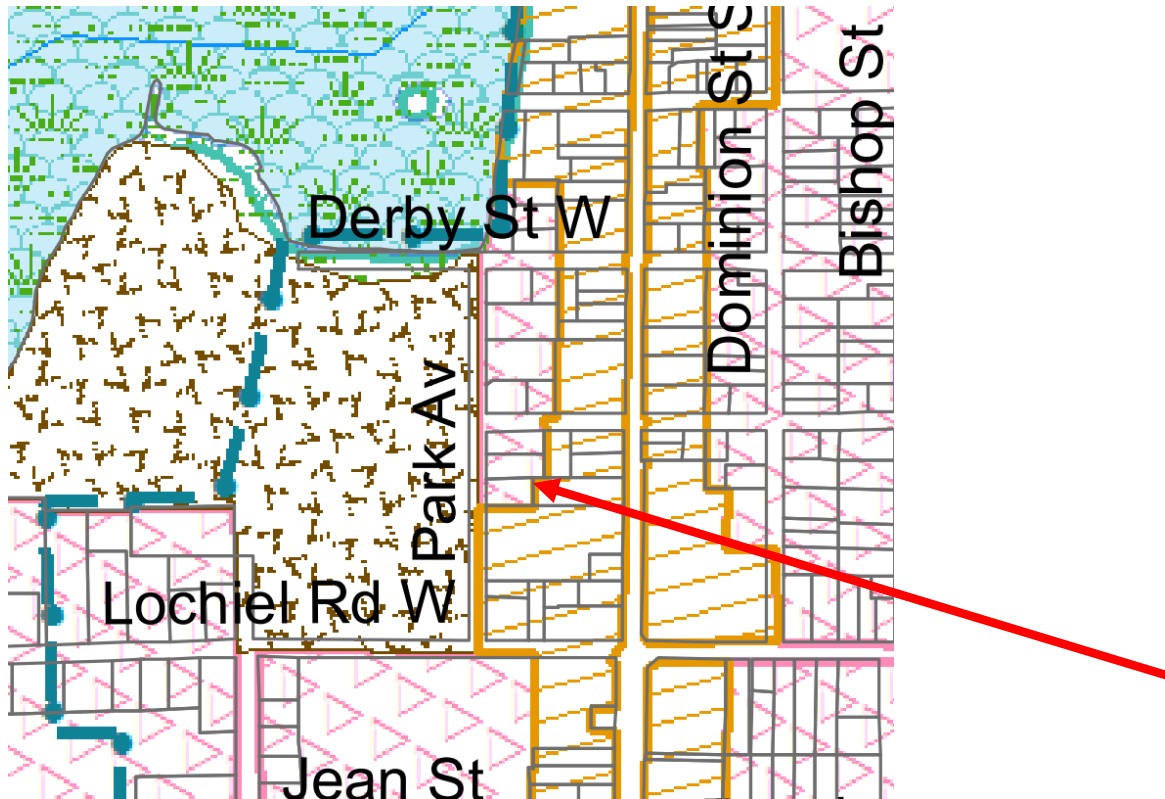
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**Owner:** Anne MACDONALD

**Location:** 163 Park Avenue, Alexandria, K0C 1A0



**Official Plan designation:** Urban Settlement Area – Residential District (Alexandria)



**Zoning:** Residential First Density (R1)



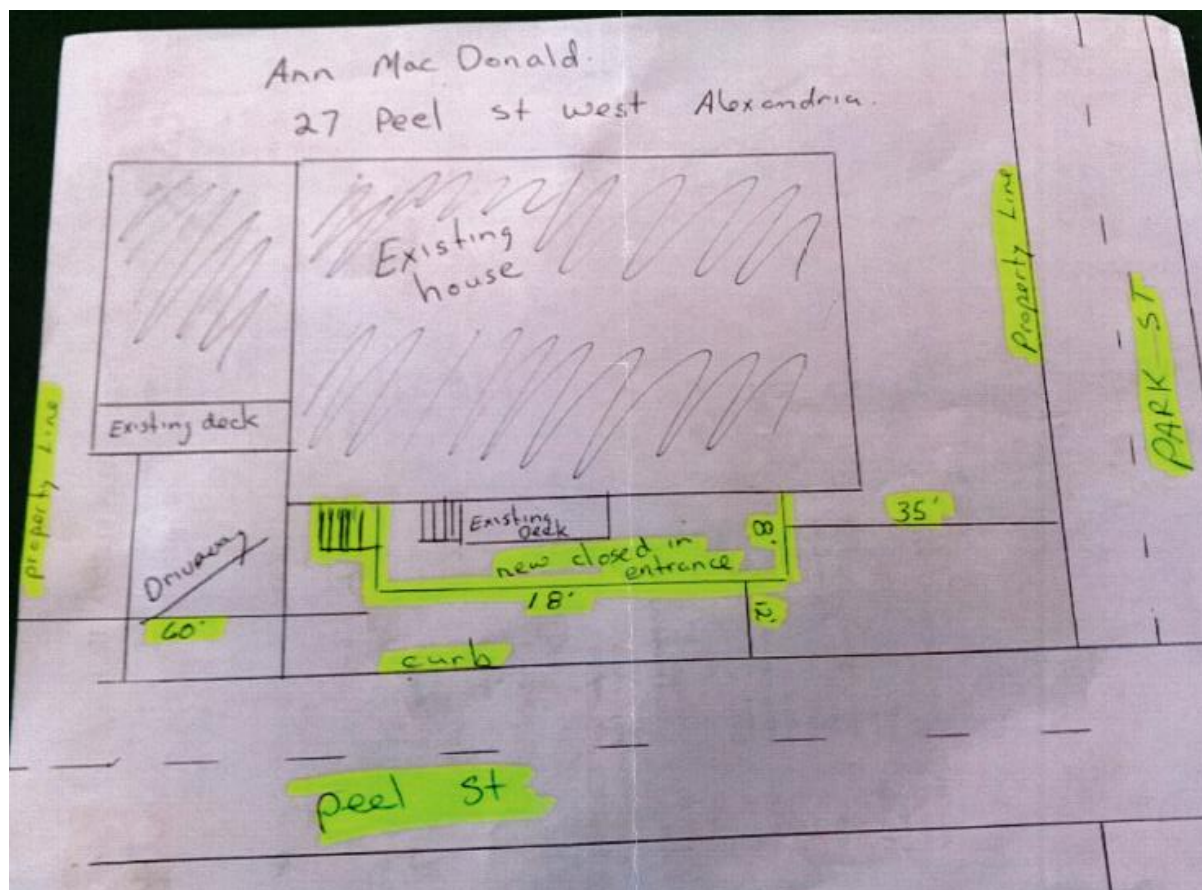


**Purpose of the Application:** To seek relief from the Comprehensive Zoning By-law 39-2000 requirements within Section 5.1 (2) (c) for a reduction of the Front Yard Depth from the required 6m to the proposed 2m to permit the construction of a residential addition (entrance) & porch onto the existing single family dwelling unit.

**Discussion:**

The property located at 163 Park Avenue in Alexandria is a residential property of approximately 0.16 acres, having 15.6m of frontage onto Park Avenue by approximately 41.1m in depth along Peel Street West. The property "entrance" is along Peel Street for both pedestrians and vehicles even if the "frontage" and civic number is on Park Avenue for Zoning purposes. The property being a corner lot, the front yard and exterior side yard are considered the same for setback, sight triangle view, etc.

The existing single-family dwelling is currently setback approximately 5m from the exterior side property line (Peel Street West). The required setback being 6m means the property is already within the required setback. The owner, Anne MACDONALD wishes to construct an addition on the "front" of the existing dwelling which would consist of mostly an entrance and access for the entrance. The addition will result in being approximately 4m closer than the required 6m setback from the exterior side property line, therefore the owner is applying for this minor variance.



Neighbouring properties in the East side are already very close to the property adjacent to Peel Street East, making the proposed minor variance a “known” situation. The final designs may end up being a lot less than what is being proposed. The owners did not complete the architectural drawing at this time as they are waiting for the result of this application. The addition would be compliant with all other Zoning By-law requirements and would not be higher than the existing dwelling.

The property being zoned R1 permits residential additions as such, Public Works confirmed that the shorter setback will not be an issue for their department and we have not received any feedback or comments from members of the public or any other agencies for the proposed minor variance.

The property will not be subject to Site Plan Control to deal with the small addition, servicing, driveway, entrance, lighting, garbage, access, storm water management, lot grading, soil conditions, etc. are all existing and will remain the same.

The parking space requirements in section 3.21 of the Zoning By-law is compliant as only 2 parking spaces are required, and 2 are provided. The parking area will not be affected by the addition.

There will also be enough room for snow storage to avoid affecting the neighbouring properties, and the roadway.



## Four Tests of the Minor Variance: Planning Act Section 45(1)

The Committee of Adjustment may approve any variance provided that, in their opinion, the variances:

*1. Comply with the intent and purpose of the Official Plan.*

The lands are designated Urban Settlement Area – Residential District in the United Counties of Stormont, Dundas and Glengarry Official Plan (2018). Urban Settlement Area – Residential District permits, in fact encourages any residential uses for properties.

The proposed use conforms to the relevant policies of the United Counties of Stormont, Dundas and Glengarry Official Plan 2018.

*2. Comply with the intent and purpose of the Zoning By-law.*

The Township of North Glengarry Zoning By-law No. 39-2000 Residential First Density (R1) zone designation permits single family dwellings and accessory use buildings. The proposed small addition & access does comply with the intent and purpose of the zoning by-law.

*3. Are deemed suitable and desirable for the surrounding area.*

The surrounding area consists of residential properties on the North and South, and mostly single-family dwellings. Some existing dwellings and the commercial building nearby are already closer to their front property lines than what is proposed in this application. The only other use in the surrounding area is the Institutional lands, owned by the Township (the park/soccer fields), just across the street, West of Park Avenue.







4. *Are minor in nature.*

The proposed relief from the zoning by-law requirement will generate minimal impact on the adjacent lands and dwellings despite the reduction in the required minimum Exterior Side Yard Depth, vehicular circulation for sight triangle being affected the most but still compliant with our Zoning By-law, and Public Works, thus, the minor variance is considered minor in nature.

**Planning staff is of the opinion that the applicant's requested variance to the zoning by-law requirements can be considered minor in nature, desirable and appropriate, and meets the intent and purpose of the Zoning By-law and the objectives and policies of the Official Plan.**

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application **MV-03-2023** as submitted.