

Committee of Adjustment Meeting Minutes

Date: March 13, 2023
 Time: 6:00 PM
 Location: Council Chambers

Members Present: Howard Pye, Chair
 Jay Pember
 Peter Rigby
 Matthew Roberts
 Bob Sutherland
 Glen Yearsley

Sunayana Katikapalli, Acting Secretary Treasurer
 Eric Gilbert, Senior Planner
 Craig Wallace, Chief Building Official

Members Absent: Michelle Woodrow

This meeting was held in-person in accordance with section 238 (3.3) of the Municipal Act, 2001 as amended, and section 16.6.24 of the City of Woodstock Procedure by-law.

1. **Declaration of Conflict of Interest**

2. **Approval of Minutes**

2.a **February 13, 2023 - Regular Meeting Minutes**

Moved by R. Rigby
 Seconded by J. Pember

That the minutes of the February 13, 2023, Committee of Adjustment meeting be adopted as printed.

Carried.

3. **Business Arising from Minutes**

4. **Correspondence**

5. **Applications for Minor Variance**

5.a **MV-05-23 - Application for Minor Variance - Kim and Lois Barnes - 258 Knightsbridge Rd.**

Relief Requested

Relief from Section 6.2, Table 6.2 – Rear Yard Depth, to decrease the required rear yard depth from 7.5 m (34.6 ft) to 2.9 m (9.5 ft) to facilitate the construction of a sunroom.

Location

The subject lands are described as Lot 295, Plan 520, City of Woodstock. The property is located on the northeast side of Knightsbridge Road, between Grosvenor Street and Alexander Street, municipally known as 258 Knightsbridge Road.

Presentation and Discussion

Mr. Eric Gilbert stated that the application for minor variance has been proposed to permit a sunroom to the rear of an existing single detached dwelling on the subject lands. The sunroom is intended to replace an existing deck in the same location. The subject lands are approximately 556.5 m² (5,990.8 ft²) in area and contain an existing single detached dwelling.

It is the opinion of this Office that the applicants' request can be considered minor and desirable for the development of the subject property.

Staff are satisfied that the requested variance, which is limited to a 5.5 m (18 ft) x 4.9 m (16 ft) sunroom centered on the back of the dwelling, can be considered a minor variance from the rear yard depth requirement. Further, it is not anticipated that the relief will impact neighbouring uses, and the proposal can be considered desirable for the development of the property.

In light of the foregoing, it is the opinion of this Office that the requested relief is in keeping with the general intent and purpose of the Official Plan and City's Zoning By-law and can be given favourable consideration.

Recommendation

Moved by J. Pember
Seconded by B. Sutherland

That the City of Woodstock Committee of Adjustment **approve** Application File MV 05-23, submitted by Kim and Lois Barnes for the lands described as Lot 295, Plan 5, City of Woodstock, municipally known as 258 Knightsbridge Road, as it relates to:

Relief from Section 6.2, Table 6.2 – Rear Yard Depth, to decrease the required rear yard depth from 7.5 m (34.6 ft) to 2.9 m (9.5 ft) to facilitate the construction of a sunroom additional measuring approximately 5.5 m (18 ft) x 4.9 m (16 ft), subject to the following condition:

- i. That the relief apply only for the purpose of a sunroom and that the said sunroom be of an approximate size and location as illustrated on Plate 3

of Report No. 2023-78, to the satisfaction of the City of Woodstock Engineering Department.

And further that comments received from the public were reviewed and considered before the decision was made in relation to this planning matter.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act, as follows:

The proposed relief is a minor variance from the provisions of the City's Zoning By-law in that the relief is not anticipated to compromise the ability of the property to provide adequate amenity space or drainage;

The proposed relief is desirable for the use of the land, as the said relief will allow for development that conforms with the Zoning By-law, is compatible with surrounding uses, and will not negatively impact neighbouring properties;

The proposed relief maintains the general intent and purpose of the City's Zoning By-law as the development is in keeping with the permitted uses of the 'R1' zone; and,

The relief maintains the intent and purpose of the Official Plan, as the proposed development of the lands for a rear sunroom for a single detached dwelling is a form of development contemplated by the Low Density Residential policies of the Official Plan.

Carried.

6. Adjournment

Moved by G. Yearsley
Seconded by B. Sutherland

That the meeting be adjourned at 6:07 p.m.

Carried.