

Community Planning

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Woodstock Ontario N4S 7Y3

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Our File: **MV21-24**

APPLICATION FOR MINOR VARIANCE

TO: City of Woodstock Committee of Adjustment

MEETING: December 9, 2024

REPORT NUMBER: CP 2024-383

OWNER: Abigail Wicks
196 Russell Street, Woodstock ON N4S 2Z2

VARIANCE REQUESTED:

Relief from **Section 5.2.2 – Established Building Line Provisions, 5.2.2.1 – Yard Reductions**, to reduce the minimum required front yard depth from 3.3 m (10.8 ft) to 2.2 m (7.2 ft) to a porch addition.

LOCATION:

The subject property is described as Part Lots 18 and 19, Plan 234, in the City of Woodstock. The property is located on the west side of Russell Street, between Hay Street and Bruce Street, and is municipally known as 196 Russell Street.

BACKGROUND INFORMATION:

COUNTY OF OXFORD OFFICIAL PLAN: Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW: Residential Zone 2 (R2)

SURROUNDING USES: Surrounding uses are predominantly single detached dwellings.

COMMENTS:

(a) Purpose of the Application:

The applicant is requesting relief from the above-noted provision of the City's Zoning By-law to facilitate the construction of a 2.7 m (9 ft) x 2.4 m (8 ft) porch addition to the front of the single detached dwelling on the subject lands.

According to Section 5.2.2.1 of the City's Zoning By-law, where existing development on either side of a middle lot have legal non-complying front yard depths, the required front yard depth of the dwelling on the subject property may be reduced to the average yards of the dwellings on the other two lots. In this case, it has been determined that the established building line is 3.3 m (10.9 ft).

The subject property has an area of approximately 638.3 m² (6,871.3 ft²) and is currently occupied by an existing single detached dwelling.

Plate 1, Location Map with Existing Zoning, shows the location of the subject property and the current zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), shows the uses on the subject property and surrounding properties in greater detail.

Plate 3, Applicant's Sketch, illustrates the location of the existing dwelling and covered porch relative to the front lot line.

(b) Agency Comments

The City of Woodstock Engineering Department (Building Division) provided the following comments in support of the application:

1. The site is zoned R2 Residential with a single detached dwelling
2. As noted above, the relief is required for the front yard depth, the front yard setback is considered to be existing as a structure was removed with a setback of 2.25 m. The owner wishes to improve the structure with a front yard setback of 2.25 m with minimal change to the front yard, we have no concerns.
3. The property is existing with reduced lot depth from 3.37 m to 2.25 m

(c) Public Consultation:

Public Notice was provided to surrounding property owners on November 22, 2024 in accordance with the requirements of the Planning Act. As of the writing of this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan:

The subject lands are designated 'Low Density Residential' according to the City of Woodstock Land Use Plan, as contained in the County Official Plan. Low density residential areas include those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single detached dwellings, semi-detached dwellings, duplex, converted dwellings, quadraplexes, townhouses and low density cluster development.

The use of the property for a single detached dwelling is in keeping with the Low Density Residential policies of the Official Plan.

(e) Intent and Purpose of the Zoning By-law:

The subject property is zoned 'Residential Zone 2 (R2)' according to the City of Woodstock Zoning By-law. The 'R2' zone permits a limited range of low density residential uses, including a single detached dwelling house and a semi-detached dwelling.

The minimum front yard depth provision in the 'R2' zone is typically 6 m (19.7 ft); however, as per Section 5.2.2.1, where existing development on either side of a middle lot have legal non-

complying front yard depths, the required front yard depth of the dwelling on the subject property may be reduced to the average yards of the dwellings on the other two lots, but not less than 3 m (9.8 ft). In this particular case, it has been determined that the established building line is 3.3 m (10.8 ft), and the applicant is requesting a minimum depth of 2.2 m (7.2 ft).

The established building line provisions contained in the Zoning By-law are intended to ensure that new development (including additions to existing development) maintains a similar setback to existing development on the same side of the street, thereby maintaining the aesthetic quality of similar front yard depths within the defined area.

Generally, front yard depth requirements are intended to limit the extent of buildings and structures on a lot to ensure proper sightlines and common building setbacks along roads. This provision also assists to ensure adequate space is available for parking, without interfering with the normal use and maintenance of the road allowance, landscaping, drainage or amenity area.

The proposed porch addition maintains a similar front yard setback as the neighbouring residences. Furthermore, the reduced front yard will only apply to the proposed 2.7 m (9 ft) x 2.4 m (8 ft) porch addition and not to the entire width of the existing dwelling.

Although the Established Building Line provision only considers the average of the dwellings on either side of the subject lands, the projection of the addition appears to be generally consistent with setbacks in the area, and staff are satisfied that sightlines will be maintained along the street. Further, it would appear that sufficient area will continue to be provided for landscaping, drainage and amenity space, and on-site parking will continue to be provided along the north side of the dwelling.

Staff are of the opinion that the proposal is in keeping with the intent and purpose of the Zoning By-law.

(f) Desirable Development/Use:

The proposed relief will permit a small addition that only impacts a 2.7 m (9 ft) wide portion of the front of the dwelling. The addition is not anticipated to negatively impact sightlines along Russell Street or to effect neighbouring properties. It would appear that sufficient area will continue to be provided on the property for landscaping, drainage, parking and amenity area. In this regard it is the opinion of this Office that the requested relief can be considered minor in nature.

Further, the proposed relief can also be considered desirable as it will facilitate a minor porch addition which will be in-keeping with the character of the existing dwelling and residential dwellings on Russell Street.

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 Zoning By-law and can be given favourable consideration.

RECOMMENDATION:

That the City of Woodstock Committee of Adjustment **approve** Application File MV21-24, submitted by Abigail Wicks for lands described as Part Lots 18 and 19, Plan 234, in the City of Woodstock and municipally known as 196 Russell Street, as it relates to:

1. Relief from **Section 5.2.2 – Established Building Line Provisions, 5.2.2.1 – Yard Reductions**, to reduce the minimum required front yard depth from 3.3 m (10.8 ft) to 2.2 m (7.2 ft) to a porch addition, subject to the following condition:
 - a. The requested relief shall only apply to permit a porch addition of a general size and configuration, as shown on Plate 3 of Report No. 2024-383.

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 addition is not anticipated to interfere with sightlines along the street, impact the established common building setback along the street, or the ability of the property to provide adequate area for landscaping, amenity space, drainage and parking;

The proposed relief is desirable for the use of the land as the said relief will allow for development that is permitted by 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 generally in keeping with the permitted uses of the 'R2' Zone; and,

The relief maintains the intent and purpose of the Official Plan as the proposed addition is a form of development contemplated by the Low Density Residential policies of the Official Plan.

Authored by:

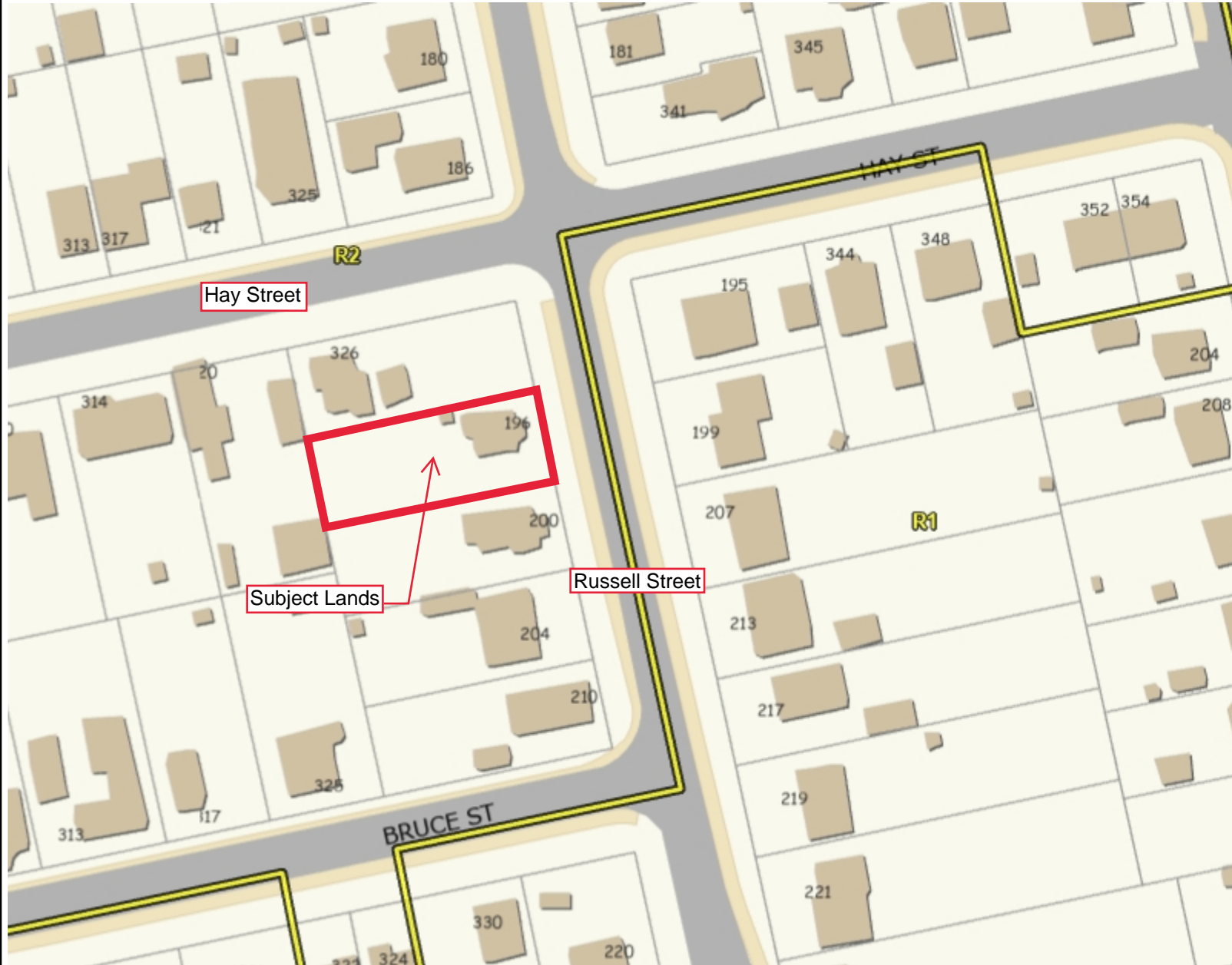
Original signed by

Justin Miller
Development Planner

Approved for submission by:

Original signed by

Heather St. Clair, MCIP, RPP
Senior Planner



Legend

- Zoning Floodlines
- Regulation Limit
- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



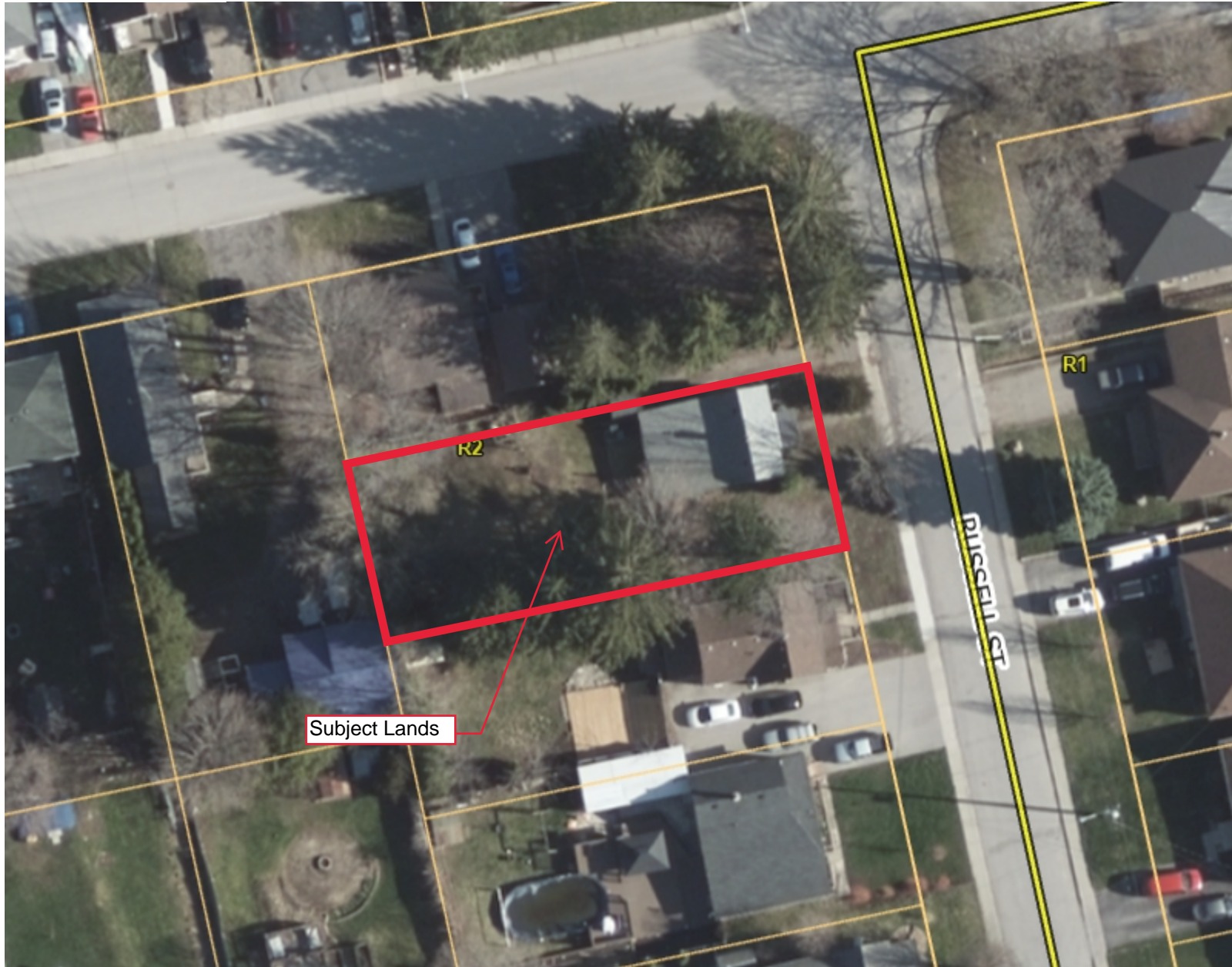
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NAD_1983_UTM_Zone_17N



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November 28, 2024



Legend

- Zoning Floodlines
- Regulation Limit
 - ◆◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - ◆◆ Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



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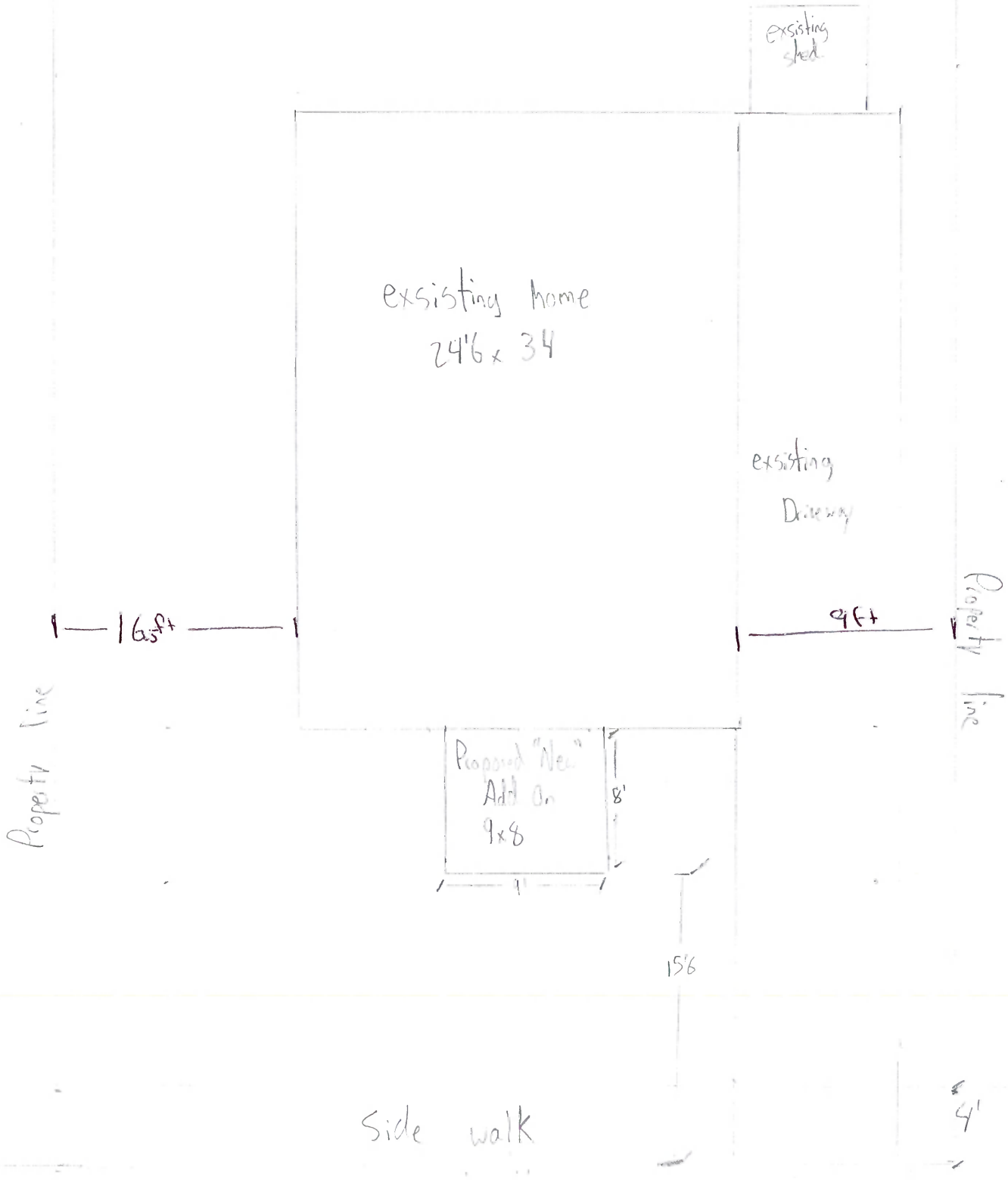
November 28, 2024

196 Russell St

cont 70'

Plate 3: Applicant's Sketch
MV 21-24 - Wicks - 196 Russell Street, Woodstock

$\frac{1''}{8} = 1'$



Russell Street

RECEIVED
NOV 15 2024
Engineering Office