

DATE: Sept 22nd, 2021

REPORT NO: COA-033-21

SUBJECT: **Recommendation Report**
Application for Minor Variance by Jeffery Carter and Katherine Ransom
File No. A23/2021WL

CONTACT: Madison Etzl, Planner II
Brian Treble, Director of Planning and Building

OVERVIEW:

- A minor Variance application has been submitted by Jeffery Carter and Katherine Ransom for the property legally known as Concession 1, Part Lot 25, in the former Township of Gainsborough, now in the Township of West Lincoln, Region of Niagara, municipally known as 3982 Concession 1.
- A minor variance application has been applied for that requests four variances.
- The first variance that is required is to permit a proposed accessory building to be permitted in the front yard whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that an accessory building is not permitted to be built in the front yard.
- The second variance that is required is to permit a proposed accessory building to be built in the front yard, specifically for it to be built 18.9 metres (62 feet) closer to the front lot line than the property's main building whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that an accessory building cannot be built in the front yard and that it cannot be built closer to the front lot line than the main building.
- The third variance that is required is to permit a proposed accessory building to be built with a maximum ground floor area of 208 square metres (2,238.89 square feet) whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that a Residential Low Density – Type 1A 'R1A' property does not allow an accessory building to be built with a ground floor area larger than 100 square metres (1,076.39 square feet).
- The forth variance that is required is to permit the subject property to have a maximum lot coverage of 208 square metres for accessory buildings (2,238.89 square feet) whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that the maximum lot coverage for accessory buildings is 200 square metres or 8% (323.8 square metres) of the lot area, whichever is less, provided the lot coverage shall not exceed the maximum lot coverage requirement for all buildings and structures in

OVERVIEW CONTINUED:

- The owners are requesting these variances to replace an existing building accessory building that they have indicated is not in very good condition.
- The existing building is considered legal non-conforming as it is larger than the Township's Zoning By-law 2017-70, as amended, allows and is approximately 163.06 square metres (1,755.18 square feet) in size.
- This minor variance application was triggered after the owners initially applied for a building permit on March 29 for a much larger accessory building at a size of 243.68 square metres (2,623 square feet).
- Planning staff indicated to the owners that they would not be able to provide zoning clearance for their initial permit as it did not comply with the Township's Zoning By-law 2017,70, as amended.
- After speaking with Planning Staff the owners have chosen to remove a 35.68 square metres (384.06 square feet) utility room that was initially included as a part of the initial proposed accessory building.
- The removal of the utility room was to reduce the extent to which the proposed accessory building would be deviating from the Township's Zoning By-law.
- This application has been reviewed against the four tests of a Minor Variance.
- After reviewing the four tests of a minor variance the first and second variances can be recommended for approval as they were applied for, the third variance can be recommended for modification and approval, and the fourth variance cannot be recommended for approval.
- That all four recommendations are subject to two conditions: 1) that the Department of Planning and Building approve the exterior design of the accessory building, which shall be alternatively designed in keeping with the residential characteristic of the property and 2) that the existing accessory building be removed prior to a building permit being issued.

RECOMMENDATION:

1. THAT, the application for the first Minor Variance made by Jeffery Carter and Katherine Ransom as outlined in Report COA-033-21, to permit an accessory building to be permitted in the front yard, BE APPROVED;
2. THAT, the application for the second Minor Variance made by Jeffery Carter and Katherine Ransom as outlined in Report COA-033-21, to permit an accessory building to be built in the property's front yard, specifically 18.9 metres (62 feet) closer to the front lot line than the property's main building, BE APPROVED;
3. THAT, the application for the third Minor Variance made by Jeffery Carter and Katherine Ransom as outlined in Report COA-033-21, to permit an accessory building to be built with a size of 208 square metres (2,238.89 square feet), BE MODIFIED and APROVED at a size of 200 square metres; and

4. THAT, the application for the fourth Minor Variance made by Jeffery Carter and Katherine Ransom as outlined in Report COA-033-21, to permit 208 square metres (2,238.89 square feet) to be the maximum lot coverage for accessory building, NOT BE APPROVED.
 - a. That all four recommendations are subject to the following conditions:
 - i. THAT, the Department of Planning and Building approve the exterior design of the accessory building, which shall be alternatively designed in keeping with the residential characteristic of the property; and
 - ii. THAT, the existing accessory building be removed prior to a building permit being issued.

BACKGROUND:

The subject lands are situated on the south side of Concession 1 Road, east of Boyle Road, north of Wiley Road, and west of Shedden Road, being legally described as Concession 1, Part Lot 25, in the former Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara. The subject property is municipally known as 3982 Concession 1. (See attachment 1 for a site sketch)

The subject property is approximately 1 acre (0.4 hectares) in size. The property is within a part of the Hamlet Settlement Area of Boyle and is zoned Residential Low Density – Type 1A. The surrounding properties to 3982 Concession 1 that are within the Hamlet are zoned Residential Low Density – Type 1A, while the property to the east that is outside of the Hamlet is zoned Agricultural.

The applicant's initially applied for a building permit on March 29, 2021 to replace their existing 163.06 square metres (1,755.18 square feet) legal non-conforming accessory building with an even larger 243.68 square metres (2,623 square feet) accessory building in the same general location. Planning staff indicated to the owners that that they would not be able to provide zoning clearance for their initial permit as it did not comply with the Township's Zoning By-law 2017-70, as amended. After speaking with Planning Staff the owners have chosen to remove a 35.68 square metres (384.06 square feet) utility room that was initially included as a part of the initial proposed accessory building. The removal of the utility room was to reduce the extent to which the proposed accessory building would be deviating from the Township's Zoning By-law.

A minor variance application has been applied for that requests four variances. The first variance that is required is to permit a proposed accessory building to be permitted in the front yard whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that an accessory building is not permitted to be built in the front yard. The second variance that is required is to permit a proposed accessory building to be built in the front yard, specifically for it to be built 18.9 metres (62 feet) closer to the front lot line than the property's main building whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that an accessory building cannot be

built in the front yard and that it cannot be built closer to the front lot line than the main building. The third variance that is required is to permit a proposed accessory building to be built with a maximum ground floor area of 208 square metres (2,238.89 square feet) whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that a Residential Low Density –Type 1A 'R1A' property does not allow an accessory building to be built with a ground floor area larger than 100 square metres (1,076.39 square feet). The fourth variance that is required is to permit the subject property to have a maximum lot coverage of 208 square metres for accessory buildings (2,238.89 square feet) whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that the maximum lot coverage for accessory buildings is 200 square metres or 8% (323.8 square metres) of the lot area, whichever is less, provided the lot coverage shall not exceed the maximum lot coverage requirement for all buildings and structures in the respective zone.

The property is a corner lot. The Township's Zoning By-law identifies that for a corner lot the shortest of the lot lines dividing the lot from the public street shall be deemed to be the front lot line. In the case of 3982 Concession 1 Road the front lot line is Boyle Road and the exterior side lot line is Concession 1 Road. However, Jeffery Carter and Katherine Ransom utilize Concession 1 Road as their front lot as their driveway entrance is off of Concession 1 Road and their front door faces Concession 1 Road. This results in the exterior side yard (by definition) acts as the front yard and the front yard (by definition) acts as the exterior side yard.

CURRENT SITUATION:

Planning Staff have completed an analysis of the proposed Minor Variance application and can provide the following evaluation:

Does the proposal maintain the general intent and purpose of the Official Plan?

Yes, to permit in the front yard

Yes, to permit the front yard setback

Yes, to modify and permit a 200 square metres ground floor area

No, to permit the accessory lot coverage

The property is designated to be within the Hamlet Settlement Area of Boyle. The Township's Official Plan identifies that the predominant land use within the Township's Hamlet Settlement Areas shall be for single detached dwellings. Detached garages are permitted as accessory buildings along with single detached dwellings.

The single detached dwelling on the property appears to be approximately 138.79 square metres while the existing accessory building is considered legal non-conforming as it is larger than the Township's Zoning By-law 2017-70, as amended, allows and is approximately 163.06 square metres (1,755.18 square feet) in size. As the property currently exists the accessory building appears as the primary use while the single detached dwelling appears to be secondary.

Since the property is allowed to have two accessory buildings each with a maximum size of 100 square metres and that the property is allowed to have a total maximum lot

coverage of 200 square metres for accessory buildings the Township is comfortable supporting a modification that the maximum size of the proposed accessory building be 200 square metres.

To further aid in the proposed building appearing as accessory the Township is recommending that a condition be added to identify that the Department of Planning and Building approve the exterior design of the accessory building, which shall be alternatively designed in keeping with the residential characteristic of the property.

Township staff are of the opinion that the first minor variance meets the general intent and purpose of the Official Plan.

Township staff are of the opinion that the second minor variance meets the general intent and purpose of the Official Plan.

Township staff are of the opinion that the third minor variance meets the general intent and purpose of the Official Plan provided that it is modified to a maximum ground floor size of 200 square metres.

Township staff are of the opinion that the fourth minor variance does not meet the general intent and purpose of the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Yes, to permit in the front yard

Yes, to permit the front yard setback

Yes, to modify and permit a 200 square metres ground floor area

No, to permit the accessory lot coverage

The subject land is zoned Residential Low Density- Type 1A 'R1A' under the Township's Zoning By-law 2017-70, as amended. The parcel of land is a 1 acre (0.4 hectares) parcel of land. The Residential Low Density zone permits single detached dwellings and their associated accessory buildings. The proposed accessory building is a permitted use under the regulations of the R1A zone.

Under the Township's Zoning By-Law 2017-70, proposed accessory buildings are not permitted within a property's front yard and are not permitted to be located closer to a front lot line than a property's main building. The purpose of these regulations are to ensure that there is a consistent streetscape throughout the Township of West Lincoln and that the main buildings on the lot are the prominent buildings and the accessory buildings are seen as an accessory structure and use.

Under the Township's Zoning By-Law 2017-70, proposed accessory buildings are not permitted within a property's exterior yard and are not permitted to be located closer to an exterior lot line than a property's main building. The reasoning for these regulations is similar to those of not permitting an accessory building within a front yard.

The subject property is a corner lot. The Township's Zoning By-law identifies that for a

corner lot the shortest of the lot lines divides the lot from the public street shall be deemed to be the front lot line. In the case of 3982 Concession 1 Road the front lot line is Boyle Road and the exterior side lot line is Concession 1 Road. However, Jeffery Carter and Katherine Ransom utilize Concession 1 Road as their front lot as their driveway entrance is off of Concession 1 Road and their front door faces Concession 1 Road. Because of this, the applicants require a minor variance to permit the accessory dwelling unit within the front yard and not the exterior yard even though the front yard acts as the exterior side yard.

The property currently has their existing 163.06 square metre (1,755.18 square feet) legal non-conforming accessory building located within their front yard with a front yard setback of roughly 49.5 metres (162.4 feet). The accessory building that is currently being applied for, which has a size of 208 square metre (2,238.89 square feet), is located roughly 7.5 metres closer to the front lot line than the existing legal non-conforming building with a setback of 42 metres (137.8 feet).

Planning staff are of the opinion that the first and second proposed minor variances maintains the general intent and purpose of the Zoning By-law as the exterior side yard (by definition) acts as the front yard and the front yard (by definition) acts as the exterior side yard. In addition, the setback of the proposed new accessory building to the front yard (by definition) more than meets the front yard setback of a principal use. And that the accessory building will have a greater setback then the house to the north (971 Boyle Road) from the front yard (by definition) setback.

The maximum lot coverage for accessory buildings is 200 square metres or 8% of the lot area, whichever is less, provided the lot coverage shall not exceed the maximum lot coverage requirement for all buildings and structures in the respective zone. 8% of the lot area for the subject property is roughly 323.8 square metres, which means 200 square metres is the required total maximum lot coverage for accessory buildings on the property as it is the lesser number. The lot coverage is intended to allow for two accessory buildings on the property, each with a maximum ground floor area of 100 square metres.

The applicant has already worked to reduce the size of their initially applied for accessory building by 35.68 square metres (384.06 square feet). With these efforts that the owners have done to reduce the original proposed accessory building from 243.68 square metres to 208 square metres Township Staff believe that the applicants are moving in the right direction to meet the general intent of the Zoning By-law as the current proposed building is only 8 square metres (86.11 square feet) larger then what would be permitted on the property between two buildings.

Since the property is allowed to have two accessory buildings each with a maximum size of 100 square metres and that the property is allowed to have a total maximum lot coverage of 200 square metres for accessory buildings the Township is comfortable supporting a modification that the maximum size of the proposed accessory building be 200 square metres.

Township staff are of the opinion that the third minor variance meets the general intent and purpose of the Zoning By-law provided that it is modified to a maximum ground floor size of 200 square metres.

Township staff are of the opinion that the fourth minor variance does not meet the general intent and purpose of the Zoning By-law.

Is the proposal desirable for the appropriate development or use of the land?

Yes, to permit in the front yard

Yes, to permit the front yard setback

Yes, to modify and permit a 200 square metres ground floor area

No, to permit the accessory lot coverage

The applicants have proposed to construct a 208 square metre accessory building. The applicants submitted a building permit earlier this year with Township staff, in which planning staff determined it had to go through a Minor Variance Application to permit its location, size, and lot coverage. This building is proposed to be used for storage purposes for personal every day cars and for family antique cars, which the use is permitted on a Low Density Residential property.

It should be noted that the Township's Septic Inspector does not have any objections to this application, which indicates that the proposed location is not believed to be interfering with the septic system for this property.

The proposed accessory building is generally located in the same location as the existing accessory building and is only slightly larger than the existing accessory building. Several of the neighboring properties also have detached accessory buildings. North of Concession Road 1 there are approximately six neighbors with detached accessory buildings that range in size from 65 square metres to 200 square metres. West of Boyle Road there are approximately two neighbors with detached accessory buildings that range in size from 73 square metres to 123 square metres. Finally, east of Boyle Road there are approximately two neighbors with detached accessory buildings that range in size from 60 square metres to 230 square metres. The average size of a neighboring detached accessory buildings is 123 square metres.

As such, Township staff are of the opinion that the first minor variance is an appropriate development for the property.

Township staff are of the opinion that the second minor variance is an appropriate development for the property.

Township staff are of the opinion that the third minor variance is an appropriate development for the property provided that it is modified to a maximum ground floor size of 200 square metres.

Township staff are of the opinion that the fourth minor variance is not an appropriate development for the property.

Is the proposal minor in nature?

Yes, to permit in the front yard

Yes, to permit the front yard setback

Yes, to modify and permit a 200 square metres ground floor area

No, to permit the accessory lot coverage

The subject application is requesting to permit a proposed accessory building that is slightly closer to the front lot line than the existing legal non-conforming accessory building. The proposed accessory building is located roughly 7.5 metres closer to the front lot line than the existing legal non-conforming building with a setback of 42 metres.

As such, Township staff are of the opinion that the first minor variance is minor in nature.

Township staff are of the opinion that the second minor variance is minor in nature.

The subject application is requesting to permit a proposed accessory building that is slightly larger 45 square metres (28%) than the existing legal non-conforming accessory building. This size is also only minimally larger than the total lot coverage for accessory buildings at 8 square metres (4%) larger. Please see charts below that examines the size of the maximum ground floor area for the required, existing, and proposed accessory buildings for the property as well as the maximum total lot coverage for accessory lot cover total lot coverage for the property.

Maximum Ground floor area per accessory building

	Required	Existing	Proposed	Modified
Ground Floor Area	100 m2	163 m2	208 m2	200 m2
Difference from required		63% larger 63 m2 larger	108% larger 108 m2 larger	100% larger 100 m2 larger
Difference from existing			28% larger 45 m2 larger	23% larger 37m2 larger
Difference from proposed				4% smaller 8 m2 smaller

Total Maximum Lot Coverage for accessory buildings (ABs)

	Required	Existing	Proposed	Modified
Lot Coverage for ABs	200 m2	163 m2	208 m2	200 m2
Difference from required		18.5% smaller 37 m2 smaller	4% larger 8 m2 larger	No difference
Difference from existing			28% larger 45 m2 larger	23% larger 37m2 larger
Difference from proposed				4% smaller 8 m2 smaller

As such, Township staff are of the opinion that the third minor variance is minor in nature provided that it is modified to a maximum ground floor size of 200 square metres.

Township staff are of the opinion that the fourth minor variance is not minor in nature.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS:

Notification was mailed to all applicable agencies and departments on September 2nd, 2021. A yellow sign was also posted on the property a minimum of 10 days before the hearing.

The Niagara Peninsula Conservation Authority does not have any objections to this application.

The Township's Septic Inspector and Public Works Department do not have any objections to this application.

PUBLIC COMMENTS:

Notification was mailed to all neighbouring properties within a 60m radius of the subject lands September 2nd, 2021. A notice was posted to the Township's website on the same day, and a Yellow sign was posted on the property a minimum of 10 days before the hearing.

Two public comment have been received as of Sept 17th, during the preparation of this report.

The both commenters indicated that they were nearby neighbours and that they both have no objections to the minor variance application.

CONCLUSION:

A Minor Variance application has been submitted by Jeffery Carter and Katherine Ransom for the property municipally known as 3982 Concession 1. The Minor Variance application is submitted to permit a proposed accessory building to be located in the front yard and to have a size of 208 square metres. For the proposed accessory building to be permitted four variances are required:

1. To permit a proposed accessory building to be permitted in the front yard whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that an accessory building is not permitted to be built in the front yard.
2. To permit a proposed accessory building to be built in the front yard, specifically for it to be built 18.9 metres (62 feet) closer to the front lot line than the property's main building whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that an accessory building cannot be built in the front yard and that it cannot be built closer to the front lot line than the main building.
3. To permit a proposed accessory building to be built with a maximum ground floor area of 208 square metres (2,238.89 square feet) whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that a Residential Low

Density –Type 1A 'R1A' property does not allow accessory building to be built with a ground floor area larger than 100 square metres (1,076.39 square feet).

4. To permit the subject property to have a maximum lot coverage of 208 square metres for accessory buildings (2,238.89 square feet) whereas Table 1-2 of the Township's Zoning Bylaw 2017-70, as amended, identifies that the maximum lot coverage for accessory buildings is 200 square metres or 8% (323.8 square metres) of the lot area, whichever is less, provided the lot coverage shall not exceed the maximum lot coverage requirement for all buildings and structures in the respective zone.

Planning staff are of the opinion that the first and second minor variance meets all four tests of a minor variance, and as such, can recommend approval of this application.

Planning staff are of the opinion that the third minor variance if modified to a maximum ground floor size of 200 square metres meets all four tests of a minor variance, and as such, can recommend approval of this application.

Planning staff are of the opinion that the fourth minor variance does not meet all four tests of a minor variance, and as such, can recommend approval of this application.

Planning staff are of the opinion that all four recommendations are subject to two conditions: 1) that the Department of Planning and Building approve the exterior design of the accessory building, which shall be alternatively designed in keeping with the residential characteristic of the property and 2) that the existing accessory building be removed prior to a building permit being issued.

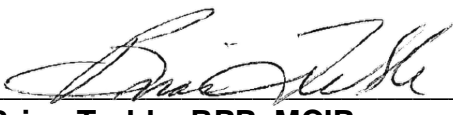
ATTACHMENTS:

1. Site Sketch
2. Accessory Building Zoning Provisions
3. Comments

Prepared by:



Madyson Etzl
Planner II



Brian Treble, RPP, MCIP
Director of Planning and Building

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BASIC SITE	4	MAR. 22/21	BB
ISSUED FOR PERMIT	3	MAR. 17/21	BB
REV 1	2	MAR. 4/21	WD
ISSUED FOR REVIEW	1	MAR. 3/21	WD
PRINTS ISSUED/REVISIONS	NO.	DATE	BY

3982 CONCESSION I
FENWICK, ON.
LOS I CO

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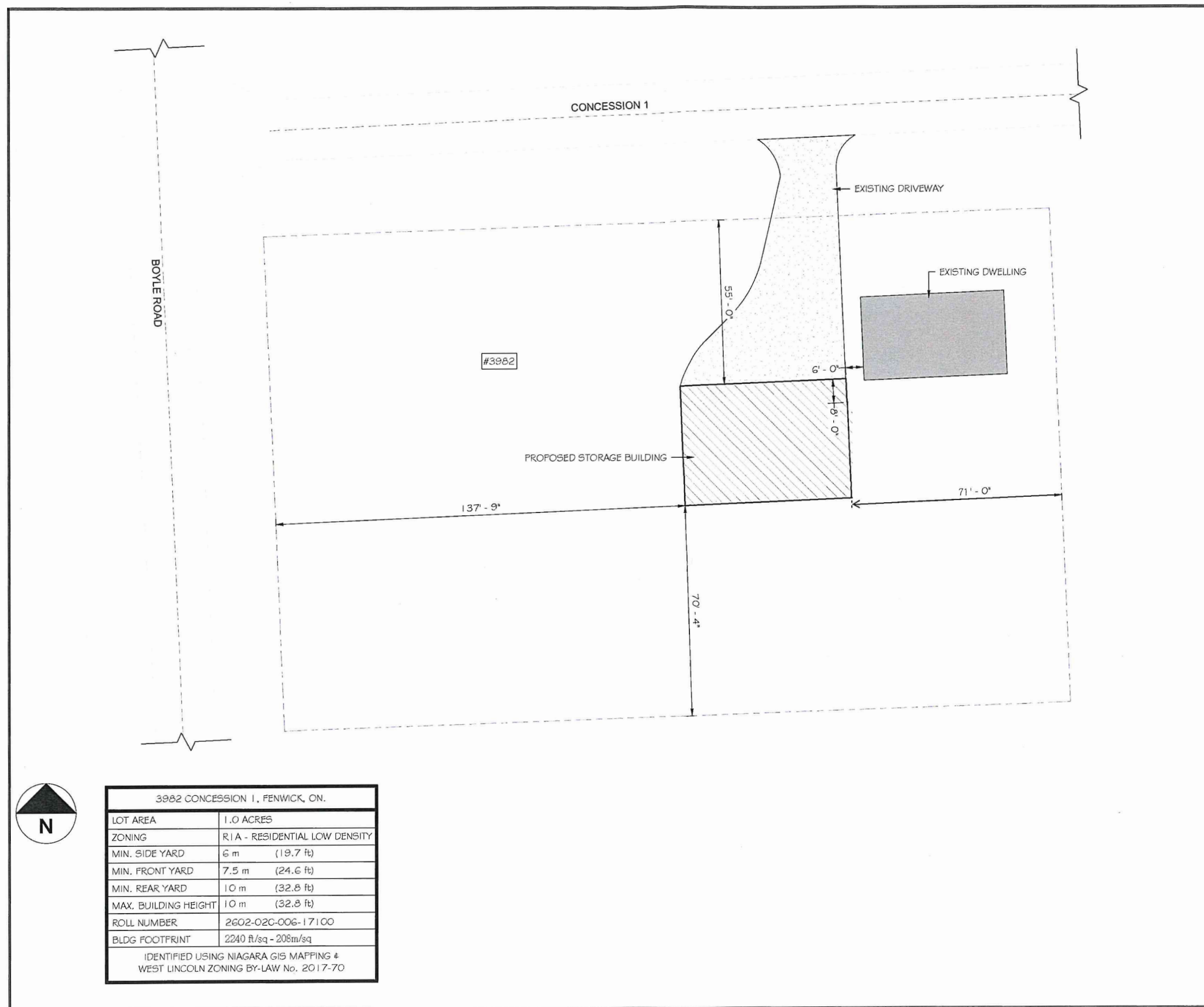
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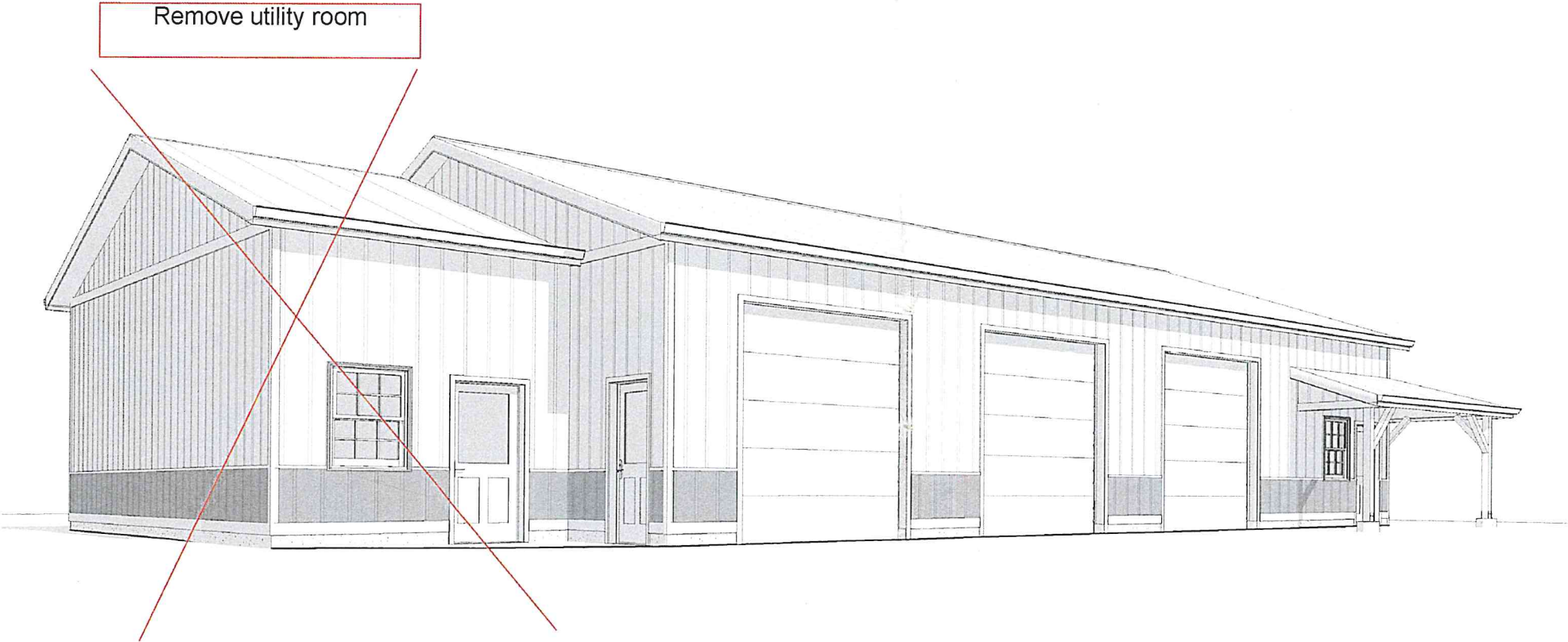
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DATE MAR. 22, 2021
SHEET 6 OF 6

DRAWING NUMBER
C-1



JEFF CARTER STORAGE BUILDING

3982 CONCESSION 1
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SHEET LIST	
SHEET NUMBER	SHEET NAME
1	TITLE
2	ELEVATIONS
3	FOUNDATION PLAN
4	FLOOR PLAN
5	SECTION A - A & DETAILS
6	BASIC SITE



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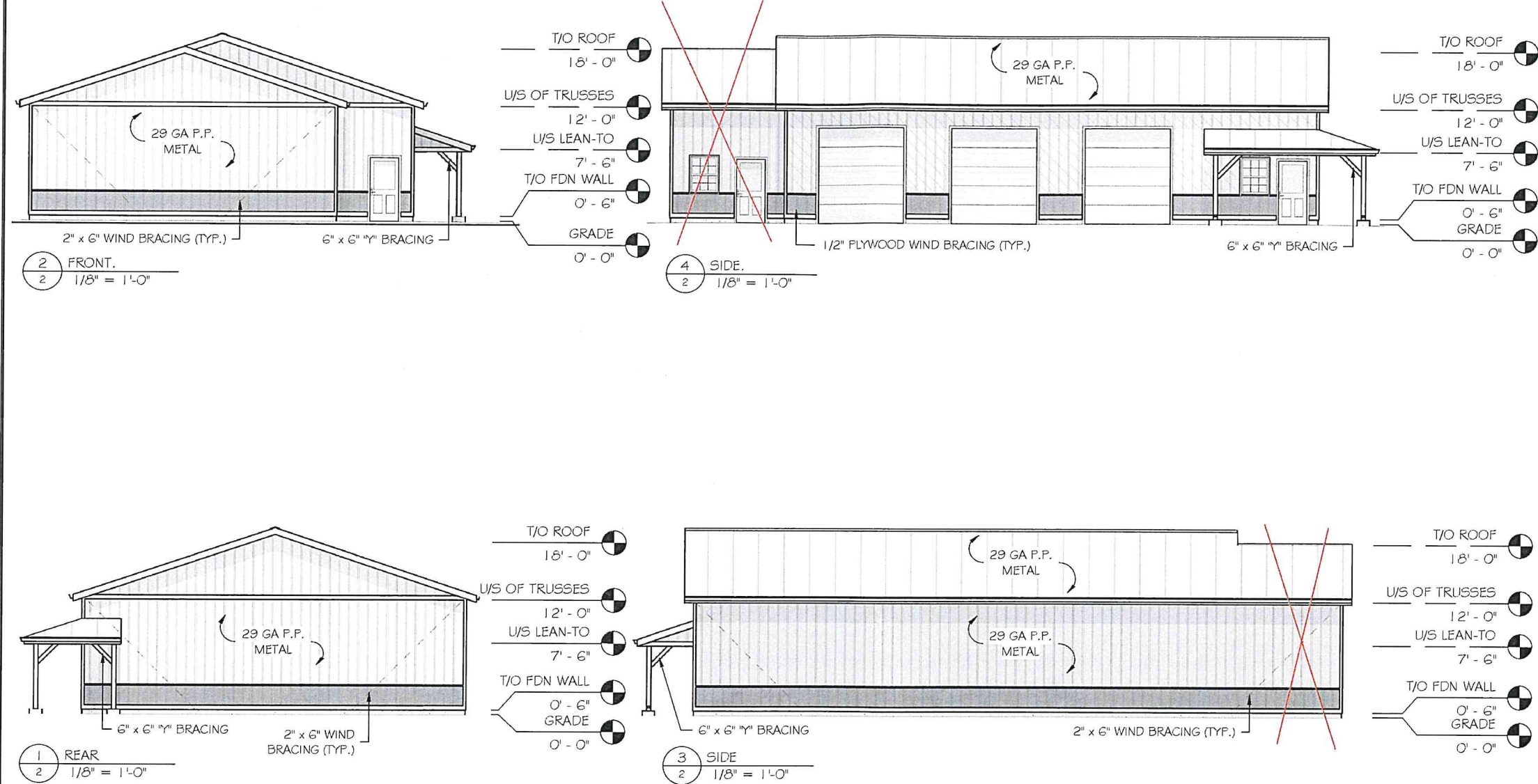
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STORAGE BUILDING
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FENWICK, ON.
LOS 1 CO

DRAWING
TITLE

SCALE	C2-21-91
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DATE MAR 03 / 2021	
SHEET 1 OF 6	



- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS.
 - ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR
 - ANY ERRORS / OMISSIONS TO BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION
 - ALL WORK TO CONFORM TO O.B.C. 2012
 - FIRE STOP IN CONCEALED ATTIC SPACE NOT TO EXCEED 98'-0" O.C.
 - NOTIFY ENGINEER 48 HRS. IN ADVANCE FOR INSPECTION OF FOOTING EXCAVATION AND FRAMING.
 - REMOVE ALL TOP-SOIL AND ORGANIC MATERIAL.
 - ALL FOOTINGS TO BE ON UNDISTURBED SOIL AND MIN. OF 4'-0" BELOW LINE OF FINISHED GRADE
 - SOIL BRG. CAPACITY TO SUSTAIN A MIN. 3000 P.S.F.

- CONCRETE NOTES:**
- ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS
 - 32 MPA FOR SLAB ON GRADE
 - 25 MPA FOR WALLS AND FOOTINGS
 - SLUMP 3" +/- 1"
 - MAX WATER CEMENT RATIO .45 (USE WATER REDUCING AGENT TO IMPROVE WORKABILITY NO WATER TO BE ADDED ON SITE) USE VIBRATORY EQUIPMENT TO ACHIEVE UNIFORM DENSITY
 - AIR ENTRAINMENT 5% - 8%
 - REINFORCING STEEL TO HAVE MIN. YIELD STRENGTH OF 400 MPA WITH MIN. 3" COVER
 - MINIMUM SPLICE LENGTH (10M - 18") (15M - 24")

- LUMBER NOTES:**
- ALL LUMBER TO BE GRADE #2 OR BETTER
 - LUMBER EXPOSED TO MOISTURE TO BE PRESSURE TREATED
 - ALL FASTENERS IN CONTACT WITH PRESSURE TREATED MATERIAL TO BE COMPATIBLE WITH PRESSURE TREATED CHEMICALS
 - ALL STEEL SIDING IN CONTACT WITH PRESSURE TREATED WOOD TO BE ISOLATED WITH A LAYER OF ICE & WATER SHIELD OR EQUAL.
 - SUBMIT ENGINEERED TRUSS DRAWINGS
 - TRUSS BRACING AND STRAPPING AS SPECIFIED BY ENGINEERED TRUSS DRAWING
 - TRUSS TIE DOWN TO SUSTAIN UPLIFT SHOWN ON TRUSS DESIGN AND TO BE CONTINUOUS ON FOUNDATION WALL
 - ALL LINTELS TO BE 2 - 2" x 10' UNLESS OTHERWISE SPECIFIED

SPECIFIED ROOF TOP CHORD LOADS: PELHAM (FONTHILL)

- SNOW LOAD = 2.3 kPa (48.1 psf)
- RAIN LOAD = 0.4 kPa (8.4 psf)
- HOURLY WIND PRESSURE (1/50) = 0.42 kPa
- DEAD LOAD = 0.20 kPa (4.2 psf)



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JEFF CARTER

STORAGE BUILDING

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ELEVATIONS

SCALE
As indicated

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V. DYKSTRA

DATE
MAR 03 / 2021

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2 OF 6

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JEFF CARTER

STORAGE BUILDING

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DRAWING

FOUNDATION PLAN

SCAP

$$3/16'' = 1'-0''$$

C2-21-91

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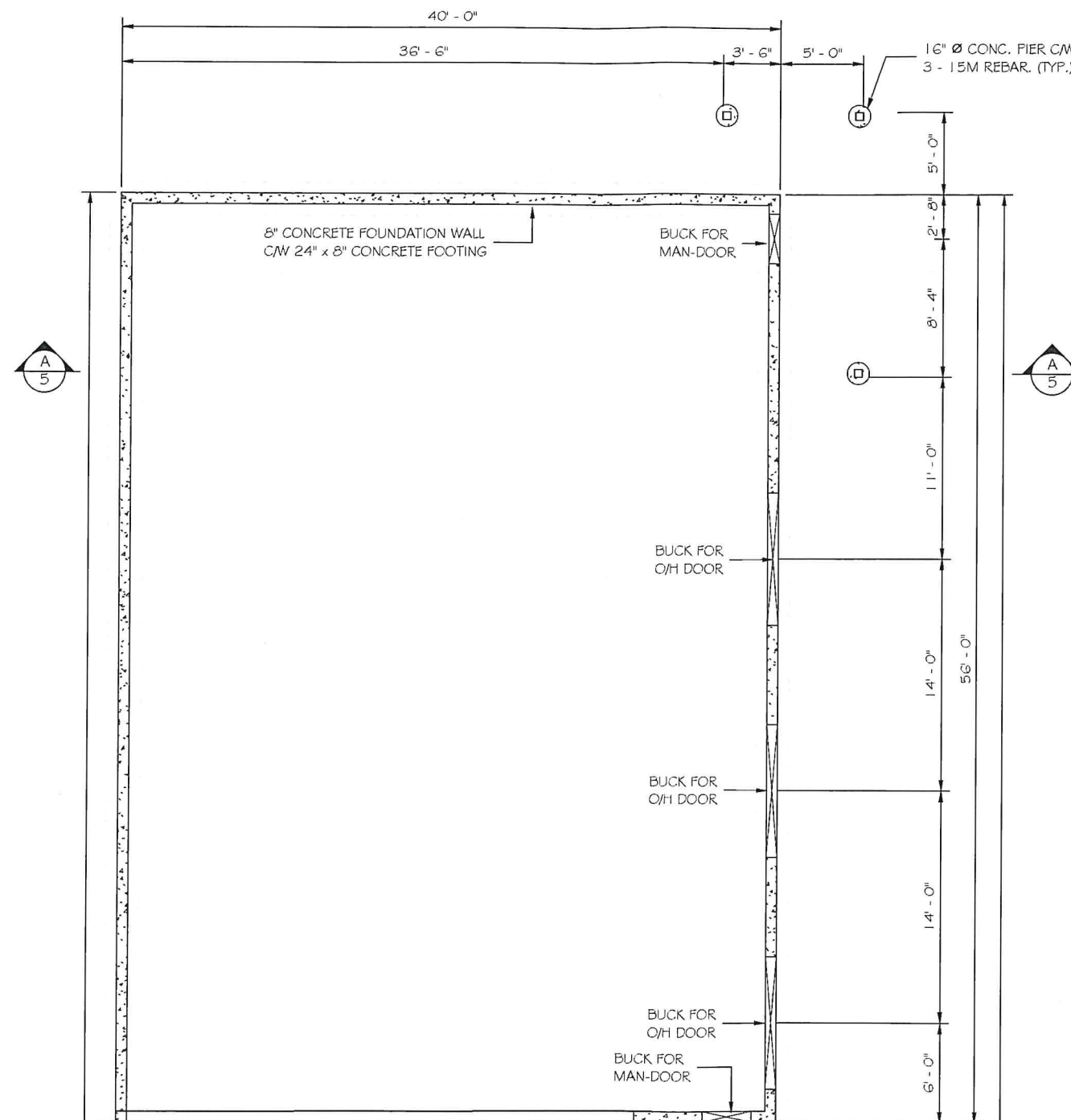
DRAWN BY:
W. DYKSTRA

DATE
MAR 03/2021

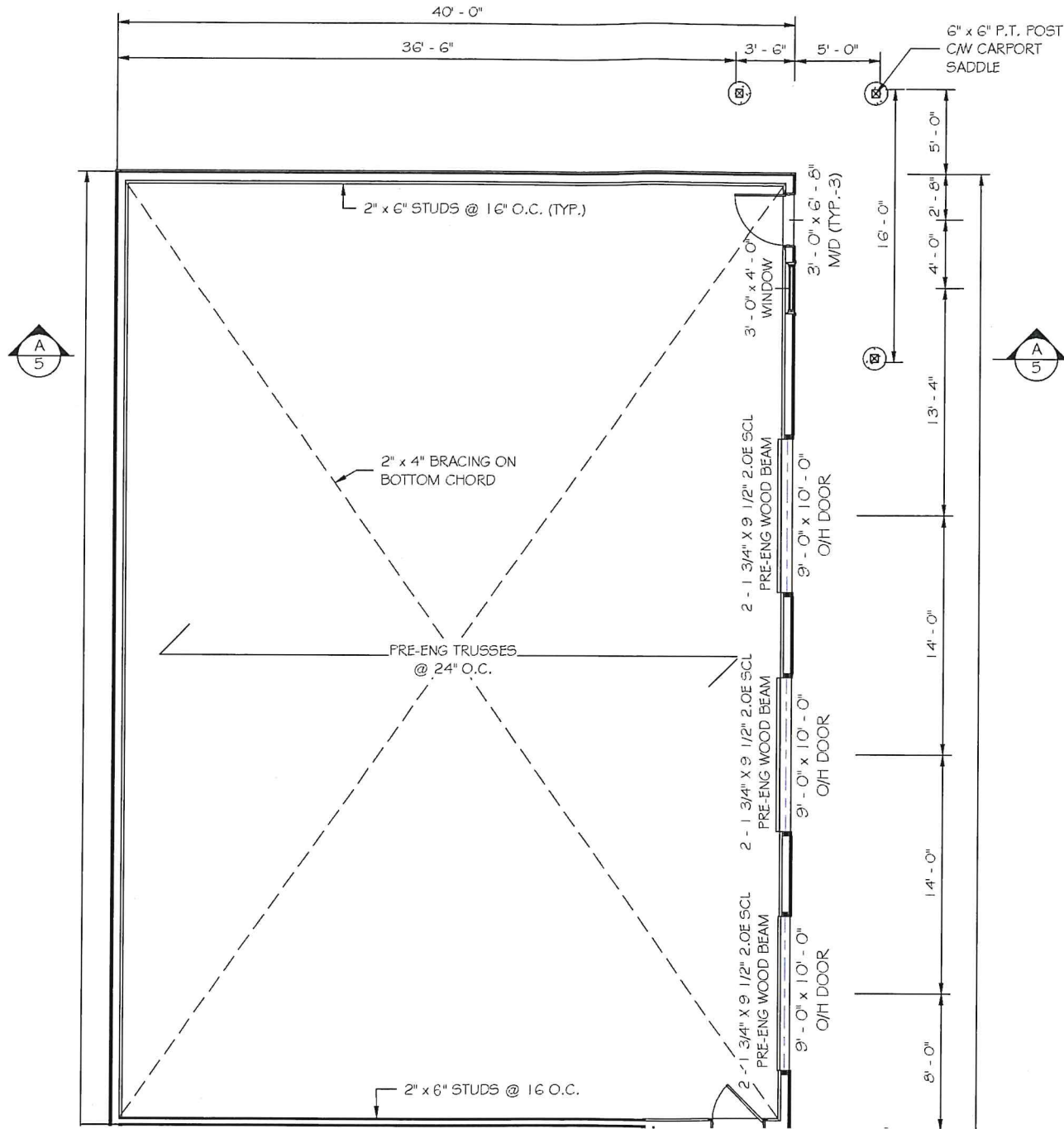
SHEET
3 OF 6

DRAWING NUMBER.

S-3



FOUNDATION PLAN
3/16" = 1'-0"



1 FLOOR PLAN
4 3/16" = 1'-0"



1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307
fax: (905) 774-1168

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TO BE USED ONLY FOR THE PROJECT
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BASIC SITE	4	MAR. 22/21	BB
ISSUED FOR PERMIT	3	MAR. 17/21	BB
REV 1	2	MAR. 4/21	WD
ISSUED FOR REVIEW	1	MAR. 3/21	WD
PRINTS	NO.	DATE	BY
ISSUED/REVISIONS			

JEFF CARTER
STORAGE BUILDING
3982 CONCESSION 1
FENWICK, ON.
LOS 100

DRAWING
FLOOR PLAN

SCALE
3/16" = 1'-0"
C2-21-91

DRAWING FILE:
C:\Users\W.Dykstra\Documents\Projects\21-03-01\21-03-01-01\21-03-01-01.dwg

DRAWN BY
W.DYKSTRA
DATE
MAR 03/21
SHEET
4 OF 6
DRAWING NUMBER
S-4

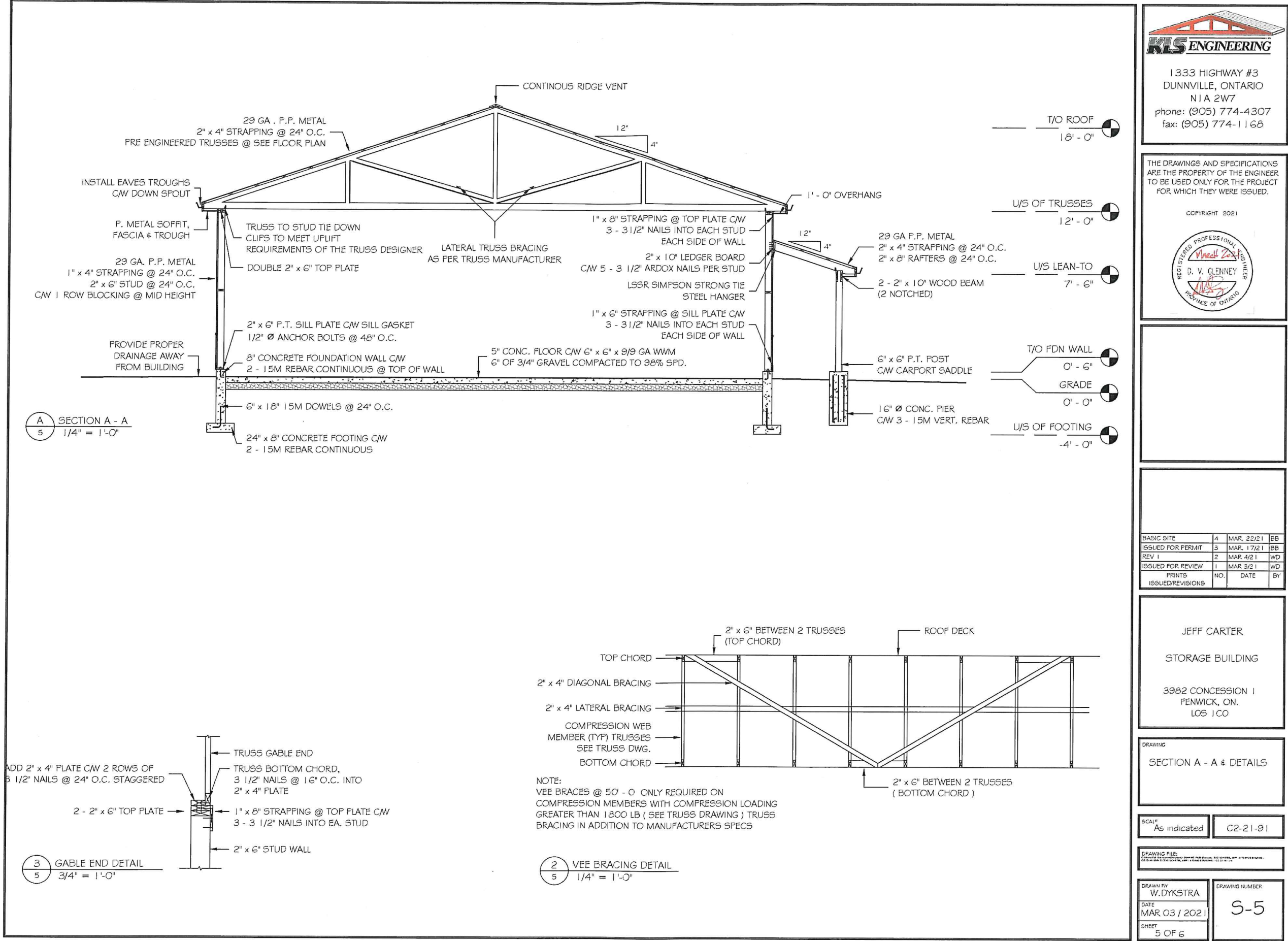


Table 1-2: Regulations for Accessory Buildings and Structures in Non-Agricultural Zones

Regulation		Accessory Buildings or Structures in a Residential Zone	Accessory Buildings or Structures in a Commercial, Institutional or Open Space Zone	Accessory Buildings or Structures in an Employment Zone
Maximum ground floor area per building or structure	RuR and R1A Zones	100m ²	Based on maximum <i>lot coverage</i> (see below)	
	All other Residential Zones	50m ²		
Maximum number of accessory buildings or structures per lot	Accessory buildings	2		
	Accessory Structures	Based on maximum <i>lot coverage</i> (see below)		
Permitted yards		Interior Side Yard Rear Yard	All Yards	
Minimum setback from <i>front lot line</i>		No closer to the <i>front lot line</i> than the <i>main building</i>	4.5 metres	15 metres
Minimum setback to <i>exterior side lot line</i>		No closer to the <i>exterior side lot line</i> than the <i>main building</i> , except that a detached <i>private garage</i> in the <i>rear yard</i> shall not be located any closer than 6 metres to the <i>exterior side lot line</i>		
Minimum setback to <i>interior side lot line</i>		1.2 metres, except that this shall not apply to prevent a permitted detached <i>private garage</i> which services two <i>dwellings</i> that are each on a separate <i>lot</i>	1.2 metres, or as required in the applicable <i>zone</i> where a lesser <i>interior side yard</i> is required for the <i>main building</i>	5 metres
Minimum setback to <i>rear lot line</i>			1.2 metres	7.5 metres
Maximum <i>height</i>		5 metres	6 metres	10 metres
Maximum <i>lot coverage</i>	RuR and R1A Zones	200m ² or 8% of the lot area, whichever is less, provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>	8% of the <i>lot area</i> , provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>	
	All other Residential Zones	100m ² or 8% of the lot area, whichever is less, provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>		
Minimum setback from <i>main building</i> ⁽¹⁾		1.5 metres	3 metres	

⁽¹⁾ No projection shall be permitted into this required setback. This setback does not apply to a balcony, deck, fence, patio, porch, roof-mounted solar panels, satellite dish/antenna, steps, sunroom, walkway or other accessory structure normally appurtenant to a main building.

Meghan Birbeck

From: [REDACTED]
Sent: September 9, 2021 1:49 PM
To: Meghan Birbeck
Subject: Minor Variance for 3982 Concession 1 Road

Good Afternoon: I am writing in regards to the letter on the minor variance A23/2021WL - Jeff Carter
Property address 3982 Con 1 Rd. I am located at [REDACTED] and wish to write saying I have no objection
to this variance.

Sincerely

Tim Feltis

Meghan Birbeck

From: [REDACTED]
Sent: September 17, 2021 6:07 PM
To: Meghan Birbeck
Subject: MINOR VARIANCE - A23/2021WL - JEFFERY CARTER

Dear Meghan Birbeck,

I would like to give my opinion regarding the application for the Minor Variance for Jeffery Carter.
I have no objection whatsoever to Mr. Carter to building a new structure in place of his existing garage.

I live directly across the street from his property at [REDACTED], Fenwick.

Thank you for taking my opinion into consideration.

Sincerely,

Eric Veldmeyer
Honorine Veldmeyer



Application Number:	A23/2021WL
Date:	September 16, 2021
Property Address:	3982 Concession 1
Project:	Replace existing accessory building

Planning Staff,

No objection to the proposed application.

Be further advised that the right is reserved to make additional comment with regard to this application should any additional information be made available. Any further requests of this office should be directed to the undersigned.

Respectfully,

Lyle Killins, C.P.H.I.(c)
Part 8, O.B.C., Septic System Inspector Manager
Building and Bylaw Enforcement Services Department

Meghan Birbeck

From: Nikolas Wensing <nwensing@npca.ca>
Sent: September 7, 2021 3:47 PM
To: Meghan Birbeck
Subject: Re: Sept 22nd West Lincoln Committee of Adjustment Notice of Hearing
Attachments: 7807 Concession Road 3, West Lincoln.pdf; 9758 Concession Road 5, West Lincoln.pdf

Hello Meghan,

Thank you for letting me know regarding the fee payment, I appreciate it.

Regarding the four application you have circulated to me, I have the following questions and/or comments thus far:

7807 Concession Road 3

- I note that on the application, it is noted that the proposed severance will be a lot addition. It is worded as though Parcel 2 will become a part of Parcel 1 as shown on the Severance Plan. Can you confirm that this is the case? The Severance Plan appears to indicate that Parcel 2 will be a standalone lot. I note that the proposed southern lot line for Parcel 2 bisects a Provincially Significant Wetland (PSW), and that it may bisect a Flood Hazard. The NPCA is not able to support lot creation within a PSW or Flood Hazard, however, the NPCA may be able to support a lot addition. Some further clarity regarding the proposed lot configuration is requested.

9758 Concession Road 5

- I note that the proposed cabana is located overtop of a mapped watercourse. I have included mapping which illustrates that a watercourse may be present (thin blue line shown on the mapping). However, the NPCA's aerial imagery seems to indicate that this Watercourse may no longer be present. At this time, the NPCA would like to request photos of the subject property where the cabana is proposed so that we may confirm whether a Watercourse is present.

679 Boyle Road

- The NPCA's regulated mapping does not indicate the presence of any NPCA regulated features or hazards on the subject property. As such, the NPCA will have no objections to the proposed dwelling.

3982 Concession Road 1

- The NPCA's regulated mapping does not indicate the presence of any NPCA regulated features or hazards on the subject property. As such, the NPCA will have no objections to the proposed storage building.
-

Sincerely,