

# Municipality of Kincardine Planning Report

**To: Committee of Adjustment**

**From: Tessa Fortier, Planner for the Municipality of Kincardine**

**Date: January 21, 2020**

**Application: Minor Variance**

**File: A-77-19.22 'Brown c/o Woods'**

## Recommendation

Subject to a review of submissions arising from the public meeting:

That Committee approve Minor Variance A-77-19.22 as attached subject to the conditions on the decision sheet.

## Summary

The application proposes to permit a second driveway on the property. If approved, the proposed amendment would facilitate access to the proposed detached garage.

There is an existing driveway on the north side of the property providing access to the existing attached garage. Permission is required for the second driveway.

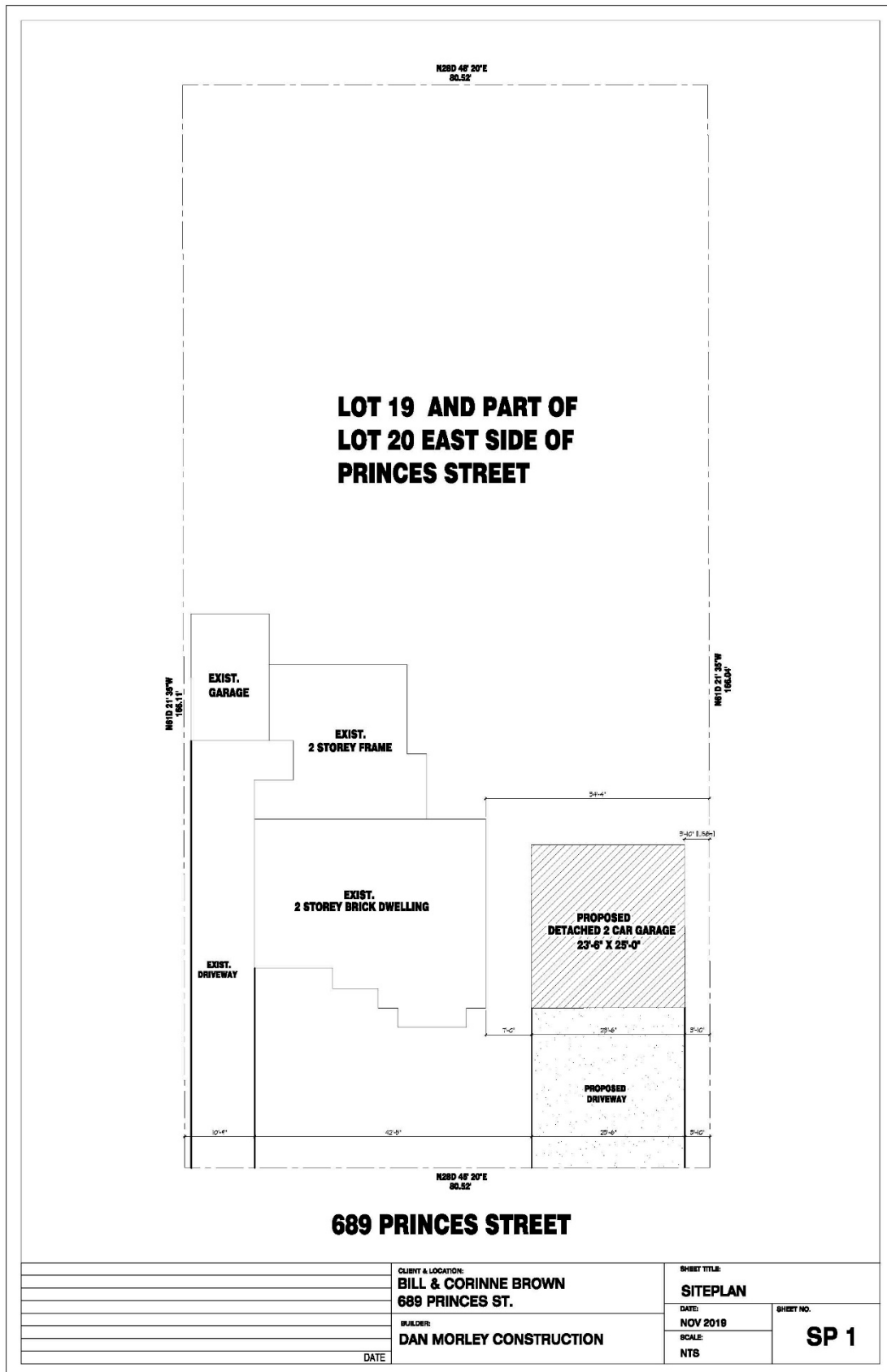
The following considerations have been reviewed in the Planning Analysis section of this report:

- Four Tests of a Minor Variance

The application is consistent with the Provincial Policy Statement and conform to the County Official Plan, the local Official Plan and the intent and purpose of the local zoning by-law.

Planning staff recommend approving of the proposed Minor Variance.

# Site Plan



## Planning analysis

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant planning policy sections.

### Four tests of a minor variance

Does the variance maintain the intent and purpose of the Official Plan?

The subject property is designated a Residential in the Kincardine Official Plan. The proposed driveway does not change the residential character of the lot. The proposal maintains the intent and purpose of the Official Plan.

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

The subject property is zoned 'Residential Three (R3)' in the Kincardine Zoning By-law. The R3 zone allows for a wide range of residential uses and compatible non-residential uses.

The proposed detached garage meets all the require provisions for accessory structures in a Residential zone. Relief is required from section 6.20.9.5 of the By-law which states that lots with less than 30 metres of frontage only 1 driveway in permitted. The proposed driveway is less than the maximum permitted width and the total width of all driveways on the property would be less than the 50% of frontage permitted in Residential areas.

The proposed second driveway continues to meet the intent of the Zoning by-law.

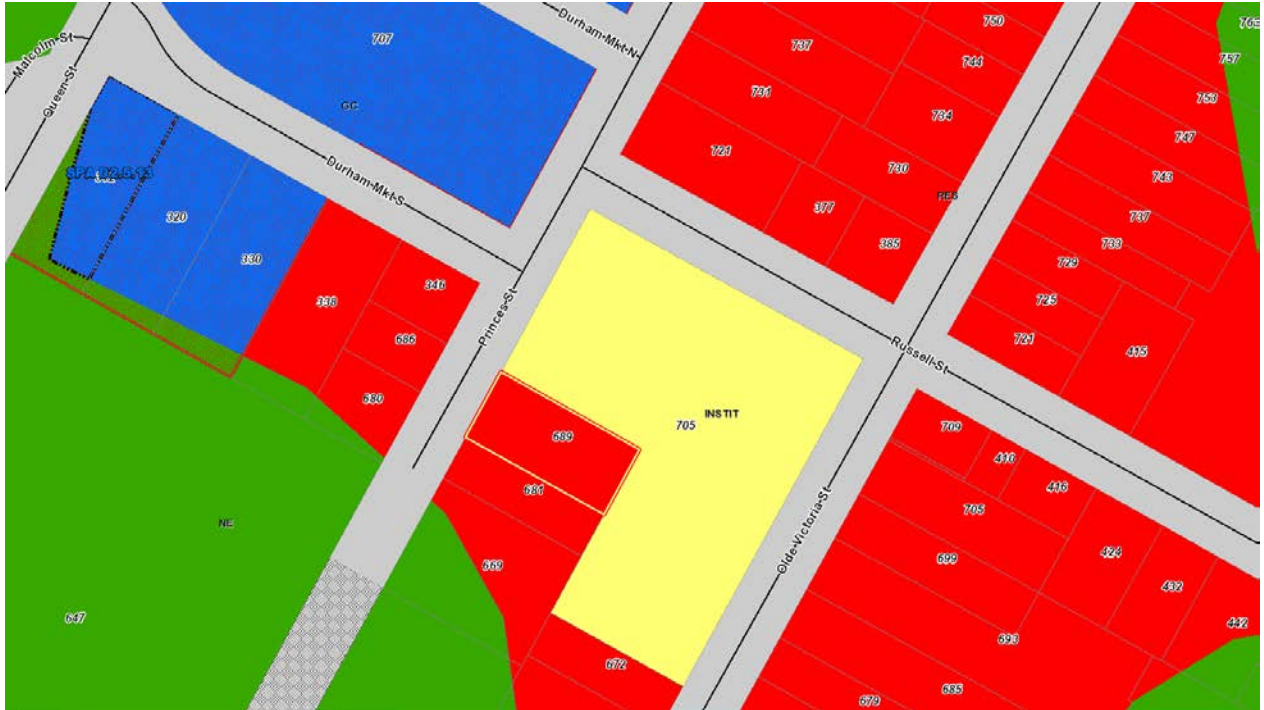
Is the application minor in nature?

Yes. It is not expected that the addition of a second driveway to this property will have any impact on surrounding property owners or municipal functions. The variance is considered minor.

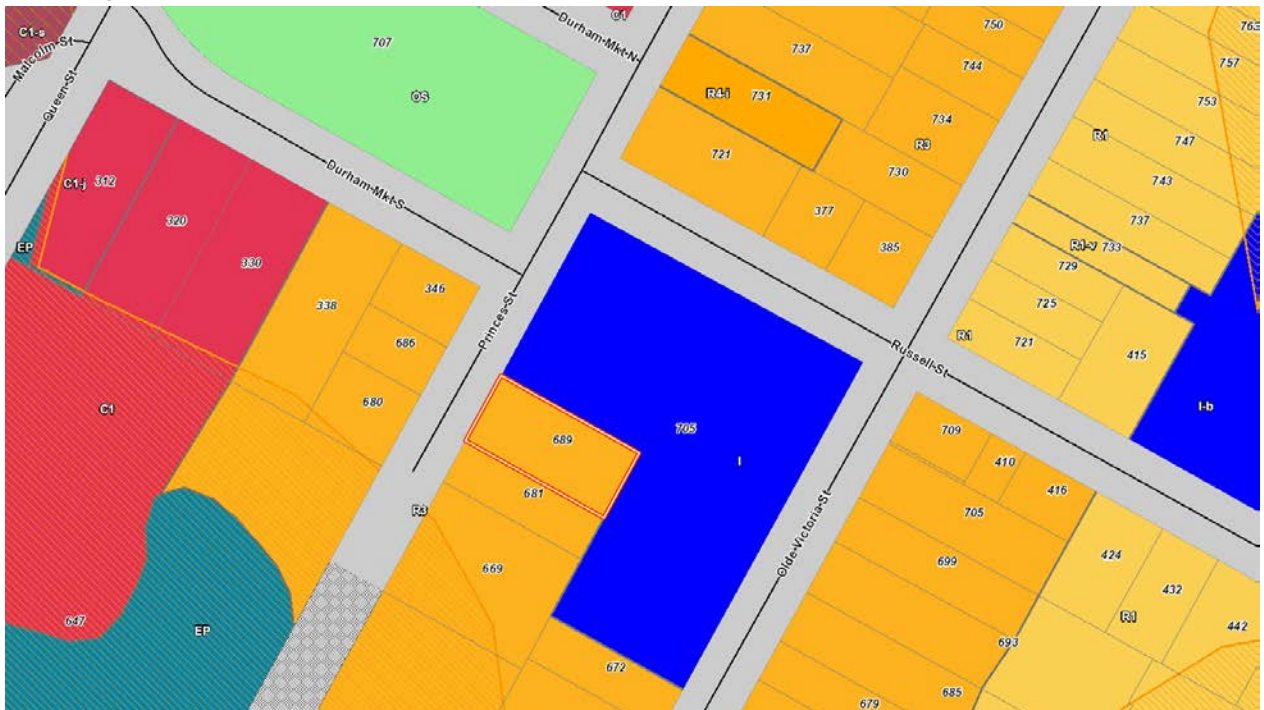
Is the application desirable for the appropriate development of the land, building or structure?

Yes. The existing driveway provides access to the small attached garage on the northern edge of the property. The location of the existing garage does not allow for it to be expanded to accommodate more than one vehicle. There is ample room on the south side of the property for the proposed detached garage with minimal impact to the streetscape. More than 50% of the front yard will remain landscaped despite the second driveway. Planning staff are satisfied that the property can comfortably accommodate the second driveway without any undue impact on the subject lands or adjacent properties.

## Local Official Plan



## Zoning By-law



## Property Details

<b>Related File</b>	N/A
<b>Owner</b>	William Brown
<b>Applicant</b>	Same as above
<b>Agent</b>	Alicia Woods
<b>Legal Description</b>	N PT LOT 20 LOT 19, Municipality of Kincardine (geographic Town of Kincardine).
<b>Municipal Address</b>	689 Princes Street Roll # 410822000206500
<b>Lot Dimensions</b>	
<b>Frontage</b>	+/- 24.54 m
<b>Depth</b>	+/- 50.29 m
<b>Area</b>	+/- 1234.29 sq. m
<b>Uses Existing</b>	Residential
<b>Uses Proposed</b>	Residential
<b>Structures Existing</b>	1- Single detached dwelling
<b>Structures Proposed</b>	1 – Addition of a detached garage
<b>Servicing Existing</b>	Municipal water and sewer
<b>Servicing Proposed</b>	No change
<b>Access</b>	Year-round municipal road – Princes St
<b>County Official Plan</b>	Primary Urban Area
<b>Proposed Official Plan</b>	No change
<b>Local Official Plan</b>	‘Residential (RES)’
<b>Proposed Official Plan</b>	No change
<b>Zoning By-law</b>	‘Residential Three (R3)’
<b>Proposed Zoning By-law</b>	No change
<b>Surrounding Land Uses</b>	Residential

## Subject Lands



### Agency Comments

#### Municipality of Kincardine

**CBO:** No comment

**Public Works:** If water is required it must be connected after the meter is installed

Bruce-Grey Catholic DSB: No comments

Historic Saugeen Metis: No objection or opposition



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SENT ELECTRONICALLY ONLY ([jsteeper@brucecounty.on.ca](mailto:jsteeper@brucecounty.on.ca))

December 6, 2019

Corporation of the County of Bruce Planning & Development  
1243 MacKenzie Road  
Port Elgin, Ontario  
N0H 2C6

ATTENTION: Julie Steeper, Applications Technician

Dear Ms. Steeper,

RE: Proposed Minor Variance A-77-19.22  
689 Princes Street  
N Part Lot 20, Lot 19  
Roll No.: 410822000206500  
Geographic Town of Kincardine  
Municipality of Kincardine

(Brown c/o Woods)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed minor variance in accordance with the SVCA's mandate, the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, amended October 16, 2019, and the Memorandum of Agreement between the Authority and the County of Bruce relating to Plan Review. The purpose of the minor variance is to permit a second driveway to be installed to provide access to a proposed detached garage. The proposed minor variance is acceptable to SVCA staff, and the following comments are offered.

#### **Natural Hazard**

In the opinion of SVCA staff no natural hazards exist on the property. The property is not designated Natural Environment in the Municipality of Kincardine Official Plan (OP) or zoned Environmental Protection (EP) in the Municipality of Kincardine Zoning By-law 2003-25.

#### **Natural Heritage**

In the opinion of SVCA staff there are no significant natural heritage features or areas affecting the property.

#### **SVCA Regulation**

The property is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). A Permit from the SVCA will not be required for development on the property.



#### **Watershed Member Municipalities**

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

## **Conclusion**

All of the plan review functions listed in the Agreement have been assessed with respect to the application. The proposed minor variance is acceptable to SVCA staff. We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation

MO/

cc: Donna MacDougall, Clerk, Municipality of Kincardine (via email)  
Maureen Couture, Authority Member, SVCA (via email)  
Bill Stewart, Authority Member, SVCA (via email)