

# **9 JOHN STREET, FONTHILL**

**TOWN OF PELHAM**

**APPLICATION FOR MINOR VARIANCE**

**TOWN FILE No. A22/2020P**

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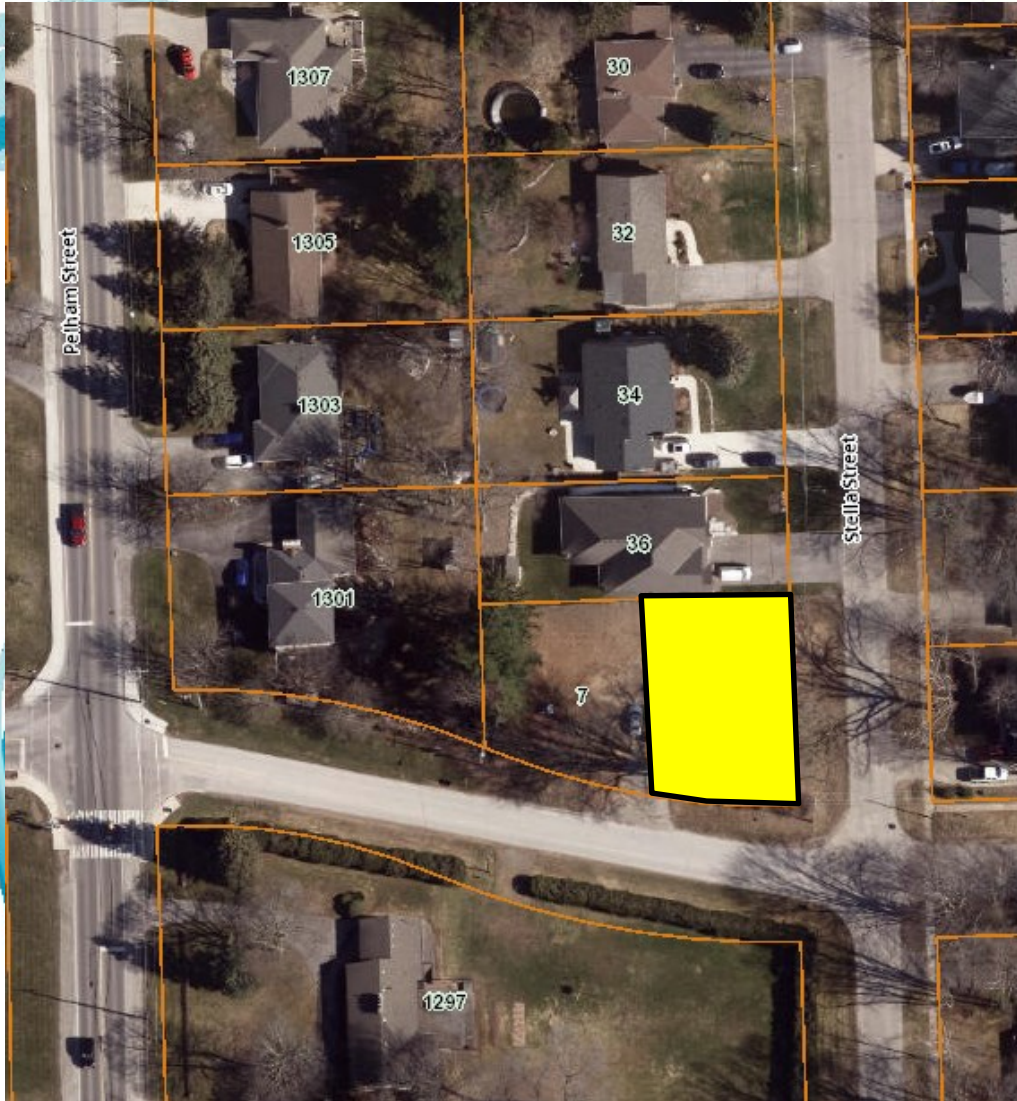
# 9 John Street

Area: 650m<sup>2</sup> (0.16 acre)  
Frontage: 21.43m (70.3ft)

Current Use: Vacant  
Proposed Use: Single Detached Dwelling







## Previous Consent Applications

Property (36 Stella Street)  
previously severed from one lot  
into three through Applications B3-  
2019P & B4-2019P.









## **4 Tests of a Minor Variance**

Consistent with the requirements of the Planning Act, there are four (4) tests that must be met when considering a Minor Variance. These tests include:

1. Does the variance meet the general intent and purpose of the official plan;
2. Does the variance meet the general intent and purpose of the zoning by-law;
3. Is the variance desirable for the appropriate development or use of the land, building or structure; and
4. Is the variance minor in nature?





## **Does the variance meet the general intent and purpose of the Official Plan?**

The subject property is within the Urban Settlement Boundary and is designated as Urban Living Area / Built Boundary in the Town of Pelham Official Plan.

*“The purpose of the Urban Living Area designation is to recognize the existing residential areas of Fonthill and Fenwick and promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate”*

The subject lands are to be developed with a single detached dwelling, which is a permitted use and consistent with adjacent development.






## **Does the variance meet the general intent and purpose of the zoning by-law?**

The subject lands are Zoned Residential R1, which permit single detached dwellings only. A Single Detached Dwelling is proposed.

Meets general intent of the by-law in creating livable, low-density residential neighbourhoods.

No relief is requested from setbacks that are located adjacent to existing development.



A decorative graphic on the left side of the slide, consisting of several overlapping, flowing blue and teal wavy lines that curve upwards and then downwards, resembling a stylized 'S' or a ribbon.

## **Is the variance desirable for the appropriate development or use of the land, building or structure?**

The proposal allows for previously underutilized residential lands to be used for housing.

The proposed dwelling will be consistent in massing with those existing dwellings in the surrounding neighbourhood. The design of the proposed dwelling has streetscape enhancing features such as a covered porch and façade variation.

The variances do not facilitate a reduction in setbacks in yards with adjacent development.



## Is the variance minor in nature?

Additional 7.5m boulevard setback from the road to the property line

Sightlines at the intersection of John and Stella Streets are maintained.

The increase in coverage, results in permitting an additional 13.29 m<sup>2</sup> / 143 ft<sup>2</sup> of coverage, mainly which consists of the covered porch areas.

No neighbouring properties will be negatively impacted by the minor increase in building footprint or reduction in exterior side yard setback

The variances facilitate a built form that is consistent with “traditional neighborhood” character







## **Conclusions**

The requested variances satisfy the four tests of a minor variance under the Planning Act, and the proposal is consistent with all appropriate policies.

The proposed built form is consistent in size with existing homes and includes a covered porch which will integrate well from a design perspective.

The requested variances are minor and the proposal represents good planning principles regarding provision of housing and maintaining neighborhood character.