

Planning Rationale

The proposed project is to build an accessory building in the rear yard at 1260 Loeper St. in the Village of Navan. The proposed building would have a size of approximately 170 m² and a height of approximately 5 m. The property is a corner lot and the entrance for the accessory building will be from Henn St. The proposed building does not meet the size and height provisions for accessory buildings identified in the Accessory Uses, Buildings and Structures Section (s. 55) of the By-Law. The intended use of the property is to remain the same and therefore a Minor Rezoning application has been filled.

Intended use of the building:

The intended use of the proposed accessory building is for storing personal recreational and hobby vehicles, tools and recreational trailer. The intent is also to relieve the space in the garage attached to the house to use it as covered parking and allow the owner to use space on the property that is away from the street and currently not utilized while still respecting the low density, low profile intent of the zoning. The building will not be used for business purposes or any activities that would be different than the average activities that the attached garage is currently being use for.

Current zoning:

The property is located in an area zoned Village Rural Residential first density (V1E). Within the By-Law for this zoning, in regards to the proposed accessory building, the relevant provisions to be addressed with the Minor Rezoning application are the permitted size and height in the Accessory Uses, Buildings and Structures section (s. 55) of the By-Law for the V1 zone.

The zoning By-Law outlines subzone provisions for the use of properties which will be respected inclusive of this proposal. Since the property at 1260 Loeper St. is zoned V1E, these provisions include the 15% maximum lot coverage and 11 m maximum height.

In essence, the proposed accessory building would meet all the provisions of the By-Law except for the maximum permitted size and height identified in section 55. Inclusive of this proposal, the property would still be respecting all the subzone provisions of table 232 for the V1E Zone found at Section 232 of the By-Law, including lot coverage (size) and height.

Proposed Changes to the By-Law:

The proposed changes to the By-Law for this property are:

- Increase the maximum permitted size in table 55 (row (6)) of the Accessory Uses, Buildings and Structures Section (s. 55) of the By-Law to 170 m² for the V1 zone; and
- Increase the maximum permitted height in table 55 (row (5)) of the Accessory Uses, Buildings and Structures Section (s. 55) of the By-Law to 5 m for the V1 zone.

Changes to maximum permitted size:

The Accessory Uses, Buildings and Structures Section of the By-Law outlines the maximum permitted size of the aggregate of all accessory building to “not exceed lot coverage of 50% of the yard in which they are located with a maximum cumulative floor area of 55 m² ...”.

The proposed accessory building would have a floor area just below 170 m². While this size is considerably larger than the allowable 55m², it would represent approximately 9% of the rear yard and in consideration of the size of lot and house, when the project is completed, lot coverage would be approximately 14%. This size is within the V1E Subzone provision of 15% lot coverage. The lot coverage when completed also provides a perspective of the proposed building's size relative to the size of the lot and house.

Because the V1E Subzone provision for 15% lot coverage would be respected, it is assumed that the proposed change to the permitted accessory building size in Section 55 of the By-Law would have no impact with adjacent property as the low density intent of the zoning would be maintained.

Changes to maximum permitted height:

The Accessory Uses, Buildings and Structures Section of the By-Law outline a maximum permitted height for accessory buildings in the V1E Subzone at 4.5m while the V1E Subzone Provisions in Table 232 of the By-Law limits height at 11m.

The proposed building would have a height of 4.97m, an increase in height of 0.47m (approximately 18") over the allowable height. The proposed 5 m height would remain well within the 11 m height limit identified in Table 232 of the By-Law for the V1E Subzone.

This increase in height is for the purposes of having a roof pitch on the proposed accessory building that would be closer to the roof pitch found on the house to aid in the appearance of the proposed building. The intent is to aid the curb appeal of the property and maintain the current streetscape.

Because this increase in height is very minimal in comparison to the overall height of the proposed building and that the low profile intent of the zoning would be maintained by respecting the 11m height limit of the Subzone, it is assumed that there would be no impact on adjacent properties in relation to this 0.47m (18") height increase.