

Minor Variance Application 74 Shanahan Road Justification for reduced front yard setback

Comments received to date:

- November 10, 2023 1st Submission Comments
- November 21, 2023 meeting
- Email on November 21, 2023 as follow up to November 21 2023 meeting

Vision for the property:

As the owners of the proposed severance project, we plan to build a new family home on the severed piece of land if this application is accepted. As the drawings indicate, we plan to build a modest bungalow for our small family of 3.

Having a young child, we envision our outdoor space being in the backyard vs. the front yard where there is heavier traffic on Poyntz Street.

A 9' basement is being proposed in order to gain as much elevation as possible from the rear yard to the front yard. Significant fill on the entire property is required in order to accommodate the existing slope.

A two car garage has been designed to abide by the 2 parking space bylaw that is in place for the Town of Penetanguishene. Road allowance would be utilised as a "Parking Pad"/Driveway to enter and exit the dwelling as we plan to build the driveway level with Poyntz Street.

Future Poyntz Street Reconstruction:

1st Submission Comments received from the Town indicate that Poyntz street could be reconstructed in the next 10 years in accordance with the Land Development Engineering Policy, 2009 (Standard Urban Arterial Road Section, DWG No. 02). Based on the existing homes utilising the right of way as parking, existing steep slopes away from the road, and discussion with our engineer, we do not believe the above standard could be implemented. After discussion with the Town, it seems there was agreement on this item.

The existing road construction consists of two 3.5m wide travel lanes, an asphalt gutter and sidewalk directly adjacent. The road has been pushed to the south east within the road allowance due to the existing topography.

Assuming Poyntz would be reconstructed in the future with 4m wide travel lanes, a 0.5m barrier curb and 1.8m wide sidewalk there would remain a boulevard of 9.6m from the back of the sidewalk to the property line.

Reason for 1.2 metre setback request:

We have proposed a reduced set back of 1.2meters which matches the bylaws for interior side yard building restrictions which might suggest that this gives enough room for any maintenance or future considerations that may be required. As discussed in detail at our meeting with town on November 21, 2023, we do not wish to repeat "bad habits" by continuing the trend of building right on the property line

with elevated parking pads on Town property as many on Poyntz have historically done, but we would like this to be considered as a precedent where applicable.

On the same side of the street, between John Street and Bellisle Road, approximately 3 homes appear to be built right on the property line, 3 homes have substandard (<6m setback) and 3 homes (near Bellisle) have a 6m setback; these 3 homes do not have slope issues similar to the proposed severed lot and provide minimum 2 parking spaces on private property. In further assessing available private parking spaces, 3 homes in this block have no parking spaces on their property (only parking on road allowance is available), 1 home provides for a single garage space on private property (possibly substandard) and the remaining 2 homes provide for a combination of garage parking and exterior parking spaces but are front to back.

We propose a setback of 1.2 metres with 2 parking spaces on our own property in the garage. Additional overflow parking could exist in front of the garage on the at grade driveway. Partially on private property and partially on the Town boulevard. This reduced setback would also allow for more space in the backyard as well as reducing the need to import additional aggregates which in turn reduces costs for backfill and retaining walls that will be required to make this future home accessible from Poyntz Street.

Preliminary Quotes from a local contractor have shown that backfill alone will cost approximately \$9000 for a 1.2 metre setback while a 6 metre setback would cost \$15,000 (See attached communication with Penetang Sand and Gravel). As there is limited space on the interior side of the property closest to 79 Poyntz Street, an engineered retaining wall will need to be created to support the extensive backfill. A preliminary quote for a wall considering a 1.2 metre setback was given for \$46,000 (see attached quote from Penetang Sand and Gravel). Although we are keen on moving forward with this project and are excited for the potential there are limits to how much we are able to spend and all of these costs, on top of regular development fees (ex. running utilities), will directly impact if we are able to move forward with this project.

Benefits to reducing front yard setback:

1. Reducing need for importing additional aggregates while also reduced building costs by needing less fill
2. A shorter retaining wall
3. A shorter driveway/parking pad
4. More enjoyable backyard space

Prepared by Michael and Elisa Zablotny
Submitted February 29, 2024

Penetang Sand & Gravel (2014) Ltd
 9854 County Rd.93
 P.O. Box 5003
 Penetang,Ont
 L9M 2G2

Service		Estimated cost
Excavate for walkout basement backfill around foundation		\$24,000.00
Install concrete block retaining wall 60x12 using 4x2x2 and installing French drain behind wall.		\$46,000.00
This quote is good for 30 days and retaining wall is an estimate as it will need to be engineered as per hight of wall		
	Subtotal	\$ 70,000.00
	HST	\$9,100.00
	Total	\$ 18,200.00

Quote prepared by: Chris Ealey
 705-529-6898

Quote prepared for: Elisa Zablotny 74 Shanahan Feb 7 2024

Approval Signature:



74 Shanahan

Elisa Zablony <elisa.zablony@gmail.com>

21 February 2024 at 20:24

To: Kim Pilon <kim@moorefieldex.ca>, mike zablony <michaelzablony@hotmail.com>

fill "estimate" from Penetang Sand and Gravel

----- Forwarded message -----

From: **penetangsandgravel** <penetangsandgravel@bell.net>

Date: Fri, 9 Feb 2024 at 16:33

Subject: Re: 74 Shanahan

To: Elisa Zablony <elisa.zablony@gmail.com>

for 440m of fill 9000.00 and for 690 m fill 15,000.00 i really cant quote a engineered wall with out proper specs and materials it calling for

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: Elisa Zablony <elisa.zablony@gmail.com>

Date: 2024-02-09 10:59 a.m. (GMT-05:00)

To: Chris Ealey <penetangsandgravel@bell.net>

Subject: Re: 74 Shanahan

Hi Chris,

I just reviewed the quotes and I think I explained the amount of fill poorly. It's so hard to describe. I asked my engineer to help figure out the approximate amount we would need. Could you quote the below:

1. 440m³ of fill with a 22 m engineered wall
2. 690m³ of fill with a 30 m engineered wall

So sorry for the back and forth. I really appreciate your help with this.

Thanks,

Elisa

On Thu, Feb 8, 2024 at 8:33 AM Chris Ealey <penetangsandgravel@bell.net> wrote:

Good morning here are your two quotes you asked for thanks Chris

On 2024-02-07 2:29 p.m., Elisa Zablony wrote:

Hi Cathie,

I had asked if Chris would be able to provide two quotes:

1. From the road to 1.2 meters from the property line
2. From the road to 6 meters from the property line

So I can see a difference in price. Would this be possible? Also, not a big deal because I can do the math but the total doesn't reflect the prices above on the quote provided.

Thank you,
Elisa

On Wed, Feb 7, 2024 at 2:08 PM Cathie Marchand <penetangsandgravel@bell.net> wrote:

On 2/06/24 4:23 p.m., Elisa Zablony wrote:

> Hi Chris,

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> Please find the attached documents for our property at 74 Shanahan
> Road. Thanks for coming to meet with me and let me know if you have
> any other questions.

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> Thanks,

> Elisa

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Penetang Sand & Gravel (2014) Ltd. PO Box 5003 9854 Cty Rd 93
Penetanguishene, On L9M 2G2 705-549-7153