

To: Committee of Adjustment

From: Pia Basilone, Building Standards Department

Date: June 6, 2022

Applicant: Jaswant and Shakuntla Dass

Location: Part 4, PLAN 65M2192 Block 21 municipally known as 211 Greenbrooke Drive

File No.(s): A131/22

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The maximum building height shall be a maximum of 9.5 metres for the dwelling. Section 4.5	To permit a maximum building height of 11.8 metres for the dwelling.
2	The minimum interior side yard shall be the existing interior side yards of 17.46 metres and 14.99 metres to the dwelling. Section 4.5	To permit a minimum interior side yard of 4.68 metres and 10.8 metres to the dwelling.
3	The maximum lot coverage for the accessory building shall be 10% or 67.0m ² , whichever is less. S.4.1.3	To permit a maximum lot coverage of 221.7m ² for the accessory building.
4	A maximum building height of 3.0 metres is permitted for the accessory building. Section 4.1.4	To permit a maximum building height of 4.38 metres to the highest point of the accessory building.
5	An outdoor swimming pool shall only be permitted in the rear of a lot. Section 4.21.2	To permit the outdoor swimming pool to not be located within the rear yard.

The subject lands are zoned RR – Rural Residential under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
6	A maximum building height of 9.5 metres is permitted for the dwelling. Schedule A	To permit a maximum building height of 11.8 metres for the dwelling.
7	The maximum lot coverage for the accessory building shall be 10% or 67.0m ² , whichever is less. S.4.1.1	To permit a maximum lot coverage of 221.7m ² for the accessory building.
8	A private swimming pool shall be only constructed in the rear yard. Section 3.14(i)	To permit the private swimming pool to not be located within the rear yard.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m².

Other Comments:

General Comments	
9	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

none

* Comments are based on the review of documentation supplied with this application.