

15 Shasta Drive

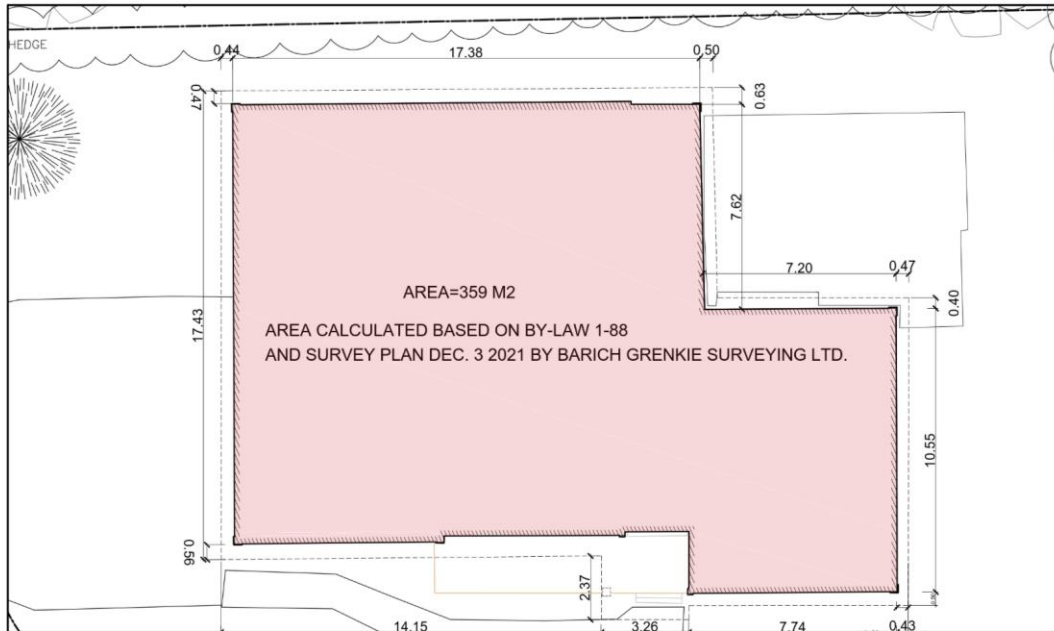
Minor Variance Application

May 5, 2022

Committee of Adjustment Hearing

Aerial Photos Taken April 11, 2022 by Michael S. Manett

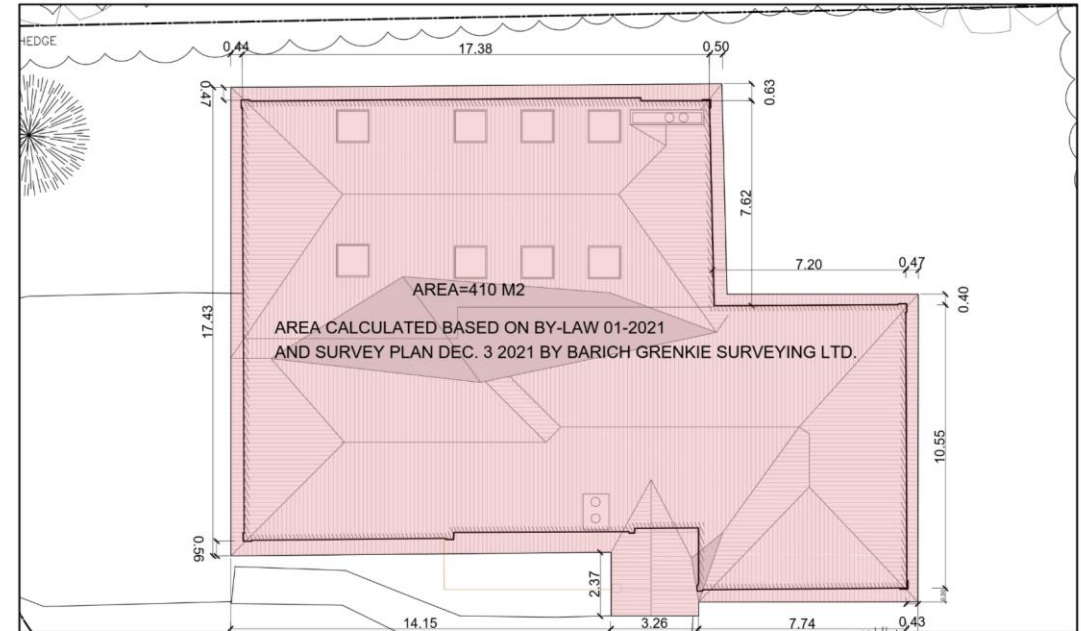
Variance Requirements



USING EXPLANATION OF BY-LAW 1-88 (Page 9):

LOT COVERAGE - Means the percentage of the lot area covered by all buildings and structures above ground level, including accessory buildings, provided that the area of buildings shall be measured to the exterior of the outside walls, and shall not include projections such as eaves or decks which are not covered and not enclosed.

ZONING BY-LAW CLASSIFICATION	
#	Zoning By-law 01-2021
1	The minimum required exterior side yard is 9.0 meters (7.2.2, Table 7-3). To permit a minimum side yard of 6.4 meters. "No change to Existing"
2	The maximum permitted lot coverage is 23% (7.2.2, Table 7-3 Note 2). To permit a maximum lot coverage 35.61%. "No change to Existing"
#	Zoning By-law 1-88
4	The minimum required exterior side yard is 9.0 meters (4.1.9, Schedule A). To permit a minimum side yard of 6.4 meters. "No change to Existing"
5	The portion of the driveway between the street line and the street curb shall not exceed six(6) meters in width. (4.1.1 f)iii) To permit the portion of the drive way between the street line and the street curb to be a maximum of 9.0 meters in width. "Reduction from existing(11.48m)"
6	The maximum permitted lot coverage is 23% (4.1.9, schedule A) To permit a maximum lot coverage 31.18%. "No change to Existing"



USING EXPLANATION OF BY-LAW 01-2021 (Page 32):

Lot Coverage: Means the percentage of the lot area covered by all buildings and covered structures located above grade, as measured to the exterior limits of a building, or covered structure.

Lot Frontage: Means the width of a lot between the side lot lines, measured perpendicular to the line joining the mid-point of the front lot line and mid-point of the rear lot line, at a point 5.0 m from the front lot line.

BY-LAW 01-2021 (Page 5):

"Legal non-compliance" refers to situations where a building or structure was erected or where a lot was created legally, but it no longer complies with the setbacks, height, lot area, lot coverage, or other similar provisions outlined in this By-

"Legal non-compliance" occurs where the structure was legally built (or a lot was legally created) under the provisions of a former Zoning By-law, but this By-law has since changed. This By-law allows a legal non-complying structure to continue and also allows it to be enlarged/extended without requiring a minor variance or zoning by-law, provided certain conditions are met.

Rendering – North View

EXISTING



PROPOSED



NORTEC
ARCHITECT

340 Patricia Ave.
North York, Toronto, ON, M2R 2M7
Cell: (416) 388 8955
www.nortecarchitect.ca



PROJECT NAME:
Second Floor Addition to :
A Single Family Detached Dwelling
15 SHASTA DRIVE-VAUGHAN L4J 1Z6

Drawing Title:
North View

Project No.:
OFD. 2021-06-12

Sheet no.
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Rendering – West View

EXISTING



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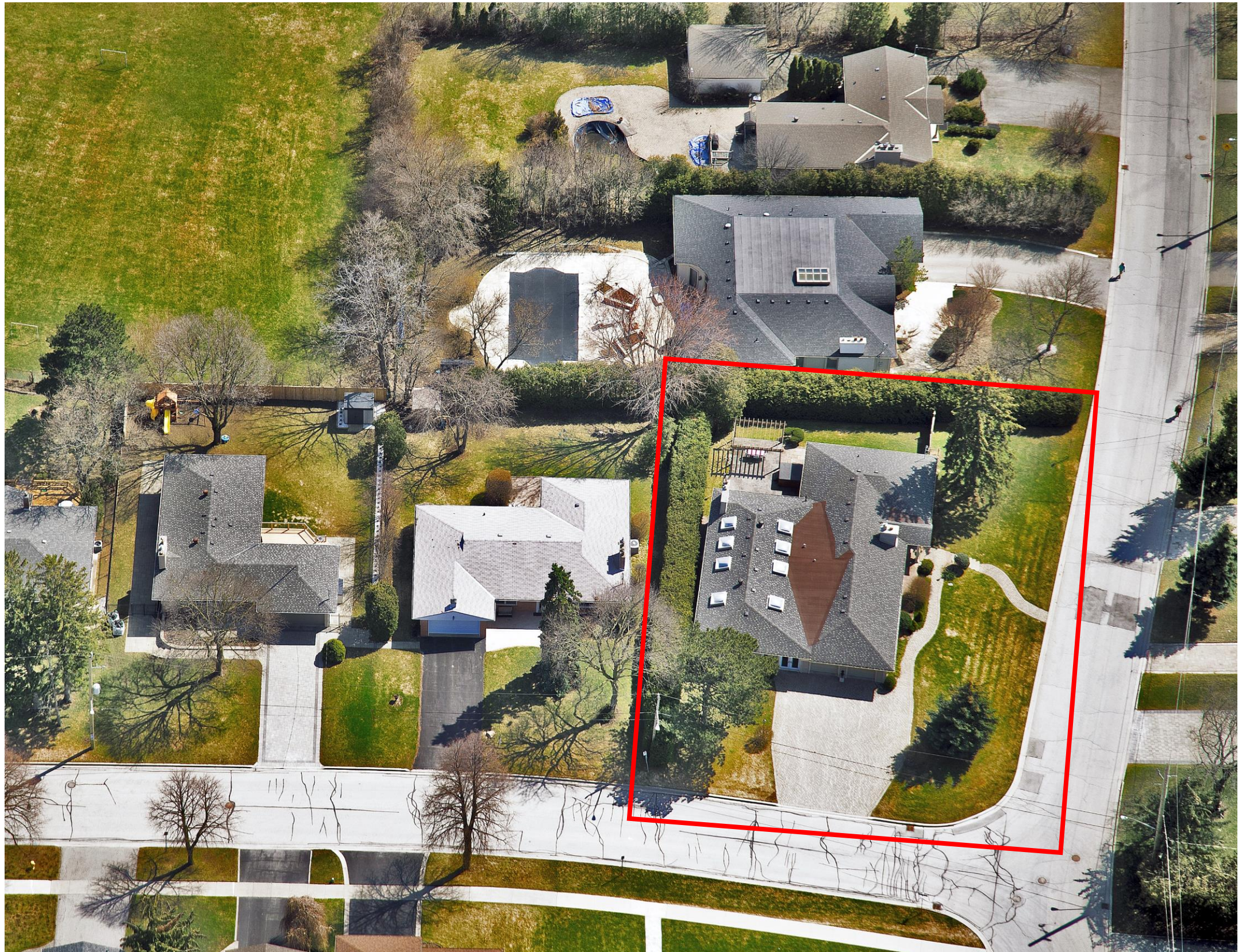
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View of Neighbourhood from South



View of Site from North



View of Site from Southeast



View of Site from East



View of Site from South



Overhead View of Site

