

**To:** Committee of Adjustment

**From:** Faegheh Gholami, Building Standards Department

**Date:** January 20, 2023

**Applicant:** 14273494 Canada Inc.

**Location:** 140 Parr Place  
PLAN 65M3163 Lot 43

**File No.(s):** A285/22

**Zoning Classification:**

The subject lands are zoned R1D(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.496 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum lot coverage of 20% is permitted. [Schedule T-84]	To permit a maximum lot coverage of 23%.

The subject lands are zoned R1 –Residential Zone and subject to the provisions of Exception 9(797) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A maximum lot coverage of 20% is permitted. [Schedule T-84]	To permit a maximum lot coverage of 23%.

**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 10m<sup>2</sup>

**Other Comments:**

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA – Toronto and Region Conservation Authority).

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

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