

To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: June 16, 2023
Applicant: David Viti & Franca Ugolini
Location: 17 Southlawn Drive
 PLAN 65M2987 Lot 2
File No.(s): A043/23

Zoning Classification:

The subject lands are zoned R1B – First Density Residential Zone and subject to the provisions of Exception 14.406 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum rear yard setback of 2.4m is required to the proposed residential accessory structure. (4.1.2.1.b)	To permit a minimum rear yard setback of 0.61m to the proposed residential accessory structure.
2	A minimum side yard setback of 2.4m is required to the proposed residential accessory structure. (4.1.2.1.b)	To permit a minimum side yard setback of 1.27m to the proposed residential accessory structure.
3	A maximum building height of 3.0m is permitted for the proposed residential accessory structure. (4.1.4.1)	To permit a maximum building height of 3.60m for the proposed residential accessory structure.

The subject lands are zoned R1 – Residential Zone and subject to the provisions of Exception 9(665) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
1	The maximum permitted encroachment of the proposed porch into the rear yard is 0.0m. (3.14)	To permit the proposed porch to encroach a maximum of 0.21m into the required 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	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	Height shall be measured in accordance with the definitions in Section 3.0 DEFINITIONS of by-law 001-2021, as amended. Established grade shall be the approved grading at the time of the original building permit for the principal dwelling.

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.