

**To:** Committee of Adjustment  
**From:** Lindsay Haviland, Building Standards Department  
**Date:** June 19, 2023  
**Applicant:** Melita and Eyal Sager  
**Location:** PLAN 65M3985 Lot 12 municipally known as 25 Shale Crescent  
**File No.(s):** A283/22

**Zoning Classification:**

The subject lands are zoned R3 – Residential Zone Three and subject to the provisions of Exception 14.874 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum rear yard of 2.4 metres is required to the accessory building. S. 4.1.2	To permit a minimum rear yard of 0.66 metres to the accessory building.
2	A minimum interior side yard of 2.4 metres is required to the accessory building. S.4.1.2	To permit a minimum interior side yard of 0.45 metres to the accessory building.
3	The existing uncovered deck and steps may encroach up to 0.6 metres from the interior side lot line. Table 4-1	To permit the existing deck and steps to encroach up to 0.2 metres from the interior side lot line.
4	A maximum rear yard encroachment for the existing uncovered deck and steps shall be 2.4 metres. Table 4-1	To permit a maximum encroachment of 4.8 metres into the required rear yard for the existing deck and steps.

The subject lands are zoned RD3 Residential Detached Zone Three and subject to the provisions of Exception 9(1231) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A maximum encroachment of 0.3 metres is permitted into the minimum required interior side yard for the deck and stairs [Section 3.14 c)]	To permit a minimum interior side yard of 0.2 metres to the existing uncovered deck and steps.
6	A maximum rear yard encroachment for the existing uncovered deck and steps is 1.8 metres. [Section 3.14 c)]	To permit a maximum encroachment of 6.3 metres into the required rear yard for the existing uncovered deck and steps.

**Staff 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.
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**Stop Work Order(s) and Order(s) to Comply:**

Order No. 22-125280, Order to Comply - Issue Date: Jul 13, 2022

**Building Permit(s) Issued:**

Building Permit No. 22-116981 for Shed/Gazebo - (Not Yet Issued)  
 A building permit is required for the deck.

**Conditions of Approval:**

None



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