

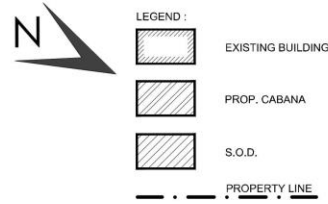
25 Shale Crescent

Committee of Adjustment Hearing

June 22, 2023

File Number A283/22

Site Plan



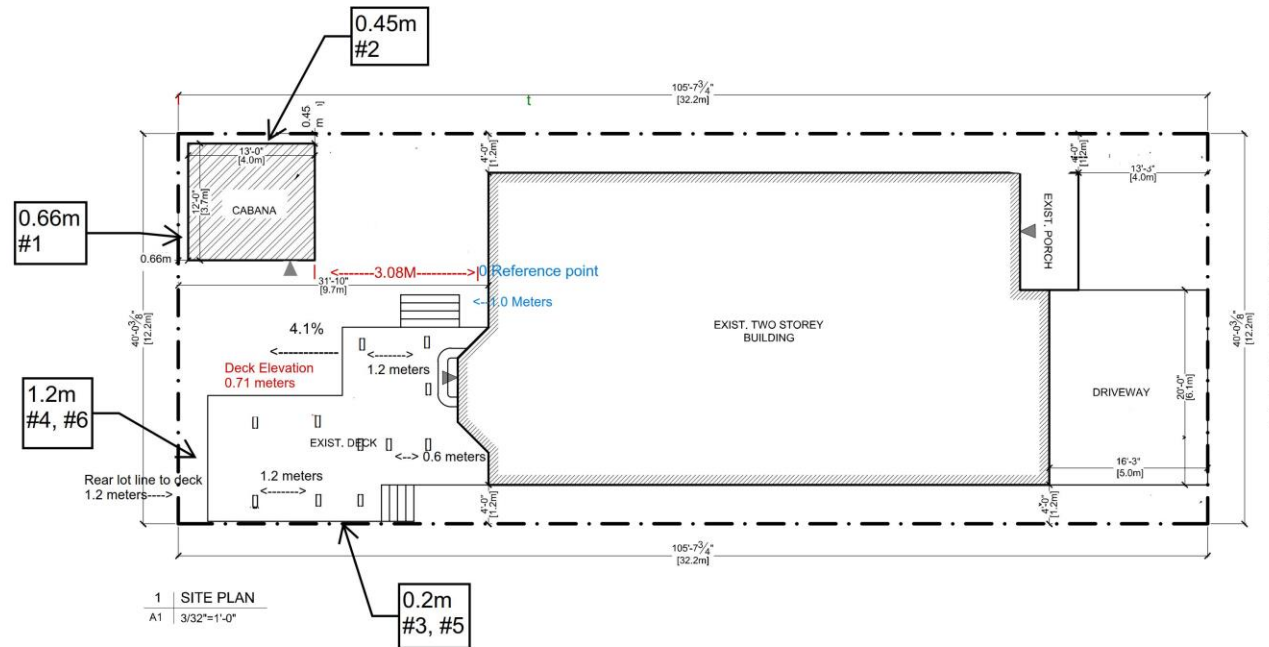
DESCRIPTION	AREAS			SETBACKS	
	IMPERIAL	METRIC	%	DESCRIPTION	DIST.
LOT AREA	4228	392.8		FRONT	5.0m
LOT COVERAGE	1910	177.4	45.2	REAR	8.70m
CABANA AREA	156	14.5	3.7	EAST SIDE	1.20m
HARDSCAPE AREA	679	63.1	16.1	WEST SIDE	1.20m
SOFTSCAPE AREA	1483	137.8	35.1		

"DO NOT SCALE"
 CONTRACTOR MUST VERIFY ALL INFORMATION PRIOR TO COMMENCEMENT OF THE WORK. ALL DRAWINGS & SPECIFICATIONS ARE PROPERTY OF ORANA INC. AND MUST BE RETURNED UPON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

Legend

Deck Foundation Plan/
 Legend

- i. Structural 0.254 meter sono tube, 6x6 post in 1.2 meters concrete
- ii. Deck foundation- Augured 1.2 meter holes with 0.254 meter sono tubes 6x6 posts in concrete
- iii. Deck elevations- 0.71 meters
- iv. Deck Cross Section detail- Spacing for the joist is standard 16" max done from 2x6 Beams were done by 2x8



Requested Variances

Proposed Variance(s) (By-law 001-2021):

- 1. To permit a minimum rear yard of 0.66 metres to the accessory building.
- 2. To permit a minimum interior side yard of 0.45 metres to the accessory building.
- 3. To permit the existing deck and steps to encroach up to 0.2 metres from the interior side lot line.
- 4. To permit a maximum encroachment of 4.8 metres into the required rear yard for the existing deck and steps.

Proposed Variance(s) (By-law 1-88):

- 5. To permit a minimum interior side yard of 0.2 metres to the existing uncovered deck and steps.
- 6. To permit a maximum encroachment of 6.3 metres into the required rear yard for the existing uncovered deck and steps.

By-Law Requirement(s) (By-law 001-2021):

- 1. A minimum rear yard of 2.4 metres is required to the accessory building.
- 2. A minimum interior side yard of 2.4 metres is required to the accessory building.
- 3. The existing uncovered deck and steps may encroach up to 0.6 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.

By-Law Requirement(s) (By-law 1-88):

- 5. A maximum encroachment of 0.3 metres is permitted into the minimum required interior side yard for the deck and stairs.
- 6. A maximum rear yard encroachment for the existing uncovered deck and steps is 1.8 metres.

Aerial View of Site From The East



Aerial View of Site From the Northeast



Site Photos



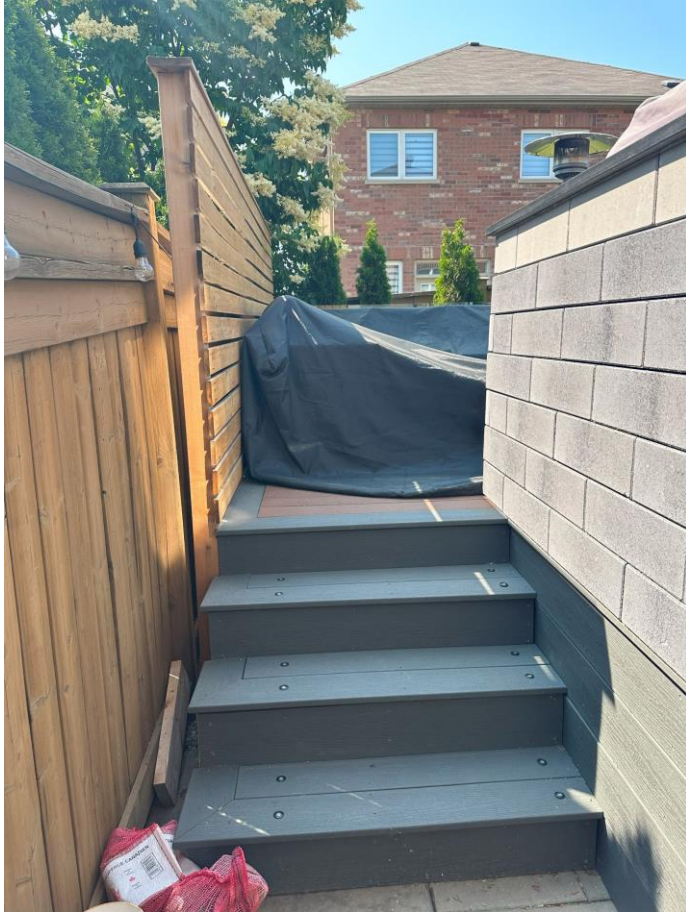
Site Photos



Site Photos



Site Photos



Similar Developments in The Neighbourhood



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