

To: Committee of Adjustment
From: Lindsay Haviland, Building Standards Department
Date: April 13, 2022
Applicant: Frank Mondelli
Location: PLAN 65M3585 Lot 14 municipally known as 54 Green Manor Crescent
File No.(s): A035/22

Zoning Classification:

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	In a residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67m ² , whichever is less [Section 4.1.3 a)]	To permit a maximum lot coverage of 67.81 m ² for residential accessory structures.
2	In any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres (Section 4.1.4.1)	To permit a maximum height of 4.0 metres for a residential accessory structure (Porch cover).
3	In any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres (Section 4.1.4.1)	To permit a maximum height of 3.05 metres for a residential accessory structure (Pergola).
4	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line (Section 4.1.2.1.b.)	To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, interior side lot line).
5	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line (Section 4.1.2.1.b.)	To permit a residential accessory structure with a height greater than 2.8 metres to be 2.0 metres to any lot line (Porch cover, interior side lot line).
6	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line (Section 4.1.2.1.b.)	To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, rear lot line).

The subject lands are zoned R1, Residential Zone, under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
7	A maximum Lot coverage of 35% is permitted (Schedule A).	To permit a maximum lot coverage of 37.34%.
8	The maximum height of any accessory building or structure to the nearest part of the roof shall not be more than 3 metres above finished grade (Section 4.1.1 b)	To permit a maximum height of 3.45 metres to the nearest part of the roof of an accessory structure (Porch cover)

9	A minimum rear yard of 7.5 metres is required to the accessory structure [Section 4.1.1 b)]	To permit a minimum rear yard of 1.2 metres (Pergola).
10	A minimum interior side yard of 1.5 metres is required to the accessory structure [Section 4.1.1 b)]	To permit a minimum interior side yard of 1.2 metres (Pergola).

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	The height of the pergola shall be measured from the existing grade in the rear yard.

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.