

To: Committee of Adjustment

From: Catherine Saluri, Building Standards Department

Date: August 23, 2023

Applicant: Kagani Uthayakumar

Location: 119 Andrew Hill Drive
65M-2928, Lot 14

File No.(s): A077/23

Zoning Classification:

The subject property is zoned R3, Third Density Residential Zone, and subject to the provisions of Exception 14.866 under By-law 001-2021 as amended.

The subject property is zoned RD3, Residential Detached Zone Three and subject to the provisions of Exception 9(1222) under Zoning By-law 1-88, as amended.

#	Zoning By-law 001-2021	Variance requested
1	Where lot frontage is 12.0 m or greater, the minimum landscape requirement (front yard) shall be 50%, of which 60% shall be soft landscaping (minimum of 23.28 m ² soft landscaping required). [4.19.1. 2b.]	To permit a minimum of 22.29 m ² (57%) of front yard soft landscaping.
2	A minimum rear yard setback of 0.6 m is required for a residential accessory structure (shed). [4.1.2 b]	To permit a minimum rear yard setback of 0.30 m for a residential accessory structure (shed).
3	A minimum interior yard setback of 0.6 m is required for a residential accessory structure (shed). [4.1.2 b]	To permit a minimum interior side yard setback of 0.30 m for a residential accessory structure (shed).

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

Order to Comply 2022-131113 has been issued for the construction of a side entrance having been undertaken prior to obtaining the required building permit.

Building Permit(s) Issued:

Building Permit Application No. 2023-102595 has been submitted for the legalization of an as-built side entrance for a dwelling, and not issued to date.

A building permit is required for the finished basement. Please contact the Building Standards Department at (905) 832-8510 for assistance.

Other Comments:

1	Two Existing and Proposed Basement plans have been submitted for the latest circulation of this application. Please delete any duplicated drawings from the file.
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
3	Please ensure that any amendments to drawings are bubbled and noted in the revision block.

Conditions of Approval:

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

None

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