

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: September 20, 2023
Applicant: INOVA design inc
Location: 149 Arnold Avenue
 PLAN RP3319 Part of Lot 32
File No.(s): A094/23

Zoning Classification:

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum front yard setback required is 14.83 metres. [Section 4.5, 3. b.]	To permit a minimum front yard setback of 9.9 metres.
2	The minimum interior side yard setback total of both sides shall not be less than 6.0 metres. [Exception 14.403, 2. b.]	To permit a minimum total interior side yard setback of both sides of 5.15 metres.
3	The maximum lot coverage permitted is 20%. [Table 7-3]	To permit a maximum lot coverage of 26.75%.

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.

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 subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).
3	Air Conditioner and/or Heat Pump Units shall be permitted in the interior side yard with a minimum setback of 0.6 metres and may encroach a maximum of 1.5 metres into the required rear yard or exterior side 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.