

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: June 29, 2022
Applicant: Michael & Natalie Paller
Location: PLAN 65M4291 Lot 130 municipally known as 11 Antorisa Avenue
File No.(s): A104/22

Zoning Classification:

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.1117 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required interior side yard and front yard setback for hard landscaping is 0.60m. Sect. 4.13 Table 4-1	To permit a minimum interior side yard and front yard setback of 0.0m for hard landscaping.
2	The minimum required front yard soft landscaping is 60% of the required 50% landscaping. Sect 4.19 2 b.	To permit a minimum of 42% front yard soft landscaping.
3	The maximum driveway width on a lot with a frontage greater than 12.0m is 9.0m. Sect. 6.7.3 Table 6-11	To permit a maximum driveway width of 12.2m on a lot with a frontage greater than 12.0m.

The subject lands are zoned RD3 – Residential Detached Zone and subject to the provisions of Exception 9(1291) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	The minimum required interior side yard setback for pool equipment is 0.60m. Sect. 3.14 h) 1)	To permit a minimum interior side yard setback of 0.35m for the pool equipment.
5	The minimum required front yard soft landscaping is 60% of the required 50% landscaping. Sect. 4.1.4 f) v 2)	To permit a minimum of 42% front yard soft landscaping.
6	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres Sect. 4.1.4 f) i)	To permit a maximum driveway width at the street curb of 7.4m.
7	The portion of the driveway between the street line and the street curb shall not exceed a maximum width of six (6) metres. Sect. 4.1.4 f) iii)	To permit the portion of the driveway between the street line and the street curb to a maximum width of 7.4m.
8	Driveways located between a lot line abutting a street and a garage on a lot greater than 12.0m shall exceed a maximum of 9.0m. Sect. 4.1.4 f) v)	To permit a maximum driveway width of 12.2m on a lot greater than 12.0m.

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:

[Redacted]

General Comments	
9	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

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.