

To: Committee of Adjustment
From: Sarah Scauzillo, Building Standards Department
Date: May 8, 2023
Applicant: Carmelo and Milena Calabro
Location: 167 National Drive
 PLAN M1800 Lot 65
File No.(s): A019/23

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.82 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 15.0 metres is required. [Section 7.2.2]	To permit a minimum front yard setback of 2.3 metres.

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	Zoning By-law 001-2021 as amended is in force however sections of the By-law have been appealed. By-law 1-88 is also applicable for all appealed sections.
2	The below grade private garage is subject to the setback requirements of the main dwelling. A minimum front yard setback of 15.0 metres is required.
3	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
4	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

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.