VAUGHAN

To:	Committee of Adjustment
From:	Faegheh Gholami, Building Standards Department
Date:	May 30, 2023
Applicant:	Angela Coluccio and Fabio Oliveira
Location:	153 Polo Crescent PLAN 65M3625 Lot 21
File No.(s):	A025/23

Zoning Classification:

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum side yard setback of 2.4m is required to the proposed residential accessory structure. [4.1.2.b]	To permit a minimum side yard setback of 1.0m to the proposed residential accessory structure.
2	A minimum interior side yard setback of 1.5m is required to the existing residential structure (storage shed). [Table 7-3]	To permit a minimum side yard setback of 0.39m is required to the existing residential structure (storage shed).
3	A maximum height of 3.0m is permitted for the proposed residential accessory structure. [4.1.4.1]	To permit a maximum residential accessory structure height of 3.20m.
4	In the R1A Zone, any portion of a yard in excess of 135 m2 shall be comprised of a minimum of 60% soft landscape. [4.19.1.1].	To permit a minimum of 54.3% of the area of the rear yard in excess of 135 sq. m. to be comprised of soft landscaping.

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

	Zoning By-law 1-88	Variance requested
1	n/a	

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	
10	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.