

**To:** Committee of Adjustment  
**From:** Bernd Paessler, Building Standards Department  
**Date:** June 13,2024  
**Applicant:** Mohammed Iqbal Vadakkayil  
**Location:** 484 Cranston Park Avenue  
 PLAN 65M3132 Lot 87  
**File No.(s):** A011/24

**Zoning Classification:**

The subject lands are zoned R3(EN) Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.622 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	For those lots abutting lands zoned OS1 Open Space Conservation Zone the required yard shall be 10.0m and no building or structures shall be permitted within the required yard. Exception 14.622 T98 note 6	To permit a minimum interior side yard of 4.5m on a lot abutting an OS1 Open Space Conservation Zone.
2	The maximum permitted encroachment for pool equipment into the interior side yard is 1.0m. Section 4.13 Table 4-1	To permit an encroachment for pool equipment of 1.2m into the interior side yard.
3	The maximum permitted encroachment for pool equipment into the rear yard is 1.5m. Section 4.13 Table 4-1	To permit an encroachment for pool equipment of 6.95m into the rear yard.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

Building Permit No. 22-106489 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)

**Other Comments:**

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).

**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.