

To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: June 13, 2024
Applicant: Mohammad Vakili Rad
Location: 5 Keatley Drive
 PLAN 65M4491 Lot 44
File No.(s): A028/24

Zoning Classification:

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.1014 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8m shall not be located closer than 2.4m to any lot line. [Section 4.1.2.1b)]	To permit a residential accessory structure with a height greater than 2.8m to be located a minimum of 1.30m from the interior side lot line.
2	In a Residential Zone, where lot frontage is 12.0 m or greater, the minimum landscape requirement of the front yard containing the driveway shall be 50%, of which 60% shall be soft landscaping. [Section 4.19.1.2.b]	To permit a minimum of 33.91% (26.03m ²) of the front yard to be landscaped of which 13.88% (5.33m ²) to be soft landscaped.

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	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.