

To: Committee of Adjustment
From: Niloufar Youssefi, Building Standards Department
Date: November 28, 2024
Applicant: KLM Planning Partners Inc.
Location: 280 Nativio Street
 PLAN 65M4515 Block 1
File No.(s): A168/24

Zoning Classification:

The subject lands are zoned EM2, General Employment Zone under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|--|
| 1 | A minimum front yard of 6.0 m is required [Section 11.2.2, Table 11-3]. | To permit a minimum front yard of 4.0 m . |
| 2 | A minimum rear yard of 12.0 m is required [Section 11.2.2, Table 11-3]. | To permit a minimum rear yard of 6.0 m . |

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:

| Zoning By-law 001-2021 | |
|------------------------|---|
| 1 | Applicant to be advised that <u>outside storage</u> , as defined in [Section 3.0] of bylaw, shall not be permitted on any corner lot [Section 5.13.2.4]. |
| 2 | Please note that exterior stairs are encroaching into the minimum front yard. However, they will comply with the requirements of the bylaw provided that the minor variance for the front yard gets approved. |
| 3 | Applicant has confirmed that the Site Development Application (File DA.22.040) was applied from the previous owner of the land and the new owner has no interest in the above note site plan application. Development Planning Department has confirmed that a new Site Development Application is not required and the previous Site Development Application (File DA.22.040) has been closed. |

| General Comments | |
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| 4 | 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.