

56 NETHERFORD ROAD

Maple, ONTARIO

FILE No. CAV A192/24

COA HEARING DATE – February 6th, 2025

LOT 57 Registered Plan 5590

Authorized Agent – David Small Designs

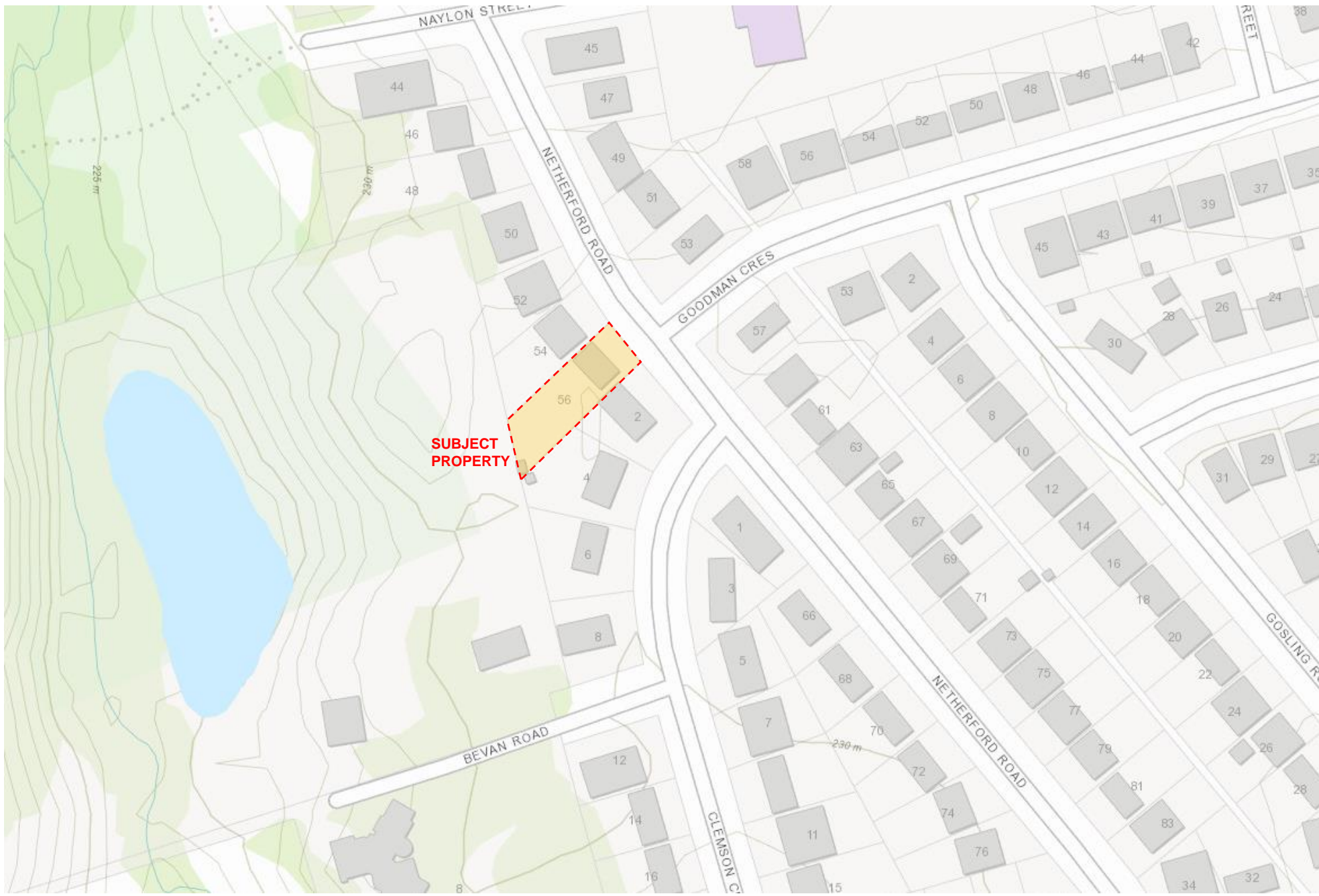
Representative – Peter Giordano

On behalf of the Owners Linda Holt

*** - NO CHANGE TO ORIGINALLY APPROVED CABAN OR POOL SIZE
ONLY THE SIDE YARD SETBACK IS DIFFERENT BUT NOT A VARIANCE ITEM**



#	Zoning By-law 001-2021	Variance requested
1	A maximum lot coverage of 23% is required [Table 7-3].	To permit a maximum lot coverage of 27.45%
2	A maximum height of 8.5 metres is required [Section 4.5.1.b.]	To permit a maximum height of 9.08 metres for the dwelling.
3	In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m. [Section 4.1.4.1].	To permit a maximum height of 3.81 metres for a residential accessory structure.



CONTEXT MAP

Naylon Parkette



#48

#50

#52

#54

#56

SUBJECT
PROPERTY

#2

#4

#6

#505

Goodman Crescent

Gosling Rd

Netherford Rd

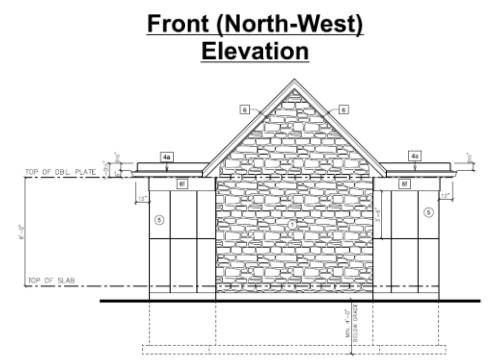
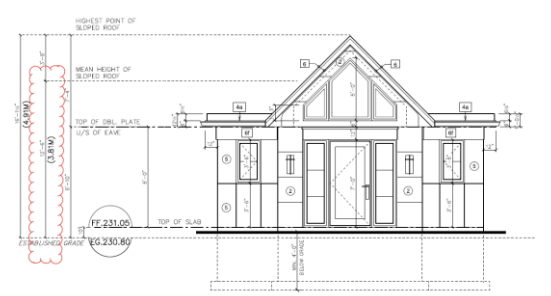
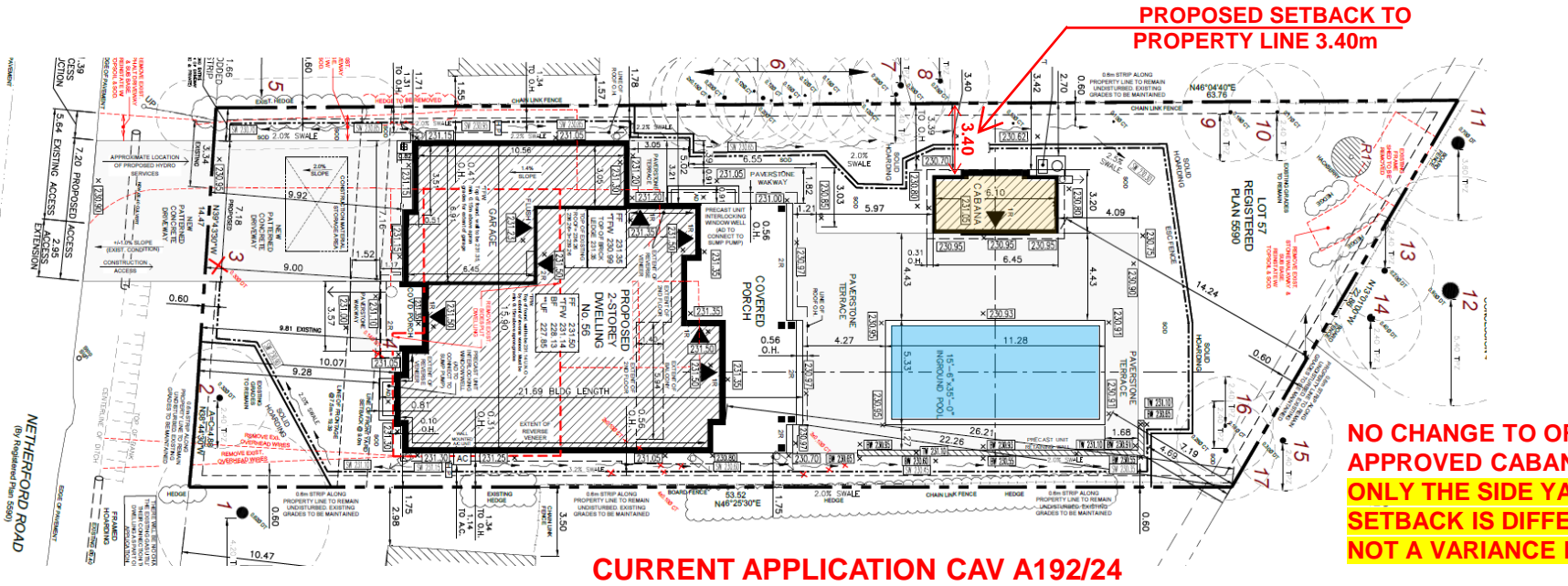
Goodman Crescent

Clemson Crescent

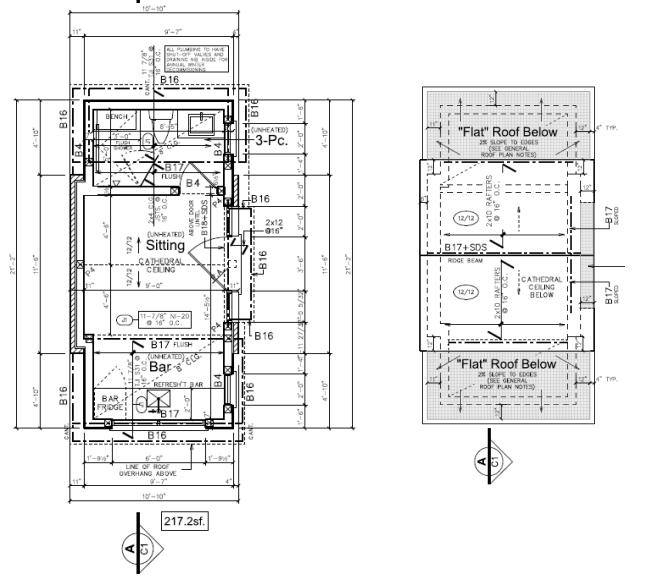
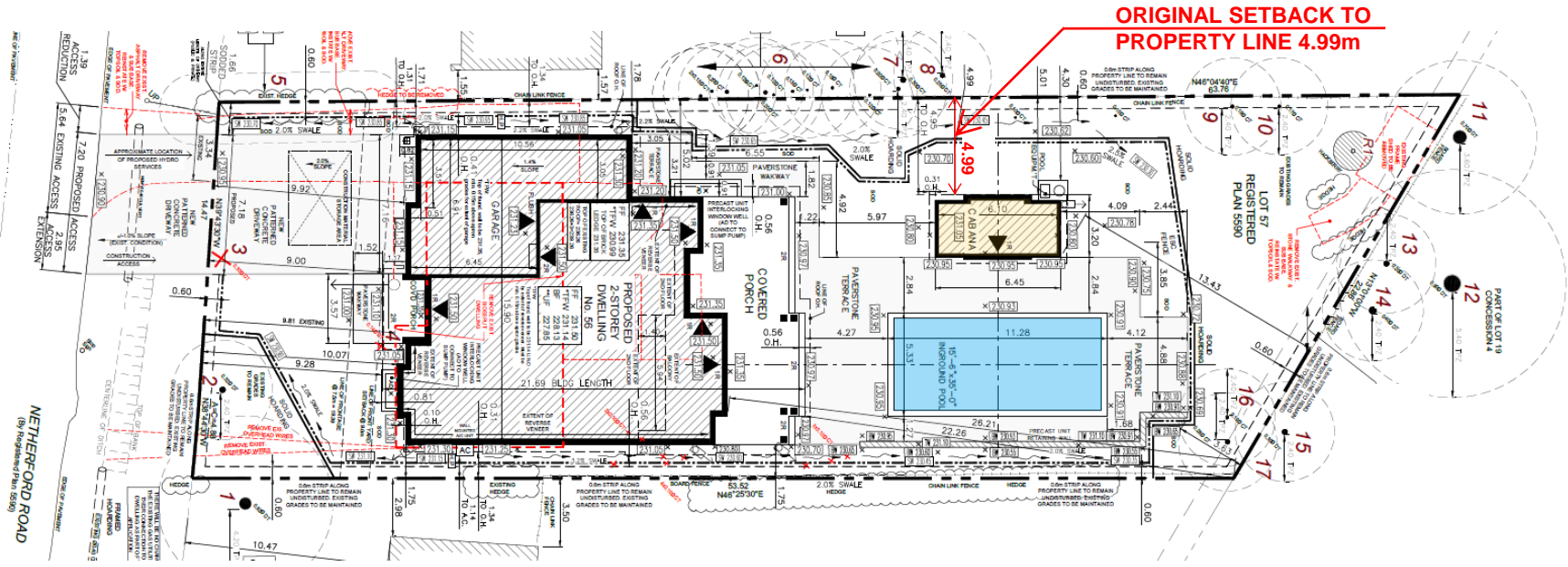
Netherford Rd

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AERIAL MAP



NO CHANGE TO ORIGINALLY APPROVED CABAN OR POOL
ONLY THE SIDE YARD SETBACK IS DIFFERENT BUT NOT A VARIANCE ITEM



APPROVAL COMPARISON PREVIOUS vs CURRENT



#2
CLEMSON

SUBJECT
PROPERTY



SUBJECT PROPERTY – REAR
YARD LOOKING REAR LEFT



#54

SUBJECT
PROPERTY



SUBJECT PROPERTY – REAR
YARD LOOKING RIGHT



SUBJECT PROPERTY – REAR
YARD LOOKING RIGHT