

To: Committee of Adjustment
From: Niloufar Youssefi, Building Standards Department
Date: February 03, 2025
Applicant: Humphries Planning Group Inc
Location: 2141 Major Mackenzie Drive
 CONC 3 Lot 20
File No.(s): A204/24

Zoning Classification:

The subject lands are zoned A – Agricultural Zone and subject to the provisions of Exception 9(925) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
1	A single family detached dwelling means a separate building containing only one (1) dwelling unit [Section 2.0, Definitions] .	To permit a single detached dwelling to be attached to the Church.
2	A maximum height of 11 m is required [Schedule A] .	To permit a maximum building height of 15 m .
3	A strip of land not less than 6.0 m in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip [Section 3.13] .	To permit a strip of land not less than 4.6 m in width to be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip

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.