

To: Committee of Adjustment

From: Sean Fitzpatrick, Building Standards Department

Date: March 19, 2025

Applicant: Square Design Group

Location: 73 Frini Court
PLAN 65M3558 Lot 51

File No.(s): A063/24

Zoning Classification:

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	Any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape. [4.19.1 #1]	To permit the portion of the rear yard in excess of 135.0 m ² to be comprised of a minimum 41.94% soft landscape.
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2]	To permit a residential accessory structure with a height greater than 2.8 metres to be not closer than 0.99 metres from the interior side lot line (East).
3	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2]	To permit a residential accessory structure with a height greater than 2.8 metres to be 1.96 metres from the interior side lot line (West).
4	In any Residential Zone, the maximum lot coverage of all accessory buildings and all residential accessory structures excluding an accessory detached garage shall be 10% or 67.0 m ² , whichever is less. [4.1.3.1]	To permit a maximum lot coverage of 84.6 m ² for all accessory buildings and all residential accessory structures.
5	In any Residential Zone, the maximum height of a residential accessory structure shall be 3.0 m. [4.1.4]	To permit a maximum height of 3.63 metres for a residential accessory structure.

Staff Comments:

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

Order No. 23-145250, Order to Comply for, Issue Date: Dec 22, 2023

Building Permit(s) Issued:

A Building Permit has not been 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.

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.