

Vigneault, Christine

Subject: RE: Zoning Complete WITH COMMENTS - NO CONDITIONS (Lenore Providence)

Please note that the Zoning process is now complete for a COA folder with the following details:

File No: A031/20

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 55 Hallmark Ct

Comments: The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The minimum required Front yard landscaping for this property is 33% of the front yard area, of which 60% percent of that area shall be comprised of soft landscaping. The proposed Front yard soft landscaping area of 19.65 m² as shown on the sketch dated August 31st, 2020 achieves the minimum required soft landscaping for the front yard. Should the soft landscaping in the front or Rear yards not be installed, additional variances will be required.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 0.6 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Conditions: