

**To:** Committee of Adjustment

**From:** Faegheh Gholami, Building Standards Department

**Date:** February 02, 2021

**Applicant:** 1191621 Ontario Inc.

**Location:** CONC 4 Part of Lot 3 municipally known as 90 Snidercroft Road

**File No.(s):** A161/20

**Zoning Classification:**

The subject lands are zoned PBM1 and subject to the provisions of Exception 9(1346) under By-law 1-88 as amended

**Proposal:**

1. To permit a maximum lot coverage of 53.55%.

**By-Law Requirements:**

1. Maximum 20% of lot coverage is permitted.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

Building Permit No. 01-005786 for Manufacturing Use Unit - Alteration, Issue Date: Jan 07, 2002

**Other Comments:**

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

The original building was built prior to By-law 1-88, and it complied to the Lot coverage requirements of By-law 2523. The lands were rezoned under By-law 1-88, and the maximum permitted lot coverage was reduced to 20% creating an automatic non conformity to the zone requirement for Lot coverage. Building permit 85-2582 showed a Lot Coverage of 49.39% which was less than the maximum permitted lot coverage of 50% under By-law 2523.

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

None

\* Comments are based on the review of documentation supplied with this application.