

**To:** Committee of Adjustment  
**From:** Faegheh Gholami, Building Standards Department  
**Date:** March 31, 2021  
**Applicant:** Jason Gabriele  
**Location:** PLAN RP5757 Lot 30 municipally known as 186 Pine Valley Crescent  
**File No.(s):** A156/20

**Zoning Classification:** Additional variance identified by staff, application requires adjournment to accommodate statutory public notice.

The subject lands are zoned RR under By-law 1-88 as amended

**Proposal:**

1. To permit a minimum side yard setback of 2.37 m for the proposed accessory structure (detached Garage).
2. To permit a maximum lot coverage of 17.6%.
3. To permit a maximum height of 5.5m for the proposed accessory structure (detached Garage).
4. To permit a maximum height of 4.15m to the nearest part of the roof for the accessory structure (detached Garage)
5. To permit construction of a swimming pool which is not located in the rear yard.
6. To permit a driveway that does not have a positive slope away from all parts of the building to the street.

**By-Law Requirements:**

1. A minimum side yard setback of 4.5 m is required. (schedule A)
2. A maximum lot coverage of 10% is permitted. (schedule A)
3. A maximum height of 4.5m is permitted. (4.1.1.b)
4. A maximum height of 3.0m to the nearest part of the roof is permitted. (4.1.1.b)
5. A swimming pool shall be constructed only in the rear yard. (4.1.1.i)
6. All driveways shall have a positive slope away from all parts of the building to the street. (4.1.4.g.i)

**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 10m<sup>2</sup>

**Other Comments:**

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.

None

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