

**To:** Committee of Adjustment  
**From:** Christian Tinney, Building Standards Department  
**Date:** April 21, 2021  
**Applicant:** Rob Quattrociocchi and Sonia Sobera  
**Location:** PLAN 65M4136 Lot 15 municipally known as 183 Via Teodoro  
**File No.(s):** A043/21

**Zoning Classification:**

The subject lands are zoned RD3 Residential Detached Zone Three, and subject to the provisions of Exception No. 9(1279) under By-law 1-88 as amended.

**Proposal:**

1. To permit a minimum rear yard setback of 1.0 metres to the private swimming pool.
2. To permit a minimum interior side yard setback of 1.0 metres to the private swimming pool.
3. To permit a minimum rear yard setback of 0.60 metres to the accessory building (pergola).
4. To permit a minimum interior side yard setback of 0.60 metres to the accessory building (pergola).

**By-Law Requirements:**

1. A minimum rear yard setback of 1.5 metres is required to the private swimming pool.
2. A minimum interior side yard setback of 1.5 metres is required to the private swimming pool.
3. A minimum rear yard setback of 7.5 metres is required to the accessory building (pergola).
4. A minimum interior side yard setback of 1.2 metres is required to the accessory building (pergola).

**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:**

Notes:

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

An A/C unit 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 setback of 7.5 metres.

**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.