

To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: April 23, 2021
Applicant: Ibtisam Shamoon
Location: PLAN 65M4139 Lot 43 municipally known as 59 Via Piani
File No.(s): A026/21

Zoning Classification:

The subject lands are zoned RD3 and subject to the provisions of Exception 9(1285) under By-law 1-88 as amended

Proposal:

1. To permit a rear yard setback of 1.06m to the proposed pool.
2. To permit a rear yard setback of 0.30m to the existing accessory structure (Gazebo).
3. To permit an exterior yard setback of 0.30m to the existing accessory structure (Gazebo).

By-Law Requirements:

1. A minimum rear yard setback of 1.5m is required to the proposed pool. (4.1.1.i)
2. A minimum rear yard setback of 7.5m is required for the existing accessory structure (Gazebo). (Schedule A3)
3. A minimum exterior side yard setback of 3.5m is required for the existing accessory structure (Gazebo). (Exception 1285.ai)

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 10m²

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.