

To: Committee of Adjustment

From: Christian Tinney, Building Standards Department

Date: May 14, 2021

Applicant: Ammar Kamala

Location: PLAN RP4626 Lot 65 municipally known as 21 Jackson Street

File No.(s): A062/21

Zoning Classification:

The subject lands are zoned R1V and subject to the provisions of Exception under By-law 1-88 as amended.

Proposal:

1. To permit a maximum Lot Coverage of 24.51%.
2. To permit a minimum Rear Yard Setback of 3.24 metres to an Accessory Building (Cabana).
3. To permit a minimum Front Yard Setback of 10.32 metres to a Dwelling.
4. To permit a maximum driveway width of 7.44 metres.

By-Law Requirements:

1. A maximum Lot Coverage of 20% is required.
2. A minimum Rear Yard Setback of 7.5 metres is required to an Accessory Building (Cabana).
3. A minimum Front Yard Setback of 10.99 metres is required.
4. A maximum driveway width of 6.0 metres is required.

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.

Air Conditioner and/or Heat Pump Units shall be permitted in the interior side yard with a minimum setback of 0.6 metres and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

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.