

To: Committee of Adjustment

From: Sarah Scauzillo, Building Standards Department

Date: May 13, 2021

Applicant: 2256376 Ontario Inc.

Location: PLAN RP2951 Lot 19 municipally known as 41 Thornbank Road

File No.(s): A079/21

Zoning Classification:

The subject lands are zoned R1V and subject to the provisions of Exception 9(662) under By-law 1-88 as amended.

Proposal:

1. To permit a maximum lot coverage of 24.32%.
2. To permit a maximum building height of 11.0 metres.
3. To permit a pool not in the rear yard.

By-Law Requirements:

1. A maximum lot coverage of 20% is permitted (Schedule A, By-law 1-88a.a.).
2. A maximum building height of 9.5 metres is permitted (Schedule A, By-law 1-88a.a.).
3. A pool is permitted in the rear yard only (Section 4.1.1, By-law 1-88a.a.).

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.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

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.