

**To:** Committee of Adjustment  
**From:** Pia Basilone, Building Standards Department  
**Date:** July 19, 2021  
**Applicant:** Rocco & Silvana Agostino  
**Location:** PLAN 65M4639 Lot 63 municipally known as 117 Alistair Crescent  
**File No.(s):** A132/21

**Zoning Classification:**

The subject lands are zoned RD3 Residential Detached Dwelling Three and subject to the provisions of Exception No. 9(1376) under By-law 1-88 as amended.

**Proposal:**

1. To permit a minimum setback of 1.21 metres from the rear lot line to the accessory building (cabana).
2. To permit a maximum building height of 3.5 metres from average finished grade to the nearest part of the roof for the accessory building (cabana).

**By-Law Requirements:**

1. A minimum setback of 7.5 metres is required from the rear lot line to the nearest part of the accessory building (cabana). S.4.1.1.
2. A maximum building height of 3.0 metres is permitted measured from average finished grade to the nearest part of the roof for the accessory building (cabana). S.4.1.1.

**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:**

Applicant has confirmed:

1. That the hardscape around the pool is on grade.
2. That retaining walls are under 1.0 metres in height.
3. The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
4. 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 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.