

**To:** Committee of Adjustment

**From:** Garrett Dvernichuk, Building Standards Department

**Date:** July 08, 2021

**Applicant:** Jodie Erlick

**Location:** PLAN 65M4481 Lot 15 municipally known as 32 Elmway Court

**File No.(s):** A100/21

**Zoning Classification:**

The subject lands are zoned RV3(W) - Residential Urban Village Zone Three and subject to the provisions of Exception 9(1063) under By-law 1-88, as amended.

**Proposal:**

1. The minimum proposed setback from the OS4 Open Space Woodlot Zone to the swimming pool is 1.57 metres.
2. The minimum proposed setback from the OS4 Open Space Woodlot Zone to the accessory building is 1.69 metres.
3. The minimum proposed interior side yard to the accessory building is 0.65 metres.

**By-Law Requirements:**

1. The minimum required setback from an OS4 Open Space Woodlot Zone for all buildings, structures, and pools shall be 10.0 metres. [9(1063) ci), Schedule T-114]
2. The minimum required setback from an OS4 Open Space Woodlot Zone for all buildings, structures, and pools shall be 10.0 metres. [9(1063) ci), Schedule T-114]
3. The minimum required interior side yard is 1.2 metres. [9(1063) ci), Schedule T-114]

**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:**

Please note that any architectural or design element, used in the hard landscaping of any yard, which is greater than 1.8 m in height shall be set back from the property line a distance equal to the height of said architectural or design element. [4.1.1 k)]

Two of the drawings submitted were illegible. Please note that that these were not considered as part of this zoning review.

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.