

To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: September 28, 2021
Applicant: Shai & Marie Josee Bekman
Location: PLAN M1731 Lot 38 municipally known as 30 Pamela Court
File No.(s): A071/20

Zoning Classification:

The subject lands are zoned RR and subject to the provisions of Exception 9(173) under By-law 1-88 as amended

Proposal:

1. To permit a maximum building height of 11.50m for the proposed detached dwelling.
2. To permit a maximum lot coverage of 15.96%.

By-Law Requirements:

1. A maximum building height of 9.5m is permitted. (Schedule A)
2. A maximum lot coverage of 10% is permitted. (Schedule 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 the Oak Ridges Moraine Conservation Act, RSO 2001. Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

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.