

# 43 Mary Natasha Court



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Presented by John Ramirez

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# 01

Minimum setback of 1.2m from rear lot line to nearest part of accessory building (cabana).

# 02

Minimum setback of 0.60m from rear lot line to nearest part of pool equipment pad.

Note: Original request was 0.46m

## Request Approval for 2 Minor Variances

# Breakdown of Variances

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	SETBACK TO CABANA	SETBACK TO POOL EQUIPMENT
REQUESTED	<b>1.22m</b>	<b>0.6m</b>
BY-LAW	<b>7.5m</b>	<b>6.0m</b>
DIFFERENCE	<b>-6.28m</b>	<b>-5.4m</b>

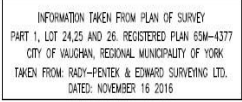
• Prior to Letter of Discharge, the Owner shall submit to air-bank survey identifying all proposed and/or constructed grade elevations. A Storm Water Management report authored by a professional Engineer or Land Grading Certification by a Professional Engineer or Certified Land Grader shall be submitted to the City upon their request.

• Prior construction flows from a 3-year storm frequency shall not exceed the flows for the same storm frequency as the same storm, unless it is demonstrated to the satisfaction of a City that controlled flows will not adversely affect the existing drainage pattern. (These flows shall be computed using the rational method only.)

• The building shall be located or the building site graded so that water will not accumulate near the building and will not adversely affect adjacent properties. (Ord. 214.6.1.2.)

• TMDA approval required where grade changes will occur that disrupted regulated area; existing hand or artificial wetlands.

• On channel, road or ditch used to drain land.



- Cabana = 4.27m (W) x 6.71m (L) x 2.64m (H); 28.65 sq.m GFA
- Requires a rear yard setback of 1.22m and side yard setback of 10.08m
- Dimensions comply with By-law 1-88 maximum height and side yard setbacks.
- Existing rear yard design doesn't allow for proposed cabana to be built with a 7.5m setback



# Variance #1

## Minimum Rear Lot Line Setback to Cabana

- A setback of 7.5m will place cabana close to existing dwelling and will look like an additional structure.
- Cabana will have low visual impact.
- Proposed cabana location will reduce noise from pool equipment.



Rendering of proposed cabana from the vantage point of rear neighbouring property.





Rendering of proposed cabana from the vantage point of left neighbouring property.

- Changed from 0.46m to 0.60m to allow for storm drainage as per City Engineer.
- Pool equipment pad integrated with cabana and adjacent to pool.
- The 0.60m setback will keep pool equipment hidden, prevent narrowing existing rear yard walkway, and reduce noise.
- Location is farthest point from neighbouring dwellings.





# Variances Requested:

1. Satisfy the four tests in s. 45 of the Planning Act.
2. Cause NO adverse impact on abutting properties and neighbourhood in general.
3. Complement current trends in residential developments.