

To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: Jan.19.2022
Applicant: Rajinder Singh & Narinder Kaur Pahal
Location: PLAN RP8954 Lot 4 municipally known as 96 Klein's Ridge
File No.(s): A218/21

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.19 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 15.0 m is required. (Table 7-3)	To permit a minimum front yard setback of 10.0m to the dwelling.
2	A maximum accessory building height of 3.0m is permitted. (Subsection 4.1.4.1)	To permit a maximum height of 3.45m for the accessory building (existing shed).

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(58) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A minimum front yard setback of 15.0m is required. (Schedule A)	To permit a minimum front yard setback of 8.5m to the nearest part of the building.

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:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).
3	The subject lands may be subject to Green Belt Act and Plan.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.