

**To:** Committee of Adjustment

**From:** Pia Basilone, Building Standards Department

**Date:** January 19, 2022

**Applicant:** Nicky Maraj, Tsambikos Antonarakis and Tetyana Rigillo

**Location:** PLAN RP5590 Lot 66 municipally known as

**File No.(s):** A236/21

**Zoning Classification:**

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.534 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard of 10.23 metres is required. (Sections 4.5 and 7.2.2)	To permit a minimum front yard of 9.0 metres.
2	A maximum encroachment of 2.0 metres is permitted into the required front yard for the porch and access stairs. (Section 4.13)	To permit a maximum encroachment of 2.18 metres into the required front yard for the porch and access stairs.
3	A maximum lot coverage of 23% is permitted for dwellings that do not exceed 9.5 metres in height. (Section 7.2.2)	To permit a maximum lot coverage of 23.69% for the dwelling that does not exceed 9.5 metres in building height.

The subject lands are zoned R1V Old Village Residential under By-law 1-88 as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum front yard of 11.0 metres is required. (Schedule A)	To permit a minimum front yard of 7.31 metres.
5	A maximum lot coverage of 20% is permitted. (Schedule A)	To permit a maximum lot coverage of 23.69%.

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

Building Permit No. 20-113073 for Single Detached Dwelling - (Not Yet Issued)  
Building Permit No. 21-100379 for Single Detached Dwelling - Residential Demolition, Issue Date: Oct 13, 2021

**Other Comments:**

Zoning By-law 01-2021	
1	Please note that a maximum encroachment for wall mounted central air conditioners is 0.6 metres into the required interior side yard and 1.0 metres into the required rear yard.
2	Please note that a maximum encroachment for ground mounted central air conditioners is 1.0 metres into the required interior side yard and 1.5 metres into the required rear yard.

Zoning By-law 1-88	
3	Please note that 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.

General Comments	
4	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:**

None

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