

**To:** Committee of Adjustment

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

**Date:** January 27, 2022

**Applicant:** Muzammil Kodwavi

**Location:** PLAN 65M3001 Lot 8 municipally known as 88 Abbruzzo Court

**File No.(s):** A259/21

**Zoning Classification:**

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.421 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required interior side yard is 7.85 metres at the west side, and 24.10 metres at the east side. [4.5 2.b]	To permit a minimum interior side yard of 6.82 metres at the west side, and 13.61 metres at the east side.
2	The maximum height of an accessory building or residential accessory structure shall be 3.0m. [4.1.4 1]	To permit the height of the residential accessory structure (cabana) in the rear yard to be 4.5 metres.
3	For lot frontages of 12.0 metres or greater, the maximum driveway width of a driveway shall be 9.0 metres. [6.7.3 2, Table 6-11]	To permit the maximum width of the driveway to be 11.34 metres.
4	The maximum height shall be 9.5 metres. [7.2.2, Table 7-3]	To permit a maximum height of 10.95 metres.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(690) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The maximum permitted lot coverage is 10%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 13.89%.
5	The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	To permit a maximum building height of 10.95 metres.
6	The maximum height of a garden or storage shed at the rear that is constructed in accordance with the maximum floor area requirements set out in Subsection 4.1.1 (e), shall not exceed 2.5 metres from finished grade to the highest point of the structure. [4.1.1 f) iv)]	To permit the height of the garden or storage shed (cabana) at the rear to be 4.5 metres.
7	For lot frontages of 12.0 metres and greater, driveways located between a lot line abutting a street and a garage or dwelling wall in a front yard shall be a maximum of 9.0 metres wide. [4.1.4 f) v)]	To permit a driveway width between a lot line abutting a street and a dwelling wall in the front yard of 11.34 metres wide.

**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. 99-004194 for In-Ground Pool (Sfd/Semi) - POOL (Wang), Issue Date: (Not Yet Issued)

**Other Comments:**

Zoning By-law 01-2021	
XX	None

Zoning By-law 1-88	
XX	None

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

**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.