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May 10, 2012

VAUGHAN COMMITTEE
OF ADJUSTMENT

ADDENDUM
AGENDA ITEM

#14

COMMITTEE OF ADJUSTMENT

To: Committee of Adjustment
From: Pia Basilone, Building Standards Department
Date: April 17, 2012 REVISED: April 26, 2012 REVISED: May 10, 2012
Name of Owner: Sujeewa Atapattugama
Location: 271 Discovery Trail
Lot 222, 65M-3362
File No.(s): A137/12

Zoning Classification:

The subject lands are zoned *RVM1(WS-B), Residential Urban Village Multiple Dwelling Zone One* under By-law 1-88 as amended.

Proposal:

1. To permit a maximum building height of 3.18 metres of the accessory building.
2. To permit a rear yard setback of 1.20 metres to the accessory building.
3. To permit a floor area of 12 m² of the accessory building.

By-Law Requirements:

1. A maximum building height of 2.5 metres is permitted.
2. A minimum rear yard setback of 6.0 metres is permitted.
3. A maximum floor area of 8 m² is permitted.

Staff Comments:

Stop Work Orders and Orders to Comply:

There are no outstanding Orders on file.

Building Permits Issued:

A building permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m².

Other Comments:

The submitted building permit drawings do not indicate the dimension of the eaves and gutters projection. Section 3.14(a) permits the encroachment of eaves and gutters up to a maximum of 0.3 metres into a required yard.

The applicant shall be advised that additional variances may be required upon review of detailed drawings for building permit/site plan approval.

Please note that the Subdivision Agreement requires easements to be registered on abutting lots where the interior side yard setback of the subject property is less than 1.2 metres.

Conditions of Approval:

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

None