



# memorandum

**To:** Todd Coles, Committee of Adjustment Secretary Treasurer

**From:** Mauro Peverini, Interim Director of Development Planning

**Date:** January 9, 2017

**Name of Owner:** RITA ZENTIL-FUOCO

**Location:** PLAN 65M2862 Lot 93 municipally known as 42 Tinsmith Court  
Kleinburg

**File No.(s):** A001/17 – *Revised*

**ADDENDUM  
AGENDA ITEM  
#07  
COMMITTEE OF ADJUSTMENT**

**Proposed Variance(s):**

1. To permit an interior side yard setback of 0.74 metres.
2. To permit a maximum lot coverage of 34.9% (existing dwelling 25.3%, existing front porch 0.3%, proposed addition 9.3%).
3. To permit a maximum driveway width of 7.01 metres between the street line and the street curb.
4. To permit a maximum curb cut of 7.01 metres.
5. To permit a maximum driveway width of 12.09 metres.

**By-Law Requirement(s):**

1. A minimum interior side yard setback of 1.5 metres is required.
2. A maximum lot coverage of 30% is permitted.
3. A maximum driveway width of 6.0 metres is permitted between the street line and the street curb.
4. A maximum curb cut of 6.0 metres is permitted.
5. A maximum driveway width of 9.0 metres is permitted.

**Official Plan:**

VOP 2010 "Low Rise Residential". The proposal conforms to the Official Plan.

**Comments:**

The Owner is requesting variances for the construction of additions to an existing dwelling and to maintain an existing interior setback on the west side of the dwelling. The Owner has revised their original proposal to remove an existing accessory building (shed). The property abuts a park to the east and the proposed variances will not have an adverse visual impact on neighbouring properties. The proposed interior yard setback of 0.74m to the westerly property line is for a portion of the dwelling that is not continuous along the entirety of the elevation. The proposal is consistent with previous approvals in the area and as approved by the Committee of Adjustment. The Development Planning Department is of the opinion that the proposal is minor in nature, meets the intent of the Zoning By-law, and is desirable and appropriate for the development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

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

None

**Comments Prepared by:**

Daniel Rende, Planner I  
Clement Messere, Senior Planner