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Jan 10/17
Committee of Adjustment

ADDENDUM
AGENDA ITEM
16
COMMITTEE OF ADJUSTMENT

memorandum

To: Todd Coles, Committee of Adjustment Secretary Treasurer
From: Mauro Peverini, Interim Director of Development Planning
Date: January 10, 2017
Name of Owner: Daniel and Christina Wasserman
Location: PLAN M1800 Lot 54 municipally known as 120 Sandy's Drive
File No.(s): A010/17 – *Revised*

Proposed Variance(s):

1. To permit a minimum interior side yard setback of 1.2 metres to an accessory structure (cabana).
2. To permit a minimum interior side yard setback of 2.942 metres to an accessory structure (pergola).

By-Law Requirement(s):

1. A minimum interior side yard setback of 4.5 metres is required.
2. A minimum interior side yard setback of 4.5 metres is required.

Official Plan:

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

Comments:

The owner is requesting reduced interior yard setbacks for the construction of a cabana and pergola. The Owner has revised their original proposal to increase the setback to the cabana. The proposed cabana and pergola are located in the rear of the property and will not have adverse visual impacts on neighbouring dwellings. 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 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