

To: Committee of Adjustment
From: Lindsay Haviland, Building Standards Department
Date: February 21, 2019 **Revised**
Applicant: Shana Ditta
Location: PLAN 65M3895 Lot 101 municipally known as 63 Rainbow's End
File No.(s): A138/18

Zoning Classification:

The subject lands are zoned R1, Residential Zone, and subject to the provisions of Exception 9(1162) under By-law 1-88 as amended.

Proposal:

1. To permit a pool not completely in the Rear yard.
2. To permit a minimum Exterior Side yard setback of 3.97 metres to a pool.
3. To permit a minimum Exterior Side yard setback of 0.83 metres to a shed.
4. To permit a minimum Rear Yard setback of 2.42 metres to a Cabana.
5. To permit a minimum of 35.59% Soft Landscaping for the area in excess of 135m2.
6. To permit a maximum Height of 4.083 metres to the nearest part of the roof of an accessory structure.

By-Law Requirements:

1. A pool shall only be located in the Rear Yard.
2. A minimum Exterior Side yard setback of 4.5 metres is required.
3. A minimum Exterior Side yard setback of 4.5 metres is required.
4. A minimum Rear Yard setback of 7.5 metres is required.
5. A minimum of 60% of the excess Rear Yard area greater than 135 m2 shall be soft landscape.
6. A maximum Height of 3.0 metres is permitted to the nearest part of the roof of an accessory structure.

Staff Comments:

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

There are no outstanding Orders on file.

Building Permit(s) Issued:

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

Other Comments:

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

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres.

Conditions of Approval:

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

None

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