

To: Christine Vigneault, Committee of Adjustments
From: Mauro Peverini, Director of Development
Date: February 21, 2019
Name of Owner: Mario Paiano
Location: 25 Juldán Place
File No.(s): A217/18

Proposed Variance(s):

1. To permit a minimum easterly interior side yard setback of 0.8 metres to an accessory structure (7.43 m² shed).
2. To permit a minimum rear yard setback of 0.8 metres to an accessory structure (7.43 m² shed).
3. To permit a minimum of 36% (5.5 m²) front yard soft landscaped area.

By-Law Requirement(s):

1. A minimum easterly interior side yard setback of 1.2 metres is required.
2. A minimum rear yard setback of 7.5 metres is required.
3. A minimum of 60% of the minimum required front yard landscaped area shall be composed of soft landscaping (minimum 9.16 m² soft landscaping required).

Official Plan:

VOP 2010: "Low-Rise Residential"

Comments:

The Owner is requesting permission to maintain the existing shed in the rear yard and reduced soft landscaping in the front yard with the above noted variances.

The Development Planning Department has no objections to variances #1 and #2 for the existing shed as they are considered minor and will not have adverse impacts on the adjacent properties.

The Owner originally proposed to reinstate soft landscaping within the municipal boulevard and within the front yard in order to provide 34% soft landscaping. The Owner has now amended his application, based on discussions with Development Engineering, to 36% soft landscaping (variance #3). Development Engineering has no objections to the reduced soft landscaping in the front yard. The Development Planning Department has no objection to variance #3 (as amended to 36%).

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate 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:

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