



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0167

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Marco Nunes
Address 22 Kendra Court, Brampton, ON, L7A 1L8

Phone # 416-896-5695 **Fax #** _____
Email marconunes898@gmail.com

2. **Name of Agent** Jonathan Netta (Netta Designs Inc.)
Address 22 Queen Street, Georgetown, ON, L7G 2E4

Phone # 416-821-6533 **Fax #** _____
Email jonathan@nettadesigns.com

3. **Nature and extent of relief applied for (variances requested):**
Rear Yard setback to rear unenclosed covered patio

4. **Why is it not possible to comply with the provisions of the by-law?**
Due to the existing conditions and a rear property line which is not parallel to the existing rear dwelling face, zoning parameters are a challenge on this particular lot. My client enjoys outdoor living and wants to enjoy a space where they can sit outside rain or shine.

5. **Legal Description of the subject land:**
Lot Number 9
Plan Number/Concession Number Registered Plan 43M - 1347
Municipal Address 22 Kendra Court, Brampton, ON, L7A 1L8

6. **Dimension of subject land (in metric units)**
Frontage 10.27 m
Depth 36.006 m / 33.464 m
Area 397 s.m.

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

- 8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Dwelling

PROPOSED BUILDINGS/STRUCTURES on the subject land:

New Unenclosed Covered Patio

- 9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 6.6 m
 Rear yard setback 8.11 m
 Side yard setback 1.21 m (Left / North)
 Side yard setback 1.62 m (Right / South)

PROPOSED

Front yard setback Existing unchanged
 Rear yard setback 3.73 m to outer extend of eaves
 Side yard setback 0.65 m to outer extent of overhang (Left / North)
 Side yard setback Existing unchanged

10. Date of Acquisition of subject land: 2020

11. Existing uses of subject property: Residential single family

12. Proposed uses of subject property: Residential single family

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: unknown

15. Length of time the existing uses of the subject property have been continued: unknown

16. (a) What water supply is existing/proposed?
 Municipal Other (specify) _____
 Well

(b) What sewage disposal is/will be provided?
 Municipal Other (specify) _____
 Septic

(c) What storm drainage system is existing/proposed?
 Sewers Other (specify) _____
 Ditches
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No

19. Has the subject property ever been the subject of an application for minor variance?

Yes No Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Jn

Signature of Applicant(s) or Authorized Agent

DATED AT THE TOWN _____ OF GEORGETOWN _____

THIS 10th DAY OF APRIL, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, JONATHAN NETTA, OF THE TOWN OF GEORGETOWN

IN THE REGION OF HALTON SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

TOWN OF GEORGETOWN

IN THE REGION OF

HALTON THIS DAY OF

APRIL, 2024.

Jn

Signature of Applicant or Authorized Agent

Kristen Netta LSO #p06794
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1C-686

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

JOHN C. CABRAL
Zoning Officer

2024-05-10
Date

DATE RECEIVED *May 15, 2024*

Date Application Deemed Complete by the Municipality *Clarz*

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 22 Kendra Court, Brampton, ON, L7A 1L8

I/We, Marco Nunes
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Jonathan Netta (Netta Designs Inc.)
please print/type the full name of the agent(s)

to make application to the City of Brampton Committee of Adjustment in the matter of an application for minor variance with respect to the subject land.

Dated this 25 day of April, 2024.



(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Marco Nunes

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 22 Kendra Court, Brampton, ON, L7A 1L8

I/We, Marco Nunes
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 25 day of April, 2024.



(signature of the owner(s); or where the owner is a firm or corporation, the signature of an officer of the owner.)

Marco Nunes

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

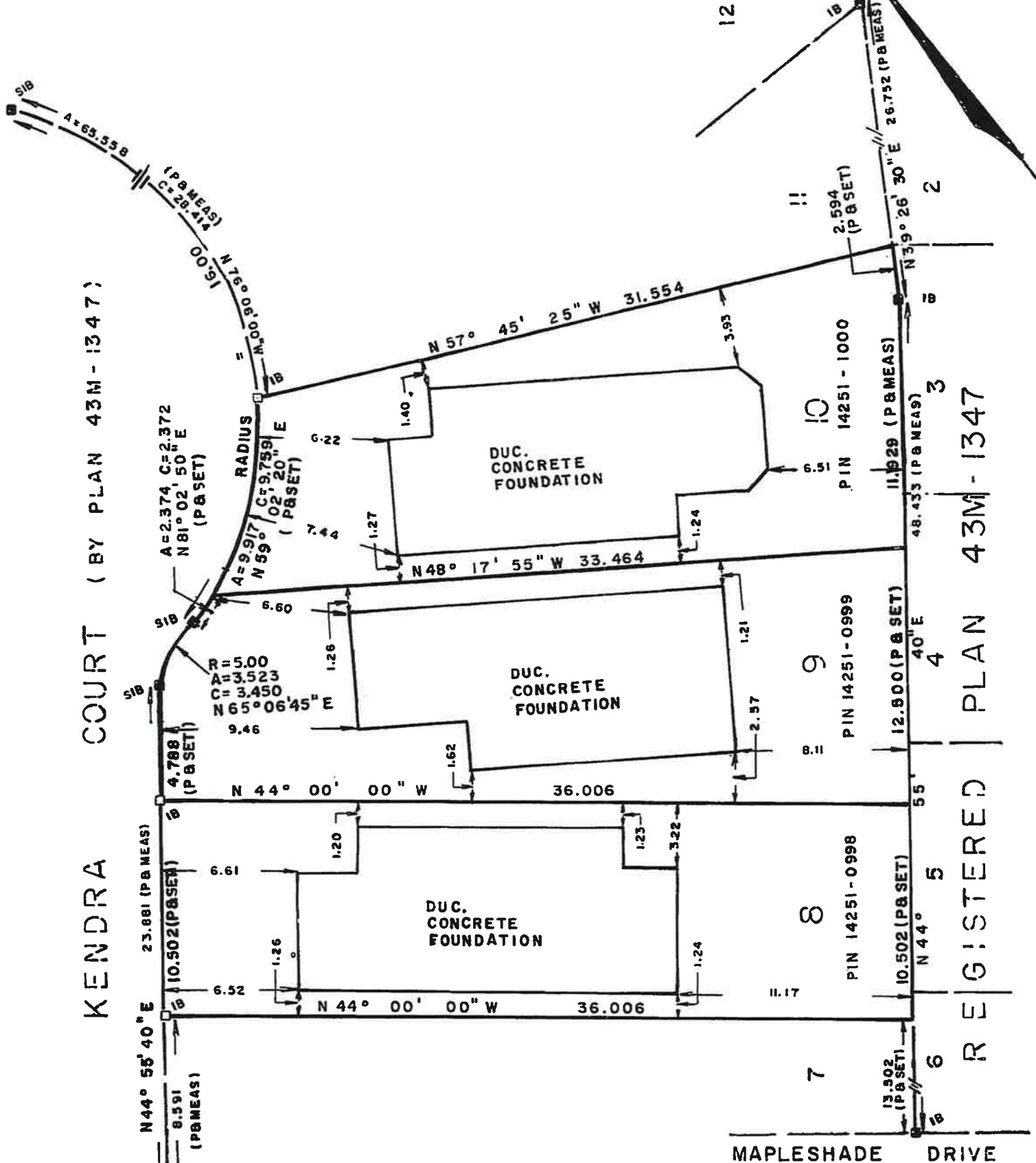
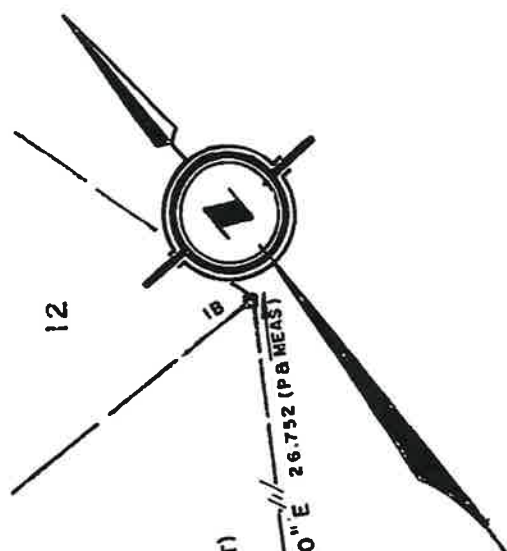
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

**SURVEYOR'S REAL PROPERTY REPORT (PART I)
 PLAN OF SURVEY OF LOTS 8, 9 AND 10
 REGISTERED PLAN 43M-1347
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL**

0m 5 10 15 20 METRES

SCALE 1:250



KENDRA COURT (BY PLAN 43M-1347)

REGISTERED PLAN 43M-1347

MAPLESHADE DRIVE

LEGEND

- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - P DENOTES REGISTERED PLAN 43M-1347
 - DUC. DENOTES DWELLING UNDER CONSTRUCTION
- ALL FOUND MONUMENTS WERE SET BY W. M. FENTON, O.L.S.

NOTES

BEARINGS HEREON ARE ASTRONOMIC, DERIVED FROM THE SOUTHEAST LIMIT OF KENDRA COURT SHOWN ON PLAN 43M-1347 A9 N44°55'40"E.
 THIS REPORT HAS BEEN PREPARED FOR - ROXLAND HOMES.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

THE SURVEY WAS COMPLETED ON THE 10TH. DAY OF DECEMBER 1999.

JANUARY 7, 2000

DATE

W. M. Fenton
 W. M. FENTON
 ONTARIO LAND SURVEYOR

"NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF W.M. FENTON, O.L.S."

W. M. FENTON LIMITED, SURVEYORS®
 CADASTRAL, GEODETIC AND ENGINEERING SURVEYS
 25 FISHERMAN DRIVE, UNIT NO 17
 BRAMPTON, ONTARIO
 L7A 1C9 TELEPHONE (905) 840-2100

DRAWN BY AWG.	CHECKED BY W.M.F.	SCALE 1:250	JOB NO 1012-33-99-8
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NUNES PATIO ADDITION

22 KENDRA COURT, BRAMPTON, ON, L7A 1L8

ARCHITECTURAL DRAWING INDEX

- A1.0 COVER PAGE & PROPOSED SITE PLAN
- A1.1 PROPOSED MAIN FLOOR PLAN
- A1.2 PROPOSED ROOF PLAN
- A2.1 PROPOSED REAR ELEVATION

PROJECT CONTACTS

ARCHITECTURAL DESIGNER
 NETTA DESIGNS INC.;
 CONTACT: JONATHAN NETTA
 416 821 6533;
 JONATHAN@NETTADESIGNS.COM

HOMEOWNER
 MARCO NUNES
 416 896-5895;
 MARCONUNES898@GMAIL.COM

LOCATION PLAN

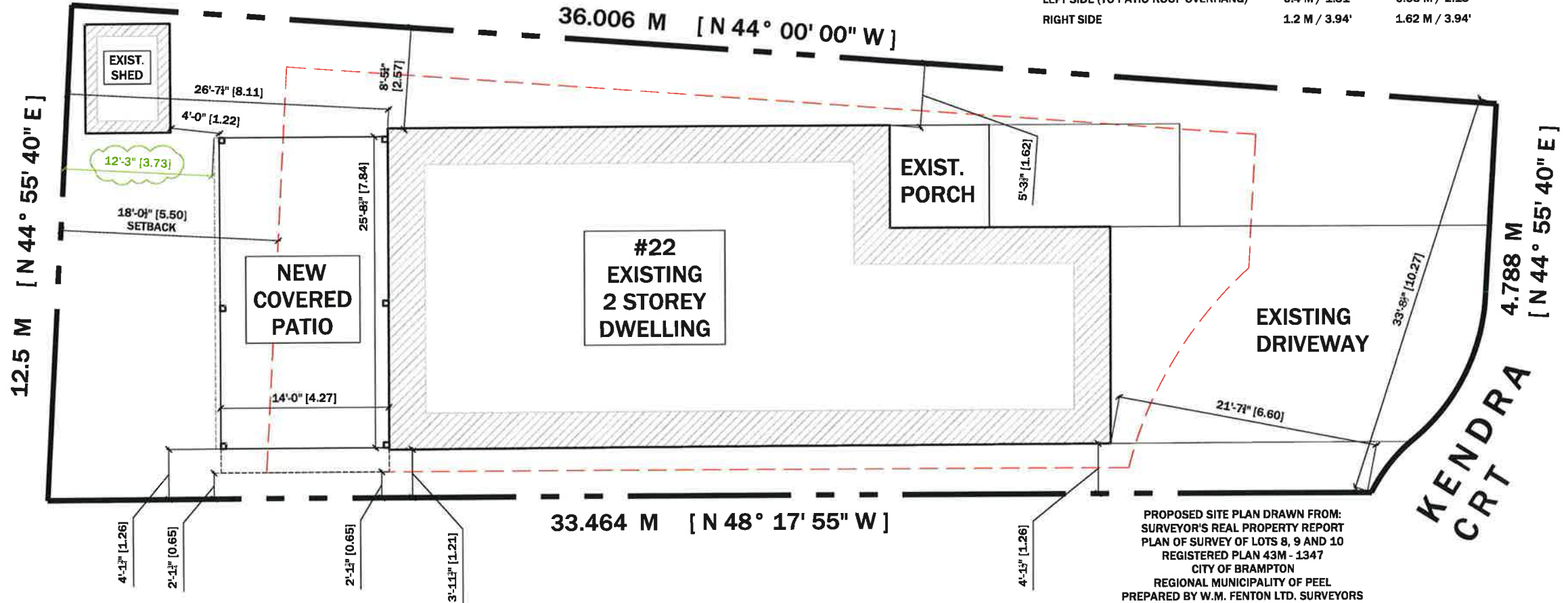


SITE STATISTICS

DESIGNATED ZONE: R1C-686
 TOTAL LOT AREA: 4,270 S.F. / 397 S.M.

BUILDING SETBACKS

YARD	REQUIRED:	PROPOSED:
FRONT	6.0 M / 19.69'	EXISTING UNCHANGED
REAR (TO DWELLING)	7.5 M / 24.61'	8.11 M / 26.61'
REAR (TO REAR PATIO)	5.5 M / 18.04'	3.73 M / 12.24'
LEFT SIDE (TO DWELLING)	0.9 M / 2.95'	1.21 M / 3.97'
LEFT SIDE (TO PATIO ROOF OVERHANG)	0.4 M / 1.31'	0.65 M / 2.13'
RIGHT SIDE	1.2 M / 3.94'	1.62 M / 3.94'



PROPOSED SITE PLAN DRAWN FROM:
 SURVEYOR'S REAL PROPERTY REPORT
 PLAN OF SURVEY OF LOTS 8, 9 AND 10
 REGISTERED PLAN 43M - 1347
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 PREPARED BY W.M. FENTON LTD. SURVEYORS

NETTA DESIGNS

SHEET NAME:
COVER PAGE & PROPOSED SITE PLAN

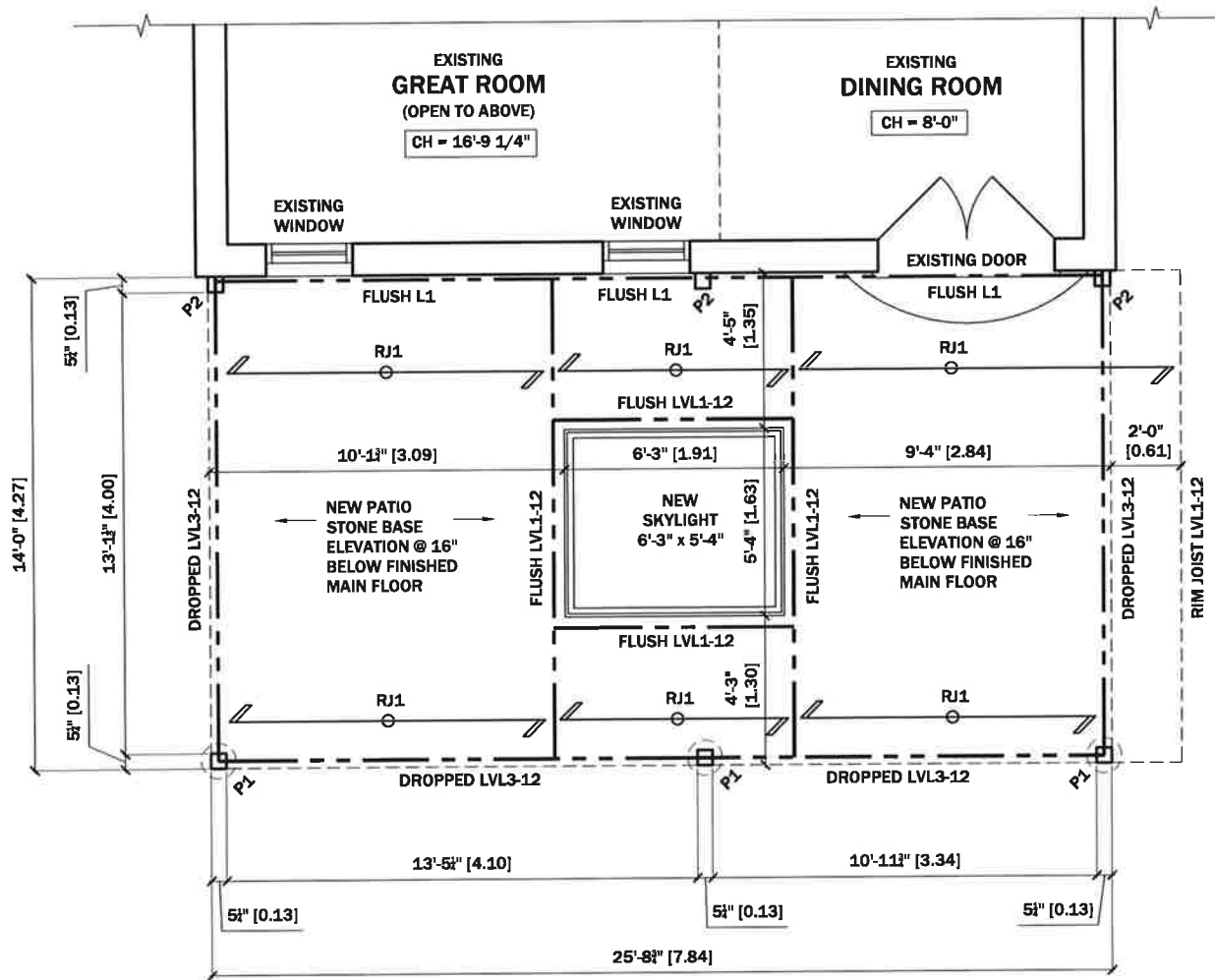
CONSTRUCTION NORTH:

1. DO NOT SCALE DRAWINGS. FULL SCALE: 1/8" = 1'
2. ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER'S RESPONSIBILITY SHALL BE SOLELY THE DESIGNER'S.
3. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE OF THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
4. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRIDGING, SHORINGS, SHELTERS, PROTECTIVE OR TEMPORARY MEASURES, TO MAINTAIN ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THE WORK.
5. USE LATEST REVISED DRAWINGS.
6. ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
7. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF NETTA DESIGNS INC. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM NETTA DESIGNS INC. NETTA DESIGNS INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE (BEGIN NUMBER AND SIGNATURE).
8. BUILDING DRAWINGS WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

DRAWN BY: JONATHAN NETTA
 SCALE: 1/8" = 1'

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01	18.APR.2024	ISSUED FOR MINOR VARIANCE APPLICATION	JN

A1.0



STRUCTURAL SIZES:

LVL1-12: NEW 1 - 1 3/4" x 11 7/8" 2.0E LVL
 LVL2-12: NEW 2 - 1 3/4" x 11 7/8" 2.0E LVL
 LVL3-12: NEW 3 - 1 3/4" x 11 7/8" 2.0E LVL
 LVL4-12: NEW 4 - 1 3/4" x 11 7/8" 2.0E LVL

P1: NEW 6x6 PRESSURE TREATED WOOD POST ON A 12" DIAMETER SONOTUBE FOOTING FILLED WITH 25 MPA POURED CONCRETE. UNDERSIDE OF FOOTING TO BE FOUNDED MINIMUM 4'-0" BELOW FINISHED GRADE

P2: NEW 6x6 PRESSURE TREATED WOOD POST LAG BOLTED INTO EXISTING FOUNDATION AND WALL FRAMING USING 1/2" DIA. LAG BOLTS @ MAX. 24" o.c.

L1: NEW FLUSH LVL1-12 LEDGER BOARD TO BE BOLTED THROUGH STONE WALL TO STRUCTURAL FRAMING. PROVIDE MIN. 1/2" DIA. ANCHOR BOLTS @ 24" O.C. STAGGERED. ANCHOR BOLTS MUST BE INTO WOOD FRAMING. DO NOT SECURE INTO STONE VENEER ALONE.

RJ1:

- NEW BUILT-UP TWO PLY MEMBRANE ROOF SYSTEM. TORCH APPLIED TO PROTECTION BOARD ON TAR PRIMER COAT AS PER MANUFACTURER'S INSTRUCTIONS. PROVIDE MINIMUM 2% SLOPE TOWARDS DRAIN OR EAVES. (OBC 9.26.11)
- NEW 3/4" EXTERIOR GRADE PLYWOOD SHEATHING WITH H-CLIPS ON
- NEW 2x2 SLEEPERS TO FORM 2% SLOPE TOWARDS DRAIN OR EAVES. (OBC 9.26.11) ON
- NEW 11 7/8" TJI560 @ 24" o.c. ROOF JOISTS

NETTA DESIGNS

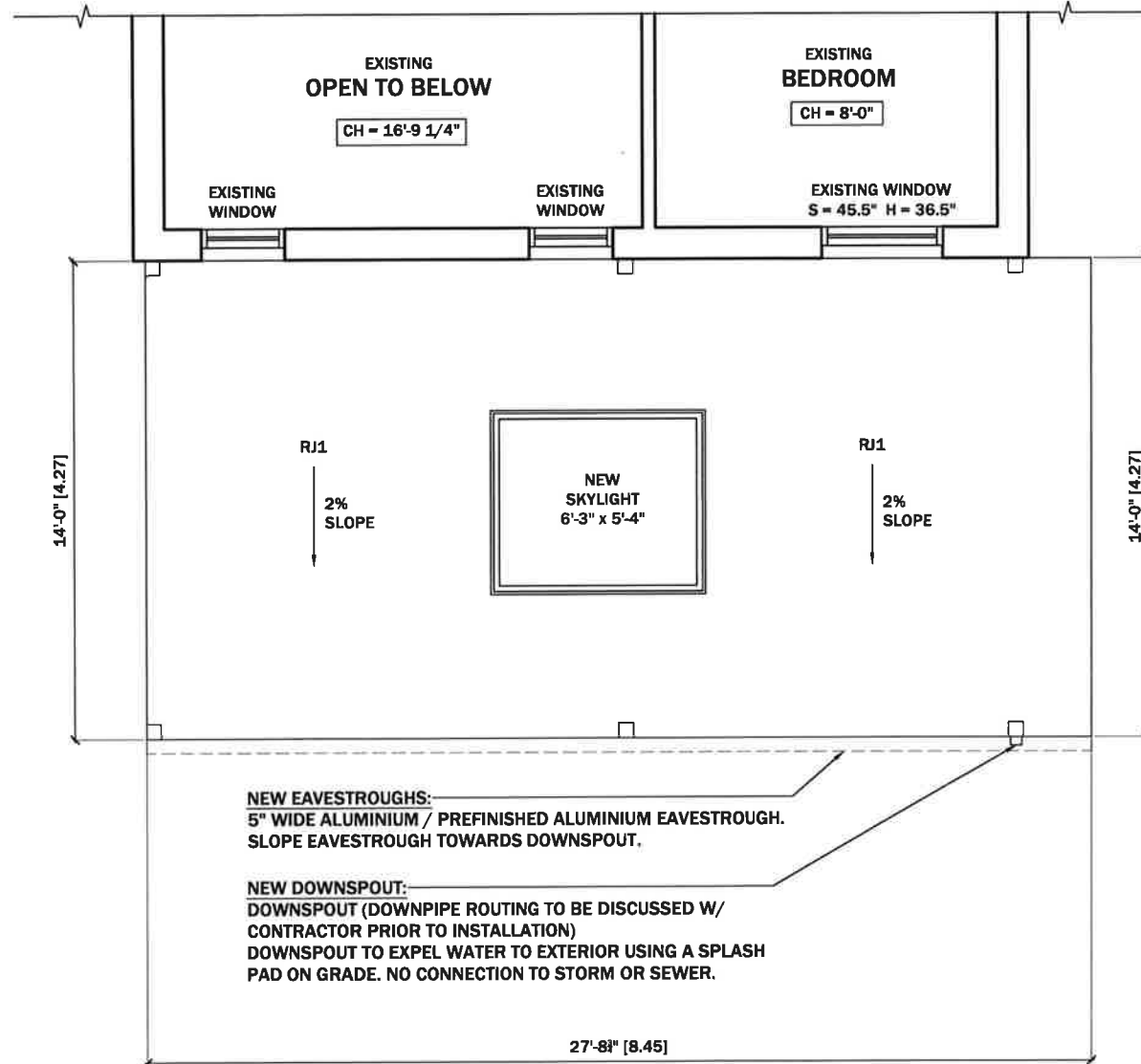
SHEET NAME:
PROPOSED MAIN FLOOR PLAN



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- BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

DRAWN BY: JONATHAN NETTA			
REVISIONS:			
NO.	DATE	GENERAL DESCRIPTION	INITIALS
01	16.APR.2024	ISSUED FOR MINOR VARIANCE APPLICATION	JN

SHEET NO.:
A1.1



NEW EAVESTROUGHS:
 5" WIDE ALUMINIUM / PREFINISHED ALUMINIUM EAVESTROUGH.
 SLOPE EAVESTROUGH TOWARDS DOWNSPOUT.

NEW DOWNSPOUT:
 DOWNSPOUT (DOWNPIPE ROUTING TO BE DISCUSSED W/
 CONTRACTOR PRIOR TO INSTALLATION)
 DOWNSPOUT TO EXPEL WATER TO EXTERIOR USING A SPLASH
 PAD ON GRADE. NO CONNECTION TO STORM OR SEWER.

NETTA DESIGNS

1885 SHEPPARD AVE. EAST, SUITE 109, SCARBOROUGH, ONTARIO M1S 4R8
 TEL: (416) 291-1111
 WWW.NETTADIGNS.COM

SHEET NAME:
PROPOSED ROOF PLAN

DATE: 18 APR 2024

SCALE: 1/4" = 1'-0"



- DO NOT SCALE DRAWINGS. FULL SCALE: 1/4" = 1'-0"
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SCALE: 1/4" = 1'-0"

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SHEET NO.:

A1.2

Zoning Non-compliance Checklist

File No.
A-2024-0167

Applicant: Marco Nunes

Address: 22 Kendra Ct, Brampton, ON L7A 1L8

Zoning: R1C-686

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS	To permit a proposed open-sided roof structure, attached to a main wall of a building, to encroach 3.77m into the required rear yard, resulting in a rear yard setback of 3.73m.	Whereas the by-law permits a maximum encroachment of 2.0m into the required yard.	6.13(d)
	To permit an interior side yard setback of 0.65m to a proposed open-sided roof structure, attached to a main wall of a building.	Whereas the by-law requires a minimum interior side yard setback of 1.2m on one side and 0.9m of the other side, with the minimum distance between detached dwellings not to be less than 2.1m	13.1.1(e)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral
Reviewed by Zoning

2024-05-10
Date