

# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-18/23  
Location: 12 Terry Boulevard  
Hearing Date: April 13, 2023  
Owner: Arvind Pankhania  
Agent: John Vanderwoerd, Vanderwoerd Drafting and Design  
Official Plan Designation: Low Density Residential  
Zoning Designation: Residential Single Detached (R.1B) Zone

**By-Law Requirements:** The By-Law requires a maximum building height of 3.6 metres for an accessory building within a residential zone.

**Request:** The applicant is seeking relief from the By-Law requirements to permit the proposed accessory building (detached garage) to have a maximum height of 4.63 metres.

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## Staff Recommendation

### Deferral

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## Comments

### Planning Services

Planning staff are recommending deferral of the application to allow the applicant time to revise their application to include a variance for ground floor area of accessory buildings and structures prior to staff making a recommendation on the accessory building or structure height variance. This deferral will allow time for the applicant to meet with staff and revise their application.

### Engineering Services

Engineering has reviewed the requested variance and has no concerns with the proposal to permit an accessory building to have a height of 4.63 meters.

We agree with the recommendations made by the Planning and Building staff.

### Building Services

The subject property is in the Residential Single Detached (R.1B) Zone which permits a single detached dwelling and accessory buildings or structures. The

applicant is proposing a 69.5 sq.m. detached garage with a maximum building height of 4.63 metres.

"Building Height" for the proposed gable style roof is measured as the vertical dimension between the average finished grade to the average height between the eaves and ridges. The measurement to the top of the roof is 5.3 metres.

Section 4.5.1.4 of Zoning By-law (1995)-14864, as amended states that, in a residential Zone, the total ground floor area of all accessory buildings or structures shall not exceed 70 square metres. An existing 21.5 sq.m. shed on the property together with the proposed 69.5 sq.m. detached garage exceeds the maximum permitted 70 square metres for accessory buildings or structures and an additional variance is required with the application.

A building permit is required prior to any construction of the new accessory structure, at which time requirements under the Ontario Building Code will be reviewed. Building Services notes for the applicant that new, unprotected openings are not permitted closer than 1.2 metres to the property line and require fire resistance ratings that meet the requirements of the OBC.

Staff notes for the applicant that motor vehicle repair is not permitted as a home occupation under General Provisions, Home Occupations Section 4.19.4 of Zoning By-law (1995)-14864, as amended.

Building Services notes an additional variance is required and supports the deferral recommendation.

## **Comments from the Public**

Yes (See Attached)

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## **Contact Information**

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