

Staff Memo



To	Committee of Adjustment
Service Area	Corporate Services
Date	Tuesday, April 25, 2023
Subject	Comprehensive Zoning By-law Memo: 107 Ontario Street

On April 18, 2023, City Council approved Zoning By-law (2023)-20790. Applicants for the May 11, 2023 Committee of Adjustment hearing had submitted applications by April 11, 2023 to meet the application deadline. To assist with the transition to the new Zoning By-law, submitted applications require variances to be considered under both Zoning By-laws, being Zoning By-law (1995)-14864, as amended, and Zoning By-law (2023)-20790, as amended.

Staff have identified the following variances under Zoning By-law (2023)-20790, as amended, for file A-28/23 (107 Ontario Street):

1. Requirements under Table 6.3: a minimum interior side yard of 1.2 metres on one side of a dwelling unit and a minimum of 0.6 metres on the other side in the RL.2 Zone, whereas the applicant is requesting a minimum left side yard setback of 0.55 metres for the proposed second storey addition to the existing dwelling;
2. Requirements under Section 4.5.1(b)(ii): an accessory building or structure to have a minimum setback of 0.6 metres from any lot line, whereas the applicant is requesting a minimum rear yard and right side yard setback of 0.5 metres for the existing shed (labelled as shed #1 on the attached sketch) and a minimum rear yard setback of 0.5 metres for the existing greenhouse located in the rear yard, and a minimum rear yard setback of 0.5 metres for the existing shed (labelled as shed #2 on the attached sketch) located in the rear yard; and
3. Requirements under Table 4.7.6B: that an uncovered porch not more than 1.2 metres above finished grade located in a rear or interior side yard have a minimum setback of 0.6 metres from a lot line, whereas the applicant is requesting the existing deck located in the rear yard to be located a minimum of 0.5 metres from the right side lot line.

Attachments

None

This memo was approved by:

Trista Di Lullo

Secretary-Treasurer, Committee of Adjustment
Corporate Services

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