



Committee of Adjustment

Addendum

Date: July 8, 2026

Time: 5:30 pm

Location: Council Chambers, City Hall, second floor

Pages

5. Addendums

5.1 4698 Kurtz Road_A-087-2025

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Additional comments from the Building Department

5.2 3544 Commerce Court_A-027-2026

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To correct Committee of Adjustment comments.

Addendum No. 1
Hearing No. 7.1 – 4698 Kurtz Rd.
File No. A-087-2025

Building Department

A building permit is not required for a detached accessory building or structure associated with a house, provided it is no more than one storey in height, has a gross floor area of less than 15 m², and does not contain any plumbing.

Date: June 24, 2026

Prepared By: Ebtessam Mahrous

Committee of Adjustment

This addendum is to correct an oversight in the Committee of Adjustment staff report that was published in the July 8th Agenda as follows:

There is one previous minor variance application on record for this property.

File No. A-008/24 -approved June 12, 2024, to facilitate the construction of a 7-storey apartment building, comprised of 35 residential units with associated parking and landscaping. The variances were as follows:

1. To permit 37 parking spaces instead of the minimum required 44 required occupant and visitor parking spaces for the proposed apartment building.
2. To permit 7-storeys instead of the maximum permitted 6-storeys for the proposed apartment building.
3. To permit a hydro transformer to be located in the required 3m landscape area abutting a street whereas the definition of landscape area does not permit transformers in a required Landscape Area.
4. To permit walkways to encroach in the required 3m landscape area abutting a street whereas the definition of landscape area permits walkways provided it is substantially perpendicular to the Landscape Area.

Date: July 3, 2026

Prepared By: Amanda D'Angelo