

**SUBJECT:** Zoning By-law Amendment for 105 Avondale Court (DGM-21-25)

**TO:** Mayor and Members of Council

**FROM:** Development and Growth Management  
Community Planning

Report Number: DGM-21-25

Wards Affected: numbers, all or not applicable.

Date to Committee: N/A

Date to Council: April 15, 2025

CIP Date: N/A

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Changes to Appendix D – Draft Zoning Bylaw Amendment in DGM-21-25:

As noted by Glenn Wellings in his delegation to Committee of a Whole meeting held April 8, 2025 minor revisions are required to the zoning bylaw amendment that were not identified ahead of reporting timelines. Since identified, staff have worked with the applicant to revise minor elements of the zoning bylaw to refine regulations with the intent of providing for the development proposal as intended in the application.

Specifically with respect to the request of Glen Wellings the revisions made to ‘Appendix D – Draft Zoning Bylaw Amendment’ the changes to:

- Provide consideration for a minor (less than 15 sqm) accessory building intended for the sole purpose of monitoring access along the private driveway from Avondale Court
- Provide for access to the attic for the purposes of maintenance for the mechanical room
- Provide for basement/cellar space under the covered portion (balcony) of the rear patio/deck directly attached to the dwelling

**Author:**

Bill Wallace  
Supervisor of Development Review  
905-335-7600 ext. 7809

**Attachments:**

A. Appendix D Revised Draft Zoning By-law

**Notifications:**

**Memo Approval:**

All memos are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.