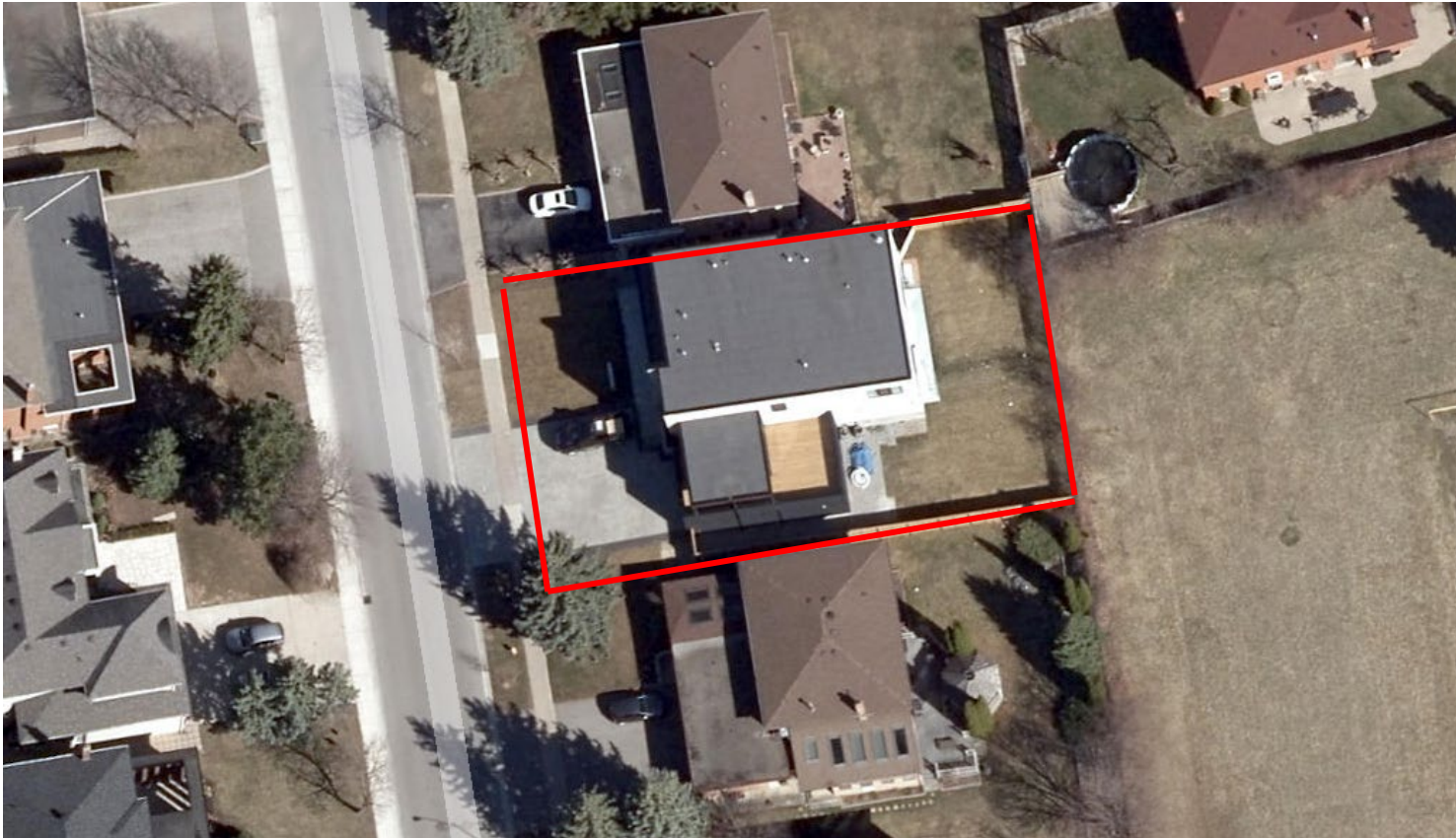


326 Firglen Ridge, Vaughan



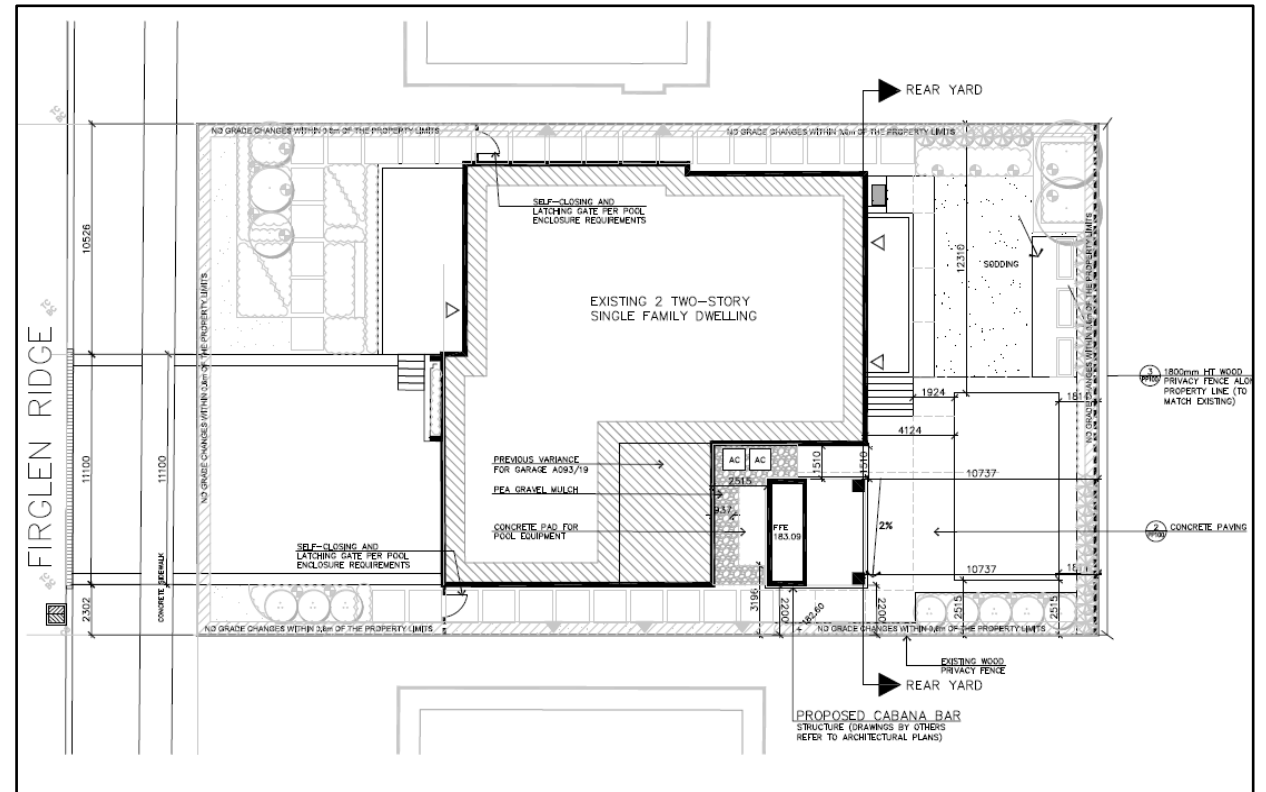
**Committee of Adjustment
Hearing
August 18, 2022
6:00pm**

**Minor Variance Application
A169/22**

HUMPHRIES PLANNING GROUP INC.

Development Proposal

- A new single storey accessory structure (cabana) in the side yard of an existing two storey single detached residential dwelling.
- An existing driveway with a maximum width of 11.1 metres.
- An overall lot coverage of 35.56% (including the existing 2 storey single family dwelling)

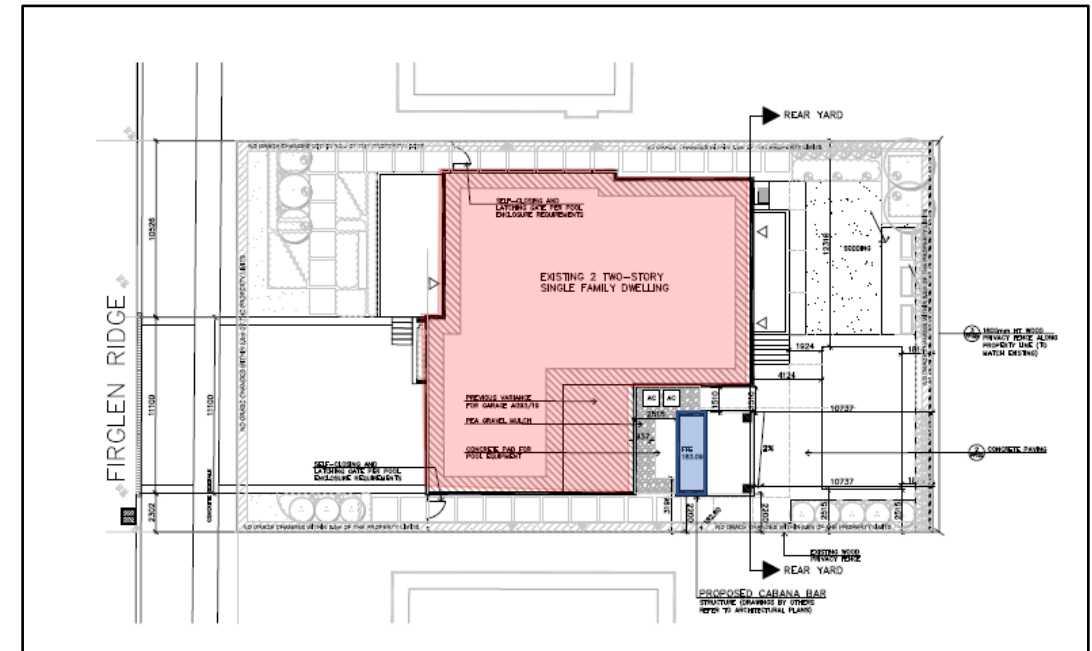


Proposed Variances

1. *To permit a residential accessory structure with a height greater than 2.8 metres to be located a minimum of 2.2 metres from the interior side lot line.*
2. *To permit a maximum height of 3.3 metres for a residential accessory structure.*
3. *To permit a maximum driveway width of 11.1 metres.*
4. *To permit an accessory structure to be located not in the rear yard.*
5. *To permit a maximum lot coverage of 35.56%.*
6. *To permit a maximum width of a driveway at the street curb and curb cut of 11.1 metres.*
7. *To permit the portion of the driveway between the street line and street curb to be 11.1 metres.*
8. *To permit a maximum driveway width of 11.1 metres.*

Planning Analysis – Lot Coverage

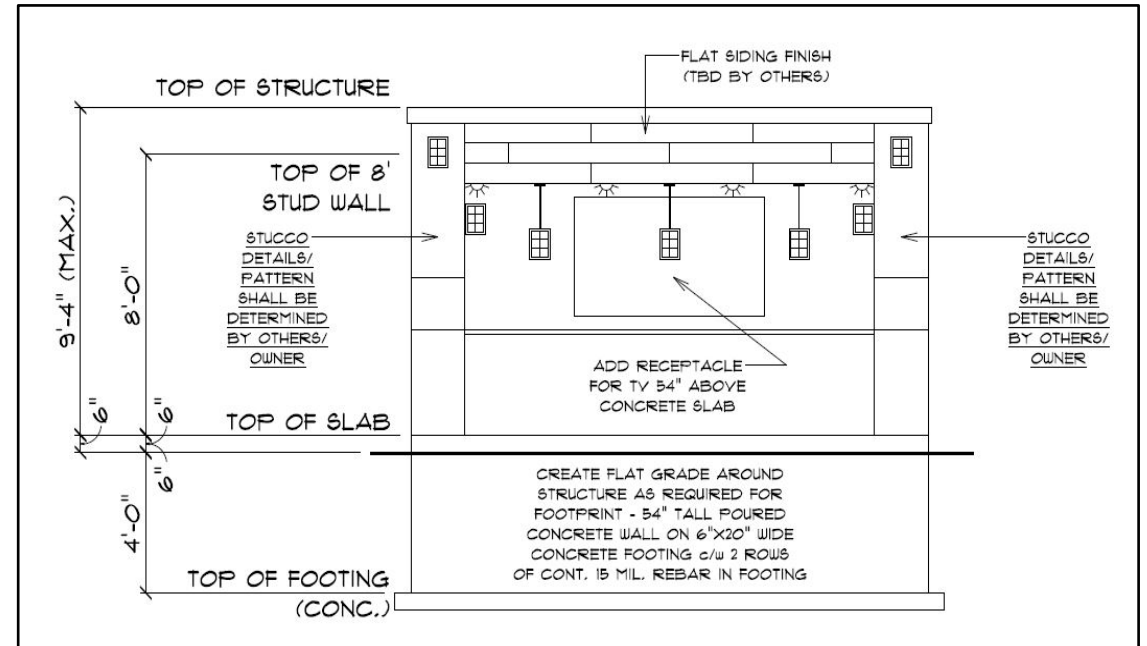
- The development proposes a maximum lot coverage of 35.56% which exceeds the maximum lot coverage of 30% by 5.56%.
- The existing 2-story single family dwelling accounts for 32.99% (approved through Minor Variance file A093/19) whereas the proposed cabana represents a coverage ratio of 2.57%
- The proposed addition of 2.57% is minor and is not attributed to the primary residence.
- The proposed lot coverage also complies with new Zoning By-law 01-2021 which is currently under appeal at the OLT.



Proposed Lot Coverage		
Structure	G.F.A	%
Existing Single Detached Dwelling	310.14 m ² (3338.31 sq. ft)	32.99%
Proposed Accessory Structure (Cabana)	24.1 m ² (259.41 sq. ft)	2.57%
Total:	334.24 m² (3597.72 sq. ft)	35.56%

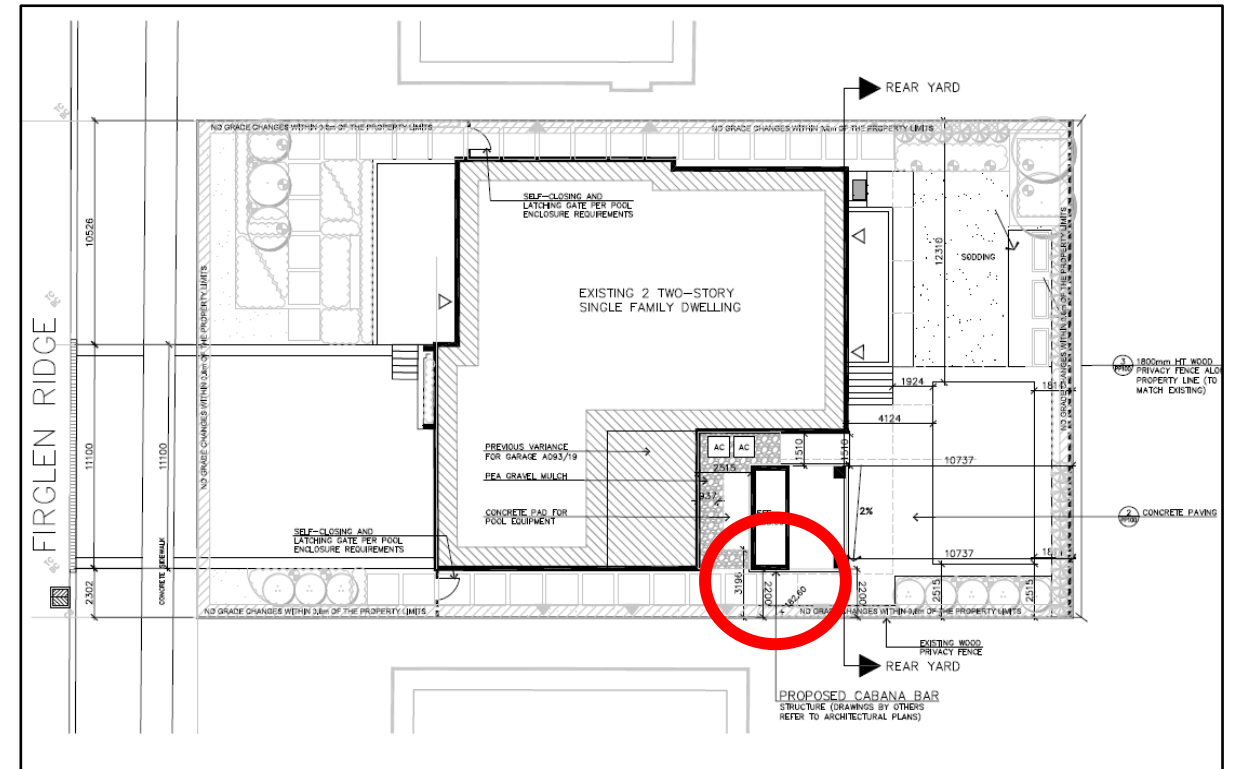
Planning Analysis – Height

- The development proposes a cabana height of 3.3m which exceeds the maximum permitted of 3.0m.
- The proposed cabana is located in the rear yard and screened from view by an existing privacy fence.
- The proposed cabana will not have a noticeable effect on streetscape scale or on the views from neighboring properties and will not result in any impacts.



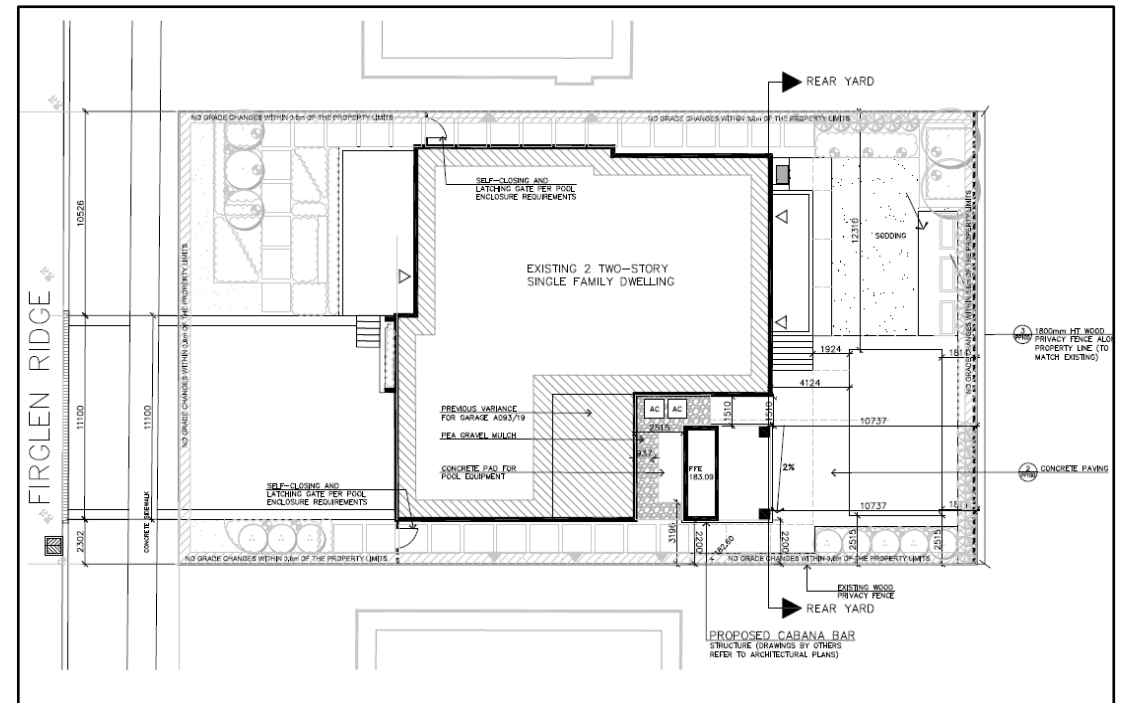
Planning Analysis – Side Yard Setback

- The development proposes a side yard setback of 2.2 metres measured from the south interior side lot line to the proposed cabana whereas 2.4 metres is required.
- The proposed cabana is effectively located in the rear yard, behind the existing dwelling, and screened from view by an existing privacy fence.
- The decrease to the required setback is .2 metres which is minor.
- The proposed setback will provide for adequate separation from the abutting property.



Planning Analysis – Driveway Width

- The current driveway width of the existing dwelling is 11 metres which exceeds the allowed driveway width of 6 metres by 5.1 metres.
- The driveway is existing and is consistent with the character of the area including driveway widths of neighboring and abutting properties located along Firglen Ridge.
- The existing driveway does not interfere with the appearance of the streetscape nor does it impact stormwater drainage/infiltration.
- The development provides for appropriately sized front yard landscaping which compliments and is consistent with other properties along the street.



304 Firglen Ridge



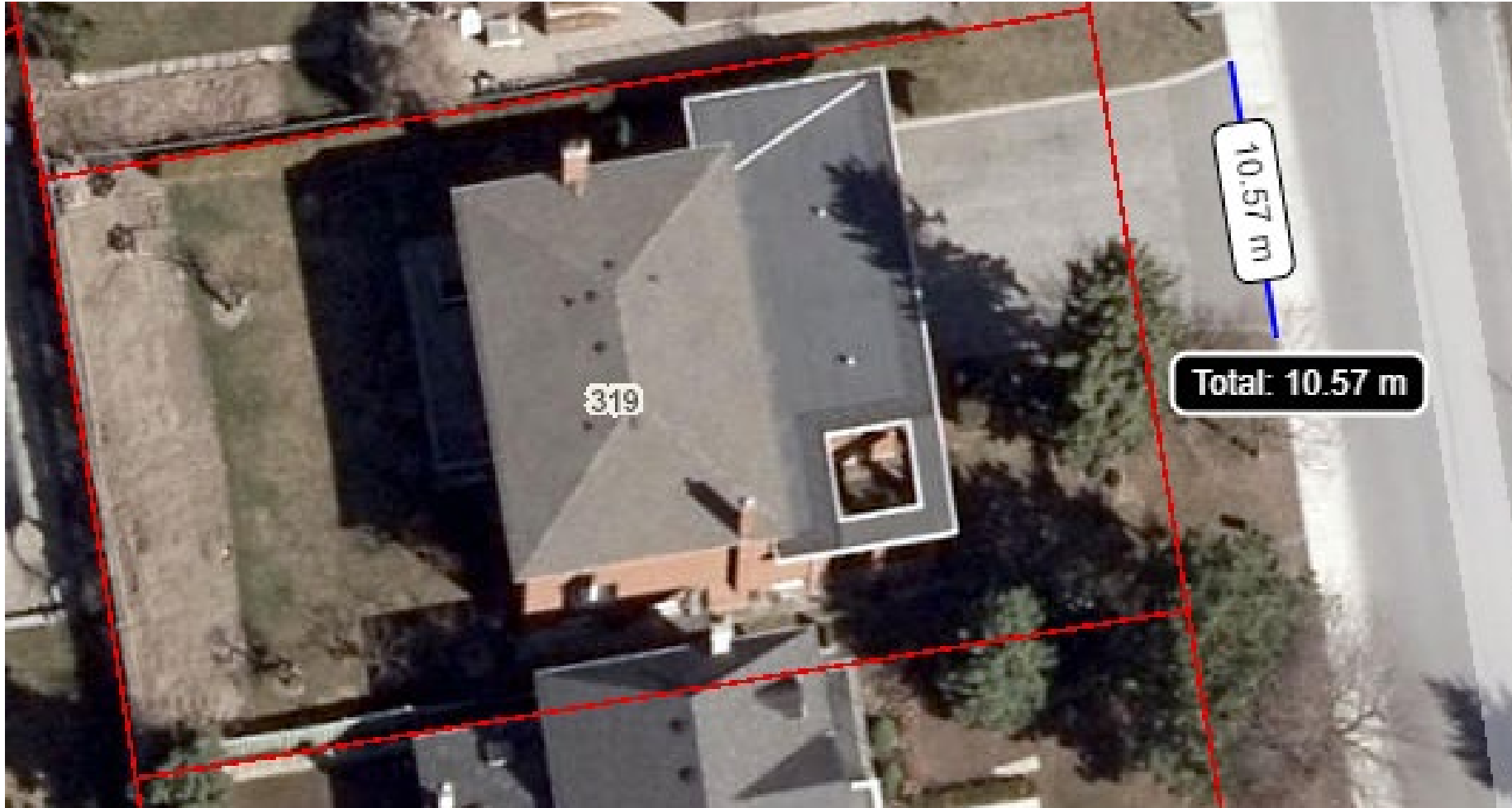
305 Firglen Ridge



313 Firglen Ridge



319 Firglen Ridge



340 Firglen Ridge



Planning Opinion

The proposed development represents good planning and the requested variances, individually and collectively:

- Maintain the general intent and purpose of the official plan;
- Maintain the general intent and purpose of the zoning by-law;
- Are desirable for the appropriate development of the land, building or structure; and,
- Are minor in nature.