

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** September 15, 2022

**Name of Owners:** Thigarajah and Niwaleswary Ranjan

**Location:** 203 Via Toscana

**File No.(s):** A227/22

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**Proposed Variance(s) (By-law 1-88):**

1. To permit a minimum interior side yard setback of 1.24 m to a door where a door is providing access to the dwelling or an attached garage.

**By-Law Requirement(s) (By-law 1-88):**

1. The minimum interior side yard setback to a door shall be 1.8 m where a door providing access to the dwelling or an attached garage.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

**Comments:**

The Owners are requesting relief to permit the construction of a doorway in the eastern side yard with the above noted variance.

The Development Planning Department has no objection to the proposed variance for the doorway as it is an inward opening door that will not impede access through the side yard or encroach onto the neighbouring property when opened.

Accordingly, the Development Planning Department can support the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application, subject to the following condition:

**Condition of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. That the final Site Plan annotating the "Existing Tree to Remain" be approved to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Joshua Cipolletta, Planner I  
David Harding, Senior Planner