



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A288/22
310 Discovery Trail, Maple**

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.17	CITY WARD #: 1
APPLICANT:	Nasir & Nusrat Ahmed
AGENT:	Arash Bahamin
PROPERTY:	310 Discovery Tr Maple
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the existing side door entrance/stairs to basement.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned R4A(EN) – Estate Residential Zone (Established Neighbourhood) and under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted encroachment for access stairs is 0.30m into the required interior side yard setback of 1.2m. Section 4.13 Table 4-1	To permit a maximum access stair encroachment of 0.56m into the required interior side yard setback of 1.2m.
2	The maximum permitted encroachment for the canopy is 0.60m into the required interior side yard setback of 1.2m. Section 4.13 Table 4-1	To permit an encroachment for the canopy of 0.76m into the required interior side yard setback of 1.2m.
3	The minimum front landscaping shall be 33%, of which 60% shall be soft landscape. Section 4.19.1 2a	To permit front yard soft landscaping of 0%.

The subject lands are zoned RV4 –Residential Urban Village Zone under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	The maximum permitted encroachment for exterior stairs is 0.30m into the required interior side yard setback of 1.2m. Section 3.14 c)	To permit a maximum exterior stairway encroachment of 0.56m into the required interior side yard setback of 1.2m.
5	The maximum permitted encroachment for the canopy is 0.50m into the required interior side yard setback of 1.2m. Section 3.14 a)	To permit an encroachment for the canopy of 0.76m into the required interior side yard setback of 1.2m.
6	The minimum front landscaping shall be 33%, of which 60% shall be soft landscape. Section 4.1.4.f v) (1)	To permit front yard soft landscaping of 0%.

APPLICATION ADJOURNED SINE DIE TO PERMIT TIME FOR THE APPLICANT TO ADDRESS PLANNING RECOMMENDATIONS .