

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** December 07, 2022  
**Name of Owner:** Cristina Leonardis  
**Location:** 30 Malaren Road  
**File No.(s):** A292/22

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**Proposed Variance(s) (By-law 001-2021):**

- 1) To permit a minimum front yard setback of 8.9 m.
- 2) To permit a minimum exterior side yard setback of 5.08 m.

**By-Law Requirement(s) (By-law 001-2021):**

- 1) The minimum front yard setback required is 11.56 m. [Table 7-3, Note 1]
- 2) The minimum exterior side yard setback required is 9 m. [Table 7-3]

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

- 3) To permit a minimum front yard setback of 8.9m.
- 4) To permit a minimum exterior side yard setback of 8.9 m.

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

- 3) The minimum front yard setback required is 11.56 m. [Schedule 'A' Note 11]
- 4) The minimum exterior side yard setback required is 9 m. [Schedule 'A']

**Official Plan:**

Vaughan Official Plan 2010 ("VOP2010"): "Low-Rise Residential"

**Comments:**

The Owner is requesting permission to legalize additions to an existing two-storey dwelling with the above noted variances.

Development Planning staff conducted a site visit on Wednesday, November 16, 2022, to help determine whether the additions on-site were pre-existing and consistent with an approved building permit obtained through the Building Standards Department. Based on a discussion that took place with zoning staff, it was determined the as-built dwelling did not match the approved plans, thus triggering the need to come before Committee and request relief.

The dwelling is placed at an angle on the lot. As such, it is the southernmost and westmost corners which will utilize the full extent of the requested reliefs in this application. The setbacks are comparable to other lots in the immediate neighbourhood. The second storey of the dwelling is entirely located within the gable roof design, minimizing any massing impacts.

The Development Planning Department is of the opinion the variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

None

**Comments Prepared by:**

Roberto Simbana, Planner I  
David Harding, Senior Planner