

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: January 19, 2022

Name of Owners: Yousef Fawadleh & Lindsay Berman

Location: 223 Ridgefield Crescent

File No.(s): A298/22

Proposed Variance(s) (By-law 01-2021):

- 1) To permit a pool (hot tub) not located in the rear yard.

By-Law Requirement(s) (By-law 01-2021):

- 1) An outdoor swimming pool (hot tub) shall only be permitted in the rear yard of a lot. [S.4.21.2]

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

- 2) To permit a pool (hot tub) not located in the rear yard.

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

- 2) A private swimming pool (hot tub) shall be constructed only in the rear yard. [S 4.1.1 i)]

Official Plan:

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

Comments:

The Owners are requesting permission to maintain an existing hot tub with the above noted variances.

The Development Planning Department has no objection to the location of the hot tub as it is fully located behind the existing single-detached dwelling and is not visible from the public right-of-way. Nevertheless, the hot tub's location is technically not defined as the rear yard in both By-laws, as it is located beneath the rear covered deck (attached) which is considered part of dwelling itself. The proposed hot tub also maintains the side and rear yard setback requirements which mitigates any impact on the abutting properties.

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