

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: April 14, 2023
Name of Owners: Andrew & Kristin Anderson
Location: 1 Rosshaven Crescent
File No.(s): A014/23

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

1. To permit a minimum rear yard setback of 1.2 m to the swimming pool.
2. To permit a swimming pool to be located closer to an exterior side lot line than the dwelling.

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

1. A minimum rear yard setback of 1.5 m to the swimming pool is required.
2. In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low Density Residential," Volume 2, Section 12.13 Block 40/47

Comments:

The Owners are requesting relief to permit the construction of a pool with the above noted variances.

The Development Planning Department has no objection to the requested variances for the proposed pool. The portion of the exterior side yard abutting the rear yard is fenced and functions as part of the rear yard amenity area. Most of the pool's length does not project beyond the dwelling's exterior side wall. The balance of the pool within the exterior side yard will be screened from the street and sidewalk by the existing privacy fence. The proposed 1.5 m exterior side yard setback is sufficient for access and maintenance, and to permit the establishment of buffering vegetation, if desired. The proposed reduced rear yard setback maintains an appropriate area for safe access and maintenance. As such, the proposed pool will not pose any adverse visual or use impacts to the abutting properties.

Accordingly, the Development Planning Department can support the requested variances 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.

Conditions of Approval:

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

None

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner