

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: April 12, 2023
Name of Owners: Sophia and Kristopher Lee
Location: 90 Sofia Olivia Crescent
File No.(s): A343/22

Proposed Variance(s):

1. The permit an interior side yard setback of 1.23 m to the residential accessory structure.

By-Law Requirement(s):

1. The minimum required interior side yard setback for the residential accessory structure is 2.4 m. (4.1.2.1 b)

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Plan & Greenbelt Plan Areas, and "Low-Rise Residential" by Schedule 13 – Land Use

Comments:

The Owners are requesting permission to construct an accessory structure (cabana) with the above noted variance.

The Development Planning Department has no objection to the variance, as the interior side yard setback remains consistent with the dwelling and provides adequate distance to reduce any massing related impacts onto abutting properties. It should also be noted that the cabana complies with the maximum height and minimum rear yard requirement of the By-law. Development Engineering and Urban Design staff have reviewed the proposal and are satisfied.

The Development Planning Department 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:

Roberto Simbana, Planner
David Harding, Senior Planner