

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** March 24, 2022

**Name of Owner:** Matthew Maida

**Location:** 563 Wycliffe Avenue

**File No.(s):** A027/22

**ADDENDUM**  
**AGENDA ITEM**  
**4**  
**COMMITTEE OF ADJUSTMENT**

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

1. To permit a minimum interior side yard setback of 2.2 metres for a residential accessory structure (pergola) with a height of 2.92 metres.
2. To permit ground mounted pool equipment to encroach to a maximum of 10.77 metres into the minimum required rear yard of 12 metres.

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

1. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
2. Air conditioner (central), heat pump, condenser or similar equipment (ground mounted) may encroach to a maximum of 1.5 metres into the minimum required rear yard of 12 metres.

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

3. To permit ground mounted pool equipment to encroach to a maximum of 6.27 metres into the minimum required rear yard of 7.5 metres.

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

3. Pool equipment is permitted to encroach a maximum of 1.5 metres into the minimum required rear yard of 7.5 metres.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

**Comments:**

The Owner is requesting permission to construct a pergola and permit the ground mounted pool equipment, with the above noted variances.

The Development Planning Department has no objection to Variance 1 for the proposed pergola, as the reduced setback and increase in height are minor in nature and will not impact the abutting properties. The interior side yard setback to the cabana is measured at a pinch-point and expands to 2.94 m at its greatest extent.

The Development Planning Department has no objection to Variances 2 and 3 for the proposed pool equipment. The pool equipment will be visually screened from the rear adjacent property by the cedar hedges along the rear yard.

Accordingly, the Development Planning Department can support the required 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

Chris Cosentino, Senior Planner