

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

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

**Date:** March 24, 2022

**Name of Owner:** Peter and Bassie Lessis

**Location:** 33 Venice Crescent

**File No.(s):** A264/21

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

1. None

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

1. The proposal complies to By-law 01-2021.

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

2. To permit a rear yard setback of 5.72 m to the unenclosed roof structure.

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

2. The rear yard setback shall be a minimum of 7.5 m. (Schedule A)

**Official Plan:**

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

**Comments:**

The Owner is requesting permission to construct an unenclosed roof structure in the rear yard with the above noted variance.

The Development Planning Department has no objection to the variance, as the rear yard setback of 5.72 m does not pose a visual or drainage impact onto abutting properties, and the unenclosed roof structure is considered non-livable area and complies with the maximum height requirements of both By-laws. The Owner has worked with the Development Engineering Department to increase the minimum interior side yard setback from 0 m to 0.60 m to a hard landscape area which eliminated the respective variance.

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 I

Chris Cosentino, Senior Planner