

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: March 11, 2024
Name of Owners: David Nangini & Laura Testani
Location: 23 Findhorn Crescent
File No.(s): A002/24

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

1. To permit a maximum encroachment of 3.68 m for the porch into the required rear yard.
2. To permit a minimum interior side yard of 0.66 m for the accessory building.

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

1. A maximum encroachment of 2.0 m for the porch is permitted into the required rear yard.
2. An accessory building shall be subject to the minimum interior side yard requirement for the principal building of 1.2 m.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the construction of the proposed covered porch and the existing shed, with the above-noted variances.

Development Planning Department staff has no objection to Variance 1 for the maximum encroachment of the covered porch. The covered porch is a single storey structure and has no walls. The porch abuts the entirety of the rear wall of the dwelling and projects less than halfway into the rear yard, leaving sufficient area for landscaped amenity and recreational space. The porch provides adequate side yard setbacks to the neighbouring rear yards. An appropriate separation distance between the porch and shed will be maintained to facilitate access throughout the rear yard. As such, the covered porch is not anticipated to have adverse massing or use impacts to the neighbouring properties.

Development Planning Department staff has no objection to Variance 2 for the interior side yard setback of the shed. The shed complies with the height provisions of the Zoning By-law. Due to its modest height and size, the shed is not anticipated to pose adverse massing impacts to the neighbouring properties, and it provides an appropriate amount of spatial separation for maintenance access. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained.

Accordingly, Development Planning Department staff can support the requested variances and are 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:

Development Planning Department staff 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:

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