

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** July 25, 2024  
**Name of Owner:** Rabia Baqar  
**Location:** 300 Grand Vellore Crescent  
**File No.(s):** A096/24

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

1. To permit a setback of **0.71 m** from the westerly interior side lot line to a residential accessory structure (cabana).
2. To permit a setback of **1.5 m** from the rear lot line to a residential accessory structure (cabana).
3. To permit the portion of a rear yard in excess of 135.0 m<sup>2</sup> to be comprised of a minimum **51.68 %** soft landscape (**31.68 m<sup>2</sup>** is proposed).

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

1. A setback of **2.4 m** is required from the westerly interior side lot line to a residential accessory structure (cabana).
2. A setback of **2.4 m** is required from the rear lot line to a residential accessory structure (cabana).
3. In the R3 Zone, the portion of a rear yard in excess of 135.0 m<sup>2</sup> shall be comprised of a minimum **60%** soft landscape (**36.7 m<sup>2</sup>** is required).

**Official Plan:**

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

**Comments:**

The Owner is requesting relief to permit an existing accessory structure (cabana) and in-ground swimming pool in the rear yard with the above-noted variances.

The Development Planning Department has no objection to Variances 1 and 2 for the existing accessory structure (cabana) located 0.71 m from the westerly interior side lot line (Variance 1) and 1.5 m from the rear lot line (Variance 2). The cabana is located in the south-west corner of the rear yard and is relatively modest in size with a relatively shallow (flat) hip roof design. The accessory structure is open on three of its four sides and complies with the maximum height requirements and maximum lot coverage requirements of the Zoning By-law for accessory buildings and structures. There are several plantings located in between the rear lot line and the cabana, providing a partial vegetative buffer between the cabana and the neighbouring property to the south (16 Grand Vellore Crescent). As such, the proposed accessory building is not anticipated to have adverse use (privacy) or massing impacts on the neighbouring property to the west (294 Grand Vellore Crescent) or the property to the south (16 Grand Vellore Crescent), and the 0.71m minimum interior side yard setback from the cabana provides sufficient space for safe maintenance and access purposes.

The Development Planning Department has no objection to Variance 3 for the proposed reduction in soft landscaping totals in the rear yard. The proposed 5.02 m<sup>2</sup> reduction in required soft landscaping is negligible from a visual perspective and continues to provide an appropriate distribution of soft landscaping and hard landscaping as well as sufficient space for stormwater infiltration. Development Engineering Staff have also reviewed the application and do not have any concerns regarding drainage.

Accordingly, the Development Planning Department supports 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:**

Nicholas Del Prete, Planner  
David Harding, Senior Planner