

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: July 25, 2024
Name of Owners: John Carusone & Phyllis Pittiglio – Carusone
Location: 102 Arrowhead Drive
File No.(s): A074/24

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

1. To permit a minimum setback of **1.34 m** for an outdoor swimming pool from the rear lot line.
2. To permit a minimum setback of **1.43 m** for an outdoor swimming pool from the interior side lot line.
3. To permit a residential accessory structure with a minimum interior side yard of **0.91 m**.

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

1. The minimum setback of an outdoor swimming pool to the rear lot line shall be **1.5 m**.
2. The minimum setback of an outdoor swimming pool to the interior side lot line shall be **1.5 m**.
3. An accessory building and residential accessory structure shall be subject to the minimum interior side yard and exterior side yard requirements for the principal building on the lot, as indicated in the applicable zone (min interior side yard **1.2 metres-north**).

Official Plan:

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

Comments:

The Owners are requesting relief to permit a proposed accessory building, identified as 'cabana' in the submitted sketch plan 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 proposed in-ground swimming pool. A 0.16 m reduction to the required rear lot line setback and a 0.07 m reduction to the required southern interior side lot line setback for the in-ground swimming pool is proposed. The requested rear yard and interior side yard setbacks are not anticipated to be perceptible from a visual perspective and an appropriate area for safe access and maintenance is maintained around the entirety of the pool.

The Development Planning Department has no objection to the request to permit a reduced northern interior side yard setback (Variance 3) for a proposed accessory structure (cabana). The cabana is proposed in the north-east corner of the rear yard and is relatively modest in size with a relatively flat hip roof design. The proposed cabana complies with the maximum height and lot coverage requirements of the Zoning By-law for accessory buildings and structures. Therefore, the proposed accessory building is not anticipated to have adverse use (privacy) or massing impacts on the neighbouring property to the north (108 Arrowhead Drive) or the property to the east (46 Arrowhead Drive), and the 0.92 metre minimum rear yard setback for the cabana provides sufficient space for safe maintenance and access purposes.

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