

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** July 25, 2024  
**Name of Owner:** Vince Petrasso  
**Location:** 2 Woodland Trail Court  
**File No.(s):** A085/24

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

1. To permit a residential accessory structure with a height greater than 2.8 m to be located **1.22 m** from the interior side lot line.

**By-Law Requirement (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.

**Official Plan:**

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

**Comments:**

The Owner is requesting relief to permit a proposed accessory building in the rear yard with the above-noted variance.

The Development Planning Department has no objection to the request to permit a reduced southern interior side yard setback for a proposed accessory structure (cabana). The cabana is proposed in the south side of the rear yard and is relatively modest in size with a flat roof design. The proposed cabana complies with the maximum height requirements and maximum lot coverage requirements of the Zoning By-law for accessory buildings and structures. The proposed 1.22 m setback from the interior side lot line provides ample space for safe access and maintenance, as well as the potential for plantings in the future if desired. As such, the proposed accessory building is not anticipated to have adverse use (privacy) or massing impacts on the neighbouring property to the south (8 Woodland Trail Court), or the existing streetscape of Arista Gate to the north and Islington Avenue to the west.

Accordingly, the Development Planning Department supports the requested variance 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