

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: September 6, 2024
Name of Owner: Rafael Alter
Location: 143 Thornridge Drive
File No.(s): A130/24

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

1. To permit a minimum rear yard setback of 4.6 m from the north flood line for an outdoor swimming pool.
2. To permit an outdoor swimming pool not to be entirely located in the rear yard of a lot.

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

1. A minimum rear yard setback for all buildings, structures and pools shall be 10.0 m from the north flood line as shown on a plan of survey prepared by an Ontario Land Surveyor as between the north flood line and the rear lot line.
2. An outdoor swimming pool shall only be permitted in the rear yard of a lot.

Official Plan:

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

Comments:

The Owner is seeking relief to permit an outdoor swimming pool, with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 2 for the proposed location of the outdoor swimming pool. Portions of the Subject Lands are regulated by the Toronto Region Conservation Authority ('TRCA') due to the presence of a valley and stream corridor associated with the Don River Watershed on the Subject Lands. TRCA and the City's Environmental Planning Staff have reviewed this application and have no objection to the proposal. The pool is proposed up against the southeast side of the dwelling to minimize its proximity to the watercourse to the south. The pool location is within an area that functions as part of the rear yard, but by definition is within the building envelope rather than a rear or interior side yard. The pool is not anticipated to pose adverse use or privacy impacts to the neighbouring properties or streetscape.

Accordingly, the Development Planning Department can support 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:

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