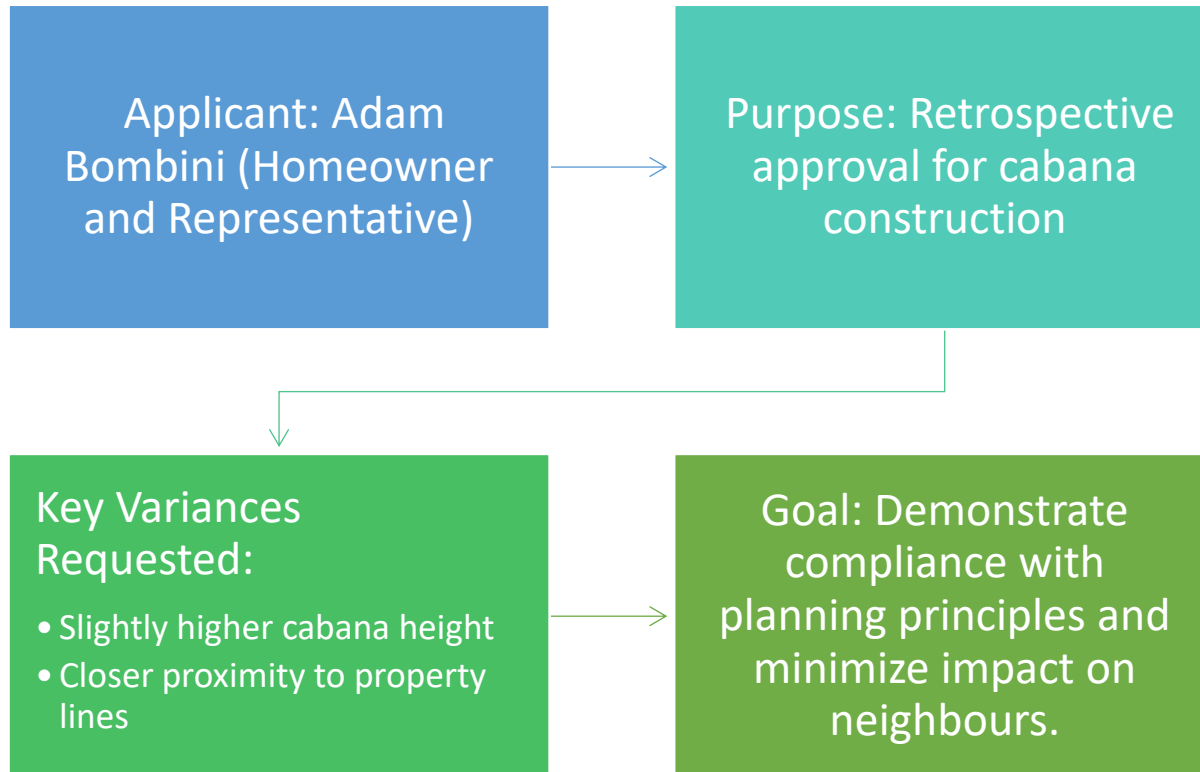


Committee of Adjustment

Minor Variance Application A039/24 for Cabana at:
112 Lady Jessica Drive, Maple, Ontario

December 5, 2024

Introduction



Project Details

Purpose of Cabana:

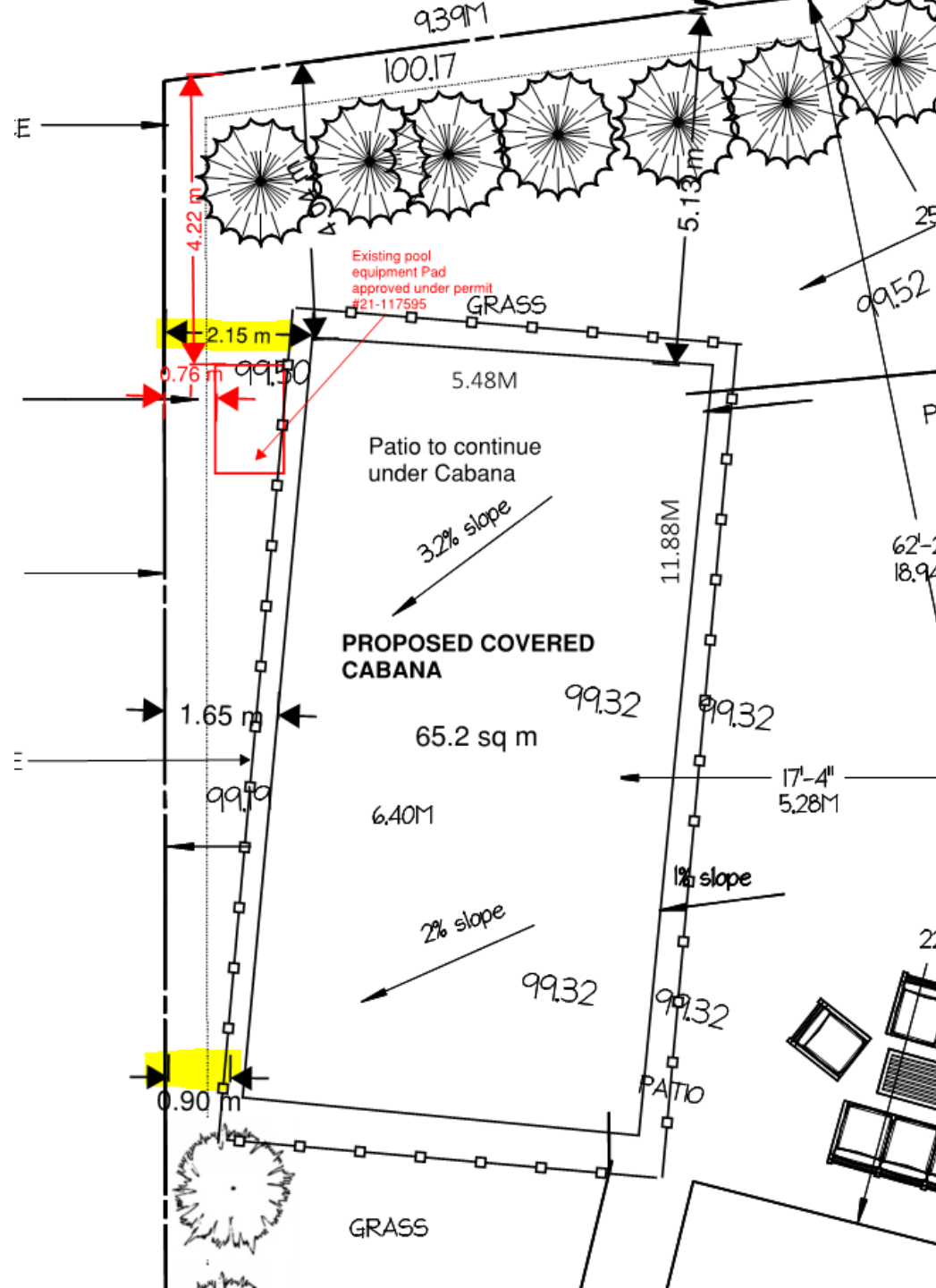
- Enhance outdoor living space
- Provide privacy and reduction of noise to neighbors from pool activities.
- Storage, bathroom, and entertainment area

Dimensions:

- Floor Area: Approx. 702 sq. ft.
- Aluminum roofing, reinforced concrete footing, and wooden walls.

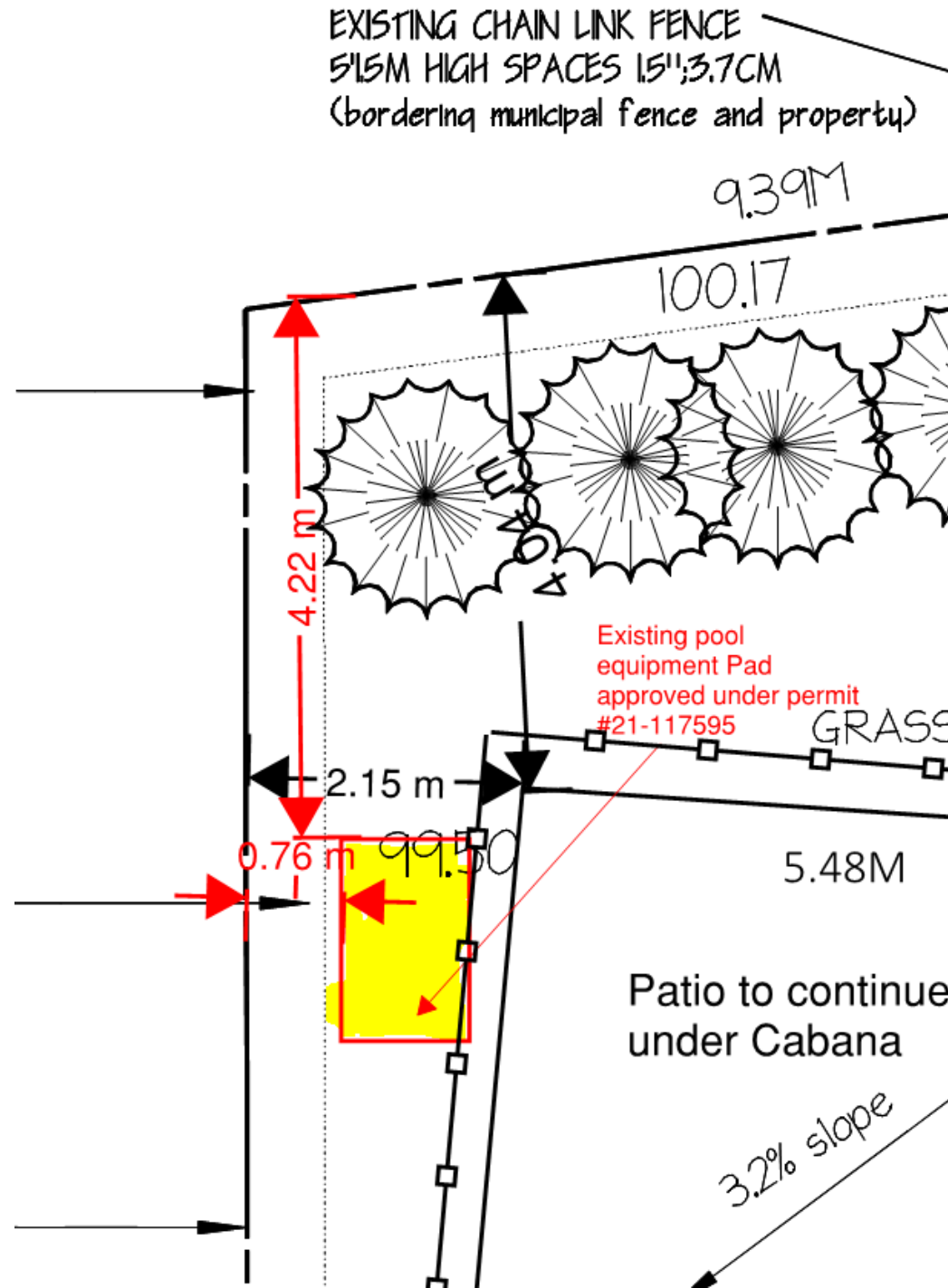
Variance Requests # 1

Proximity to Property Lines:
Closer setback due to lot configuration. East Corner is 0.9M from property line, West corner is 2.15M from property line



Variance Requests # 2

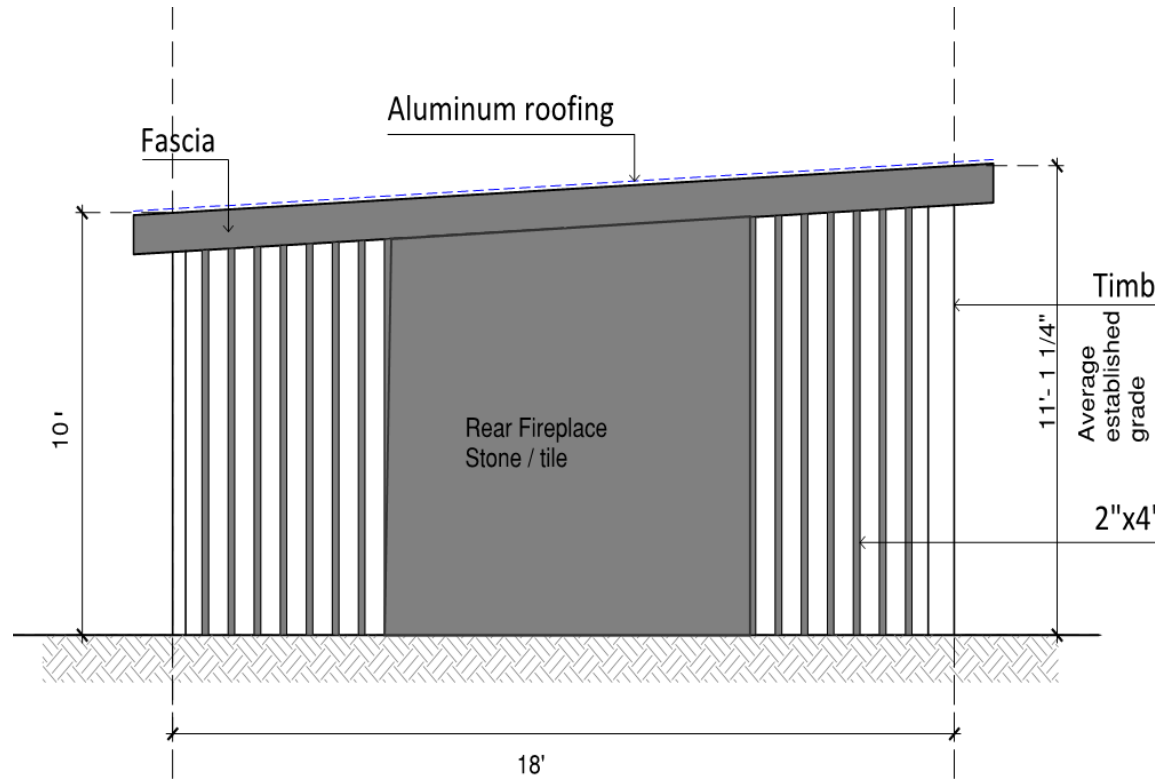
Pool Equipment Proximity to Property Lines : Closer setback due to lot configuration. Away from neighbouring houses to reduce noise.



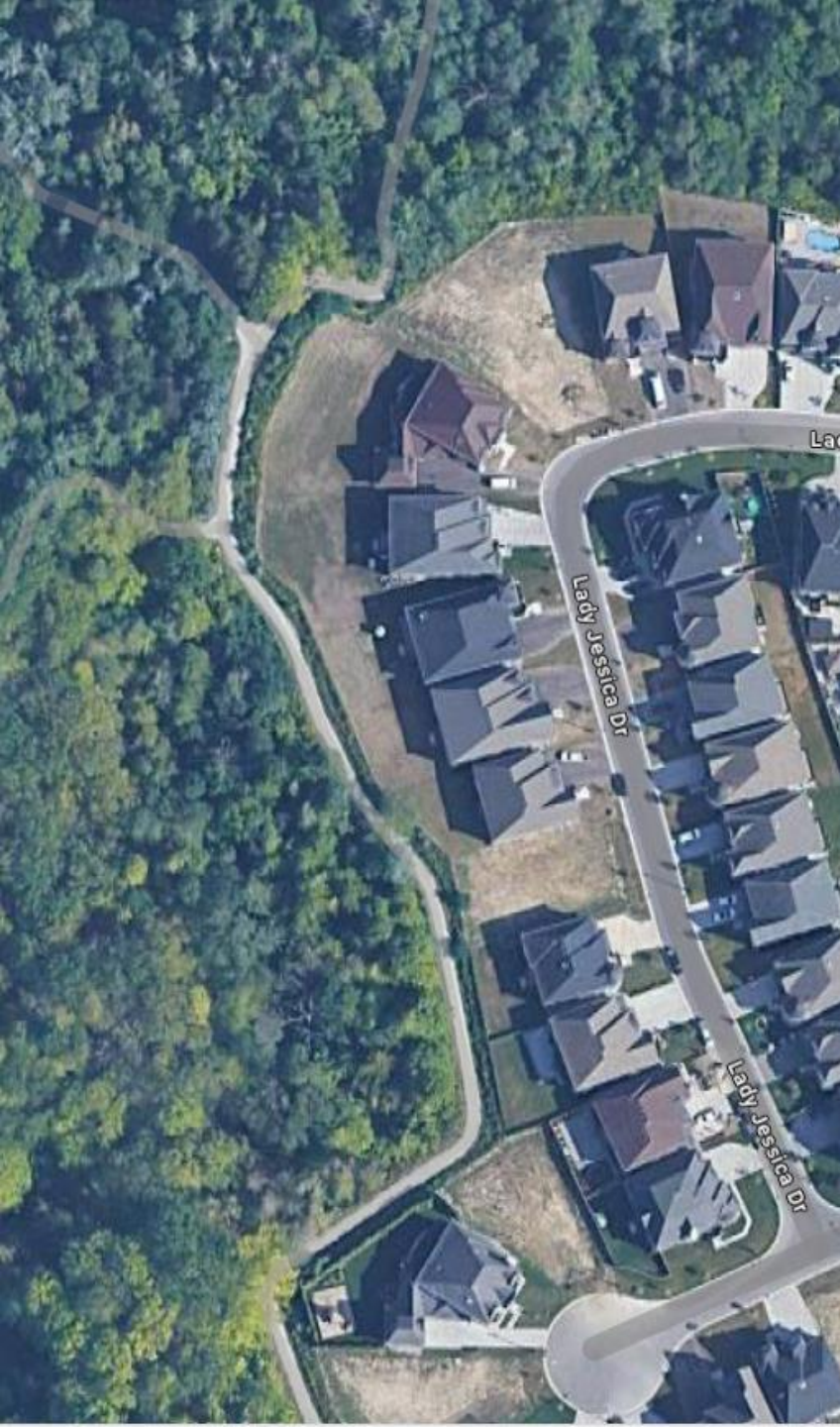
Variance Requests # 3

Height Variance: Slightly above bylaw limit for aesthetic integration and proper slope of roof. 0.38M (14.9") at front of roof only. Back of roof which is beside property line is only 0.04M (1.92")

Under Vaughan's previous Zoning By-law 1-88, 4.5M was allowed (14'8") (2021)



03 ELEVATION B
SCALE : 1/4" = 1'-0"



Community and Environmental Considerations

Community Impact:

- No adverse effects on neighbour views or privacy.
- Adds privacy to neighbours.
- Direct Neighbors notified, no objections raised.

Environmental Impact:

- Grading plan ensures minimal water runoff.
- Existing landscaping preserved.
- Additional tree planting to improve neighboring views.

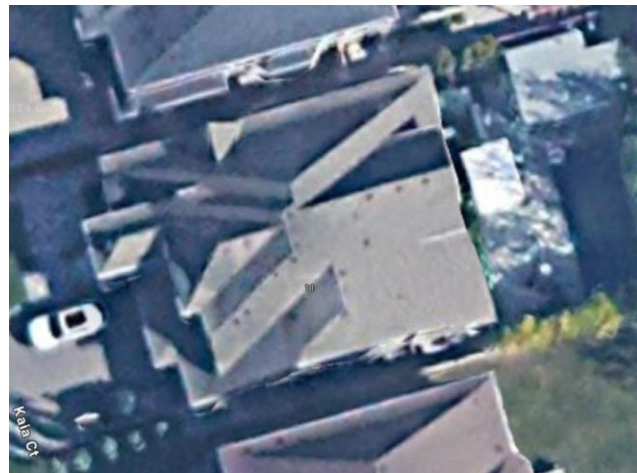
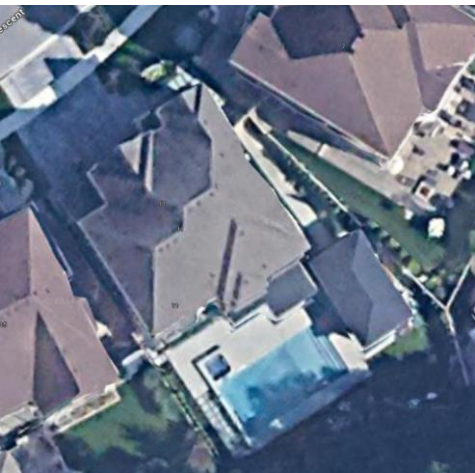
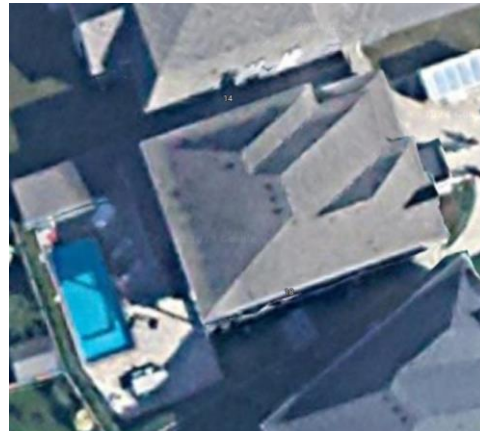
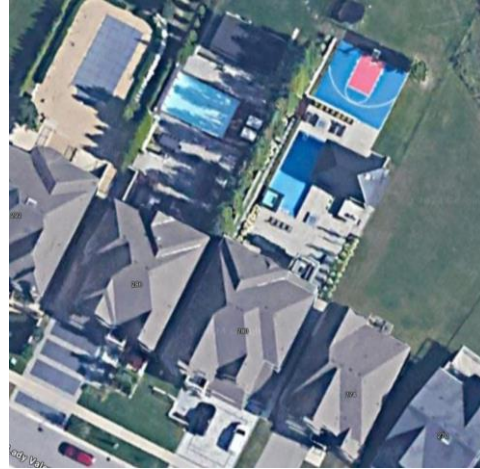
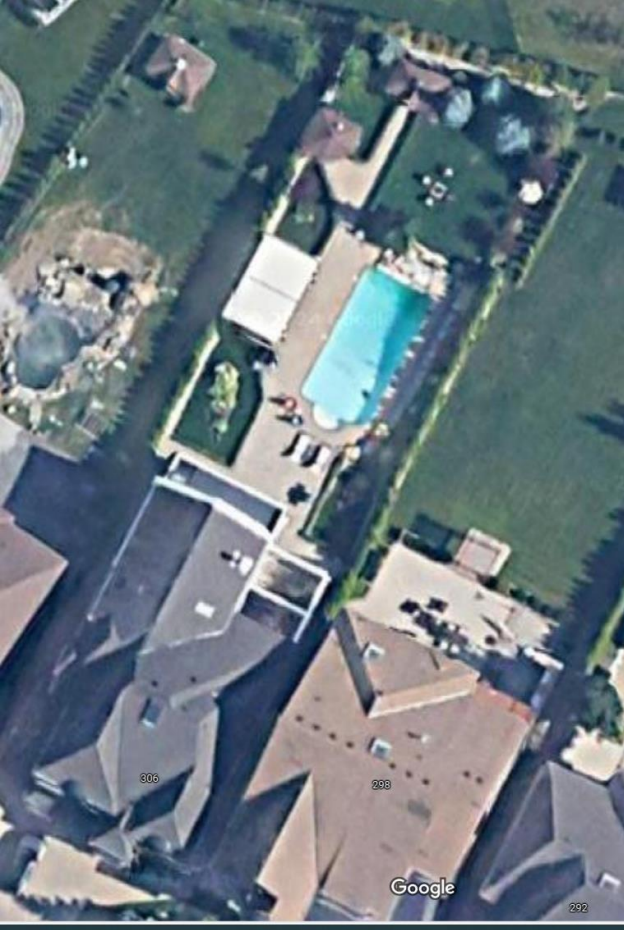


Tree's Planted along property line to aid in privacy and sound reduction



Solid Sound Barrier Fencing Installed to Aid in Reduction of Sound from Pool Equipment

*Paid 100% by homeowner



Similar Examples in the Area

- 306 Lady Valentina Ave
- 280 Lady Valentina Ave
- 286 Lady Valentina Ave
- 11 Sofia Oliva Crescent
- 18 Kaia Court
- 11 Kaia Court

*Most of which were built higher than current new by-law

Conclusion



APPLICATION MEETS
PLANNING PRINCIPLES



MINOR VARIANCES
THAT ALIGN WITH
OFFICIAL PLAN AND
ZONING BY-LAW



CABANA ENHANCES
PROPERTY UTILITY
AND VALUE



NO NEGATIVE
IMPACT ON
NEIGHBOURS OR
ENVIRONMENT