

From: [Vigneault, Christine](#)
To: [Committee of Adjustment](#)
Cc: [Khan, Farzana](#)
Subject: Vaughan - Planning - Complete No Conditions (MACPHERA)
Date: Tuesday, April 27, 2021 6:37:33 PM

Please note that Vaughan - Planning process is now complete for a COA folder with the following details:

File No: A052/21

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 87 Grand Vellore Cr

Comments: The Owner is requesting permission to construct a cabana with the above-noted variances. The rear of the subject lands are adjacent to an existing woodland feature and stream corridor, which are considered to be Core Features of the City's Natural Heritage Network and are subject to policies within Chapter 3 of the Vaughan Official Plan. Due to the presence of several trees on and adjacent to the subject lands, the Owner submitted a Tree Protection and Preservation Plan prepared by The Urban Arborist, dated March 9, 2021, which identified the proposed cabana having a slight encroachment into the typical protection zone for a tree located within the adjacent woodland feature. As the cabana is proposed to use a slab on grade foundation, the excavation within the tree protection zone will be limited to non-existent. Policy Planning and Environmental Sustainability staff concur with the conclusions of the report, in that the adjacent woodland feature should not be impacted by the proposed cabana. The subject property is partially regulated by the Toronto and Region Conservation Authority ('TRCA'), who have issued a permit for the proposed cabana with no objections to the proposal. The Development Planning Department 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.

Conditions: