



2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
(905) 832-2281

To: Committee of Adjustment

From: Gregory Seganfreddo, Building Standards Department

Date: August 13, 2025

Applicant: Tanya Prefontaine

Location: 127 Antorisa Avenue
PLAN 65M4291 Lot 177

File No.(s): A074/25

Zoning Classification:

The subject lands are zoned R3, Third Density Residential Zone and subject to the provisions of Exception 14.1117 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5m. [Section 4.21.3]	To permit a minimum setback of 1.0 m to the rear lot line for an outdoor swimming pool.
2	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5m. [Section 4.21.3]	To permit a minimum setback of 1.0 m to the interior side lot line for an outdoor swimming pool.
3	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3]	To permit minimum distance of 0.4 m to the interior side lot line from the Air conditioner.
4	A wall mounted Air Conditioner is permitted to encroach a maximum 0.6 m into the minimum required interior side yard. [Section 4.13, Table 4-1]	To permit a wall mounted air conditioner to encroach a maximum 1.03 m into the required interior side yard.
5	A residential accessory structure shall be subject to the minimum interior side yard requirement for the principal building. A minimum interior side yard of 1.2 metres is required [Section 4.1.2.1.a, Table 4-1]	To permit a minimum interior side yard of 0.3 m for the residential accessory structure (Bbq station).
6	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. [Section 4.1.2.1.b]	To permit a residential accessory structure (trellis) with a height greater than 2.8 metres to be located a minimum 0.15 m from the interior side lot line.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

Deleted: ¶