

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development and Parks Planning
Date: April 1, 2026
Name of Owner: Haroon Shafaat
Location: 252 Millwood Parkway
File No.(s): A087/25

Proposed Variance(s):

1. To permit a maximum height of **10.224 m**.
2. To permit an additional residential unit on a lot **not containing municipal water and sanitary services**.
3. To permit the maximum gross floor area of an additional residential unit to **exceed the gross floor area of the principal dwelling unit**.

By-Law 001-2021 Requirement(s):

1. A maximum height of **9.5 m** is permitted.
2. An additional residential unit shall only be permitted on a lot containing **municipal water and sanitary services**.
3. The maximum gross floor area of an additional residential unit shall **not exceed the gross floor area of the principal dwelling unit**.

Official Plan:

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

Comments:

The Owner is seeking relief to permit a rear and second storey addition to the existing single detached dwelling to facilitate an Additional Residential Unit ('ARU').

The Development and Parks Planning Department has no objection to Variance 1 to permit a maximum height of 10.224 m. The height is measured from the established grade to the top of an enclosure for internal stairs. The height of 10.224 m is only maintained for the enclosure, the remainder of the roof is compliant with the maximum height requirement of 9.5 m. The proposed height is not anticipated to create any negative massing impacts on adjacent properties or the existing streetscape of Millwood Parkway and the property is significantly buffered by existing vegetation along the interior side yard, rear yard, and front yard.

The Development and Parks Planning Department has no objection to Variance 2 to permit an ARU on a lot with private services. An ARU is permitted on the Subject Lands within the Estate Residential Zone in accordance with Section 5.21 of Zoning By-law 001-2021. Section 5.21(1) specifies that an ARU shall only be permitted on a lot containing municipal water and municipal sanitary services. This provision is consistent with the requirements set out in Ontario Regulation ('O.Reg') 299/19 under the *Planning Act*, which establishes requirements and standards for ARUs located on a 'parcel of urban residential land'. The *Planning Act* defines a 'parcel of urban residential land' as "lands that are within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and serviced by both municipal sewage and water." The Subject Lands does not have municipal water or sewage, however the overall intent of the definition of 'parcel of urban residential land' is maintained given that the Subject Lands received zoning approvals to permit residential development, are located within a settlement area as defined by the *Provincial Planning Statement, 2024*, and are located within an established residential subdivision (M-Plan 65M-2234). The existing dwelling is serviced by well water and a private septic system which will be relocated on the property. The proposed meets the intent of the Zoning By-law.

The Subject Lands are within the Urban Boundary and identified as a "Community Area" in Schedule 1 of VOP 2010 and are designated "Low Rise Residential" by Schedule 13 of VOP 2010. ARUs are considered equivalent to Secondary Suites within VOP 2010, which are permitted within single detached dwellings, a building type permitted within the "Low

Rise Residential” designation. Therefore, the proposed variance meets the intent of VOP 2010.

The Development and Parks Planning Department has no objection to Variance 3 to permit the maximum gross floor area (‘GFA’) of an ARU to exceed the gross floor area of the principal dwelling unit. The proposed ARU has a GFA of 553 m² while the principal dwelling unit has a GFA of 307 m². The intent of the Zoning By-law provision is to ensure that an ARU remains subordinate or accessory to the principal dwelling unit on the same lot. The proposed addition for the ARU meets the applicable lot coverage and setback requirements. The intent of the provision is maintained as the ARU is connected to the primary dwelling, and the proposed GFA for the ARU is located towards the rear and western portions of the dwelling. The ARU will have a separate entrance at the rear of the addition, and will functionally operate as a unit on the lot subordinate to the primary dwelling. The structure will maintain its identity as a single detached home as the existing depiction from the street will be maintained.

Development Engineering has reviewed the proposal and the proposed development shall not alter the existing drainage patterns or create adverse surface drainage impacts on adjacent private properties or public lands. The Owner/Applicant is responsible for maintaining positive drainage away from all structures and property lines at all times, and shall ensure that all grading associated with the proposed development, including that related to the new septic system, is carried out in accordance with sound engineering practice and to the satisfaction of the City of Vaughan. A grading Permit will be required, as such Development Engineering has no objections.

Accordingly, the Development and Parks Planning Department supports 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 and Parks 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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