

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development and Parks Planning
Date: April 7, 2026
Name of Owners: Kelly Slate and Grigore Pintilie
Location: 251 Waterside Crescent
File No.(s): A030/26

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

1. To permit an uncovered platform (deck), including access stairs, to encroach a maximum of **2.51 metres** into the minimum required rear yard.

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

1. An uncovered platform, including access stairs, is permitted to encroach a maximum of **2.4 metres** into the minimum required rear yard. **[Table 4-1]**

Official Plan:

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

Comments:

The Owner is seeking relief to permit the construction of a deck, with the above noted variance.

The Development Planning Department has no objection to Variance 1 to permit the increased deck encroachment of 2.51m into the required rear yard. The deck is proposed to be located at the rear of the existing dwelling and constructed with vertical skirting enclosing the underside and does not include a roof or overhead structure and is open in design. The deck is intended for typical residential outdoor use and does not encroach into any side yards beyond the existing building width. Access to the deck is provided directly from the dwelling through a set of rear sliding doors and the increased encroachment of 0.11 m for the deck is modest and is not anticipated to result in any adverse impacts related to privacy or drainage. There is sufficient rear yard area maintained, and the proposal does not increase the building footprint at grade or the overall massing of the dwelling. The Development Engineering Department and the Toronto Region Conservation Authority have no objection to this application. Environmental Planning Staff have confirmed that there are no natural heritage features on site, thus have no objections to the overall application.

Accordingly, the Development and Parks Planning Department can support the requested variance 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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