

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development and Parks Planning
Date: April 30, 2026
Name of Owner: Polyana and Robert Barron
Location: 67 Wigston Place
File No.(s): A005/26

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

1. To permit an accessory structure (Cabana) with a height of 2.8 m or greater to be setback a minimum of 0.6 m to the rear lot line.
2. To permit an accessory structure (Cabana) with a height of 2.8 m or greater to be setback a minimum of 2.05 m to the interior side lot line.
3. To permit a minimum distance of 0.36 m from the Cabana Eaves to the rear lot line.
4. To permit the minimum landscape to be 35%, of which 60% shall be soft landscape for a yard in which a driveway is located.

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

1. An accessory building or structure with a height of 2.8 m or greater shall be setback a minimum of 2.4 m to the rear lot line. [Section 4.1.2 1b]
2. An accessory building or structure with a height of 2.8 m or greater shall be setback a minimum of 2.4 m to the interior side lot line. [Section 4.1.2 1b]
3. A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3.]
4. Where lot frontage is 12.0 m or greater, the minimum landscape shall be 50%, of which 60% shall be soft landscape for a yard in which a driveway is located. [Section 4.19.1.2a]

Official Plan:

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

Comments:

The Owner is seeking relief to permit the proposed location of a cabana in the rear yard and landscaping in front yard with the above noted variances.

The Development and Parks Planning Department has no objections to Variances 1, 2, and 3 to permit a cabana with a height of 2.81 m to be setback a minimum of 0.6 m to the rear lot line, 2.05m to the interior side lot line, and to permit a minimum distance of 0.36 m from the eaves of cabana to the rear lot line. The proposed cabana is a single-storey accessory structure located within the rear yard, integrated with the pool and deck area and intended for seasonal recreational use and poolside storage. The roof is designed with a slight slope (approximately 2%) to manage drainage. The proposed setbacks of 0.6 m and 2.05m will maintain sufficient access and maintenance along the rear lot line and western interior side lot line. The cabana is not anticipated to have any negative visual impacts on the abutting neighbour as the design of the cabana is modest and will be buffered by the existing trees along the western interior lot line. The proposed minimum distance of 0.36 m from the eaves of the cabanas to the rear lot line are a minor deviation of 0.24 m from the requirements and there are no anticipated impacts. Forestry staff have reviewed the application and have placed a condition for the Owner to obtain a Private Property Tree Removal and Protection Permit prior to any construction. Development Engineering staff have also reviewed the application and have no concerns.

The Development and Parks Planning Department has no objections to Variance 4 to permit the minimum landscape to be 35%, of which 60% shall be soft landscape for a yard in which a driveway is located whereas the Zoning By-law requires the minimum landscape to be 50%, of which 60% shall be soft landscape for a yard in which a driveway is located. The requested reduction in minimum landscaping from 50% to 35% is minor in nature and is required to accommodate a driveway while maintaining safe and practical access to the property. Despite the reduction, a majority of the landscaped

area will remain as soft landscaping, ensuring adequate green space, supporting drainage, and maintaining visual appeal. The proposal will continue to contribute positively to the streetscape, and the overall hardscape area is not expected to create adverse impacts on adjacent properties.

Accordingly, the Development and Parks Planning Department can support 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:

Alesia Lamaj, Planner 1

Janany Nagulan, Senior Planner