

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development and Parks Planning
Date: April 30, 2026
Name of Owner: Yalda Ghani Varzaneh and Matthew Sadeghi
Location: 315 Woodland Acres Crescent
File No.(s): A022/26

Proposed Variance(s):

1. To permit a minimum interior side yard of 5.58 m.
2. To permit a maximum height of 11.34 m.
3. To permit access stairs, open, unenclosed to encroach a maximum of 0.8 m into the minimum required interior side yard.
4. To permit an accessory building (shed) with a height of 2.8 m or greater to be setback a minimum of 1.57 m to the interior side lot line.

By-Law Requirement(s):

1. A minimum interior side yard of 5.93 m is required. [Section 4.5.2b, Bill 17]
2. A maximum height of 9.5 m is permitted. [Section 4.5.1]
3. Access stairs, open, unenclosed are permitted to encroach a maximum of 0.3 m into the minimum required interior side yard. [Section 4.13, Table 4-1]
4. An accessory building or structure with a height of 2.8 m or greater shall be setback a minimum of 2.16 m to the interior side lot line. [Section 4.1.2 1b, Bill 17]

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Countryside Area" and "Oak Ridges Moraine Countryside"

Comments:

The Owner is requesting permission to construct a 2-storey single-family dwelling with the above noted variances.

The Development and Parks Planning Department has no objection to Variance 1 to permit a minimum interior side yard of 5.58m. The proposed interior side yard reduction to 5.58 m is minor in nature and provides sufficient separation between proposed dwelling and the interior lot line. The Development and Parks Planning Department has no objection to Variance 2 to permit a maximum dwelling height of 11.34m. The increase in building height from 9.5 m to 11.34 m reflects the proposed roof design and architectural treatment. Despite the increase, the dwelling maintains conformity with Policy's 9.1.2.2, 9.1.2.3, and 9.2.3.1 of VOP 2010 and establishes a built form that is compatible with other new developments in the area. The Development and Parks Planning Department has no objection to Variance 3 to permit an encroachment into the required interior side yard setback for the proposed stairs. The stair encroachment from 0.3 m to 0.8 m is minor and is not anticipated to impact the functionality of the side yard or adjacent properties.

The Development and Parks Planning Department has no objection to Variance 4 to permit a shed in the exterior side yard with a setback of 1.57m metres to the interior side lot line, whereas a minimum setback of 2.16 metres is required. The shed is designed as a single-storey structure with a gable roof with a height of 2.88 m from established grade to the midpoint of the roof. The 1.57m setback provides adequate spatial separation from the interior side lot line for access and maintenance. The existing shed borders the Significant Woodlands to the rear of the site and is within the 30m Vegetation Protection Zone (VPZ) required for Woodlands within the Oak Ridges Moraine, in accordance with Vaughan Official Plan (VOP) 2010 policy, 3.2.3.4.c. The applicant has confirmed no construction, or modifications are proposed for the existing shed. As a result, the existing shed can be considered a legal non-conforming use. Furthermore, Environmental Planning staff have reviewed the application and have no concerns.

In support of the application, the Owner submitted an Arborist Report prepared by Sunnyside Certified Arboriculture and Forestry Services Inc., dated March 5, 2026, to determine which trees on-site will be removed, protected, and potentially impacted by the proposed development. Forestry staff have reviewed the application and have placed

a condition on the file for the requirement to provide an updated Arborist Report and Tree Protection Plan. Development Engineering staff have also reviewed the application and have no concerns.

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.

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 condition of approval is recommended:

1. None.

Comments Prepared by:

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