

To: Christine Vigneault, Committee of Adjustment Secretary Trea

From: Mauro Peverini, Director of Development Planning

Date: October 1, 2020

Name of Owner: Matthew Aquino

Location: 2 Winterlude Court

File No.(s): A083/20

Proposed Variance(s):

1. To permit a minimum of 53 m² (42.9% of the portion of the rear yard in excess of 135m²) of soft landscaped area in the rear yard.

By-Law Requirement(s):

1. In an R1 Zone, where the area of a rear yard of a lot is greater than 135 m², a minimum of 60% of that portion of the rear yard in excess of 135 m² shall be composed of soft landscaping; in this case, 74.1 m². [4.1.2 b)]

Official Plan:

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

Comments:

The Owner is requesting permission to maintain an existing bocce court in the rear yard. The Committee of Adjustment previously approved Minor Variance File A206/16 to facilitate a generator in the side yard and File A092/15 to facilitate the existing accessory structures and hot tub.

The variance for the reduction in soft landscaped area is considered minor in nature as the surface of the bocce court is pervious and will allow for drainage. While the bocce court does not meet the definition of "soft landscaping" by Zoning By-law 1-88, it will contribute to the overall drainage capacity of the rear yard thereby, mitigating any drainage impacts potentially caused by reduced soft landscaping in the rear yard. Development Engineering staff have reviewed the materials used in the construction of the bocce court and have no objections.

Accordingly, 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 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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