

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Mauro Peverini, Acting Chief Planning Official

Date: February 4, 2021

Name of Owner: Gabriella Fabiano

Location: 37 Marieta Street

File No.(s): A142/20

Proposed Variance(s):

1. To permit a maximum lot coverage of 42.73%.

By-Law Requirement(s):

1. The maximum permitted lot coverage is 40%.

Official Plan:

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

Comments:

The Owner is proposing to construct a covered deck to the rear of the dwelling with the above noted variance.

The covered deck is one storey in height and complies with the minimum interior yard setback requirement. As the covered deck has a rear yard setback of 8.1 m, adequate open space in the rear yard is maintained. The resulting lot coverage of 42.73% is considered minor in nature as there will be no adverse impacts to the neighbouring properties. 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:

Brandon Bell, Planner I

Margaret Holyday, Senior Planner