

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Bill Kiru, Acting Director of Development Planning

Date: February 4, 2021

Name of Owner: David and Lauren Ritchie

Location: 25 Getz Park

File No.(s): A137/20

Proposed Variance(s):

1. To permit a minimum rear yard setback of 1.0m to a pool.
2. To permit a minimum interior side yard setback of 1.1m to a pool.
3. To permit a minimum interior side yard setback of 0.39m to a ground mounted air conditioner unit.

By-Law Requirement(s):

1. A minimum setback of 1.5m is required.
2. A minimum setback of 1.5m is required.
3. A minimum setback of 0.6m is required.

Official Plan:

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

Comments:

The Owner is requesting to permit the construction of an in-ground swimming pool and ground mounted air conditioner ('AC') unit with the above noted variances.

The Development Planning Department does not object to the location of pool as the proposed reduction in the rear and interior yard setback will not cause an adverse impact to the neighbouring properties. In addition, the Owner can maintain a soft landscape strip thereby providing sufficient space to safely access the pool from all sides.

Existing neighbouring vegetation has been identified in close proximity to the construction of the pool. The Forestry Department has confirmed that an arborist report is not required and the size of the neighbouring tree (below 21cm diameter at breast height) would require a minimum 1.2m area of protection. Given the tree on the neighbouring property is located 1m from the lot line, the Owner is required to provide 20cm of added space to protect the tree which can be accommodated. Urban Design staff have reviewed Forestry's comments and concur with their findings.

The request to permit a minimum interior side yard setback of 0.39m to a ground mounted AC unit, has been reviewed by the Development Engineering Department from a water runoff standpoint. They have advised there are no concerns regarding this matter.

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 condition of approval is recommended:

None

Comments Prepared by:

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