

From: [Simbana, Roberto](#)
To: [Committee of Adjustment](#)
Cc: [Khan, Farzana](#)
Subject: Vaughan - Planning - Complete No Conditions (MACPHERA)
Date: Wednesday, April 7, 2021 8:42:16 AM

Please note that Vaughan - Planning process is now complete for a COA folder with the following details:

File No: A038/21

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 50 Alpha Ct

Comments: The Owner is requesting permission to construct an accessory structure (shed) not located entirely in the rear yard and to increase the maximum lot coverage to 39.05%. Variance 1 is technical in nature and only required based on the definition of rear yard as defined in Zoning By-law 1-88. The main dwelling occupies 32.12%, while the remaining 6.93% is split between the gazebo and patio which comply with the setback and height provisions of Zoning By-law 1-88. Additionally, in support of the application, the Owner submitted an Arborist Report, prepared by Noica Consulting Inc., dated February 24, 2021 and reviewed by Urban Design staff who are satisfied.

The Development Planning Department is of the opinion 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.

Conditions: