

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Bill Kiru, Acting Director of Development Planning
Date: April 8, 2021
Name of Owner: Daniele and Felicia Mariani
Location: 33 Tremblant Crescent
File No.(s): A047/21

Proposed Variance(s):

1. To permit a minimum rear yard setback of 1.22 m to the proposed cabana.
2. To permit a minimum interior side yard setback of 1 m to the proposed cabana.
3. To permit a minimum rear yard setback of 1 m to the proposed pool.
4. To permit a minimum interior side yard setback of 1.04 m to the proposed pool.
5. To permit a minimum interior side yard setback of 0.70 m to the proposed stairway.

By-Law Requirement(s):

1. A minimum rear yard setback of 7.50 m to the proposed cabana is required.
2. A minimum interior side yard setback of 1.20 m to the proposed cabana is required.
3. A minimum rear yard setback of 1.50 m to the proposed pool is required.
4. A minimum interior side yard setback of 1.50 m to the proposed pool is required.
5. A minimum rear yard setback of 1.20 m to the proposed stairway is required.

Official Plan:

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

Comments:

The Owner is requesting permission to construct a cabana, stairway basement walkout, and in-ground swimming pool with the above noted variances.

Through discussions between the Owner's Agent and Development Planning staff, improvements to overall site plan were made, increasing the setbacks to the rear cabana and pool from 0.92 m and 0.91m to 1 m, remaining consistent with other accessory structures approved in RD3 zones. The Development Planning Department is of the opinion that the rear and interior yard setbacks for both the cabana and pool are appropriate for the development of the lot as the rear yard setbacks are taken to a pinch point increasing in distance minimizing any impact onto the abutting rear lot.

The remaining variances are minor, as the interior side yard setback of 1 m to the cabana and 1.04 m to the pool remain closely in line with the general intent and purpose of Zoning By-law 1-88. The minimum interior side yard of 0.70 m to the stairway is to a pinch point and does not inhibit a person from accessing the rear yard area.

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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