

Attwala, Pravina

Subject: FW: Vaughan - Planning - Complete No Conditions (ATTWALAP)

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From: Torres, Michael <Michael.Torres@vaughan.ca>

Sent: April-28-21 8:46 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Cc: Khan, Farzana <Farzana.Khan@vaughan.ca>

Subject: Vaughan - Planning - Complete No Conditions (ATTWALAP)

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

File No: A157/20

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 20 Silver Fox Pl

Comments: The Owner is requesting permission to construct a 1-storey addition, and to maintain an existing accessory structure (shed), pool, pool patio and retaining wall with the above-noted variances. The subject lands are located within the Countryside Area of the Oak Ridges Moraine ('ORM') and are subject to the policies within the Oak Ridges Moraine Conservation Plan ('ORMCP'). The subject lands contain a significant woodland feature, and is considered to be a Key Natural Heritage Feature ('KNHF'). A Minimum Vegetation Protection Zone ('MVPZ') of 30 metres is typically required from KNHF's on the ORM and development is generally prohibited within this zone. The subject lands are zoned "RR Rural Residential" and "OS5 Open Space Environmental Protection Zone". The RR Zone generally corresponds to the location of the existing dwelling while the OS5 zone is located in the area of the significant woodland feature. The OS5 Zone was implemented on June 23, 2003 through Schedule E-332, and was applied to the site as part of a City wide review required to bring the Zoning Bylaw into conformity with the ORMCP. The intent of the OS5 Zone is to ensure the preservation of the significant woodland feature located on the subject lands, and is protected by the policies of the ORMCP. The OS5 Zone does not permit any buildings or structures. The existing shed and landscaping feature (pool patio and retaining wall) are located within the OS5 Zone. As the OS5 Zone does not permit accessory structures to be located on OS5 lands, Development Planning and Policy Planning and Environmental Sustainability staff are of the opinion that Variances 2 and 6 do not maintain the general intent and purpose of the Zoning By-law. The Development Planning Department has no concerns with the proposed variances for the lot coverage and location of the existing pool. The lot coverage remains consistent with lots in the surrounding area, and the pool is located behind the dwelling and not visible from the street.

Conditions: