

From: [Torres, Michael](#)
To: [Committee of Adjustment](#)
Cc: [Khan, Farzana](#)
Subject: Vaughan - Planning - Complete No Conditions (MACPHERA)
Date: Wednesday, April 28, 2021 4:54:34 PM

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

File No: A156/20

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 186 Pine Valley Cr

Comments: The Owner is requesting permission to construct a detached garage, covered porch and pool with the above-noted variances. A single family detached dwelling currently exists on the subject lands. In support of the application, the Owner submitted a Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated April 13, 2021, identifying no trees required for removal, provided the appropriate measures take place to ensure tree protection. Urban Design staff have reviewed the report and concur with its recommendations. The Development Planning Department has no concern with Variance 1, as the proposed interior side yard setback to the detached garage maintains an appropriate distance to allow for adequate drainage and access to the rear yard. Variance 2 is considered minor in nature as the proposed lot coverage remains consistent with the lots along Pine Valley Crescent, and is approximately 2.95% lower than the adjacent property. Variances 3 and 4 for the proposed height of the detached garage are considered minor in nature as the overall scale and massing of the detached garage remains consistent with other residential lots in the neighbourhood. The Development Planning Department has no concern with Variance 5. The pool is proposed to be located in what is effectively the rear yard of the subject lands, as the pool is entirely located behind the existing 2-storey dwelling, and is not visible from any street. 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.

Conditions: