

**From:** [Torres, Michael](#)  
**To:** [Committee of Adjustment](#)  
**Cc:** [Khan, Farzana](#)  
**Subject:** Vaughan - Planning - Complete No Conditions (PROVIDEL)  
**Date:** Monday, April 26, 2021 9:00:32 PM

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

File No: A139/20

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 30 Clubhouse Rd

Comments: The Owner is requesting permission to construct a cabana with the above-noted variances. The Development Planning Department does not object to the variances as a small portion of the cabana encroaches into the required 4.5 m interior side yard setback, and the cabana will not be located adjacent to a residential property. The variances are considered minor in nature as the large lot size can support the size and height of the proposed cabana. There are also similar sized accessory structures within the neighbourhood. The Committee of Adjustment on October 19, 2017 approved Minor Variance File A285/17 permitting a maximum lot coverage of 18.76%. The additional 1.94% in lot coverage is associated with the cabana and represents a minor change to the previously approved lot coverage. The dwelling coverage remains the same. In addition, the proposed lot coverage is consistent with the surrounding lots along Clubhouse Road and Pine Valley Crescent. In support of the application, the Owner provided an Arborist Report, prepared by Shady Lane Expert Tree Care Inc. and dated February 22, 2021. The report examined the impact of the built foundation wall on several trees within proximity of the foundation excavation. Urban Design staff have reviewed the proposal and are satisfied with the recommendations outlined in the report, as well as with the confirmation that no further excavation will be required past the extent documented in the Arborist Report. 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: