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September 25, 2014

VAUGHAN COMMITTEE OF ADJUSTMENT

ADDENDUM

AGENDA ITEM

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COMMITTEE OF ADJUSTMENT

**DATE:** September 25, 2014

**TO:** Todd Coles, Committee of Adjustment

**FROM:** Grant Uyeyama, Director of Development Planning

**MEETING DATE:** October 2, 2014

**OWNER:** Dominika Zdzieblowska

**FILE(S):** A251/14

**Location:** 45 Hatton Garden Road  
Ward 3, Vicinity of Major Mackenzie Drive and Weston Road

**Proposal:** The Owner is requesting permission to maintain a side door entrance with the following variances:

	Variance	Proposed	Required
1	Minimum interior side yard setback (A/C unit)	0.2m	1.2m
2	Minimum interior side yard setback (to door)	1.25m	1.8m
3	Minimum interior side yard setback (to steps)	0.6m	1.2m

**Official Plan:** The subject lands are designated "Low-Rise Residential" by the City of Vaughan Official Plan 2010 (VOP 2010), which was approved, in part, by the Ontario Municipal Board on February 3, 2014. The proposal conforms to the Official Plan.

**Comments:** Planning Staff conducted a site visit with photo documentation on September 24, 2014.

The Planning Department has no objection to the proposed variances. The property maintains access to the rear yard through the opposite side yard, and the Development/Transportation Engineering Department has advised that the reduced setbacks will not have a negative impact on the drainage. Additionally, the A/C unit is mostly screened by a wooden fence, and will have minimal impact on the adjacent property.

The Planning Department also advises the Owner that the second entrance in the interior side yard **cannot** be used for access to a basement apartment, as basement apartments are not permitted in the City of Vaughan.

The Planning Department is of the opinion that the proposal is minor in nature, meets the intent of the Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:** The Planning Department supports Minor Variance Application A251/14.

**Condition:** None.

**Report Prepared By:** Brandon Correia, Planner I  
Carmela Marrelli, Senior Planner

memorandum