

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Mauro Peverini, Director of Development Planning
Date: February 20, 2019
Name of Owner: Pine Valley Mosaik Inc
Location: 10930 Pine Valley Drive
File No.(s): A213/18 - *Revised*

**ADDENDUM
AGENDA ITEM****9
COMMITTEE OF ADJUSTMENT****Proposed Variance(s):**

1. To permit a minimum westerly interior side yard setback of 10 m to the proposed barn.
2. To permit the accessory building (barn) to be closer to the front lot line than the main building.

By-Law Requirement(s):

1. A minimum interior side yard setback of 15.0 m is required.
2. No accessory building (barn) shall be erected closer to the front lot line than the main use or building on the same lot.

Official Plan:

VOP 2010: 'Agricultural' (Schedule 13) and within the 'Greenbelt Natural Heritage System' (Schedule 4)

Comments:

The Owner is requesting permission to construct an accessory barn with the above noted variances.

The subject lands contain existing mature trees which will be impacted by the proposed development. As such, the Owner has submitted an Arborist Report, which recommends the removal of 75 trees around the development area, requiring the replacement of 139 trees. A total of 150 trees have been proposed for replanting. The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the submitted Arborist Report and concurs with its recommendations. The Owner shall be required to obtain the necessary tree removal permits from Vaughan Parks and Forestry Operations.

The existing dwelling on the subject lands has a front yard setback of 33.32 m, while the proposed accessory barn will have a front yard setback of 27.43 m. As the proposed barn will have a large front yard setback and be screened by proposed tree plantings along the front and side yard, the Development Planning Department does not object to Variances #1 and 2.

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:

Chris Cosentino, Planner I
Clement Messere, Senior Planner