

	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A271/21</b>
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<b>AGENDA ITEM NUMBER: 6.2</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	Surinder and Manju Bansal
<b>AGENT:</b>	Jonathan Benczkowski - Sol-Arch
<b>PROPERTY:</b>	101 Putting Green Cres., Kleinburg
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and cabana.

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see <b>Schedule C</b> of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b>				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions, and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None.				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A271/21**

**FILE MANAGER:** Lenore Providence, Administrative Coordinator - Committee of Adjustment

<b>AGENDA ITEM NUMBER: 6.2</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	Surinder and Manju Bansal
<b>AGENT:</b>	Jonathan Benczkowski - Sol-Arch
<b>PROPERTY:</b>	101 Putting Green Cres., Kleinburg
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and cabana.

The following variances have been requested from the City's Zoning By-law:

**The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.33 under Zoning By-law 001-2021 as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A maximum building height of 8.5m is permitted.	To permit a maximum building height of 9.94m. (Dwelling)
2	A maximum building height of 3.0m is permitted for the accessory building (Cabana).	To permit a maximum building height of 6.20m for the residential accessory building (Cabana).
3	The maximum lot coverage of all accessory buildings (Cabana) shall be 67.0m <sup>2</sup> . (4.1.3)	To permit a maximum lot coverage of 134.36m <sup>2</sup> for the accessory building. (Cabana).

**The subject lands are zoned RR – Rural Residential under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
4	A maximum lot coverage of 10% is permitted. (Schedule A)	To permit a maximum lot coverage of 15.79% (+/- Dwelling 8%, Cabana 2.91%, Covered Porches 2.583%, Garage 2.29%)
5	A maximum building height of 9.5m is permitted. (Schedule A)	To permit a maximum building height of 9.94m.
6	A minimum rear yard setback of 15.0m is required for the accessory building (Cabana).	To permit a minimum rear yard setback of 3.5m for the accessory building (Cabana).
7	A maximum building height of 4.5m is permitted. (4.1.1.b)	To permit a maximum height of 6.79m for the accessory building (Cabana).
8	The maximum lot coverage of all accessory buildings (Cabana) shall be 67.0m <sup>2</sup> . (4.1.1.a)	To permit a maximum lot coverage of 118.33m <sup>2</sup> for the accessory building. (Cabana).
9	The nearest part of the roof shall not be more than 3.0m above finished grade. (4.1.1.b)	To permit a maximum of 3.35m for the nearest part of the roof above finished grade.

**HEARING INFORMATION**

**Date & Time of Hearing:** Watch the hearing live at: [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil) Thursday, May 26, 2022, at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

**PUBLIC PARTICIPATION**

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Request to Speak Form](#) to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) by noon on the last business day prior to the hearing.

Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

[For more information, please visit the City of Vaughan website.](#)

INTRODUCTION	
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee. Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following: That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature. Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.	

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	May 12, 2022	
Date Applicant Confirmed Posting of Sign:	May 10, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The proposed dwelling an accessory cabana is in keeping with the character of the neighbourhood and will have no adverse impacts on the streetscape or overall neighbourhood. The proposed height of the dwelling and the cabana is desirable for the owner as it creates additional living space and presence to the lot and house. As this is a large lot the size of the cabana can be deployed on the lot in an acceptable manner that will not take away from exterior amenity space for the subject property nor will it create adverse impacts on the adjacent neighbours.	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:  <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>  <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small>  <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>		No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.  An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS	
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file	
A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2	
The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.	
The proposed accessory building (Cabana) shall not be used for human habitation.	
<b>Building Standards Recommended Conditions of Approval:</b>	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That the final Arborist Report and Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
<p>As the proposed dwelling in the subject property is 485.9 m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)</p> <p>The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. (Condition attached)</p> <p>The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert. Please visit the culvert work link provided above for more information.</p> <p>The Development Engineering (DE) Department does not object to variance application A271/21 subject to the following condition(s):</p>	
Development Engineering Recommended Conditions of Approval:	<p>The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.</p> <p>The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 15.79% in order to mitigate potential impacts on the municipal storm water system.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
No comments received to date.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
<p>That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.</p> <p>That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.</p> <p>That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.</p> <p>That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.</p>	

DEVELOPMENT FINANCE COMMENTS	
Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment no concerns	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
Reviewed application package for demo and new build. All constriction to be in compliance with the Ontario Building Code.	
Fire Department Recommended Conditions of Approval:	Reviewed application package for demo and new build. All constriction to be in compliance with the Ontario Building Code.

SCHEDULES TO STAFF REPORT <small>*See Schedule for list of correspondence</small>	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

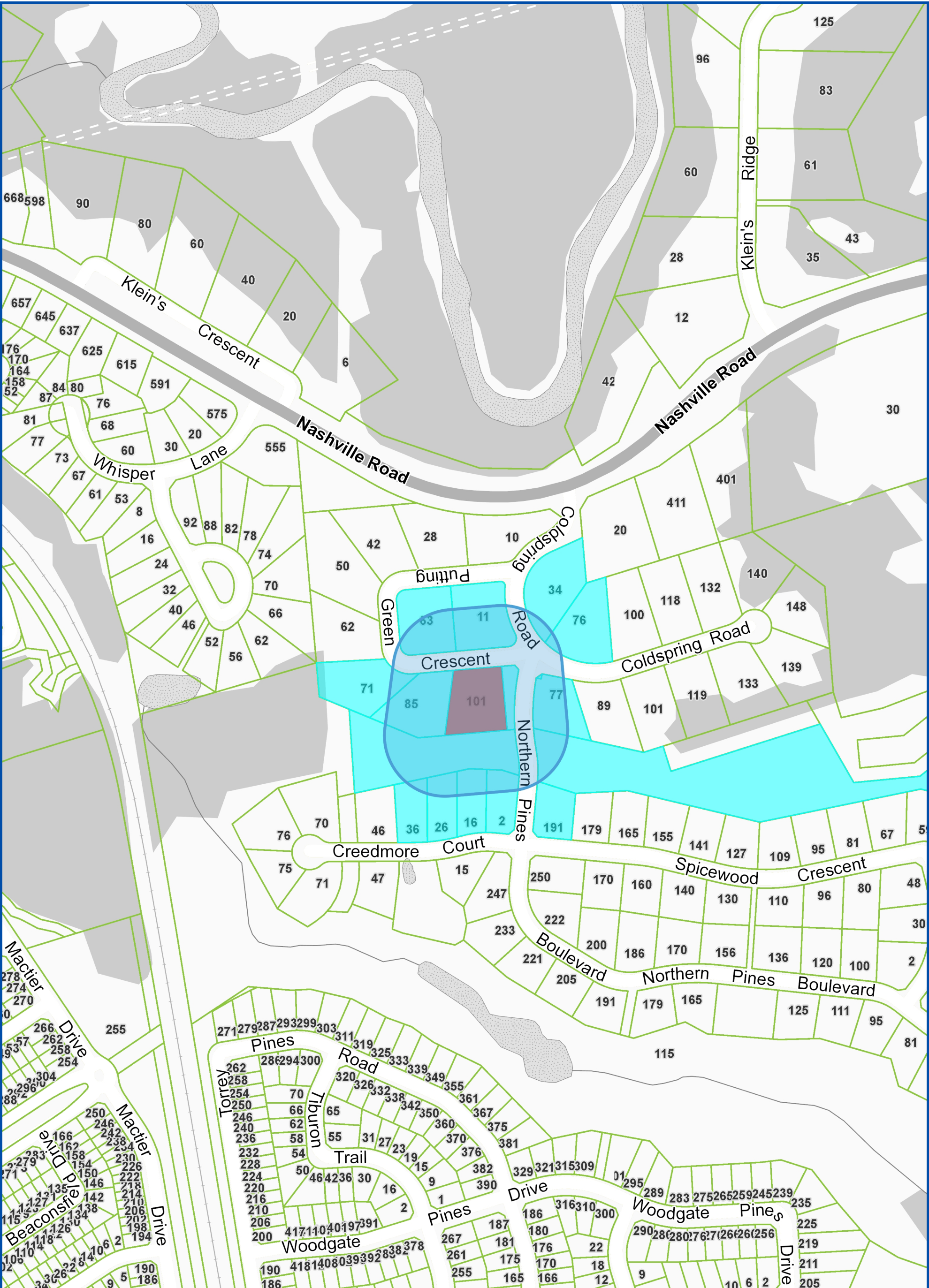
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning <a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>	That the final Arborist Report and Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.
2	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<div>1. The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.</div> <div>2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 15.79% in order to mitigate potential impacts on the municipal storm water system.</div>



IMPORTANT INFORMATION – PLEASE READ	
<b>CONDITIONS:</b>	It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart above for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.
<b>APPROVALS:</b>	Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision. An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval. A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law. Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application. Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.
<b>DEVELOPMENT CHARGES:</b>	That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment. That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment. That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment. That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.
<b>NOTICE OF DECISION:</b>	If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will <b>not</b> receive notice.

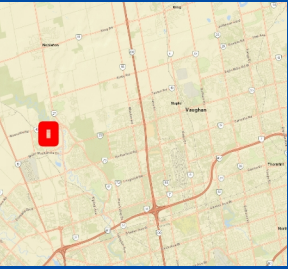
**SCHEDULE A: DRAWINGS & PLANS**





HIGHWAY #27

Map Information:



Title: 101 PUTTING GREEN CRESCENT, KLEINBURG

NOTIFICATION MAP - A271/21

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



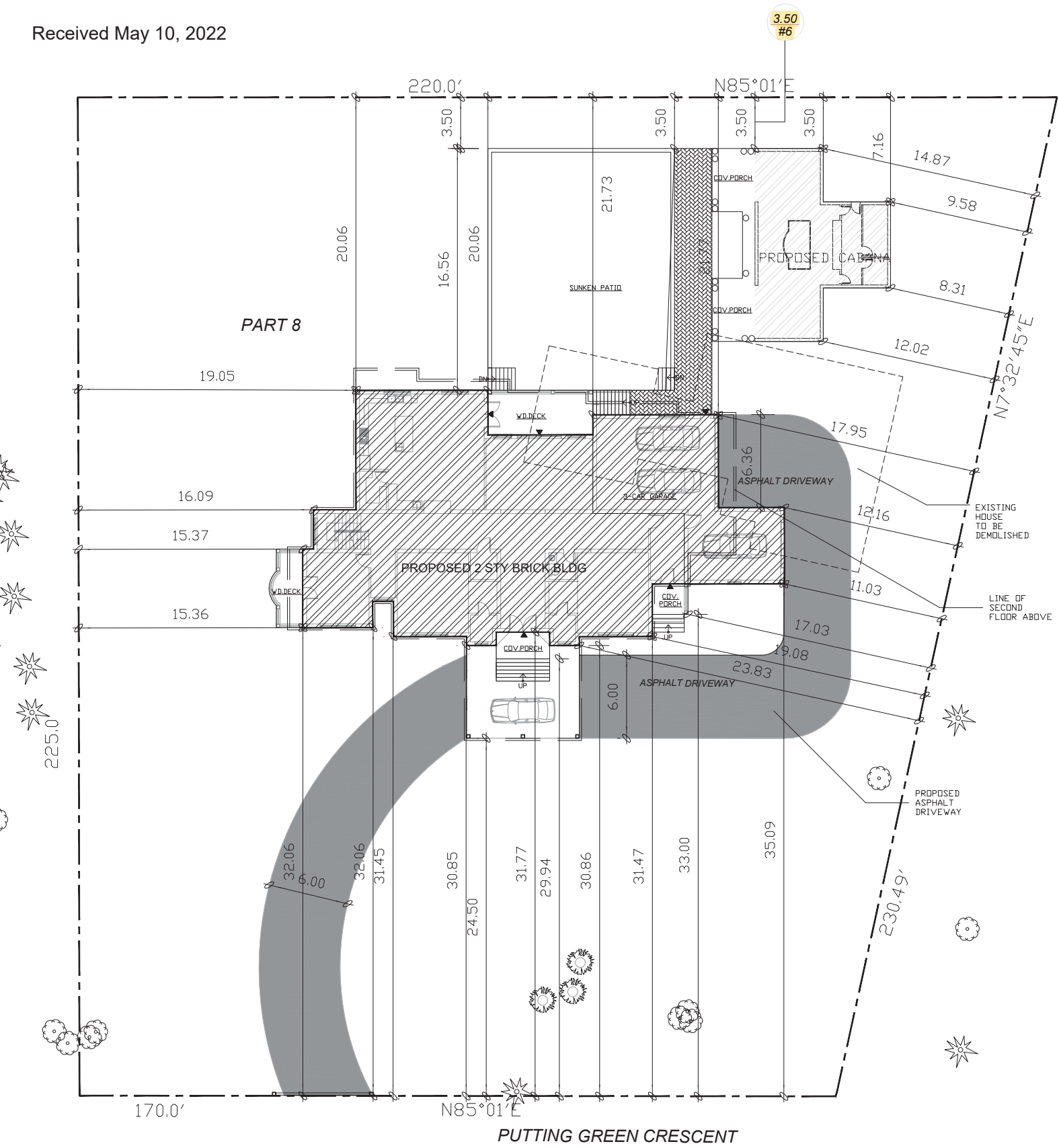
Scale: 1: 5,245  
0 0.08 km



Created By:  
Infrastructure Delivery  
Department  
February 2, 2022 7:33 PM

Projection:  
NAD 83  
UTM Zone  
17N

Received May 10, 2022



2 OVERALL SITE PLAN  
1:10 1:500

#	Zoning By-law 001-2021 Variance requested
1	To permit a maximum building height of 9.94m. (Dwelling)
2	To permit a maximum building height of 6.20m for the residential accessory building (Cabana).
3	To permit a maximum lot coverage of 134.36m² for the accessory building. (Cabana).

#	Zoning By-law 1-88 Variance requested
4	To permit a maximum lot coverage of 15.79%.
5	To permit a maximum building height of 9.94m.
6	To permit a minimum rear yard setback of 3.5m for the accessory building (Cabana).
7	To permit a maximum height of 6.79m for the accessory building (Cabana).
8	To permit a maximum lot coverage of 118.33m² for the accessory building. (Cabana).
9	To permit a maximum of 3.35m for the nearest part of the roof above finished grade.





SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concern
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concern
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** May 26, 2022

**Name of Owner:** Surinder and Manju Bansal

**Location:** 101 Putting Green Crescent

**File No.(s):** A271/21

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit a maximum building height of 9.94 m (Dwelling).
2. To permit a maximum building height of 6.20 m for the residential accessory building (Cabana).
3. To permit a maximum lot coverage of 134.36 m<sup>2</sup> for the accessory building (Cabana).

**By-Law Requirement(s) (By-law 001-2021):**

1. A maximum building height of 8.5 m is permitted.
2. A maximum building height of 3.0 m is permitted for the accessory building (Cabana).
3. The maximum lot coverage of all accessory buildings (Cabana) shall be 67.0 m<sup>2</sup>.

**Proposed Variance(s) (By-law 1-88):**

4. To permit a maximum lot coverage of 15.79%.
5. To permit a maximum building height of 9.94 m (Dwelling).
6. To permit a minimum rear yard setback of 3.5 m for the accessory building (Cabana).
7. To permit a maximum height of 6.79 m for the accessory building (Cabana).
8. To permit a maximum lot coverage of 118.33 m<sup>2</sup> for the accessory building (Cabana).
9. To permit a maximum of 3.35 m for the nearest part of the roof above finished grade.

**By-Law Requirement(s) (By-law 1-88):**

4. A maximum lot coverage of 10% is permitted.
5. A maximum building height of 9.5 m is permitted.
6. A minimum rear yard setback of 15.0 m is required for the accessory building (Cabana).
7. A maximum building height of 4.5 m is permitted (Cabana).
8. The maximum lot coverage of all accessory buildings (Cabana) shall be 67.0 m<sup>2</sup>.
9. The nearest part of the roof shall not be more than 3.0 m above finished grade.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

**Comments:**

The Owners are requesting to permit the construction of a two-storey dwelling and cabana with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 5 for the proposed dwelling height as it is consistent with previous approvals in the neighbourhood and will not have a negative visual impact on the existing streetscape.

The Development Planning Department has no objection to Variance 2, 6, 7 and 9 for the proposed height and rear yard setback for the cabana. The cabana complies with the interior side yard setback requirements of the Zoning By-law and will not pose a significant visual impact to the adjacent property. No adverse impacts from the reduced rear yard setback to the cabana are anticipated to the walkway block to the south. The rear yard setback also complies with Zoning By-law 001-2021.

The Development Planning Department has no objection to Variances 3 and 8 for the proposed maximum lot coverage of all accessory buildings, as the proposed increase in coverage is appropriate for the size of the lot and will not have adverse impacts to the neighbouring properties.

The proposed dwelling, covered porches, garage, and cabana have lot coverages of 8.0%, 2.58%, 2.29%, and 2.91% respectively. The total lot coverage will not pose a significant visual impact to the adjacent properties, is consistent with previous approvals in the neighbourhood, and complies with Zoning By-law 001-2021. As such, the Development Planning Department has no objection to Variance 4 for the increase in lot coverage.

In support of the application, the Owners have submitted an Arborist Report and Tree Protection Plan prepared by Phoenix Tree Care and Consulting, dated December 15, 2021. The report inventoried 20 trees, three of which are proposed to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, the Development Planning Department can support the required variances and 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, subject to the following conditions:

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. That the final Arborist Report and Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Joshua Cipolletta, Planner I  
Chris Cosentino, Senior Planner



**Date:** May 11<sup>th</sup> , 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A271-21**

**Related Files:**

**Applicant** Surinder and Manju Bansal

**Location** 101 Putting Green Crescent

**COMMENTS:**

- ☐ We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒ We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐ We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

**References:**

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

## Lenore Providence

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**Subject:** FW: [External] RE: A271/21 (101 Putting Green Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

**Sent:** May-16-22 11:54 AM

**To:** Christine Vigneault <Christine.Vigneault@vaughan.ca>

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A271/21 (101 Putting Green Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Good morning Christine,  
The Regional Municipality of York has completed its review of the above minor variance and has no comment.

*Gabrielle*

**Gabrielle Hurst mcip rpp** | Programs and Process Improvement | Planning and Economic Development | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

## Lenore Providence

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**Subject:** FW: [External] RE: A271/21 (101 Putting Green Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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**From:** Stephen Bohan <Stephen.Bohan@trca.ca>

**Sent:** May-13-22 9:16 AM

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

**Cc:** Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

**Subject:** [External] RE: A271/21 (101 Putting Green Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

The subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit and TRCA's Planning and Regulatory policy interests are not impacted.

TRCA has no comments and no objection to the application.

**Stephen Bohan**

Planner

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5743

E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



**Lenore Providence**

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**Subject:** FW: [External] RE: A271/21 (101 Putting Green Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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**From:** Gordon, Carrie <carrie.gordon@bell.ca>

**Sent:** May-13-22 7:26 AM

**To:** Christine Vigneault <Christine.Vigneault@vaughan.ca>

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A271/21 (101 Putting Green Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello Christine,

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

*Carrie Gordon*



Associate, External Liaison  
Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-726-4600

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None.				