

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A091/22
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AGENDA ITEM NUMBER: 6.11	Thursday, May 26, 2022
APPLICANT:	Rosa & Ivano Palliotto
AGENT:	Mesh28 Architects
PROPERTY:	200 Cannes Ave Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

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"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No 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 or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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 or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or 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 Schedule C of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
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 Schedule D 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 A091/22

FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 6.11	CITY WARD #: 3
APPLICANT:	Rosa & Ivano Palliotto
AGENT:	Mesh28 Architects
PROPERTY:	200 Cannes Ave Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

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

The subject lands are zoned R2A – Second Density Residential Zone and subject to the provisions of Exception 14.1000 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required rear yard is 2.4 metres. [4.1.2 1.b.]	To permit a minimum rear yard of 1.5 metres for the accessory building.
2	The minimum required interior side yard is 2.4 metres. [4.1.2 1.b.]	To permit a minimum interior side yard of 1.5 metres for the accessory building.
3	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. [4.1.4 1]	To permit a maximum height of the accessory building to be 3.41 metres.

The subject lands are zoned RD2 – Residential Detached Zone Two and subject to the provisions of Exception 9(1370) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The minimum required rear yard is 7.5 metres. [4.22.3, Schedule A3]	To permit a minimum rear yard of 1.5 metres for the accessory building.

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday, May 26, 2022 at 6:00 p.m.

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 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

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

INTRODUCTION	
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>	

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	May 11, 2022
Date Applicant Confirmed Posting of Sign:	May 11, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Client's outdoor living needs & program requirements do not conform to zoning by-law for accessory structures height, area size and rear yard setback.
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 after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
<p>There are no outstanding Orders on file</p> <p>Building Permit(s) Issued: A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2</p> <p>Hard landscaping is not permitted to encroach into a required yard closer than 0.6 metres from any lot line [4.13, Table 4-1]. Please ensure that all landscaping is shown on any building permit application submitted.</p> <p>The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.</p>	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>As the proposed cabana in the subject property is 15.9 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 Development Engineering (DE) Department does not object to variance application A091/22 subject to the following condition(s):</p>	
Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit the final 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.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: Forestry has no comment.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
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 comment received to date	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
<p>Owner to ensure permits process prior to construction.</p> <p>Reviewed submitted application package for minor variance in back yard for a cabaña.</p> <p>Standard requirements for owner's to go through the permit process before construction and obtain all necessary inspections and associated documents. All construction to be in compliance with the OBC as amended and applicable standards.</p>	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
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 Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the final 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.

IMPORTANT INFORMATION – PLEASE READ
<p>CONDITIONS: 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 (see condition chart above for contact). 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.</p>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>DEVELOPMENT CHARGES: 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.</p> <p>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.</p> <p>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</p> <p>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.</p>
<p>NOTICE OF DECISION: 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 not receive notice.</p>

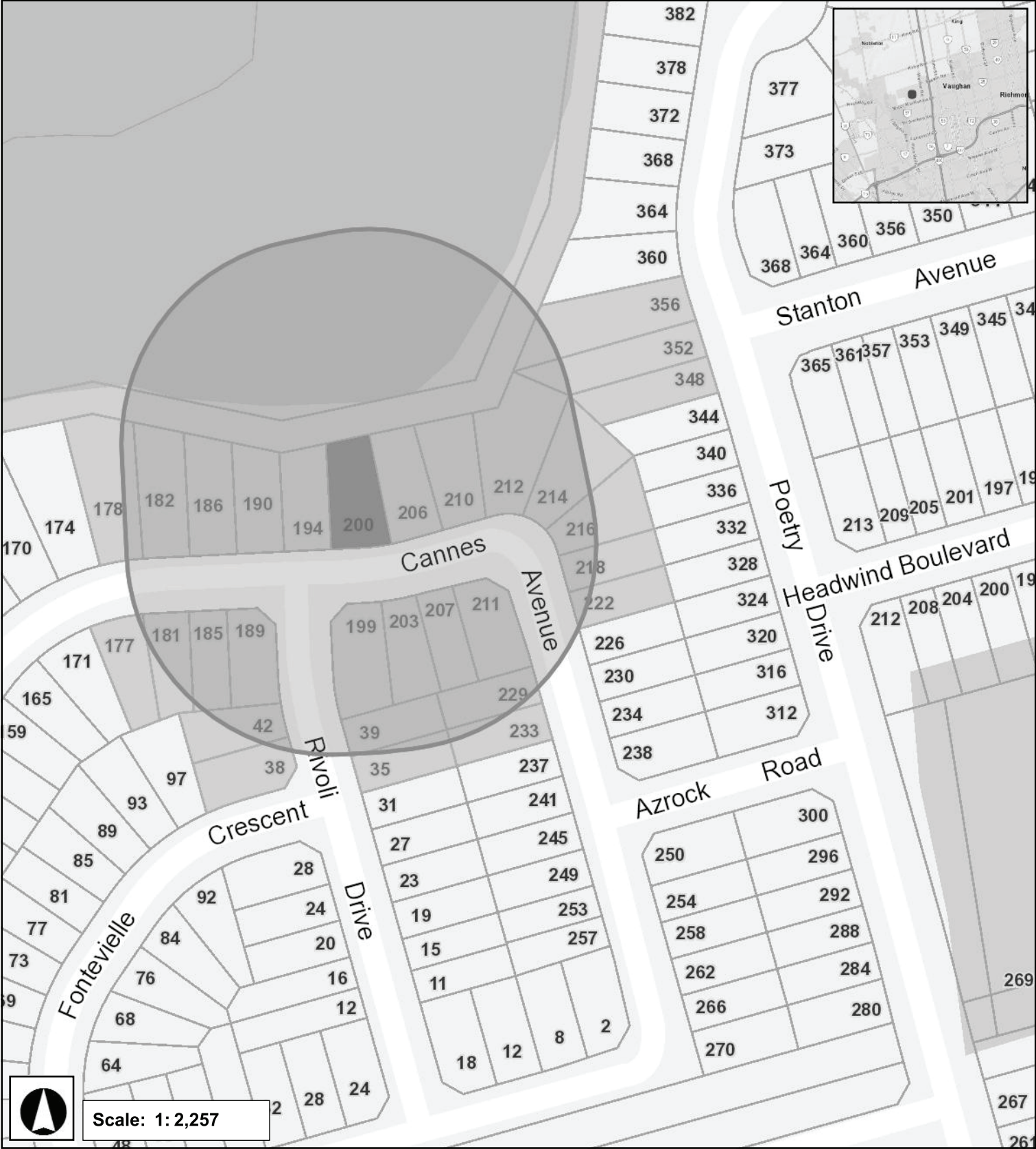
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A091/22

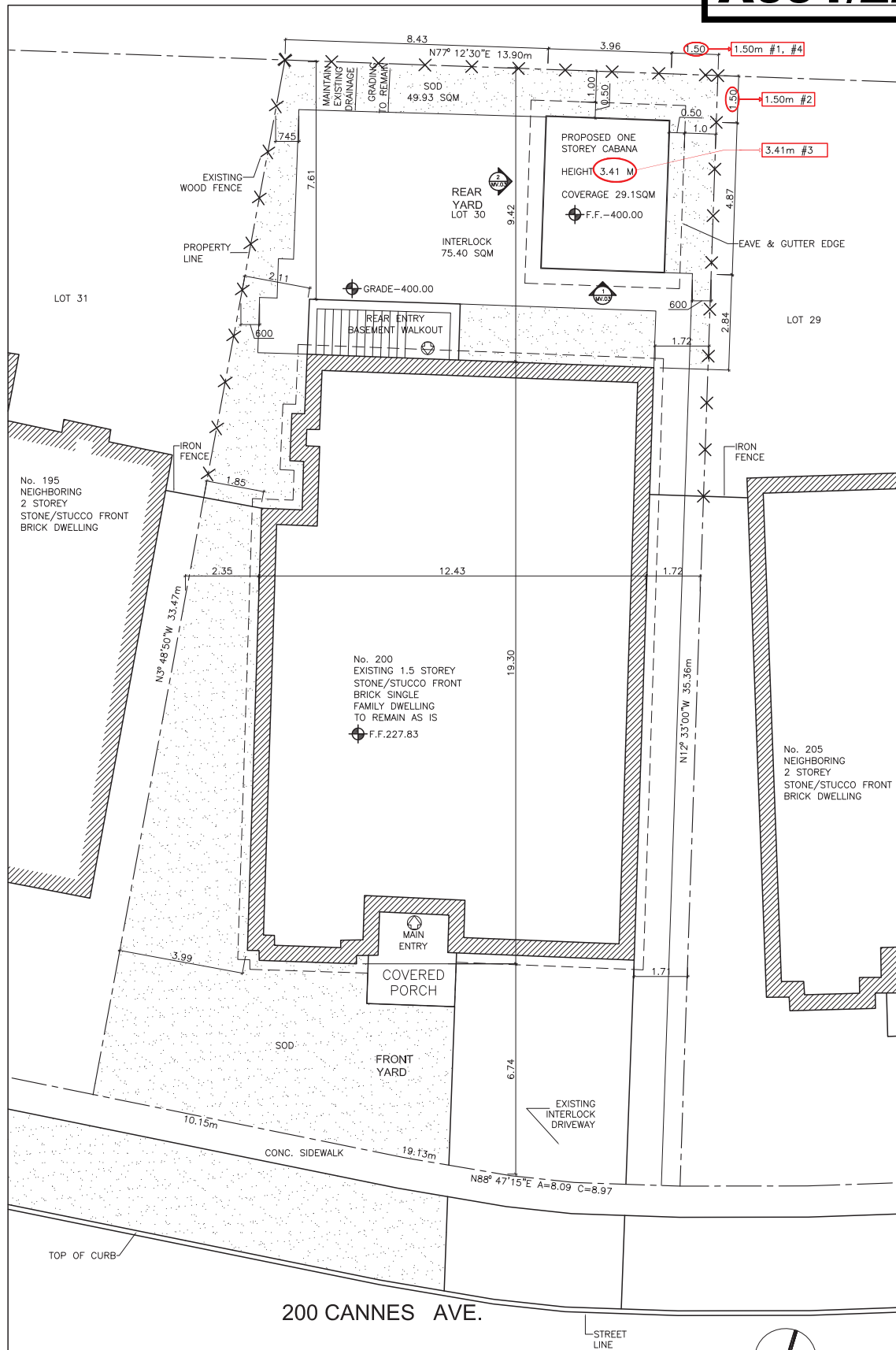
200 CANNES AVENUE, WOODBRIDGE

TESTON ROAD



MAJOR MACKENZIE DRIVE

May 9, 2022 12:32 PM



2 PROPOSED SITE PLAN
SCALE 1:150



mEsh28architects
310 VELLORE PARK AVE.
VAUGHAN, ON, L4H 0C5

DATE:
APRIL 25, 2022

DRAWN BY:
M.G.

SCALE:
1:150

REVISION:
1 - COA COMMENTS APRIL 11/22
2 - COA COMMENTS APRIL 21/22

CONSTRUCTION NORTH

DWG. TITLE: SITE PLAN, ZONING MATRIX AND PROPOSED LANDSCAPING PLAN

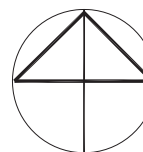
PROJECT NO.
01-2022

SITE ADDRESS:
200 CANNES AVE.
WOODBIDGE, ON
L4H 3X2

PROJECT NAME
OUTDOOR REAR CABANA
PALLIOTTO RESIDENCE

DWG. NO.

MV.02

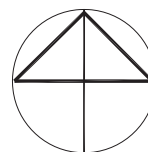


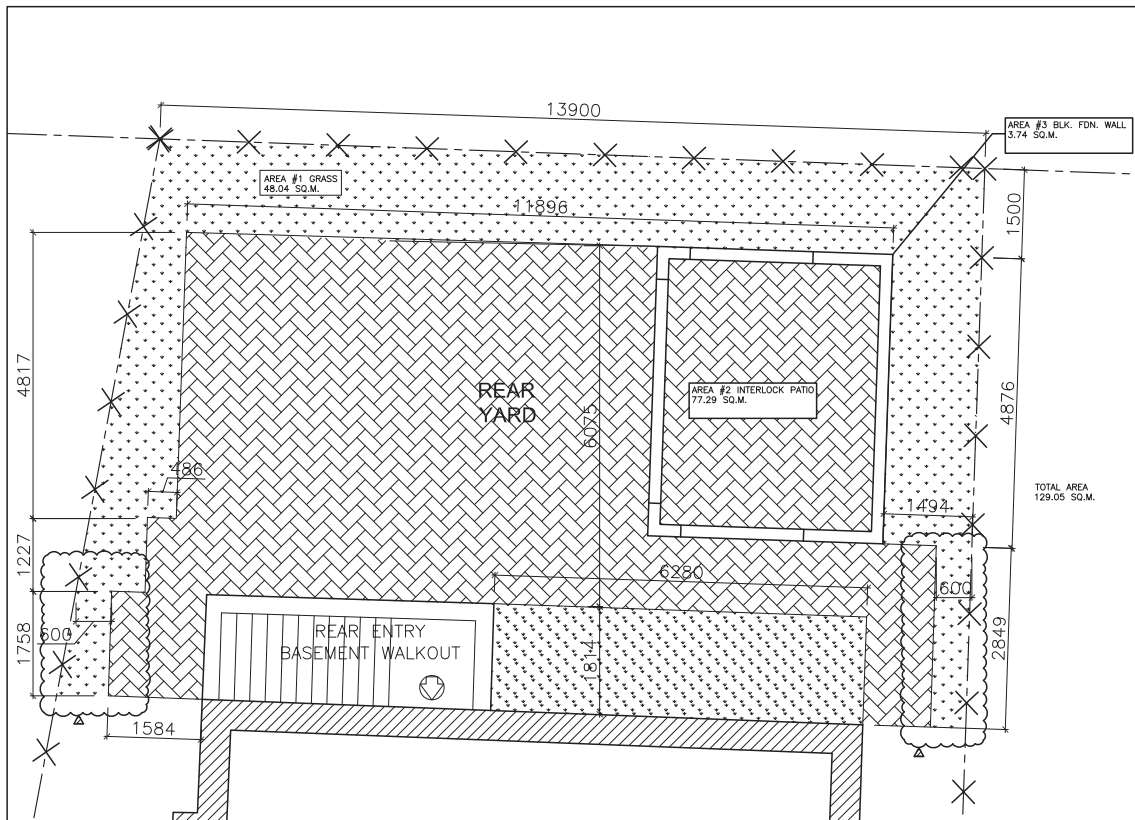


CONSTRUCTION NORTH

DWG. NO.

MV.01





1 MV.03 PROPOSED REAR YARD LANDSCAPING
SCALE 1:100

SITE STATISTICS AND ZONING MATRIX

Property Address—200 Cannes Ave, Woodbridge, ON L4H 3X2

Authority Having Jurisdiction: City of Vaughan
Project Description— Accessory Structure —(O.B.C. Part 9 Div. B)
Vaughan Zoning By-Laws Applicable: 1-88 & 001-2021

Scope of Work

The project is submitted as a Accessory Structure; 1 Storey rear Cabana

ZONING DESIGNATION RD2, Residential, Exception 9(1370), & Exception 14.1000	LOT NO: BLOCK 93	PLAN NO: 65M-4255	LOT AREA 574.30m ²	EXISTING LOT FRONTAGE: 19.13m	EXISTING LOT DEPTH: 33.47m & 35.36
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GROSS FLOOR AREA — m.sq.

DESCRIPTION	EXISTING	PROPOSED	TOTAL	%	REQUIREMENT	%
LOT COVERAGE	257.57m.sq.	29.15 m.sq.	286.72m.sq.	49.85 %		55%
LOT COVERAGE DWELLING	249.64m.sq.	NO CHANGE				
LOT COVERAGE COVERED PORCH	7.93m.sq.	NO CHANGE				
LOT COVERAGE COVERED CABANA	NIL	29.15 m.sq.	29.15 m.sq.	5.07 %	ACCESSORY STRUCTURE 10% OR 67.00 SQM	
LANDSCAPE AREA	737.52m.sq.	615.14m.sq.				

BUILDING LENGTH, DEPTH & HEIGHT — m

DESCRIPTION	MAX. ALLOWED	EXISTING	PROPOSED CABANA
BUILDING LENGTH CABANA	N/A	N/A	4.87m
BUILDING DEPTH FROM CABANA	N/A	N/A	3.96m
BUILDING HEIGHT	3.00 m	NIL	3.41m #3
NO. OF STORIES	1.5 STOREY	NIL	1.5 STOREY

BUILDING SETBACKS — m

	MIN. REQUIRED	EXISTING	PROPOSED
NORTH REAR YARD	7.50m	9.22m	1.50m #1 & #4
SOUTH FRONT YARD	4.50m	N/A	N/A
WEST SIDE YARD	1.20m	1.72m	1.50m #1 2
EAST SIDE YARD	1.20m	2.11m	8.43m
EVES, GUTTER PROJECTIONS SHALL NOT ENCROACH 0.5 MAX.			0.5m

REAR YARD LANDSCAPING — m.sq.

	REQUIRED %	REQUIRED m.sq.	EXISTING	PROPOSED
REAR YARD AREA	100%		129.05 sq.m.	129.05 sq.m.
LANDSCAPE AREA	50% MIN.	64.52 sq.m.	129.05 sq.m.	125.33 sq.m.

REAR YARD LANDSCAPING DETAILS — m.sq.

TYPE	LOCATION	REQUIRED %	AREA
SOFT LANDSCAPE	AREA #1 GRASS	60% OF LANDSCAPE 38.71 sq.m.	49.93 sq.m.
HARD LANDSCAPE	AREA #2 DECORATIVE INTERLOCK PATIO		75.40 sq.m.
NON LANDSCAPE	AREA # 3 CONCRETE BLK. FDN. WALL		3.72 sq.m.
			129.05 sq.m.

SURVEY CREDIT

SURVEY INFORMATION TAKEN FROM:
SURVEYOR'S PLAN OF SURVEY OF
BLOCK 93
REGISTERED PLAN 165M-4355
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK REGION

m28 mEsh28architects
310 VELLORE PARK AVE.
VAUGHAN, ON, L4H 0C5

DATE:
APRIL 25, 2022

DRAWN BY:
M.G.

SCALE:
1:150

REVISION:
1 - COA COMMENTS APRIL 11/22
2 - COA COMMENTS APRIL 21/22

CONSTRUCTION NORTH

DWG. TITLE: SITE PLAN, ZONING MATRIX AND
PROPOSED LANDSCAPING PLAN

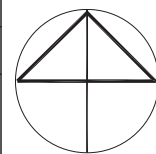
PROJECT NO.
01-2022

SITE ADDRESS:
200 CANNES AVE.
WOODBRIDGE, ON
L4H 3X2

PROJECT NAME
OUTDOOR REAR CABANA
PALLIOTTO RESIDENCE

DWG. NO.

MV.03



SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or 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"/>	

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: May 26, 2022

Name of Owner: Rosa and Ivano Palliotto

Location: 200 Cannes Avenue

File No.(s): A091/22

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

1. To permit a minimum rear yard of 1.5 m for the accessory building.
2. To permit a minimum interior side yard of 1.5 m for the accessory building.
3. To permit a maximum height of the accessory building to be 3.41 m.

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

1. The minimum required rear yard is 2.4 m.
2. The minimum required interior side yard is 2.4 m.
3. The maximum height of an accessory building and residential accessory structure shall be 3.0 m.

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

4. To permit a minimum rear yard of 1.5 m for the accessory building.

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

4. The minimum required rear yard is 7.5 m.

Official Plan:

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

Comments:

The Owner is requesting to permit the construction of a cabana with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2, and 4 as the reduction to the rear and interior side yard setbacks for the proposed cabana will not have adverse impacts to the neighbouring properties and maintains an appropriate area for drainage. The proposed setbacks are also consistent with previous approvals in the neighbourhood.

The Development Planning Department has no objection to Variance 3 for the proposed height of the cabana as it will be screened from the abutting rear yard to the east by the existing fence and will not pose a significant visual impact. No adverse impacts from the reduced rear yard setback are anticipated to the woodlot to the north.

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.

Conditions of Approval:

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

None

Comments Prepared by:
Joshua Cipolletta, Planner I
David Harding, Senior Planner

Date: April 29th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A091-22**

Related Files:

Applicant Michael Paller, Natalie Paller

Location 200 Cannes Ave

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

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

Email: Mitchell.Penner@alectrautilities.com

Pravina Attwala

Subject: FW: [External] RE: A091/22 (200 CANNES AVENUE) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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

Sent: April-29-22 7:23 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: A091/22 (200 CANNES AVENUE) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello Pravina,

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

Pravina Attwala

Subject: FW: [External] RE: A091/22 (200 CANNES AVENUE) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

Sent: April-29-22 9:24 AM

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

Subject: [External] RE: A091/22 (200 CANNES AVENUE) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

200 Cannes Ave is not within MTO permit control area and does not require MTO review or permits.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

Cameron.Blaney@ontario.ca

Pravina Attwala

Subject: FW: [External] RE: A091/22 (200 CANNES AVENUE) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: York Plan <yorkplan@trca.ca>

Sent: April-29-22 10:16 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

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

Subject: [External] RE: A091/22 (200 CANNES AVENUE) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact the undersigned at your convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Manager – Toronto, Durham & York East Review Areas

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

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



Pravina Attwala

Subject: FW: [External] RE: A091/22 (200 CANNES AVENUE) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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

Sent: May-03-22 8:56 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

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

Subject: [External] RE: A091/22 (200 CANNES AVENUE) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Good morning Pravina,

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 | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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