

ITEM #: 6.18	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A130/22 331 Greenbrooke Drive
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COA REPORT SUMMARY

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

Please see **Schedule B of this report for a copy of Staff 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	X	X		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X	X	Recommend Approval w/Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X	X	No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			General Comments
Ministry of Transportation (MTO) <i>*Schedule B</i>				No Comments Recieved to Date
Region of York <i>*Schedule B</i>	X			General Comments
Alectra <i>*Schedule B</i>	X			General Comments
Bell Canada <i>*Schedule B</i>				No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>				No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE <i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>

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 <i>*Please see Schedule D for a copy of the Decisions listed below</i>
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File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY <i>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</i>

None



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A130/22
331 Greenbrooke Dr Woodbridge**

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

ITEM NUMBER: 6.18	CITY WARD #: 3
APPLICANT:	Jaswant and Shakuntla Dass
AGENT:	Our Cool Blue Architects Inc.
PROPERTY:	331 Greenbrooke Dr Woodbridge ON
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and gazebo.

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

#	Zoning By-law 001-2021	Variance requested
	None	

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(310) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The maximum lot coverage permitted is 10%. (Schedule 'A')	To permit a maximum lot coverage of 13.7% (Dwelling 13.43%, Gazebo 0.29%).

HEARING INFORMATION

DATE OF MEETING: Thursday , June 16, 2022

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

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.

INTRODUCTION	
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:	June 2, 2022	
Date Applicant Confirmed Posting of Sign:	June 6, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	The Existing Zoning By-Law 1-88, RR has a maximum allowable lot coverage of 10%. The proposed design exceeds maximum permitted Lot Coverage percentage under Existing (old) Bylaw by 3.7% The new Zoning By-Law 001-2021 – RE introduced in 2021, does not have any a maximum lot coverage requirement. The proposed house was designed to comply with the new zoning by-law as found on the City of Vaughn’s website, however since this document is still in the appeal stage, we were informed by Planning Staff that the design still needs to be reviewed under the old zoning by-law and therefore requires a minor variance since the lot coverage exceeds the 10% maximum. We kindly ask for approval of this minor variance as it is in compliance with the new Zoning By-Law 001-2021 – RE	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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. *A revised submission may be required to address staff / agency comments received as part of the application review process. *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.	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	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That the final Site Plan, Elevations, and Planting List be approved to the satisfaction of the Development Planning Department.

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
As the proposed dwelling in the subject property is over 416.10 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) The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the pool permit link provided above to learn how to apply for the pool permit. 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. The Owner/applicant must demonstrate in their grading drawing appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the increased lot coverage area from 10% to 13.7% in order to mitigate potential impacts on the municipal stormwater system. The proposed driveway is found satisfactory from Transportation perspective, and Transportation Engineering has no comments. The Development Engineering (DE) Department does not object to variance application A130/22 subject to the following condition(s):	
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	
Parks: None Forestry: See condition. Horticulture: None	
PFH Recommended Conditions of Approval:	Forestry: Applicant to apply to Forestry for a Private Tree Removal permit

DEVELOPMENT FINANCE COMMENTS	
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. 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. 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. 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. 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 comments received to date.	
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	
For new construction the Ontario Building Code will dictate requirements for building	
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	Staff & 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 joshua.cipolletta@vaughan.ca roberto.simbana@vaughan.ca	1. That the final Site Plan, Elevations, and Planting List be approved to the satisfaction of the Development Planning Department.
2	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.
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca andrew.swedlo@vaughan.ca	Applicant to apply to Forestry for a Private Tree Removal permit

IMPORTANT INFORMATION – PLEASE READ
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.

IMPORTANT INFORMATION – PLEASE READ

APPROVALS: 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.

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.

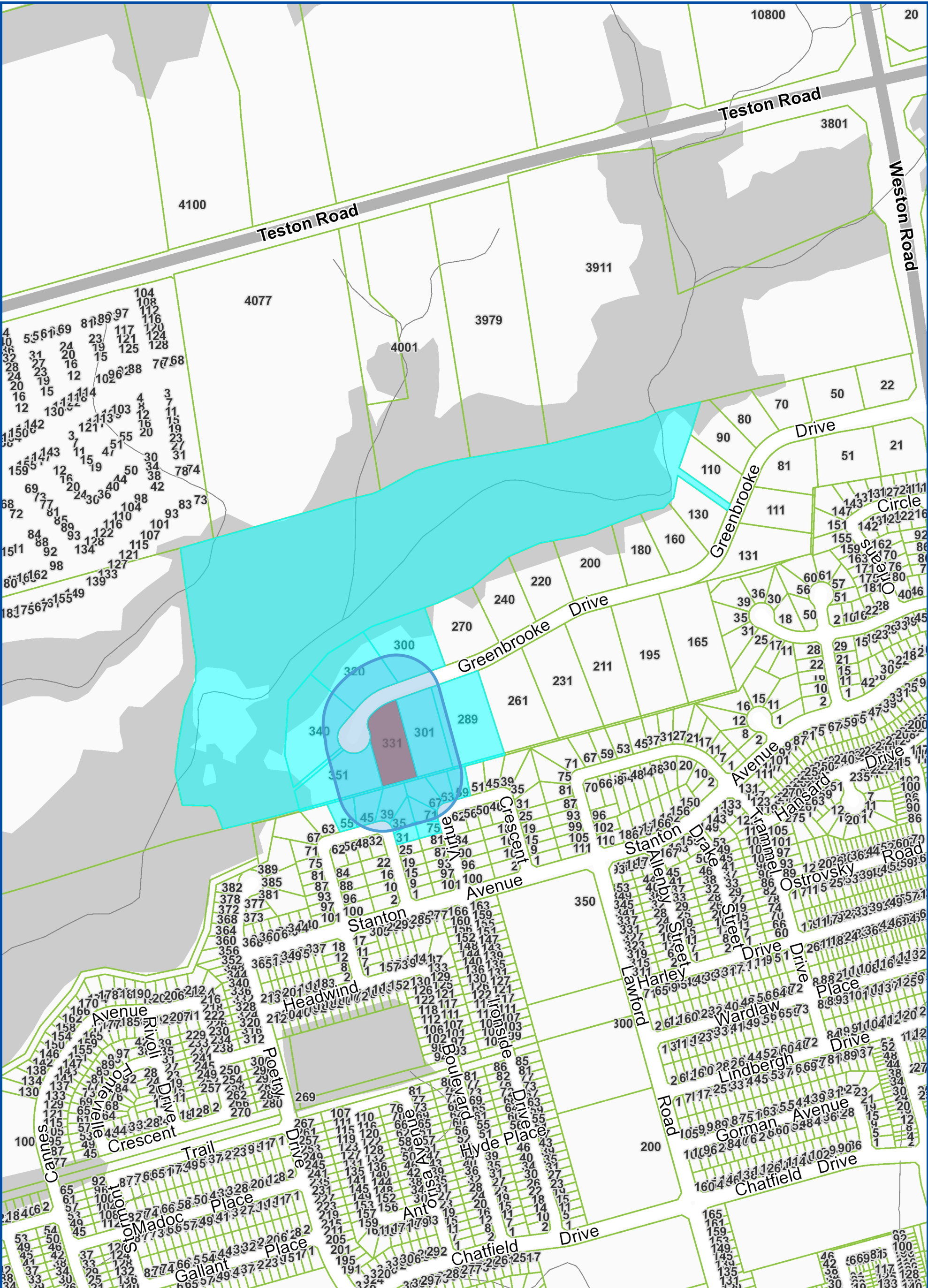
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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.

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.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

331 GREENBROOKE DRIVE,
WOODBIDGE

NOTIFICATION MAP- A130/22

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: 7,160

0 0.11 km



Created By:

Infrastructure Delivery
Department
May 24, 2022 12:38 PM

Projection:

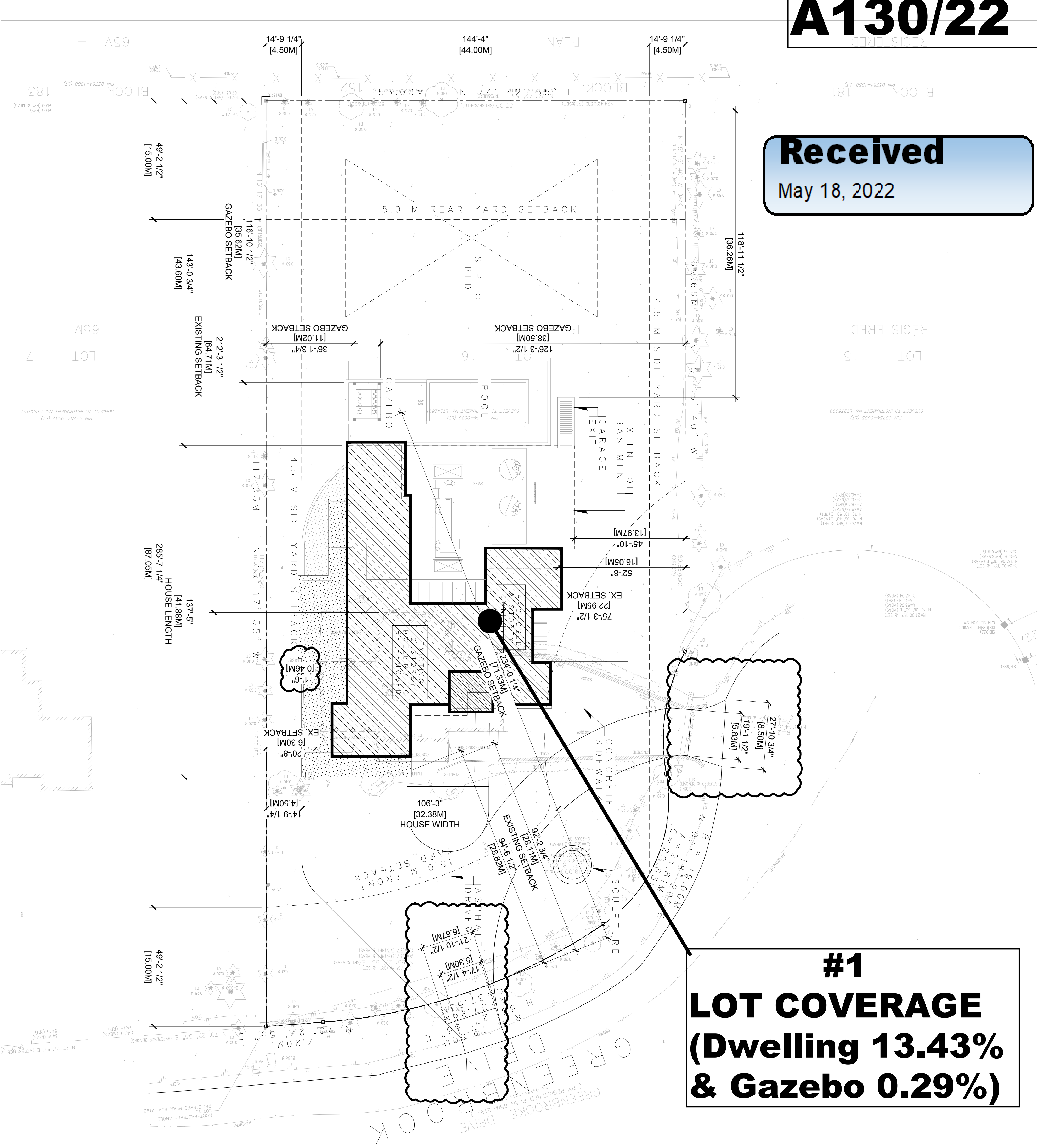
NAD 83
UTM Zone
17N

A130/22

Received
May 18, 2022

#1
LOT COVERAGE
(Dwelling 13.43%
& Gazebo 0.29%)

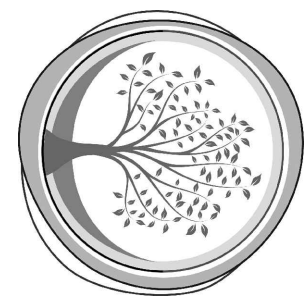
1
SITE PLAN
1 : 250



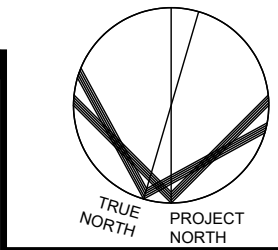
SITE DATA: (ZONING BY LAW 001/2021)			
ZONING:	RE		
LOT AREA:	5790.54 SQM (62320.9 SQFT)		
LEGAL SETBACKS:			
FRONT YARD SETBACK:	16.0 M		
SIDE YARD SETBACK:	4.5 M		
REAR YARD SETBACK:	15.0 M		
PROPOSED SETBACKS:			
FRONT YARD SETBACK:	28.02 M		
EAST SIDE YARD SETBACK:	16.05 M		
WEST SIDE YARD SETBACK:	16.05 M		
REAR (SOUTH) YARD SETBACK:	36.26 M		
PROPOSED GARAGE SETBACKS:			
FRONT YARD SETBACK:	7.13 M		
EAST SIDE YARD SETBACK:	11.02 M		
WEST SIDE YARD SETBACK:	38.50 M		
REAR YARD SETBACK:	35.02 M		
LOT COVERAGE:	N/A		
MAX. PERMISSIBLE:	10%		
PROPOSED:	13.7%		
BUILDING FOOTPRINT AREA:			
MAIN HOUSE AREA:	838.1 SQFT 77.1 SQM		
GARAGE:	171.8 SQFT 15.9 SQM		
TOTAL:	854.9 SQFT 79.4 SQM		
GROSS FLOOR AREA (EXTERIOR FACE EXCLUDING GARAGE):			
MAIN FLOOR:	4478.83 SQFT 416.10 SQM		
SECOND FLOOR:	5015.0 SQFT 465.9 SQM		
OVERALL TOTAL:	9493.83 SQFT 882.0 SQM		
MAXIMUM BUILDING HEIGHT:			
MAX. PERMISSIBLE:	9.50 M		
PROPOSED:	9.50 M		
MAX. DRIVEWAY TOTAL WIDTH AT ROAD:			
MAX. PERMISSIBLE:	15.0 M		
PROPOSED:	6.5 + 5.3 = 11.8 M		

SITE DATA: (ZONING BY LAW 1-98)			
ZONING:	RR		
LOT AREA:	5790.54 SQM (62320.9 SQFT)		
LEGAL SETBACKS:			
FRONT YARD SETBACK:	15.0 M		
SIDE YARD SETBACK:	4.5 M		
REAR YARD SETBACK:	15.0 M		
PROPOSED SETBACKS:			
FRONT YARD SETBACK:	28.02 M		
EAST SIDE YARD SETBACK:	16.05 M		
WEST SIDE YARD SETBACK:	16.05 M		
REAR (SOUTH) YARD SETBACK:	36.26 M		
PROPOSED GARAGE SETBACKS:			
FRONT YARD SETBACK:	7.13 M		
EAST SIDE YARD SETBACK:	11.02 M		
WEST SIDE YARD SETBACK:	38.50 M		
REAR YARD SETBACK:	35.02 M		
LOT COVERAGE:	5790.54 X 0.10 = (6232.0 SQFT)		
MAX. PERMISSIBLE:	10%		
PROPOSED:	13.7%		
BUILDING FOOTPRINT AREA:			
MAIN HOUSE AREA:	838.1 SQFT 77.1 SQM		
GARAGE:	171.8 SQFT 15.9 SQM		
TOTAL:	854.9 SQFT 79.4 SQM		
GROSS FLOOR AREA (EXTERIOR FACE EXCLUDING GARAGE):			
MAIN FLOOR:	4478.83 SQFT 416.10 SQM		
SECOND FLOOR:	5015.0 SQFT 465.9 SQM		
OVERALL TOTAL:	9493.83 SQFT 882.0 SQM		
MAXIMUM BUILDING HEIGHT:			
MAX. PERMISSIBLE:	9.50 M		
PROPOSED:	9.50 M		
MAX. DRIVEWAY TOTAL WIDTH AT ROAD:			
MAX. PERMISSIBLE:	15.0 M		
PROPOSED:	5.8 + 6.67 = 12.5 M		

EXISTING HOUSE:		
EXISTING SETBACKS:		
FRONT YARD SETBACK:	28.11 M	
EAST SIDE YARD SETBACK:	6.30 M	
WEST SIDE YARD SETBACK:	22.95 M	
REAR YARD SETBACK:	64.71 M	
LOT COVERAGE:		
EXISTING:	286.6 / 5790.54 = 5.1%	
BUILDING FOOTPRINT AREA:		
EXISTING HOUSE:	294.8 SQFT (774.0 SQM)	
EXISTING COVERED PORCH:	244.9 SQFT (22.6 SQM)	
TOTAL:	3194.7 SQFT 296.6 SQM	
EXISTING GROSS FLOOR AREA:		
MAIN FLOOR:	2228.6 SQFT 208.8 SQM	
SECOND FLOOR:	2208.8 SQFT 206.8 SQM	
OVERALL TOTAL:	4437.4 SQFT 413.7 SQM	
EXISTING BUILDING HEIGHT:	4+4.5 M 2 STOREYS	



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p: 905 363 7677
f: 905 363 7677



general notes:

1. ALL DIMENSIONS IN METERS.
2. DO NOT SCALE DRAWINGS.
3. CHECK DRAWINGS AGAINST
4. DRAWINGS ONLY, REVISIONS
5. USE THE LATEST REVISION
6. DISCOVERED ERRORS OR
7. OMISSIONS TO THE OWNER
8. CONTRACTOR SHALL VERIFY ALL
9. SITE CONDITIONS PRIOR TO
10. CONSTRUCTION. ANY DISCREPANCIES
11. DO NOT SCALE THESE DRAWINGS.
12. CONSTRUCTION SHALL BE IN ACCORDANCE
13. WITH THE ONTARIO BUILDING CODE
14. AND LOCAL BY-LAW. RESPONSIBILITY
15. OF THE CONTRACTOR TO CONFORM
16. WITH THESE SECTIONS WHERE
17. ANY DISCREPANCIES ARE IDENTIFIED
18. GENERALLY WITH PART 9 OF
19. THE BUILDING CODE

ISSUE	DATE	DESCRIPTION	INITIALS
1	10/4/21	SPR REVIEW	TK
2	12/17/21	CLIENT REVIEW	TK
3	02/04/22	CLIENT REVIEW	TK
4	03/09/22	CLIENT REVIEW	TK
5	03/22/22	COMMITTEE OF ADJUSTMENT	TK
6	06/07/22	COMMITTEE OF ADJUSTMENT	TK



Date Drawing Started:



COMMITTEE OF ADJUSTMENT
MAY 16, 2022

Prepared By: DRL
Drawn By: TK

331 Greenbrooke Drive
Vaughan Ontario

Site Plan

A1.1

OCBA

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			General Comments
Ministry of Transportation (MTO) *Schedule B				No Comments Recieved to Date
Region of York *Schedule B	X			No Comments Recieved to Date
Alectra *Schedule B	X			General Comments
Bell Canada *Schedule B				No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B				No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X	X	Recommend Approval/with conditions
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment

From: Christian Tinney, Building Standards Department

Date: May 18, 2022

Applicant: Jaswant and Shakuntla Dass

Location: PLAN 65M2192 Lot 16 municipally known as 331 Greenbrooke Drive

File No.(s): A130/22

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.162 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	None	

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(310) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The maximum lot coverage permitted is 10%. (Schedule 'A')	To permit a maximum lot coverage of 13.7%.

Staff Comments:**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	Air Conditioner and/or Heat Pump Units shall be permitted in the interior side yard with a minimum setback of 0.6 metres and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: June 8, 2022

Name of Owners: Jaswant and Shakuntla Dass

Location: 331 Greenbrooke Drive

File No.(s): A130/22

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

1. To permit a maximum lot coverage of 13.7%.

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

1. The maximum lot coverage permitted is 10%.

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 gazebo with the above noted variances.

The proposed dwelling and gazebo have lot coverages of 13.4% and 0.3% respectively. The total lot coverage is suitable for the context of the existing neighbourhood, will not pose a significant visual impact to the adjacent properties, and complies with Zoning By-law 001-2021. As such, the Development Planning Department has no objection to the requested variance for the increase in lot coverage.

In support of the application, the Owners have submitted a Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting, dated June 23, 2021. The report inventoried 68 trees, 10 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 requested variance 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 Site Plan, Elevations, and Planting List be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

Date: May 19th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A101-22**

Related Files:

Applicant Pasqualina Meringolo

Location 31 Olympia Gate Woodbridge

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

Lenore Providence

Subject: FW: [External] RE: A101/22 - 31 Olympia Gate - - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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

Sent: May-24-22 11:16 AM

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

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

Subject: [External] RE: A101/22 - 31 Olympia Gate - - 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 | www.york.ca

Lenore Providence

Subject: FW: [External] RE: A101/22 - 31 Olympia Gate - - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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

Sent: May-19-22 1:39 PM

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

Cc: Lenore Providence <Lenore.Providence@vaughan.ca>

Subject: [External] RE: A101/22 - 31 Olympia Gate - - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Good afternoon,

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.

Hamedeh Razavi MURP

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:4166616600) ext. 5256

E: Hamedeh.Razavi@trca.ca

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



TRCA's Offices are closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that all development planning and permit applications and materials be submitted digitally in PDF format only. Paper submissions are discouraged and may result in extended timeframes for review. All documents should be submitted via an on-line file sharing service (e.g. OneDrive, Dropbox or corporate file sharing services) or via email in PDF format. Documents can be submitted directly to me at Hamedeh.Razavi@trca.ca We thank you for your cooperation as we respond to the current situation.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None