



File: A150/19

Applicant: Maria Flaminio

Address: 218 Monte Carlo Dr Woodbridge ON

Agent: Lou Parente

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None.

Background History: None.



Minor Variance  
Application

A150/19

Agenda Item: 08

Ward: 2

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing:

Thursday, January 16, 2020

Applicant:

Maria Flaminio

Agent:

Lou Parente

Property:

218 Monte Carlo Drive, Woodbridge ON

Zoning:

The subject lands are zoned RV3 (WS), Residential and subject to the provisions of Exception 9(988) under By-law 1-88 as amended.

OP Designation:

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

Related Files:

None.

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed raised uncovered wood deck to be located in the rear yard.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum rear yard setback of 4.2 metres is required.	1. To permit a minimum rear yard setback of 3.6 metres to a deck.

Background (previous applications approved by the Committee on the subject land): N/A

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:  
Public notice was mailed on December 19, 2019

Applicant confirmed posting of signage on December 17, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2000

Applicant has advised that they cannot comply with By-law for the following reason(s): 1) Homeowner cannot access rear yard by stairs \*senior. 2) The additional space (depth of 2.4m) is required for a senior with a walker (future wheel chair) accessibility.

Adjournment Request: N/A

Building Standards (Zoning Review):  
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

Building Permit Application No. 19-000310 for Single Detached Dwelling - (Not Yet Issued)

The Applicant shall be advised that drawings submitted for building permit and minor variance application must be identical.

The Applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit approval.

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

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

The Owner is requesting permission to construct a new deck located in the rear yard with the above-noted variances.

The Owner has submitted an Arborist Report and Tree Site Inventory from Noica Consulting Inc., dated November 24, 2019, which inventoried a total of 4 trees. The Urban Design and Cultural Heritage Division are satisfied that trees will not be affected by the construction of the new deck. Tree No. 4 on the adjacent property (222 Monte Carlo Drive) is properly protected by the existing 6ft high wooden fence and will not require any further hoarding. The Urban Design and Cultural Heritage Division has reviewed the Arborist Report and Tree Site Inventory and concurs with its recommendations.

The proposed deck is setback 3.6 metres from the rear lot line and complies with the minimum interior yard setback requirement of 1.2 metres. The proposed deck will not have adverse impacts on neighbouring lots and maintains adequate open space on the lot.

Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

**Cultural Heritage (Urban Design):**

No Response.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A150/19.

**Parks Development:**

No comments or concerns

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns

**Financial Planning and Development Finance:**

No comment no concerns

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

**Schedule D - Previous Approvals (Notice of Decision)**

None.

**Staff Recommendations:**

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.
- ✓

**Please Note:**

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

**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. 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.

**Notice to the Applicant – 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 to Public**

**WRITTEN SUBMISSIONS:** 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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[CofA@vaughan.ca](mailto:CofA@vaughan.ca)

**ORAL SUBMISSIONS:** If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information 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.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

**For further information please contact the City of Vaughan, Committee of Adjustment**

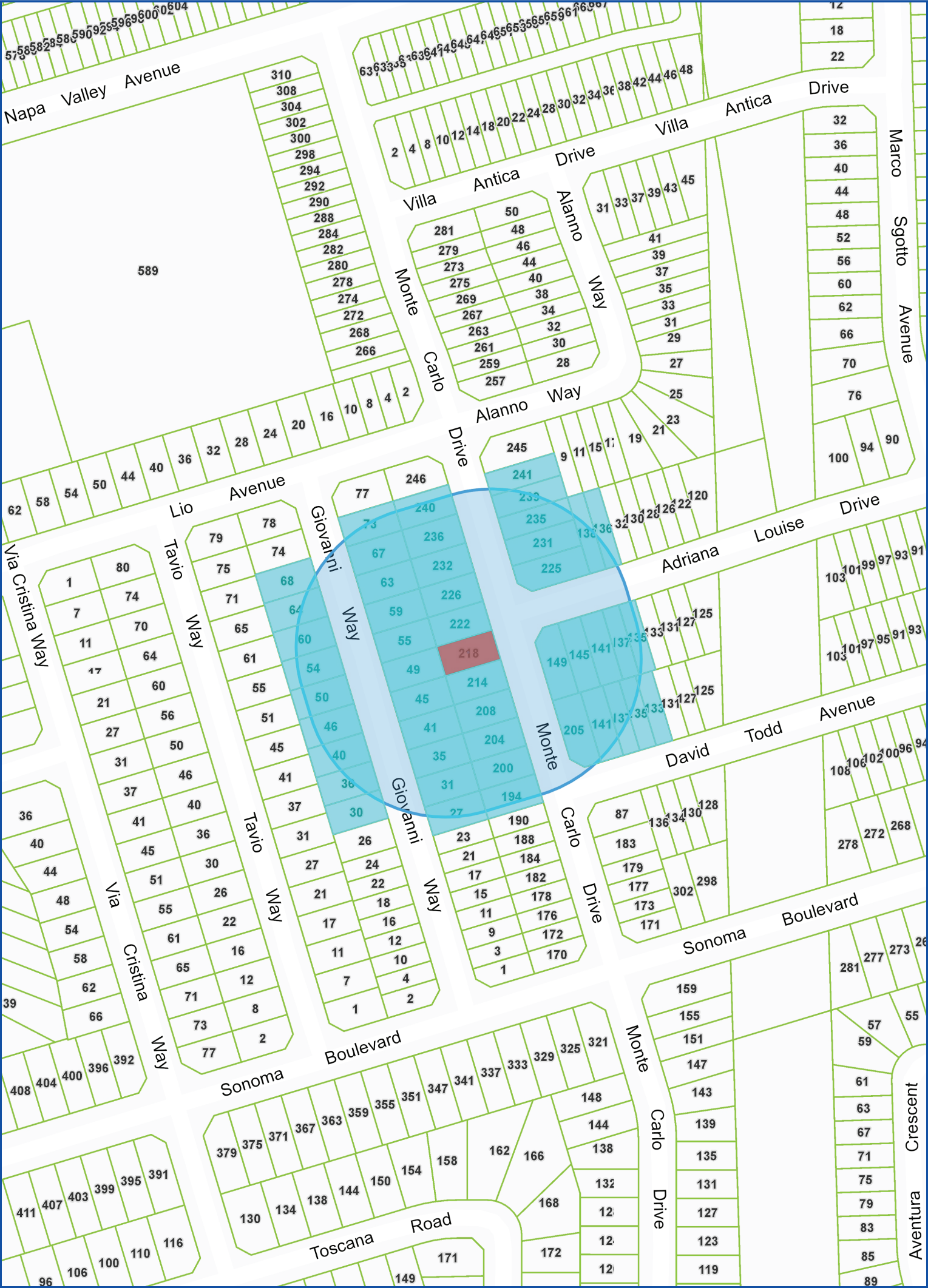
T 905 832 8585 Extension 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

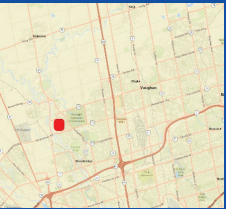
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map  
Sketches





Map Information:



Title:

210 MONTE CARLO DRIVE, WOODBRIDGE

LOCATION MAP - A150/19

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: 1:2,257

0 0.04 km

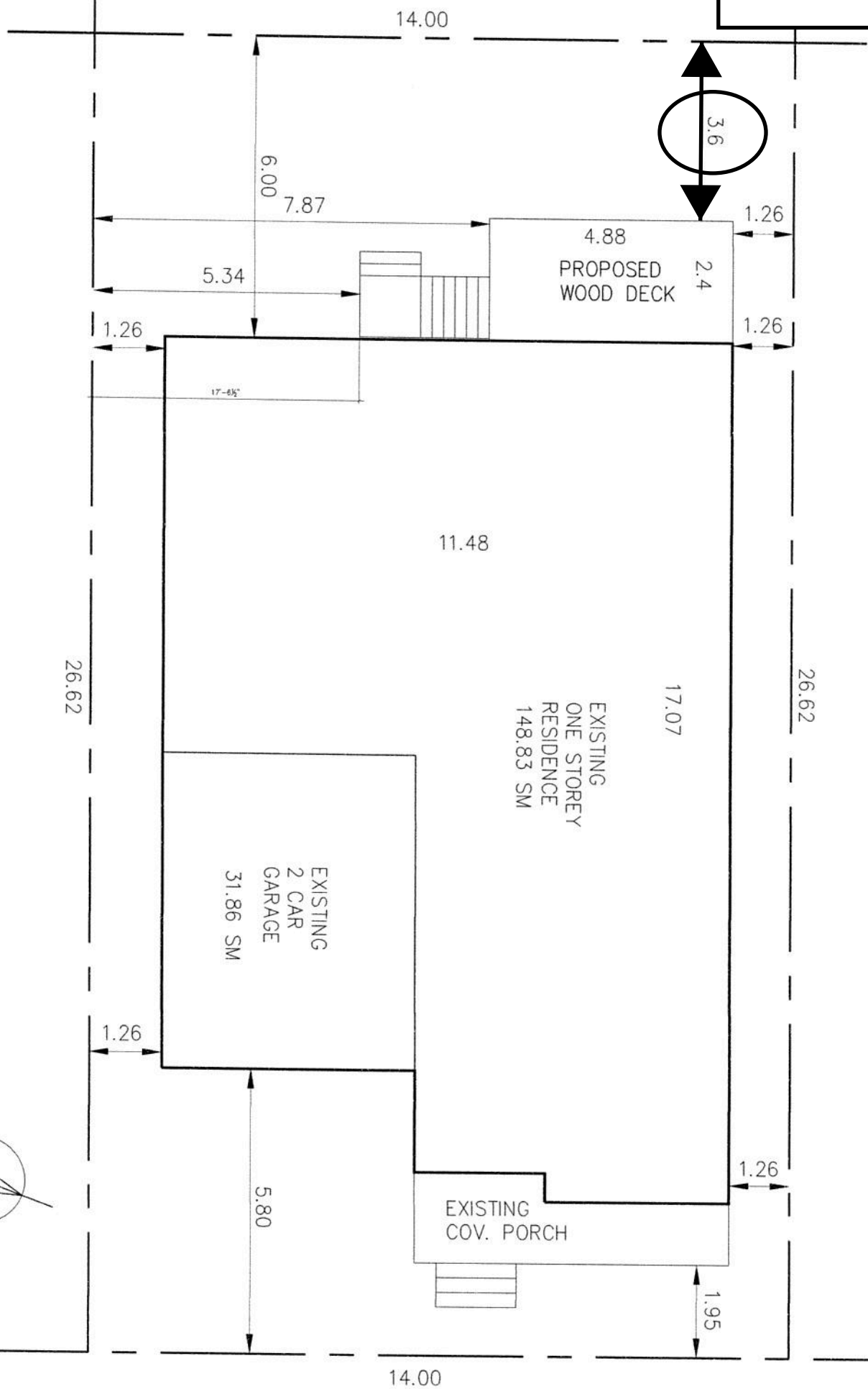


Created By:

Infrastructure Delivery  
Department  
December 12, 2019 1:02 PM

Projection:  
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UTM Zone  
17N

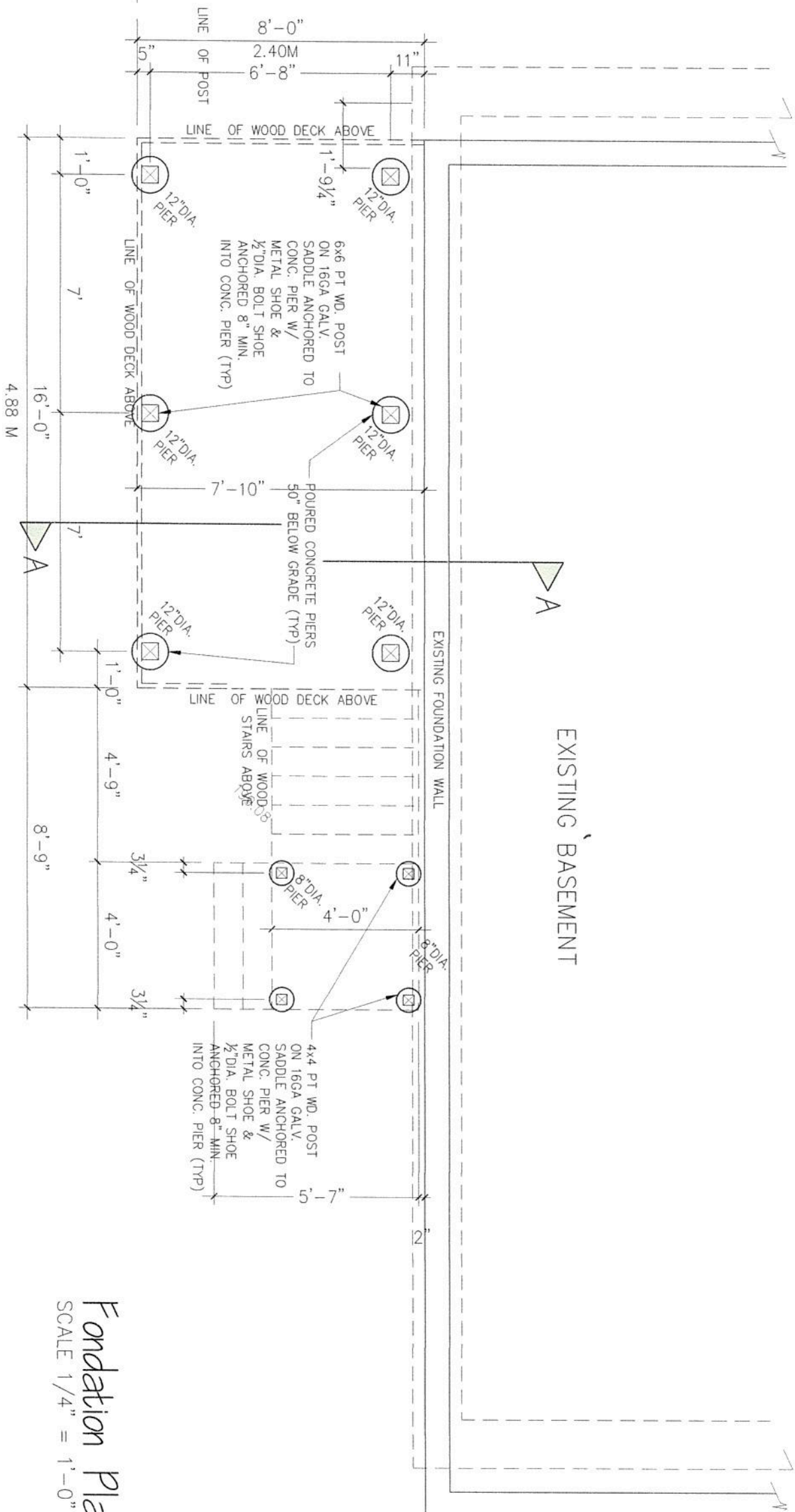
**A150/19**



MONTE CARLO DRIVE

Site Plan  
SCALE 1/4" = 1'-0"

REAR YARD SETBACK  
11'-8" (3.60M)



Foundation Plan  
SCALE 1/4" = 1'-0"



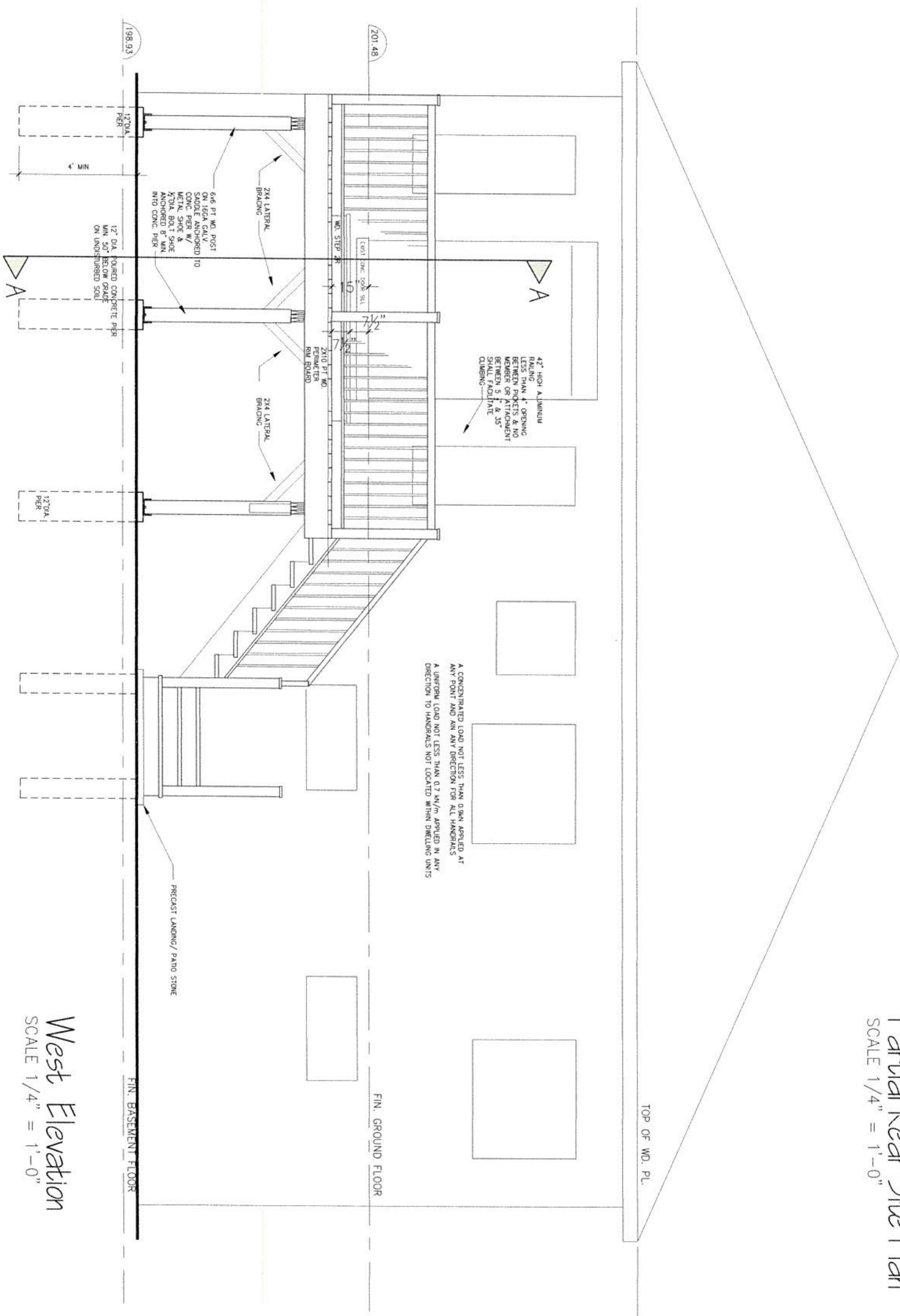




ALL STEPS, HANDRAILS & GUARDS TO MEET ALL REQUIREMENTS OUTLINED IN O.B.C. SECTION 9.8

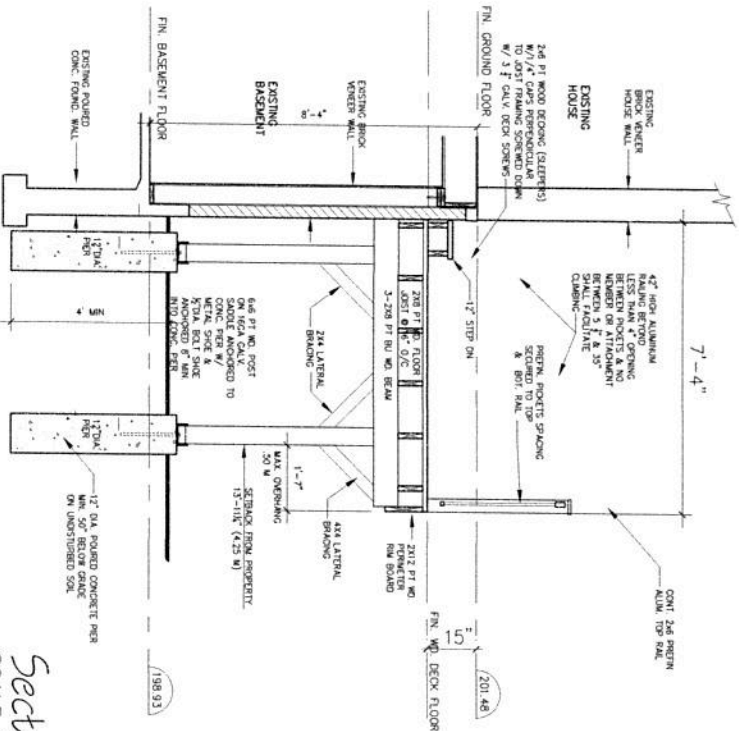
Floor Plan  
SCALE 1/4" = 1'-0"

Partial Rear Site Plan  
SCALE 1/4" = 1'-0"

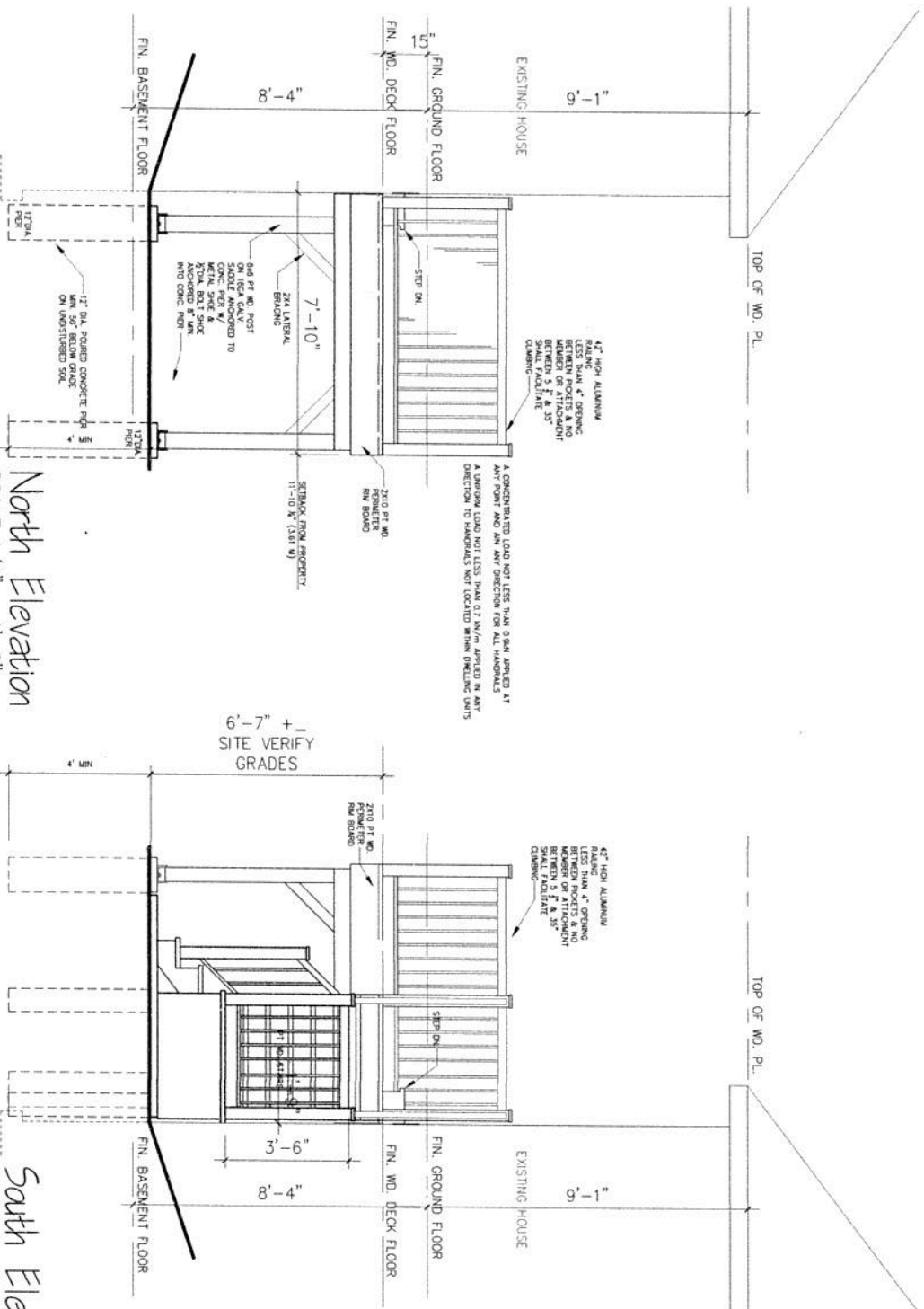


West Elevation  
SCALE 1/4" = 1'-0"

DEPARTMENT  
NTS



Section AA  
SCALE 1/4" = 1'-0"

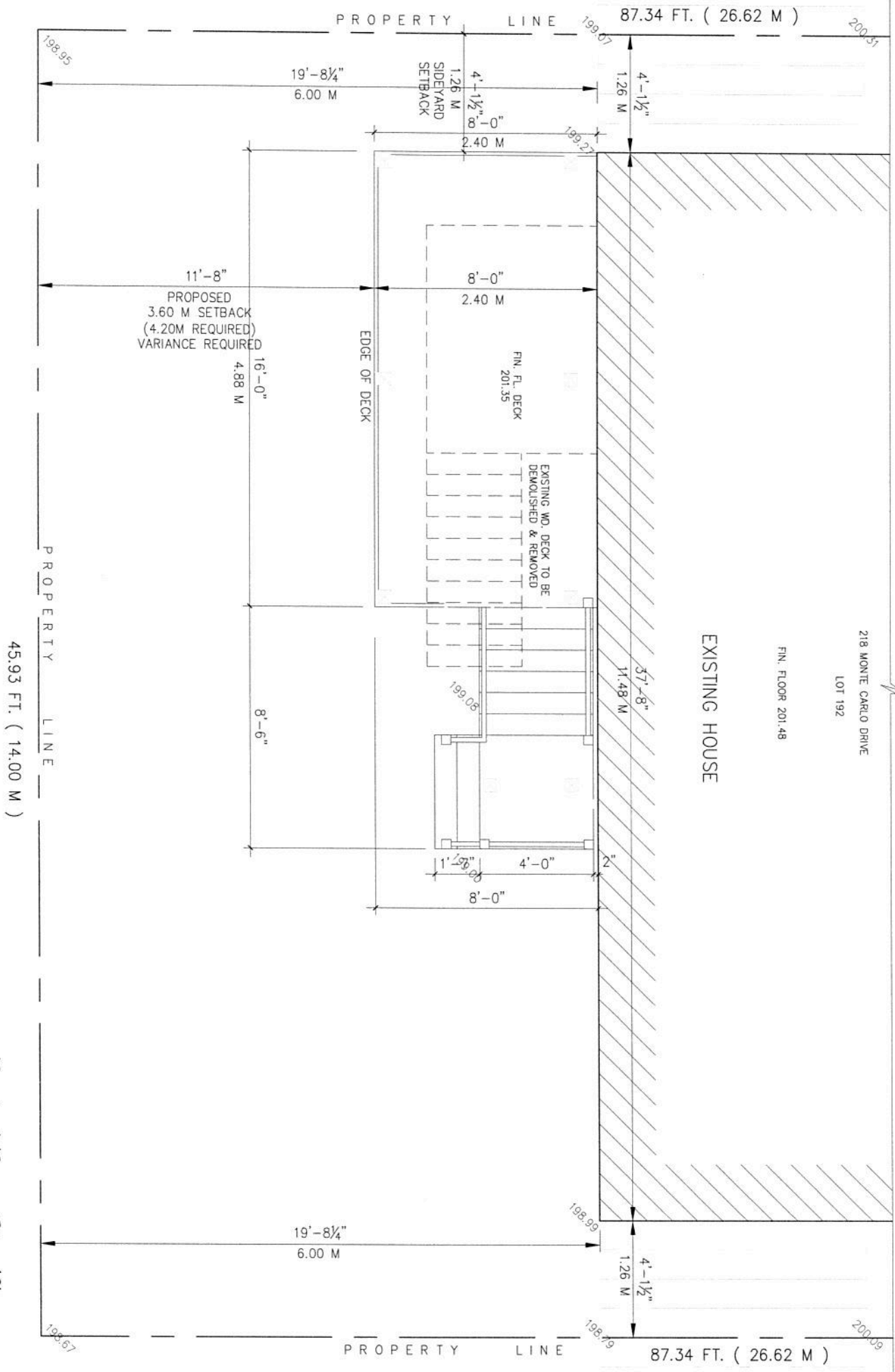


North Elevation  
SCALE 1/4" = 1'-0"

South Elevation  
SCALE 1/4" = 1'-0"







Partial Rear Site Plan  
SCALE 1/4" = 1'-0"



CONNECTION  
 WARY CONNECTION  
 TRANSFORMER  
 HYDRANT  
 STREET LIGHT

WATER CONNECTION  
 HYDRO CONNECTION  
 BELL PEDESTAL  
 CABLE TV PEDESTAL  
 DOOR LOCATION

\* ENGINEERED FILL  
 ▲ DOOR TO GARAGE  
 FOR OFFICE USE ONLY

CITY OF VAUGHAN  
 BUILDING STANDARDS DEPARTMENT  
 PLANS EXAMINATION

RECEIVED	DATE REVIEWED	INITIAL
	MAR 28 2000	ANJ
ZONING	APR 4/00	SC
PLUMBING	APR 5/00	BN
BUILDING CODE		
MECHANICAL		
PLUMBING		

MONTE CARLO DRIVE

Woodbridge Expansion Area  
 Sonoma Heights

ARCHITECTURAL CONTROL

☒ Approved

☐ Approved as Noted

This approval is for architectural control review only as defined by  
 Sonoma Heights Architectural Control Guidelines and does not constitute  
 compliance or approval for any other purposes

Date: 17-3-2000 By: T. Martin

#### NOTE:

Notwithstanding, a building permit has been issued  
 for the construction of a building, construction there-  
 of shall not proceed above grade until the consul-  
 tant has certified that the building is proceeding in  
 accordance with the approved plans and that the  
 elevation at the top of the building shall be the  
 approved elevation.

- NOTICE**
- Electrical Inspections Required
1. THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.
  2. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
  3. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
  4. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE.
  5. ROOF LEADER DOWNSPOUTS MUST DRAIN TO FRONT OF HOUSE.
  6. SCHAEFFER & ASSOCIATES LIMITED.
  7. SIGNATURE OF ENGINEER.
  8. MAR 24 2000.
  9. TWELVE ROCK GROUP.
  10. PROJECT # 98-16.
  11. DATE: MAR 24 2000.
  12. LOT # 13.
  13. PLAN: 65M-3274.
  14. CITY OF VAUGHAN.
  15. 64 Jardin Drive, Suite 3A, Vaughan, Ont. L4K 3P3.
  16. Tel: (905) 660-3377 Fax: (905) 660-3273 email: jdg@istar.ca.
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  141. 125. 109. 93. 77. 61. 45. 29. 13. PLAN: 65M-3274.
  142. 126. 110. 94. 78. 62. 46. 30. 14. CITY OF VAUGHAN.
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  144. 128. 112. 96. 80. 64. 48. 32. 16. Tel: (905) 660-3377 Fax: (905) 660-3273 email: jdg@istar.ca.
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  148. 132. 116. 100. 84. 68. 52. 36. 20. 4. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE.
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  151. 135. 119. 103. 87. 71. 55. 39. 23. 7. SIGNATURE OF ENGINEER.
  152. 136. 120. 104. 88. 72. 56. 40. 24. 8. MAR 24 2000.
  153. 137. 121. 105. 89. 73. 57. 41. 25. 9. TWELVE ROCK GROUP.
  154. 138. 122. 106. 90. 74. 58. 42. 26. 10. PROJECT # 98-16.
  155. 139. 123. 107. 91. 75. 59. 43. 27. 11. DATE: MAR 24 2000.
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  219. 203. 187. 171. 155. 139. 123. 107. 91. 75. 59. 43. 27. 11. DATE: MAR 24 2000.
  220. 204. 188. 172. 156.

**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

**None.**

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections



**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  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions & New Services  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Providence, Lenore

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**Subject:** FW: A150/19 - REQUEST FOR COMMENTS - Vaughan Committee of Adjustment

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

**Sent:** December-16-19 2:12 PM

**To:** Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Subject:** RE: A150/19 - REQUEST FOR COMMENTS - Vaughan Committee of Adjustment

Good afternoon Lenore,

The Regional Municipality of York has completed its review of the above minor variance and has **no comment**.

Regards,  
Gabrielle

**Gabrielle Hurst** | MCIP, RPP, Planning and Economic Development, Corporate Services

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1-877-464-9675 ext. 71538

Our Mission: **Working together to serve our thriving communities – today and tomorrow**