

ITEM 6.5:

**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A163/22
2 Appalachian Rd Maple**

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

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
Applicant	Stefano Fanelli	2 Appalachian Road	03/26/2022	Justification Letter

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	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A163/22
2 Appalachian Rd Maple**

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

ITEM NUMBER: 6.5	CITY WARD #: 1
APPLICANT:	Stefano & Marilena Fanelli
AGENT:	None
PROPERTY:	2 Appalachian Rd Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas and "Low-Rise Residential" by Schedule 13 – Land Use
RELATED DEVELOPMENT APPLICATIONS:	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 R1A (EN) and subject to the provisions of Exception 14.627 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 2.4 metres to the proposed Residential Accessory Structure (Cabana) is required. [Section 4.1.2, By-law 001-2021 as amended]	To permit a minimum rear yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
2	A minimum interior side yard setback of 2.4 metres to the proposed Residential Accessory Structure (Cabana) is required. [Section 4.1.2, By-law 001-2021 as amended]	To permit a minimum interior side yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
3	A maximum lot coverage of 28% is permitted. [Section 14.627]	To permit a maximum lot coverage of 28.9% (house 27%, accessory structures 1.9%).

The subject lands are zoned R1 and subject to the provisions of Exception 9(949) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum rear yard setback of 9.5 metres to the proposed Residential Accessory Structure (Cabana) is required. [9(949), By-law 1-88 as amended]	To permit a minimum rear yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
5	A minimum interior side yard setback of 1.5 metres to the proposed Residential Accessory Structure (Cabana) is required. [9(949), By-law 1-88 as amended]	To permit a minimum interior side yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
6	A maximum lot coverage of 28% is permitted. [9(949), By-law 1-88 as amended]	To permit a maximum lot coverage of 28.9% (house 27%, accessory structures 1.9%).

HEARING INFORMATION

DATE OF MEETING: Thursday, August 18, 2022
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

HEARING INFORMATION

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.
- 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:	August 3, 2022
Date Applicant Confirmed Posting of Sign:	August 2, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The Cabana is required to facilitate hygienic, and safe use of the pool. Proposed to include a shaded cooling zone for days w/ extreme heat alerts, as the elderly will presumably be present on those days. Also required, a washroom to provide feasible hygienic use. The shape of the lot is irregular, and minimal space is available in the rear yard to accommodate.
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. *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.</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:	General Comments
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments

BUILDING STANDARDS (ZONING) COMMENTS

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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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 24m2, 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.

Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit a 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.
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comments at this time

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comment no concerns

Fire Department Recommended Conditions of Approval:	None
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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 Engineering ian.reynolds@vaughan.ca	The Owner/applicant shall submit a 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.

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>

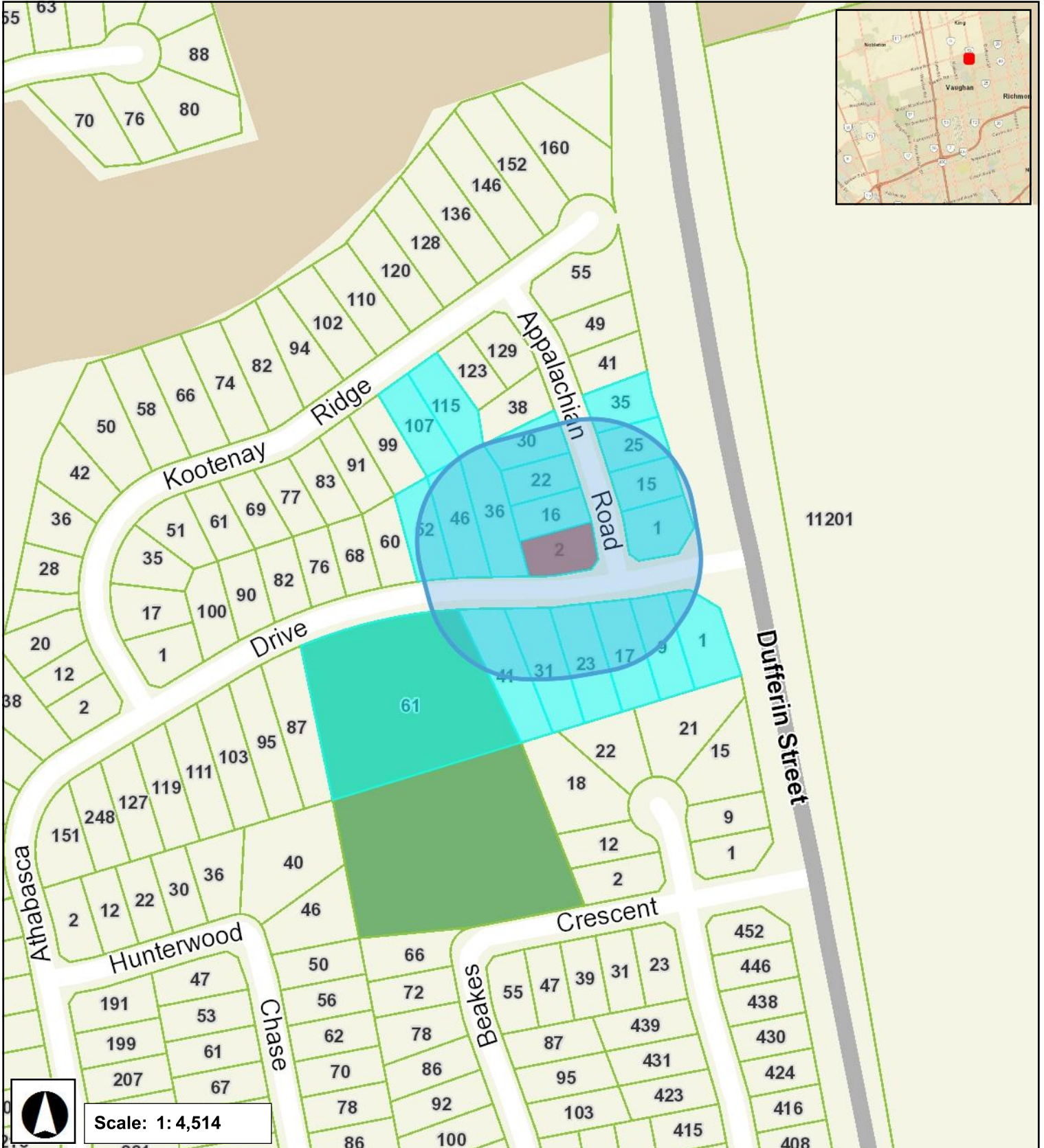
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A163/22

2 APPALACHIAN ROAD, MAPLE

Kirby Road



Teston Road

SCHEDULE B: STAFF & AGENCY COMMENTS

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

Date: July 14th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A163-22**

Related Files:

Applicant Stefano Fanelli Marilena Fanelli

Location 2 Appalachian Rd

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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.com

Pravina Attwala

Subject: FW: [External] FW: A163/22 (2 APPALACHIAN ROAD) - REQUEST FOR COMMENTS
Attachments: APPPLANS_A163_22.pdf; CIRC_A163_22.pdf

From: Development Services <developmentsservices@york.ca>
Sent: July-22-22 11:57 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] FW: A163/22 (2 APPALACHIAN ROAD) - REQUEST FOR COMMENTS

Hello,

The Regional Municipality of York has completed its review of the minor variance application – A163/22 and has no comment.

Thank you,

Maryam Ahmed, B.U.R.PL. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 x74528 | maryam.ahmed@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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

Please consider the environment before printing this email.

To: Committee of Adjustment
From: Sarah Scauzillo, Building Standards Department
Date: August 2, 2022
Applicant: Stefano & Marilena Fanelli
Location: PLAN 65M3201 Lot 198 municipally known as
 2 Appalachian Road
File No.(s): A163/22

Zoning Classification:

The subject lands are zoned R1A (EN) and subject to the provisions of Exception 14.627 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 2.4 metres to the proposed Residential Accessory Structure (Cabana) is required. [Section 4.1.2]	To permit a minimum rear yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
2	A minimum interior side yard setback of 2.4 metres to the proposed Residential Accessory Structure (Cabana) is required. [Section 4.1.2]	To permit a minimum interior side yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
3	A maximum lot coverage of 28% is permitted. [Section 14.627]	To permit a maximum lot coverage of 28.9% (house 27%, accessory structures 1.9%).

The subject lands are zoned R1 and subject to the provisions of Exception 9(949) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	A minimum rear yard setback of 9.5 metres to the proposed Residential Accessory Structure (Cabana) is required. [Section 9(949)]	To permit a minimum rear yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
5	A minimum interior side yard setback of 1.5 metres to the proposed Residential Accessory Structure (Cabana) is required. [Section 9(949)]	To permit a minimum interior side yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
6	A maximum lot coverage of 28% is permitted. [Section 9(949)]	To permit a maximum lot coverage of 28.9% (house 27%, accessory structures 1.9%).

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

Order No. 22-101576, Order to Comply for , Issue Date: Jan 14, 2022

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	The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

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: August 2, 2022
Name of Owner: Stefano & Marilena Fanelli
Location: 2 Appalachian Road
File No.(s): A163/22

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

1. To permit a minimum rear yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
2. To permit a minimum interior side yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
3. To permit a maximum lot coverage of 28.9% (house 27%, accessory structures 1.9%).

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

1. A minimum rear yard setback of 2.4 metres to the proposed Residential Accessory Structure (Cabana) is required.
2. A minimum interior side yard setback of 2.4 metres to the proposed Residential Accessory Structure (Cabana) is required.
3. A maximum lot coverage of 28% is permitted.

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

4. To permit a minimum rear yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
5. To permit a minimum interior side yard setback of 0.6 metres to the proposed Residential Accessory Structure (Cabana).
6. To permit a maximum lot coverage of 28.9% (house 27%, accessory structures 1.9%).

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

4. A minimum rear yard setback of 9.5 metres to the proposed Residential Accessory Structure (Cabana) is required.
5. A minimum interior side yard setback of 1.5 metres to the proposed Residential Accessory Structure (Cabana) is required.
6. A maximum lot coverage of 28% is permitted.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas and "Low-Rise Residential" by Schedule 13 – Land Use

Comments:

The Owners are requesting permission to permit the construction of the proposed cabana with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2, 4 and 5 for the proposed cabana as the reduction to the rear and side yard setbacks will not pose a significant visual or use impact to the abutting properties. The proposed yard setbacks of 0.6 m to the north and west maintains an appropriate area for access and drainage and will also not impact the neighbouring properties to the north and west as the proposed cabana will be abutting a shed to the north and the side wall of the dwelling at 36 Athabasca Drive to the west.

The existing dwelling and covered front porch have a lot coverage of 27%. The proposed cabana adds an additional 1.9%, resulting in a total lot coverage of 28.9%. The 0.9% increase in permitted lot coverage is considered minor in nature, is not anticipated to be visually perceptible nor pose significant visual impacts to the surrounding properties or

streetscape. As such, the Development Planning Department has no objection to Variances 3 and 6.

An Arborist Report prepared by The Urban Forest Co., dated December 18, 2019, was submitted in support of the application. Five (5) of the twelve (12) trees are proposed to be removed. Six (6) replacement trees are required and five (5) replacement trees are proposed. The Urban Design Division has reviewed the submitted report and concurs with the recommendations.

Accordingly, the Development Planning Department can support the requested 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-laws, 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:

Michelle Perrone, Planner 1
David Harding, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Stefano Fanelli	2 Appalachian Road	03/26/2022	Justification Letter

705-623-8503

Sfanel123@gmail.com

2 Appalachian Rd. Maple Ontario

FANELLI

ACCESSORY STRUCTURE

DEAR: CITY OF VAUGHAN

03/26/2022

The proposal is keeping with the intent of the City of Vaughn official plan. The proposal is sensitive to and respectful of the existing character of the area - and is consistent with the scale and height visually representing the neighborhood.

This proposal is keeping with the intent of Vaughn zoning by-lay 1-88. The required variances are only proposed where it is functionally necessary. Though the proposal exceeds the allowable coverage, it has no adverse visual impact on the neighboring properties.

The side/rear yard setback do not have any adverse impact on the adjacent properties, and thus be considered minor.

Considering that, in similar past approved variances, we believe that the intent of the by-law is maintained.

Sincerely,

Stefano Fanelli
