

**ITEM 6.7:**

**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A169/22  
326 FIRGLEN RIDGE WOODBRIDGE**

**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.*

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Committee of Adjustment	X	X		General Comments
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X		Recommend Partial Approval
Development Engineering	X	X		Recommend Approval/No 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
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X			General Comments
Alectra *Schedule B	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				

**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.

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Applicant Representation	SBK Landscape Architecture	5770 Hurontario Street, Suite 320	07/14/2022	Justification Letter
Public	Emanuel Galedakis	318 Firglen Ridge	07/29/2022	Letter of Support
Public	Josie Petta	334 Firglen Ridge	07/29/2022	Letter of Support
Public	N/A	318 Firglen Ridge	08/03/2022	Letter of Support

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

Public	Mustafa Ali	327 Firglen Ridge	08/03/2022	Letter of Support
Public	J. Petta	334 Firglen Ridge	08/03/2022	Letter of Support

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
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  
A169/22  
326 Firglen Rdg Woodbridge**

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

<b>ITEM NUMBER: 6.7</b>	<b>CITY WARD #: 2</b>
<b>APPLICANT:</b>	Nicholas Iacobelli
<b>AGENT:</b>	Humphries Planning Group Inc
<b>PROPERTY:</b>	326 Firglen Ridge, Woodbridge
<b>ZONING DESIGNATION:</b>	See below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Schedule 2 - Land Use in Section 11.11 Woodbridge Centre Secondary Plan & "Low-Rise Residential" by Schedule 13 – Land Use
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana to be located in the side yard and increased maximum driveway width.

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

**The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line [Section 4.1.2.1b)].	To permit a residential accessory structure with a height greater than 2.8 metres to be located a minimum of 2.2 metres from the interior side lot line. <b>Confirmed by zoning waiver</b>
2	In any residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 metres [Section 4.1.4.1].	To permit a maximum height of 3.3 metres for a residential accessory structure. <b>Confirmed by zoning waiver</b>
3	A maximum driveway width of 9.0 metres is required for a lot with a lot frontage of 12.0 metres or greater [Table 6-11].	To permit a maximum driveway width of 11.1 metres. <b>Confirmed by zoning waiver</b>

**The subject lands are zoned R1- Residential Zone and subject to the provisions of Exception 9(145) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
4	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling unit on the lot [Section 4.1.1 c)].	To permit an accessory structure to be located not in the rear yard. <b>Confirmed by zoning waiver</b>
5	A maximum lot coverage of 30% is required [Schedule A Note 12].	To permit a maximum lot coverage of 35.56%. (32.99% dwelling; 2.57% cabana) <b>Confirmed by zoning waiver</b>
6	The maximum width of a driveway at the street curb and curb cut shall be 6.0 metres [Section 4.1.4 f) i)].	To permit a maximum width of a driveway at the street curb and curb cut of 11.1 metres. <b>Confirmed by zoning waiver</b>
7	The portion of the driveway between the street line and the street curb shall not exceed 6 metres in width [Section 4.1.4 f) iii)].	To permit the portion of the driveway between the street line and street curb to be 11.1 metres. <b>Confirmed by zoning waiver</b>



Zoning By-law 1-88		Variance requested
8	A maximum driveway width of 9.0 metres is required for a lot with a lot frontage of 12.0 metres or greater [Section 4.1.4 f) v)].	To permit a maximum driveway width of 11.1 metres. Confirmed by zoning waiver

### 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](http://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](mailto: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](mailto: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

<b>Date Public Notice Mailed:</b>	August 3, 2022
<b>Date Applicant Confirmed Posting of Sign:</b>	August 3, 2022
<b>Applicant Justification for Variances:</b> *As provided by Applicant in Application Form	Variance proposes 2.2m side set back (Current Zoning By-law allows minimum of 2.4m side yard set back) (001-2021). Total overall height of 4.4 metres of the proposed accessory structure has exceeded the maximum permitted height of 3 metres (001-2021). • Variance proposes 33.15% Lot Coverage (311.75 Sq. m) (Current Zoning By-law permits 30% Lot Coverage) • Proposed accessory structured could be considered to be proposed in the side yard. (Current zoning 1-88 indicates location to be in rear yard).
<b>Adjournment Requests (from staff):</b> *Adjournment requests provided to applicant prior to issuance of public notice	The applicant was advised on July 29, 2022:  Thank you for providing the updated site plan and for considering the placement of the washroom door. In reviewing your justification below, Development Planning no longer has any concerns with the variances attributed to the proposed cabana. However, we would like to reiterate that we are not in a position to support the 11.1 m driveway width. If you wish to proceed to the hearing as is, then Development Planning will be recommending a partial approval of the application and a refusal of Variances 3, 6, 7 and 8 for the driveway.
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  *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.	<b>Yes</b>

### COMMITTEE OF ADJUSTMENT COMMENTS

\*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.

**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.

<b>Committee of Adjustment Comments:</b>	General Comments
--	------------------

<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None
--	------

### BUILDING STANDARDS (ZONING) COMMENTS

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

<b>Building Standards Recommended Conditions of Approval:</b>	None
---	------

### DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule B for Development Planning Comments.

<b>Development Planning Recommended Conditions of Approval:</b>	None
---	------

### DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)   [Link to Pool Permit](#)   [Link to Curb Curt Permit](#)   [Link Culvert Installation](#)

The proposed work by the owner/ applicant is increasing the lot coverage area from 30% to 35.56% in the subject property. The added hardscape may have impact on City's Storm Water management system. Staff suggests the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts.

The Development Engineering (DE) Department does not object to variance application A169/22.

<b>Development Engineering Recommended Conditions of Approval:</b>	None
--	------

### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment at this time.

<b>PFH Recommended Conditions of Approval:</b>	None
--	------

### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
--	------

### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns

<b>BCLPS Recommended Conditions of Approval:</b>	None
--	------

### BUILDING INSPECTION (SEPTIC) COMMENTS

No comments

<b>Building Inspection Recommended Conditions of Approval:</b>	None
--	------

## FIRE DEPARTMENT COMMENTS

No comment no concerns

**Fire Department Recommended Conditions of Approval:**

None

## SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Staff & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (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
None		

## 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.

**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.

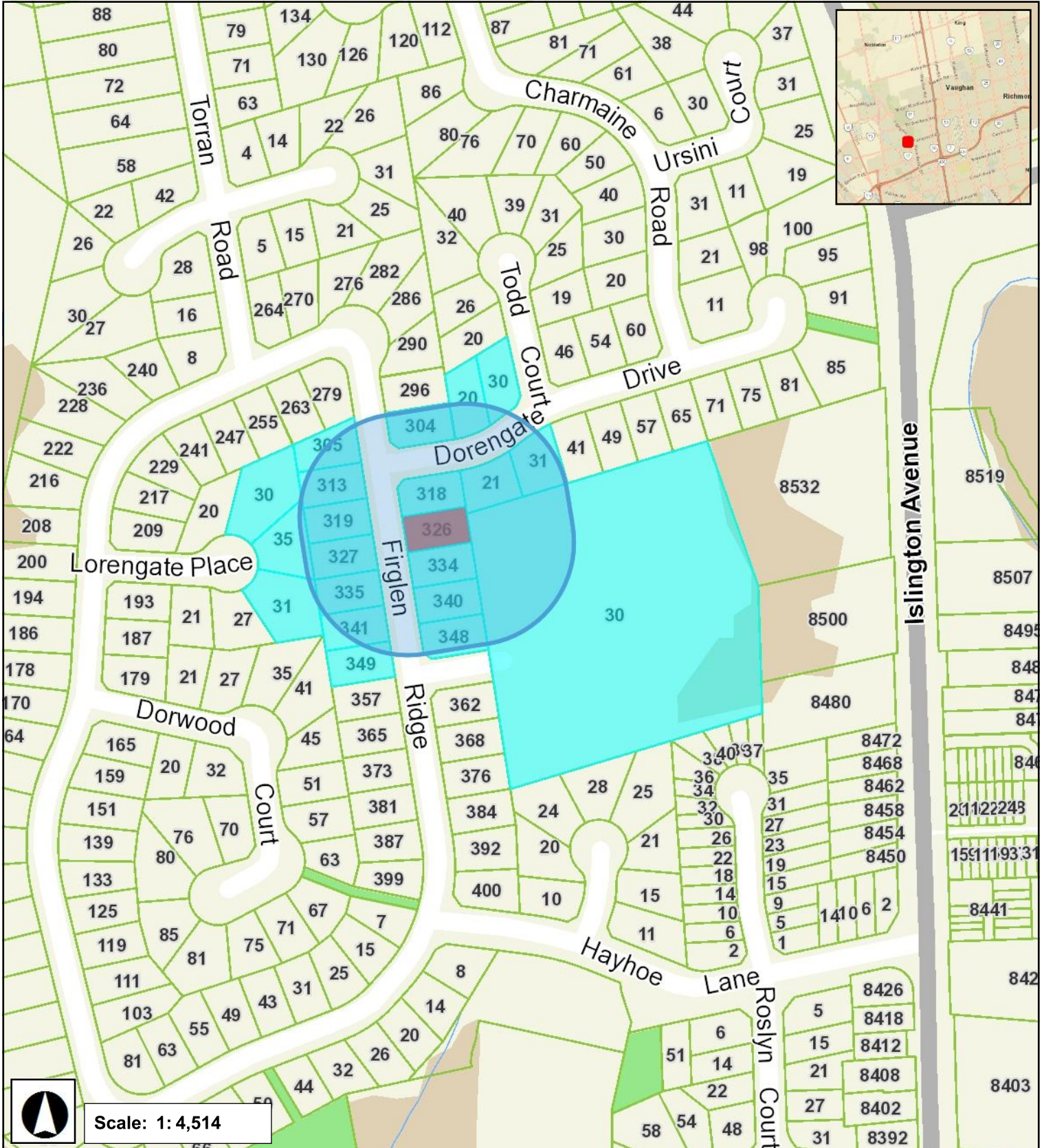
**SCHEDULE A: DRAWINGS & PLANS**





# LOCATION MAP - A169/22

326 FIRGLEN RIDGE, WOODBRIDGE

















**SCHEDULE B: STAFF & AGENCY COMMENTS**

<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X			General Comments
Alectra *Schedule B	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 Partial Approval
Building Standards (Zoning)	X	X		General Comments

**Date:** July 26<sup>th</sup> , 2022

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

**RE:** Request for Comments

**File No.:** **A169-22**

**Related Files:**

**Applicant** Nicholas Iacobelli

**Location** 326 Firglen Ridge



Discover the possibilities

### COMMENTS:

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

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

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

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

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

### References:

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

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

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

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

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

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

## Pravina Attwala

---

**Subject:** FW: [External] RE: A169/22 (326 FIRGLEN RIDGE) - REQUEST FOR COMMENTS

---

**From:** Rajevan, Niranjn <Niranjn.Rajevan@york.ca>  
**Sent:** August-03-22 4:24 PM  
**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>  
**Cc:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: A169/22 (326 FIRGLEN RIDGE) - REQUEST FOR COMMENTS

Good afternoon Pravina,

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

Thank you,  
Niranjn

**Niranjn Rajevan, M.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 ext. 71521 | [niranjn.rajevan@york.ca](mailto:niranjn.rajevan@york.ca) | [www.york.ca](http://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:** Lindsay Haviland, Building Standards Department  
**Date:** July 21, 2022  
**Applicant:** Nicholas Iacobelli  
**Location:** PLAN M1701 Lot 19 municipally known as 326 Firglen Ridge, Woodbridge  
**File No.(s):** A169/22

**Zoning Classification:**

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line [Section 4.1.2.1b)].	To permit a residential accessory structure with a height greater than 2.8 metres to be located a minimum of 2.2 metres from the interior side lot line.
2	In any residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 metres [Section 4.1.4.1].	To permit a maximum height of 3.3 metres for a residential accessory structure.
3	A maximum driveway width of 9.0 metres is required for a lot with a lot frontage of 12.0 metres or greater [Table 6-11].	To permit a maximum driveway width of 11.1 metres.

The subject lands are zoned R1- Residential Zone and subject to the provisions of Exception 9(145) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling unit on the lot [Section 4.1.1 c)].	To permit an accessory structure to be located not in the rear yard.
5	A maximum lot coverage of 30% is required [Schedule A Note 12].	To permit a maximum lot coverage of 35.56%.
6	The maximum width of a driveway at the street curb and curb cut shall be 6.0 metres [Section 4.1.4 f) i)].	To permit a maximum width of a driveway at the street curb and curb cut of 11.1 metres.
7	The portion of the driveway between the street line and the street curb shall not exceed 6 metres in width [Section 4.1.4 f) iii)].	To permit the portion of the driveway between the street line and street curb to be 11.1 metres.
8	A maximum driveway width of 9.0 metres is required for a lot with a lot frontage of 12.0 metres or greater [Section 4.1.4 f) v)].	To permit a maximum driveway width of 11.1 metres.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

Building Permit No. 17-001498 for Single Detached Dwelling - Alteration, Issue Date: Jul 28, 2017  
 Building Permit No. 22-103562 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

**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.

**Conditions of Approval:**

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

None.

\* 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 9, 2022  
**Name of Owner:** Nicholas Iacobelli  
**Location:** 326 Firglen Ridge  
**File No.(s):** A169/22

---

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

1. To permit a residential accessory structure with a height greater than 2.8 m to be located a minimum of 2.2 m from the interior side lot line.
2. To permit a maximum height of 3.3 m for a residential accessory structure.
3. To permit a maximum driveway width of 11.1 m.

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

1. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
2. In any residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m.
3. A maximum driveway width of 9.0 m is required for a lot with a lot frontage of 12.0 m or greater.

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

4. To permit an accessory structure to be located not in the rear yard.
5. To permit a maximum lot coverage of 35.56%.
6. To permit a maximum width of a driveway at the street curb and curb cut of 11.1 m.
7. To permit the portion of the driveway between the street line and street curb to be 11.1 m.
8. To permit a maximum driveway width of 11.1 m.

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

4. Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling unit on the lot.
5. A maximum lot coverage of 30% is required.
6. The maximum width of a driveway at the street curb and curb cut shall be 6.0 m.
7. The portion of the driveway between the street line and the street curb shall not exceed 6 m in width.
8. A maximum driveway width of 9.0 m is required for a lot with a lot frontage of 12.0 m or greater.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential", Volume 2, Section 11.11 Woodbridge Centre Secondary Plan

**Comments:**

The Owner is requesting relief to permit the existing driveway width and the construction of a cabana with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 2 for the proposed cabana as the increase in height and decrease to the interior side yard setback are both minor in nature. The cabana is not anticipated to have adverse impacts to the neighbouring properties and provides sufficient area for safe access and drainage.

The Development Planning Department is not in position to support Variances 3, 6, 7 and 8 for the existing driveway. The intent of the By-laws' driveway provisions are to limit the width of driveways on residential lots to maintain a balance between hardscaping and soft landscaping. The By-laws accomplish the balance by tying driveway width to lot frontage. As the driveway provisions scale with lot frontage, and lot frontage often dictates the number of garage doors that may face the road, they also serve to scale the



driveway width to the length of the garage. Functions of maintaining a balance of soft landscaping space include sufficient space for snow storage and stormwater attenuation/infiltration, reducing urban heat island effects, along with maintaining neighbourhood character through attractive streetscapes. The By-laws define a parking space as being 2.7 m in width. The By-laws permit a driveway width of up to 9.0 m for lots with at least 12 m of frontage, which is sufficient to accommodate three side-by-side spaces plus an additional 0.9 m of maneuvering room. The proposed driveway extends well beyond the north side of the existing two-car garage and is 11.1 m wide along its entire length, which is sufficient space for 4 vehicles side-by-side. This degree of hardscaping is not in keeping with the intent of the By-laws nor the soft landscaping established by other properties along the street.

The Development Planning Department has no objection to Variance 4 as the proposed cabana is located in what is effectively used as the rear yard. The south interior side lot line is also fenced, providing additional screening and privacy between the proposed cabana and Firglen Ridge.

The existing dwelling and proposed cabana will have lot coverages of 32.99% and 2.57% respectively. The 2.57% increase to the lot coverage is minor in nature. The proposed lot coverage also complies Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in-effect. As such, the Development Planning Department has no objection to Variance 5 for the increase in lot coverage.

Accordingly, the Development Planning Department cannot support Variances 3, 6, 7 and 8, and is of the opinion that the proposal is not minor in nature, does not maintain the general intent and purpose of the Zoning By-laws, and is not desirable for the appropriate development of the land.

The Development Planning Department can support Variances 1, 2, 4 and 5 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 **refusal** of Variances 3, 6, 7 and 8, and **approval** of Variances 1, 2, 4 and 5.

**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



**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Applicant Representation	SBK Landscape Architecture	5770 Hurontario Street, Suite 320	07/14/2022	Justification Letter
Public	Emanuel Galedakis	318 Firglen Ridge	07/29/2022	Letter of Support
Public	Josie Petta	334 Firglen Ridge	07/29/2022	Letter of Support
Public	N/A	318 Firglen Ridge	08/03/2022	Letter of Support
Public	Mustafa Ali	327 Firglen Ridge	08/03/2022	Letter of Support
Public	J. Petta	334 Firglen Ridge	08/03/2022	Letter of Support



July 14<sup>th</sup>, 2022

City of Vaughan  
Committee of Adjustments  
Vaughan City Hall,  
2141 Major Mackenzie Drive  
Vaughan Ontario  
L6A 1T1

**Re: Permit No. 22 103562 000 00 D  
PLAN M1701 Lot 19  
326 Firglen Ridge  
File Number A169/22**

**SBK Project No. 5388**

---

In response to the Zoning Review Comments for the Committee of adjustments issued June 14<sup>th</sup>, 2022, (See attached) the following items have been addressed and drawings revised for clarity. The following items have been completed.

The charts with variances requested have been updated with the missing information based on the revisions made to the drawings. Refer to the charts on the following page.

Zoning Comments

***Zoning Bylaw 01-2021***

1. The proposed height of the residential accessory structure shall be measured in accordance with the definition of Height from Bylaw 001-2021 as amended. Established grade from previous architectural site plans from original building permit is 182.79 Current site grade in the rear yard is 183.09. if using the current proposed grade, the height of the structure is 3m if using the previous established grade, the height of the structure is 3.3m ht.
2. The proposed encroachment of the eaves and gutters are to be a maximum encroachment of .5m. Based on the design of the structure, the eaves and gutters are flush with the walls and no encroachments are needed. A note to the Architectural plans A1, A4, A5, & A6 have been added.
3. Proposed lot coverage is currently 32.99% from a previous minor variance for the house from file A093/19. Lot coverage has been updated on the drawings to include the updated coverage of the dwelling from the previous variance and the addition of the accessory structure 3.16%. Total lot coverage **35.56%**

***Zoning Bylaw 1-88***

4. Proposed structure height is 3m from existing grade or 3.3m from established average finished ground level from previous application.



STRYBOS BARRON KING  
LANDSCAPE ARCHITECTURE

PARTNERS  
BRYN BARRON, OALA, CSLA, ISA  
ALISTAIR JOHNSTON, LOHTA, ISA, ASCA  
MATHIEU STRYBOS, OALA, CSLA  
ASSOCIATES  
SALVATORE VIOLA, OALA, CSLA  
MATTHEW REGIMBAL, LOHTA, ISA  
JOSHUA BEITZ, OALA, CSLA, ISA

5. The encroachment of the eaves and gutters have not been provided. Based on the design of the structure, the eaves and gutters are flush with the walls and no encroachments are needed. A note to the Architectural plans A1, A4, A5, & A6 have been

Updated drawings and a marked site plan identifying the required variances accompanies this letter.

It was noted that additional variances are required/requested for the width of the current driveway. The site plan has been updated to reflect the current driveway dimensions as requested. It was noted onsite that the driveway was poured to the existing curb cut width. Driveway width 11.1m. A site photo is also attached.

We trust this satisfies the requests.

**STRYBOS BARRON KING LTD.**

Matthew Regimbal, *Associate*  
*Senior Landscape Technologist*  
*ISA Certified Arborist ON-1758A*  
*Extension 235*



STRYBOS BARRON KING LTD.

5770 HURONTARIO STREET, SUITE 320, MISSISSAUGA, ONTARIO L5R 3G5 T: 416.695.4949 F: 905.712.3101 WWW.STRYBOS.COM

**To:** Committee of Adjustment  
**From:** Lindsay Haviland, Building Standards Department  
**Date:** June 14, 2022  
**Applicant:** Nicholas Iacobelli  
**Location:** PLAN M1701 Lot 19 municipally known as 326 Firglen Ridge, Woodbridge  
**File No.(s):** A169/22

**Zoning Classification:**

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line [Section 4.1.2.1b)].	To permit a residential accessory structure with a height greater than 2.8 metres to be located 2.2 metres from the interior side lot line.
2	In any residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 metres [Section 4.1.4.1].	To permit a maximum height of <b>3.3m</b> for a residential accessory structure.

The subject lands are zoned R1- Residential Zone and subject to the provisions of Exception 9(145) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling unit on the lot [Section 4.1.1 c)].	To permit an accessory structure to be located not in the rear yard.
4	A maximum lot coverage of 30% is required [Schedule A Note 12].	To permit a maximum lot coverage of <b>35.54</b> %.
5	The maximum width of a driveway at the street curb and curb cut shall be 6.0 metres [Section 4.1.4 f) i)].	To permit a maximum width of a driveway at the street curb and curb cut of <b>11.1</b> metres.
6	The portion of the driveway between the street line and the street curb shall not exceed 6 metres in width [Section 4.1.4 f) iii)].	To permit the portion of the driveway between the street line and street curb to be <b>11.1</b> metres.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

Building Permit No. 17-001498 for Single Detached Dwelling - Alteration, Issue Date: Jul 28, 2017  
 Building Permit No. 22-103562 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

**Other Comments:**

Zoning By-law 01-2021	
1	The proposed height of the residential accessory structure shall be measured in accordance with the definition of Height from Bylaw 001-2021 as amended. <b>Applicant to revise the drawings accordingly, as the established grade has not been provided.</b>  <b>Height:</b> Means in reference to a <u>building or structure</u> , the vertical distance measured from established <u>grade</u> to: <ol style="list-style-type: none"> <li>i. In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof</li> </ol>
2	The proposed encroachment of the eaves and gutters has not been provided. A maximum encroachment of 0.5 metres is permitted [Section 4.13]. <b>Applicant to revise the drawings accordingly.</b>

Zoning By-law 1-88	
3	The proposed maximum lot coverage does not appear to be correct, as Minor Variance file A093/19 was approved for a maximum lot coverage of 32.99% for the dwelling. <b>Applicant to clarify accordingly.</b>
4	The proposed height of the accessory structure has not been measured from the average finished ground level in accordance with section 4.1.1 b). <b>Applicant to revise the drawings accordingly.</b>
5	The proposed encroachment of the eaves and gutters has not been provided. A maximum encroachment of 0.5 metres is permitted [Section 3.14]. <b>Applicant to revise the drawings accordingly.</b>

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.

**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.



**Committee of Adjustment**  
**City of Vaughan**  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Attn: Christine Vigneault**

**Re: Minor Variance Application (File A169/22)**  
**326 Firglen Ridge, City of Vaughan**  
**Nicholas Iacobelli**

---

Dear Mrs. Vigneault,

I/We are the neighbor(s) of Nicholas Iacobelli, the legally registered owner of the property municipally addressed 326 Firglen Ridge in the City of Vaughan. I/We have reviewed the above noted Minor Variance Application requesting relief from the Zoning By-Law to permit a proposed cabana to be located in the side yard of the dwelling. I/We support the requested relief from the Zoning By-Law and permission to locate the proposed cabana in the side yard and have no objection to this application.

Thank You,

EMANUEL GRAHEDAKIS

Address

Date

29 July 2022

318 FIRGLEN RIDGE  
WOODBRIDGE ONT  
L4L 2Z5

A



**Committee of Adjustment  
City of Vaughan**  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Attn: Christine Vigneault**

**Re: Minor Variance Application (File A169/22)  
326 Firglen Ridge, City of Vaughan  
Nicholas Iacobelli**

---

Dear Mrs. Vigneault,

I/We are the neighbor(s) of Nicholas Iacobelli, the legally registered owner of the property municipally addressed 326 Firglen Ridge in the City of Vaughan. I/We have reviewed the above noted Minor Variance Application requesting relief from the Zoning By-Law to permit a proposed cabana to be located in the side yard of the dwelling. I/We support the requested relief from the Zoning By-Law and permission to locate the proposed cabana in the side yard and have no objection to this application.

Thank You,

JOSIE PETTA

Name (Please Print)

334 FIRGLEN

Address

July 29-22

Date



Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Attn: Christine Vigneault

Re: Minor Variance Application (File A169/22)  
326 Firglen Ridge, City of Vaughan  
Nicholas Iacobelli

---

Dear Mrs. Vigneault,

I/We are the neighbor(s) of Nicholas Iacobelli, the legally registered owner of the property municipally addressed 326 Firglen Ridge in the City of Vaughan. I/We have reviewed the above noted Minor Variance Application requesting relief from the Zoning By-Law to permit a maximum driveway width of 11.1 meters.

I/We support the requested relief from the Zoning By-Law to permit a maximum driveway width of 11.1 metres.

Thank You,

Name (Please PRINT)

Signature

318 FIRGLEN RIDGE  
Address

Aug. 03. 2022  
Date



Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Attn: Christine Vigneault

Re: Minor Variance Application (File A169/22)  
326 Firglen Ridge, City of Vaughan  
Nicholas Iacobelli

---

Dear Mrs. Vigneault,


I/We are the neighbor(s) of Nicholas Iacobelli, the legally registered owner of the property municipally addressed 326 Firglen Ridge in the City of Vaughan. I/We have reviewed the above noted Minor Variance Application requesting relief from the Zoning By-Law to permit a maximum driveway width of 11.1 meters.

I/We support the requested relief from the Zoning By-Law to permit a maximum driveway width of 11.1 metres.

Thank You,

MUSTAFA ALI

Name (Please Print)

  
Signature

327 FIRGLEN RIDGE

Address

August 3<sup>rd</sup> 2022

Date



Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Attn: Christine Vigneault

Re: Minor Variance Application (File A169/22)  
326 Firglen Ridge, City of Vaughan  
Nicholas Iacobelli

---

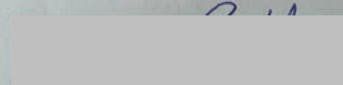
Dear Mrs. Vigneault,

I/We are the neighbor(s) of Nicholas Iacobelli, the legally registered owner of the property municipally addressed 326 Firglen Ridge in the City of Vaughan. I/We have reviewed the above noted Minor Variance Application requesting relief from the Zoning By-Law to permit a maximum driveway width of 11.1 meters.

I/We support the requested relief from the Zoning By-Law to permit a maximum driveway width of 11.1 metres.

Thank You,

J. PETTA  
Name (Please Print)

  
Signature

334 FIRGLEN RIDGE  
Address

Aug 3-2022  
Date