

ITEM #: 6.14	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A181/22 21 Dunrobin Crescent, Kleinburg
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COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

Please see **Schedule B of this report for a copy of Staff and Agency correspondence.*

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

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

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
<i>*Please see Schedule D for a copy of the Decisions listed below</i>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A181/22
21 Dunrobin Crescent, Kleinburg**

FILE MANAGER: Adriana Bozzo, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.14	CITY WARD #: 1
APPLICANT:	Ukiwa Isiuwe
AGENT:	Design Fine Ltd
PROPERTY:	21 Dunrobin Crescent, Kleinburg
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit access to support a proposed secondary suite and to permit front yard landscaping.

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

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.950 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [5.20.10.b]	To permit the secondary suite entrance to minimum unobstructed hard landscaped s measuring 0.70m in width at window well.
2	A minimum 50% of the front yard landscaping is required for [4.19.1.2.b]	To permit a minimum 48.88% of the front yard landscaping. *Variance not required as confirmed by zoning 09/14/22

The subject lands are zoned RD3 – Residential Detached Zone Three and subject to the provisions of Exception 9(1313) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [4.1.8.b]	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 0.70m in width at window well.
4	A minimum 50% of the front yard landscaping is required for [4.1.4.f]	To permit a minimum 48.88% of the front yard landscaping. *Variance not required as confirmed by zoning 09/14/22

HEARING INFORMATION

DATE OF MEETING: Thursday, September 22, 2022

TIME: 6:00 p.m.

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

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

PUBLIC PARTICIPATION

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

HEARING INFORMATION
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 <u>REGISTER TO SPEAK</u> OR <u>SUBMIT WRITTEN COMMENTS</u> ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> 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:	September 8, 2022	
Date Applicant Confirmed Posting of Sign:	September 6, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	Right now we need 1.2 metres hardscape to the basement entrance at the rear but bylaw only permits 0.61 metres so we need an extra 0.6 metres to proceed please .	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	<p>On September 8, 2022, Development Planning provided the following:</p> <p>Development Planning has reviewed the above noted Minor Variance Application and is recommending a revision to the proposal. We recommend stopping the proposed walkway before the curb while maintain a connection with the driveway. This would allow for the elimination of the variance for front yard landscaping while maintaining the required hard landscaped walkway to the secondary suite.</p> <p>We recommend adjourning the application to October 27 to allow zoning staff sufficient time to review any potential changes.</p>	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:	No (applicant proceeding with the application with the variances, as confirmed by Building Standards).	
<p>*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.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*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.</p>		
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.		
An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	

COMMITTEE OF ADJUSTMENT COMMENTS	
Committee of Adjustment Recommended Conditions of Approval:	If required, an Adjournment Fee is required to reschedule the application.

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	Application under review.

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to variance application A181/22 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	The Owner shall provide a written Letter of Undertaking (template can be requested from DE) to the satisfaction of Development Engineering to install permeable pavers in the side yard in order to facilitate drainage as per design drawing prepared by Design Fine Ltd. provided on Aug 16, 2022.

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

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

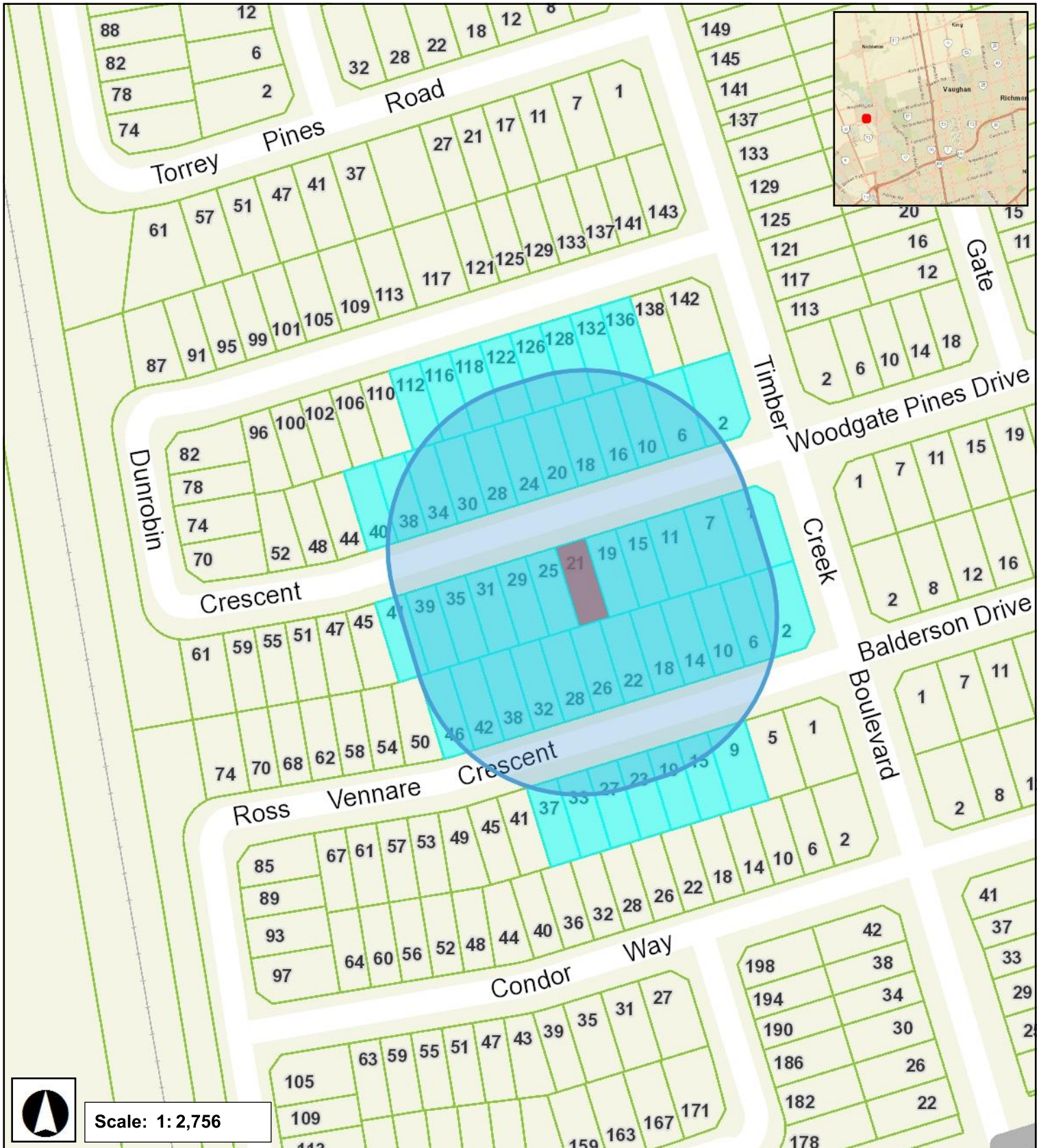
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	If required, an Adjournment Fee is required to reschedule the application.
2	Development Planning joshua.cipolletta@vaughan.ca	Application under review.
3	Development Engineering farzana.khan@vaughan.ca	The Owner shall provide a written Letter of Undertaking (template can be requested from DE) to the satisfaction of Development Engineering to install permeable pavers in the side yard in order to facilitate drainage as per design drawing prepared by Design Fine Ltd. provided on Aug 16, 2022.

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

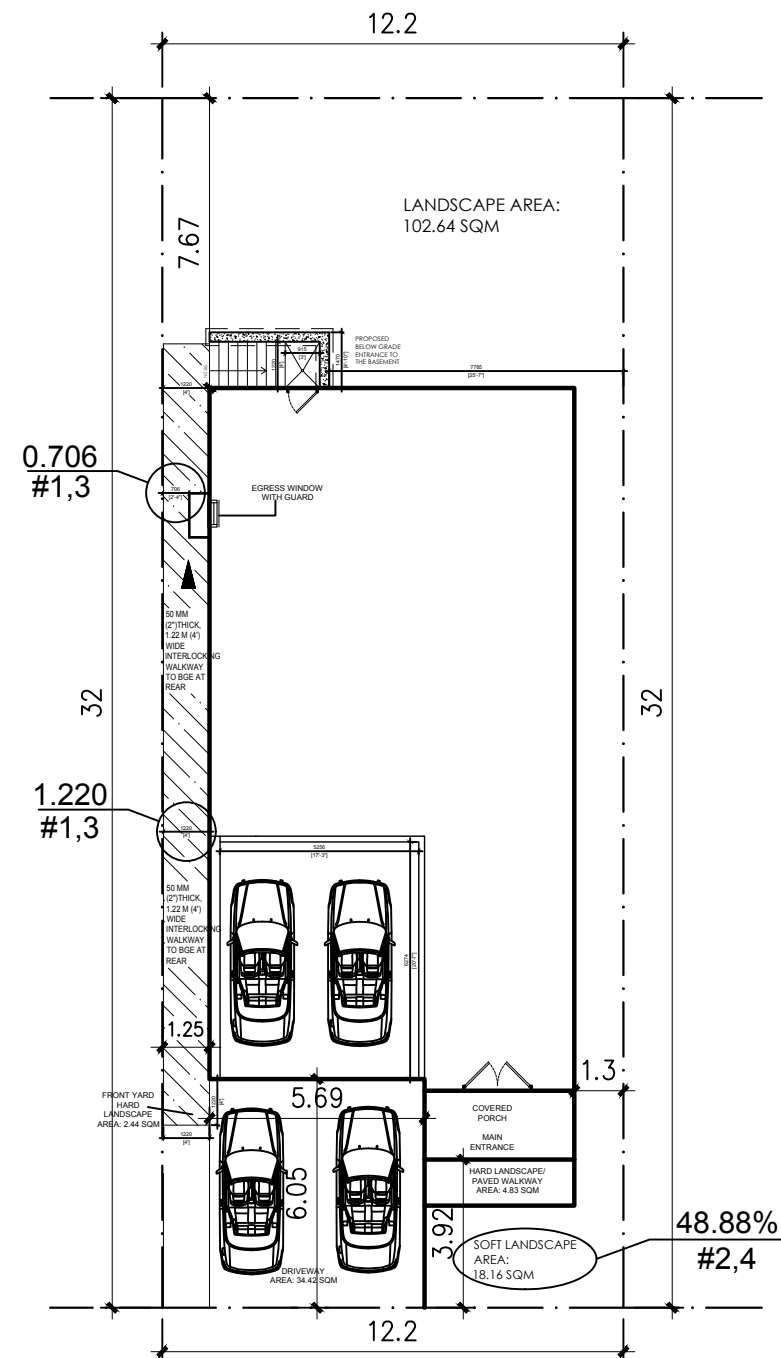
21 Dunrobin Crescent, Kleinburg



Highway 27

PLANS PREPARED BY APPLICANT

09/13/22



DUNROBIN CRES

#	Zoning By-law 01-2021	Variance requested
1	A maximum encroachment of 0.6 is permitted for the hard landscape. [Table 4-1]	To permit a maximum encroachment of 1.25m for hardscaped walkway into the required interior side yard.
2	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [5.20.10.b]	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring xxx m in width.

	Zoning By-law 1-88	Variance requested
3	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [4.1.8.b]	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 1.13m in width.

SITE PLAN
SCALE 1:200

GENERAL NOTE:

The contractor shall check and verify all dimensions and report all errors and omissions to the consultant. All drawings, specifications and related documents are the copyright property of DESIGN FINE LTD. and may not be reproduced without their permission. Do not scale drawings. This drawing shall not be used for construction purposes unless issued for construction and signed by DESIGN FINE LTD.

[illegible]

REVISIONS:

PROJECT:

21 DUNROBIN CRES
KLEINBURG

CLIENT:



CONSULTING ENGINEERS

96 KENNEDY ROAD SOUTH
BRAMPTON, ON L6W 3E7
Ph: 905-452-8200 Fax: 905-452-8285
www.thedesignfine.com

DRAWING TITLE:

SITE PLAN

DESIGN:	SCALE: AS NOTED
DRAWN: AS	DATE: JAN, 2022
CHECKED: AS	PROJECT NO DFL-2021-082

ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE

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			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X			No Comments Recieved to Date
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			Application under review.
Building Standards (Zoning)	X	X		General Comments

Adriana Bozzo

Subject: FW: [External] RE: A181/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (21 Dunrobin Cres, Vaughan)

From: Development Services <developmentservices@york.ca>

Sent: August-25-22 3:14 PM

To: Adriana Bozzo <Adriana.Bozzo@vaughan.ca>

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

Subject: [External] RE: A181/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (21 Dunrobin Cres, Vaughan)

Hello Adriana,

The Regional Municipality of York has completed its review of minor variance A181/22 and has no comment.

Many thanks,

Christine Meehan, 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 x73012 | christine.meehan@york.ca | www.york.ca

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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: Faegheh Gholami, Building Standards Department
Date: September 14, 2022
Applicant: Ukiwa Isiuwe
Location: PLAN 65M4383 Lot 133 municipally known as 21 Dunrobin Crescent
File No.(s): A181/22

Zoning Classification:

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.950 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [5.20.10.b]	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 0.70m in width at window well.

The subject lands are zoned RD3 – Residential Detached Zone Three and subject to the provisions of Exception 9(1313) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [4.1.8.b]	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 0.70m in width at window well.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

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

Other Comments:

General Comments		
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.	

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.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None