

ITEM #: 6.19	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A213/22 380 Velmar Drive, Woodbridge
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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	X		No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X		Recommend Approval/No Conditions
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			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			No Comments Recieved to Date
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
A213/22
380 Velmar Drive, Woodbridge**

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

ITEM NUMBER: 6.19	CITY WARD #: 3
APPLICANT:	Dalia Osman
AGENT:	Frasca Design & Planning
PROPERTY:	380 Velmar Drive, Woodbridge ON
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit an existing shed.

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

The subject lands are zoned R2A(EN), Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.474 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum interior side yard of 1.5 m is required to a residential accessory structure (existing shed). [Section 4.1.2. Schedule T-80 of Exception 14.474]	To permit a minimum westerly interior side yard of 0.7 m to a residential accessory structure (existing shed).

The subject lands are zoned R2, Single Family Detached Zone, and subject to the provisions of Exception 9(769) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum interior side yard of 1.5 m is required to an accessory building (existing shed). [Section 4.1.1, Schedule T-80 of Exception 9(769)]	To permit a minimum westerly interior side yard setback of 0.7 m to an accessory building (existing shed).
3	An accessory building shall be located entirely in the rear yard. [Section 4.1.1 c) and Section 2, Definitions]	To permit an accessory building (existing shed), as shown in the location on the submitted Site Plan, not to be located entirely in the rear yard.

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

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

HEARING INFORMATION	
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 7, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	Because the construction of accessory structure was already started.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.	No	
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

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

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at	

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
DEPermits@vaughan.ca or visit the pool permit link provided above to learn how to apply for the pool permit.	
The Development Engineering (DE) Department does not object to the variance application A213/22.	
Development Engineering Recommended Conditions of Approval:	None

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:

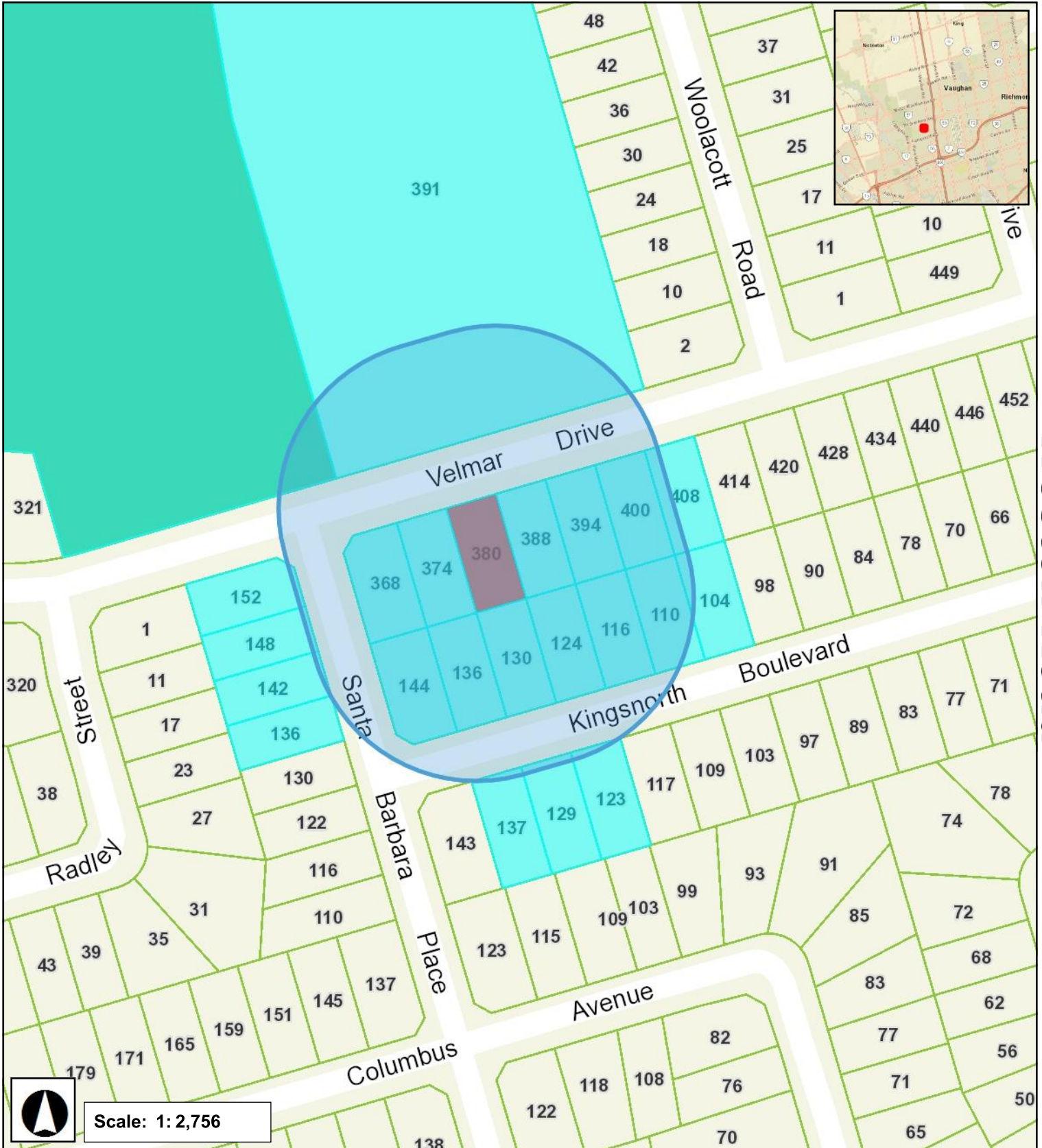
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
	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.

IMPORTANT INFORMATION – PLEASE READ	
APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision. An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval. A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law. Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application. Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.	
DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment. That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment. That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.	
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will not receive notice.	

SCHEDULE A: DRAWINGS & PLANS

380 Velmar Drive, Vaughan



ACCESSORY STRUCTURES

SITE AREAS		
LOT AREA	839.99 SM	(9041.68 SF)
1. EXISTING DWELLING & GARAGE*	253.40 SM	(2727.61 SF)
2. EXISTING PORCH	4.31 SM	(46.47 SF)
3. PROPOSED SHED *	7.87 SM	(84.76 SF)
TOTAL LOT COVERAGE (1+2+3)	265.58 SM	(2858.67 SF)
* INCLUDES ALL EAVES		

PERMITTED

* SOFT LANDSCAPING INCLUDES ONLY SOD

Project:	Project #:
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380 VELMAR DR., WOODBRIDGE,
ON, L4L 8J5

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF LOT 35

REGISTERED PLAN 65M-2702

CITY OF VAUGHAN

(FORMERLY TOWN OF VAUGHAN)

PLAN OF SURVEY PREPARED BY:

DAVID HORWOOD LIMITED

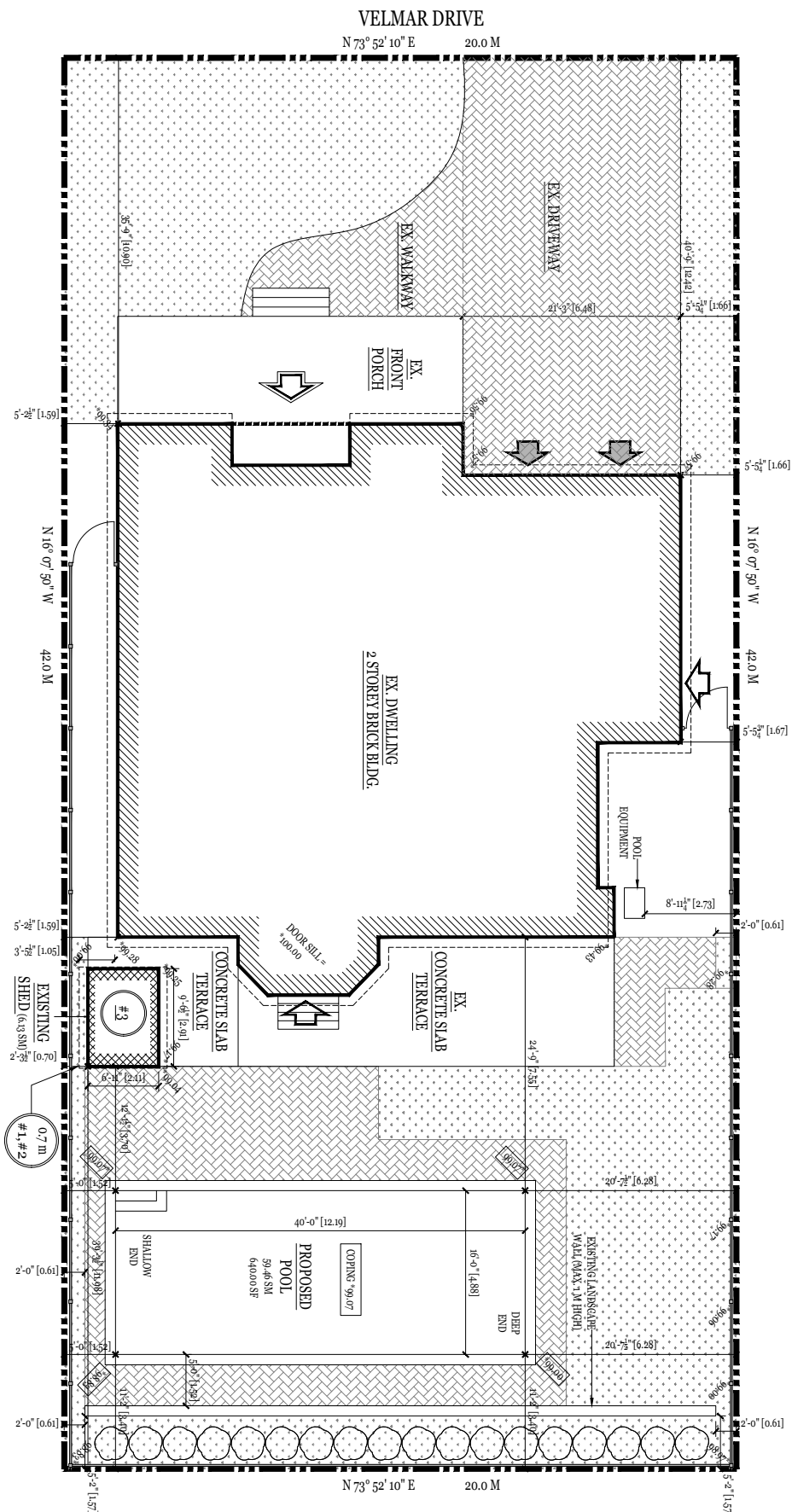
MAY 13, 1998

* SOFT LANDSCAPING INCLUDES ONLY SOD
** LANDSCAPED AREA EXCLUDES ONLY DRIVEWAY

ZONING BY-LAW 01-2021

VARIANCE REQUESTED

- SUBMITTED SITE PLAN, NOT TO BE LOCATED ENTIRELY
IN THE REAR YARD.



SCALE 1/16"=1'-0"

A1

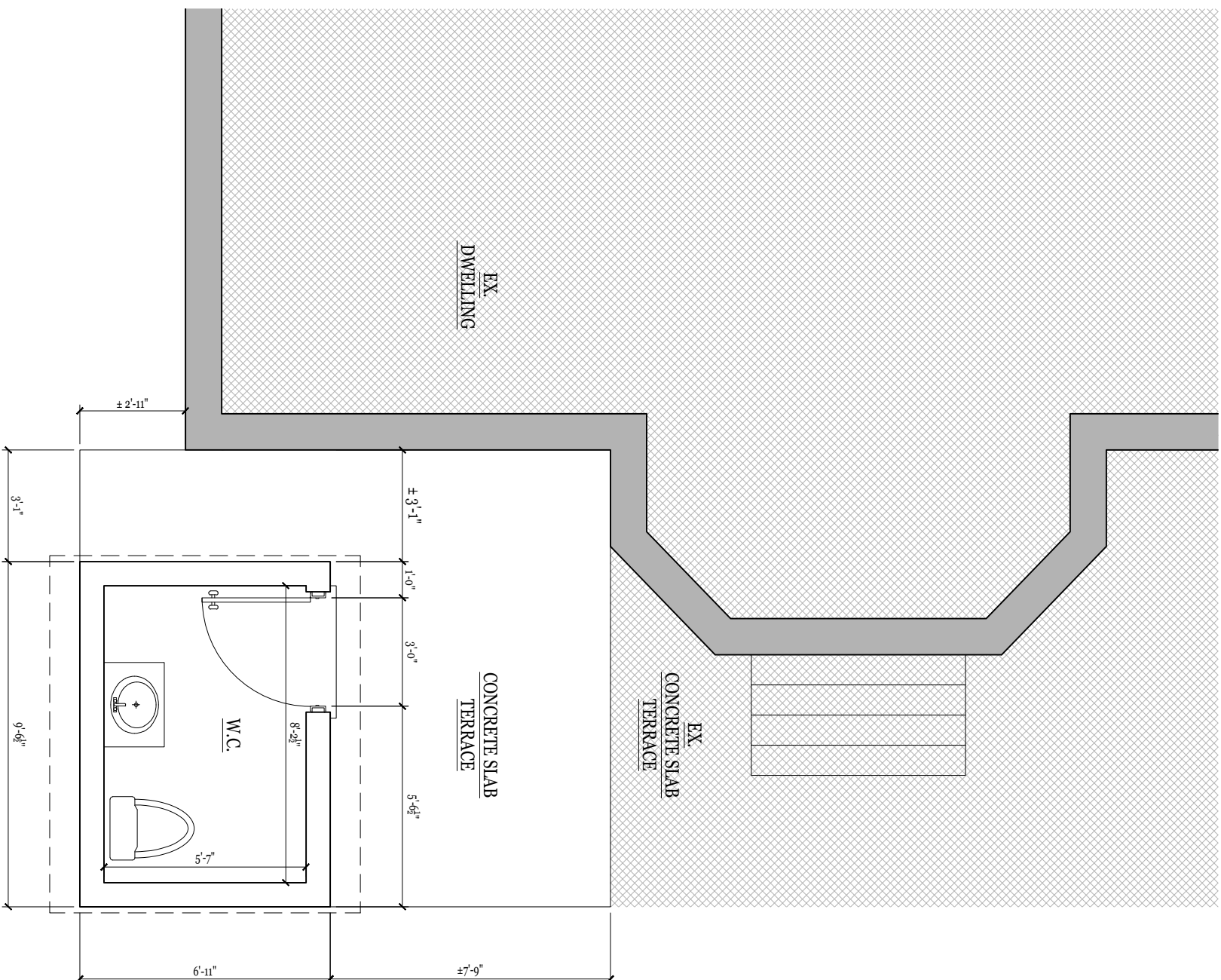


FRASCA
Design & Planning

Residential - Retail - Commercial

2781 HIGHWAY 7, SUITE 201 VAUGHAN, ON, L4K 1W1 416.272.2024
2010giorgio@gmail.com & giorgio@frascadesignandplanning.com

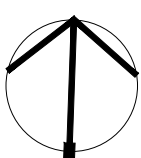
2010giorgio@gmail.com & giorgio@frascadesignandplanning.com



EXISTING SHED

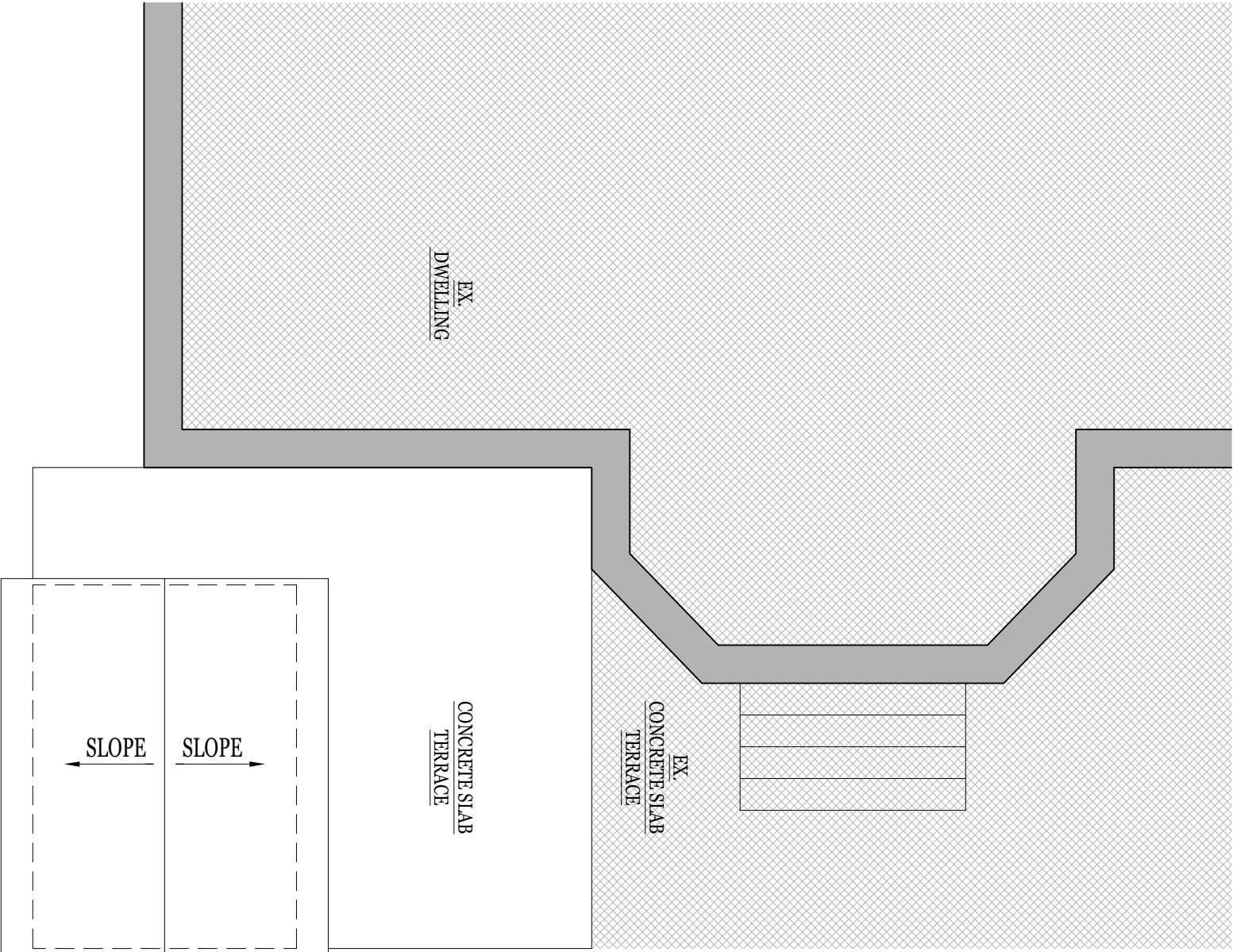
Project:	Project #:
380 VELMAR DR., WOODBRIDGE, ON, L4L 8J5	21043

3.	ISSUED FOR CoA (05)	AUGUST 25, 2022	RP
2.	ISSUED FOR CoA (04)	AUGUST 18, 2022	RP
1.	ISSUED FOR CoA (03)	JUNE 27, 2022	SS
No.	Description	Date	By



FLOOR PLAN

SCALE: 1/4" = 1'



EXISTING
SHED

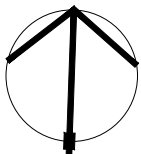
Project:

380 VELMAR DR., WOODBRIDGE,
ON, L4L 8J5

Project #:

21043

3.	ISSUED FOR CoFA (05)	AUGUST 25, 2022	RP
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1.	ISSUED FOR CoA (03)	JUNE 27, 2022	SS
No.	Description	Date	By



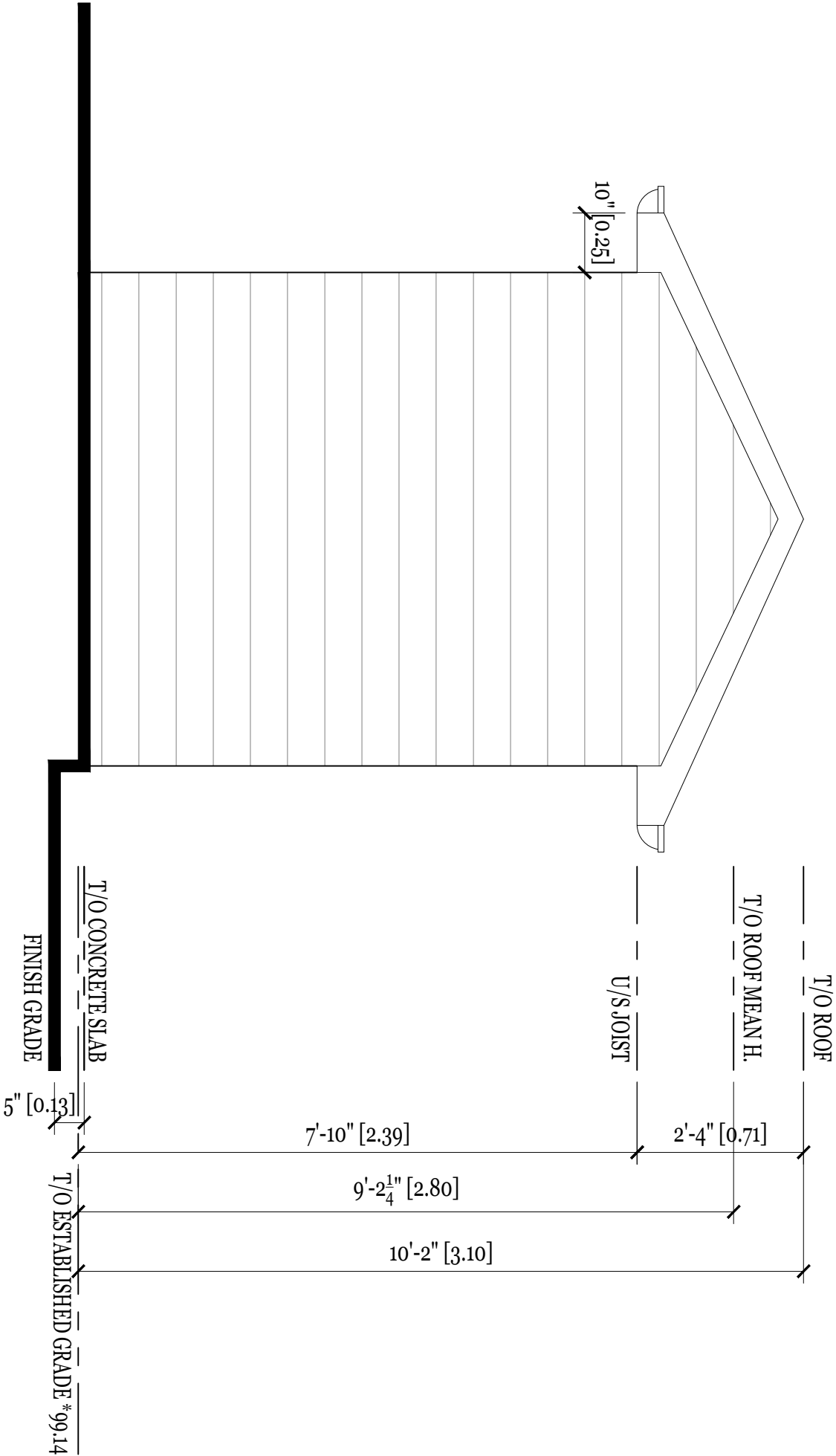
ROOF PLAN
SCALE: 1 / 4" = 1'

1
A3

FRASCA`
Design & Planning

Residential - Retail - Commercial

2781 HIGHWAY 7, SUITE 201 VAUGHAN, ON., L4K 1W1 416.272.2024
2010giorgio@gmail.com & giorgio@frascadesignandplanning.com



EXISTING
SHED

Project:

380 VELMAR DR., WOODBRIDGE,
ON, L4L 8J5

Project #:

21043

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NORTH ELEVATION

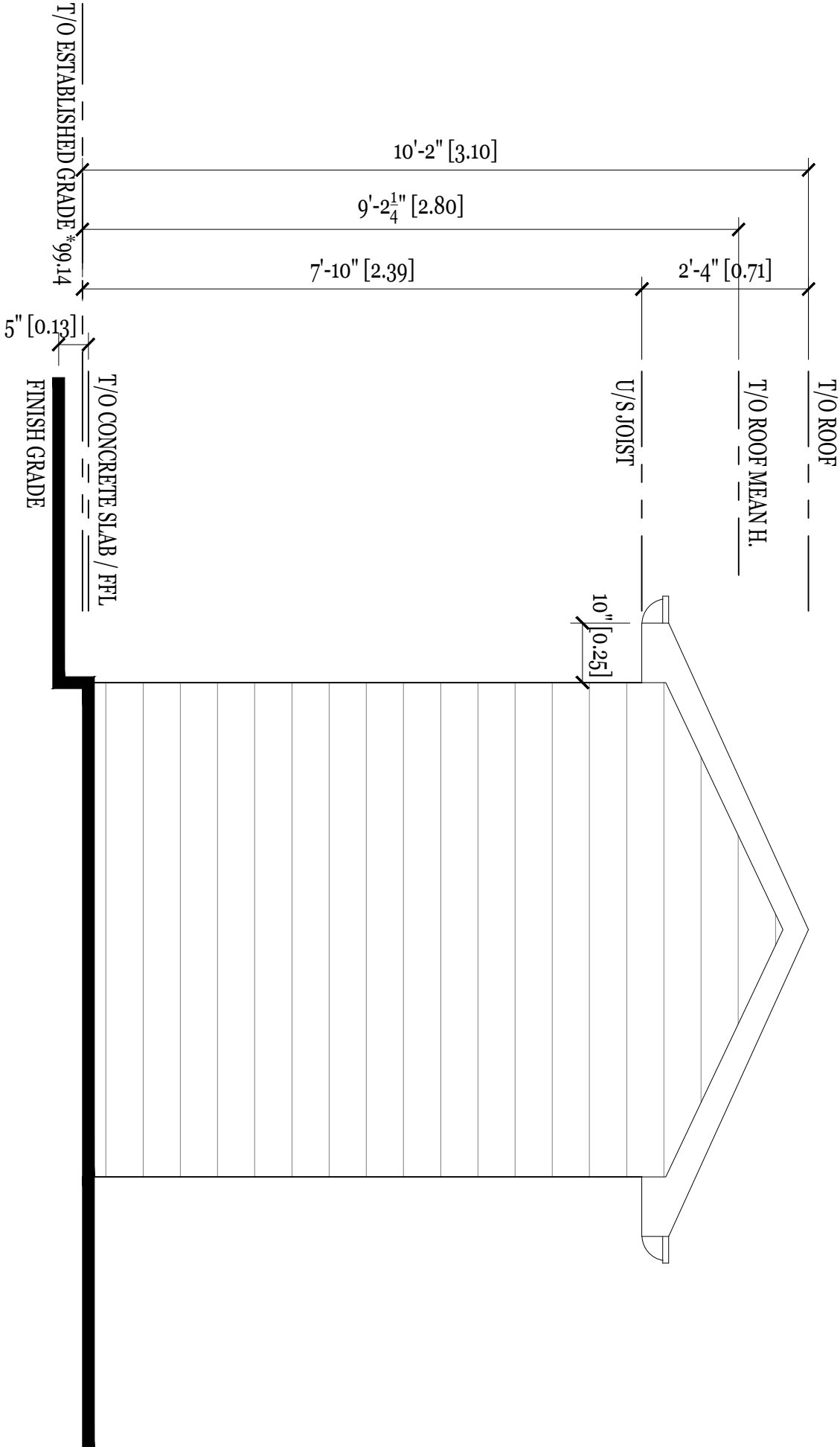
SCALE 1/2"=1'-0"

1
A4

FRASCA`
Design & Planning

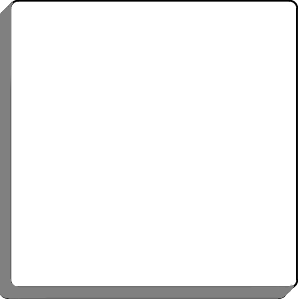
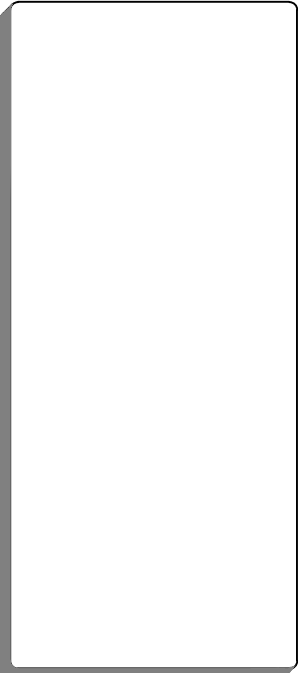
Residential - Retail - Commercial

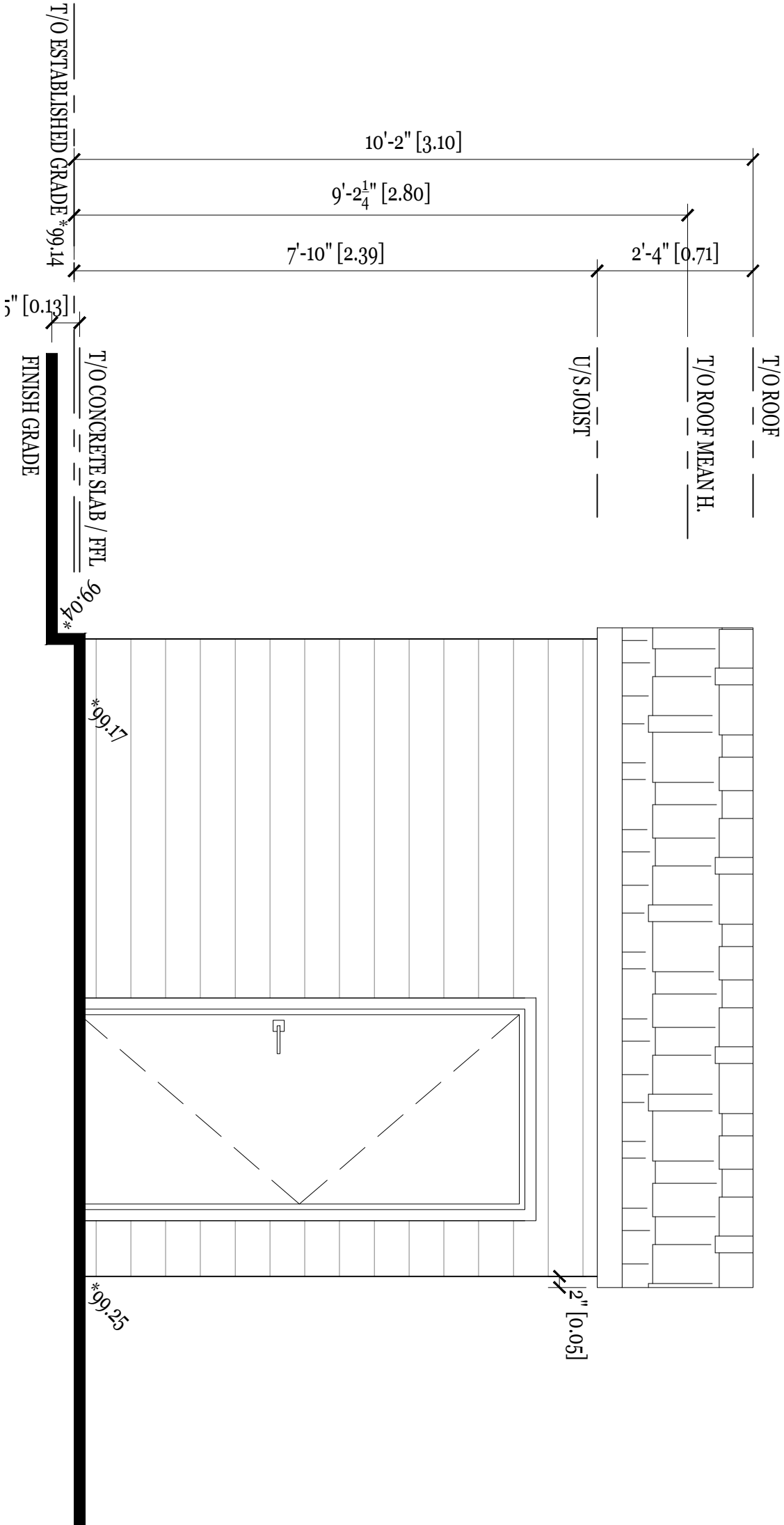
2781 HIGHWAY 7, SUITE 201 VAUGHAN, ON, L4K 1W1 416.272.2024
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EXISTING SHED	
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No.	Description	Date	By



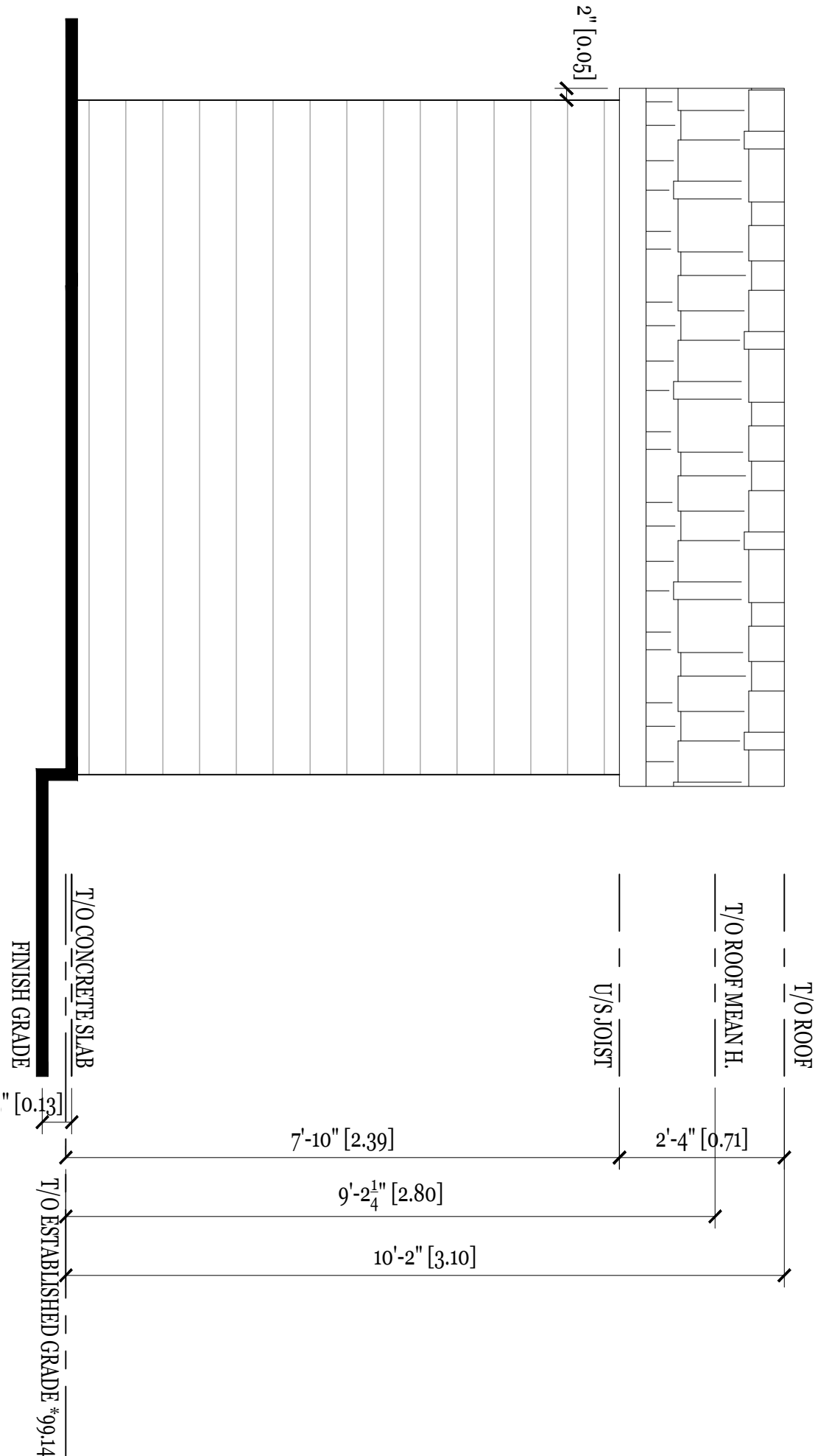


EXISTING
SHED

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1.	ISSUED FOR CoA (03)	JUNE 27, 2022	SS
No.	Description	Date	By

EAST ELEVATION
SCALE 1/2"=1'-0"



EXISTING
SHED

Project:

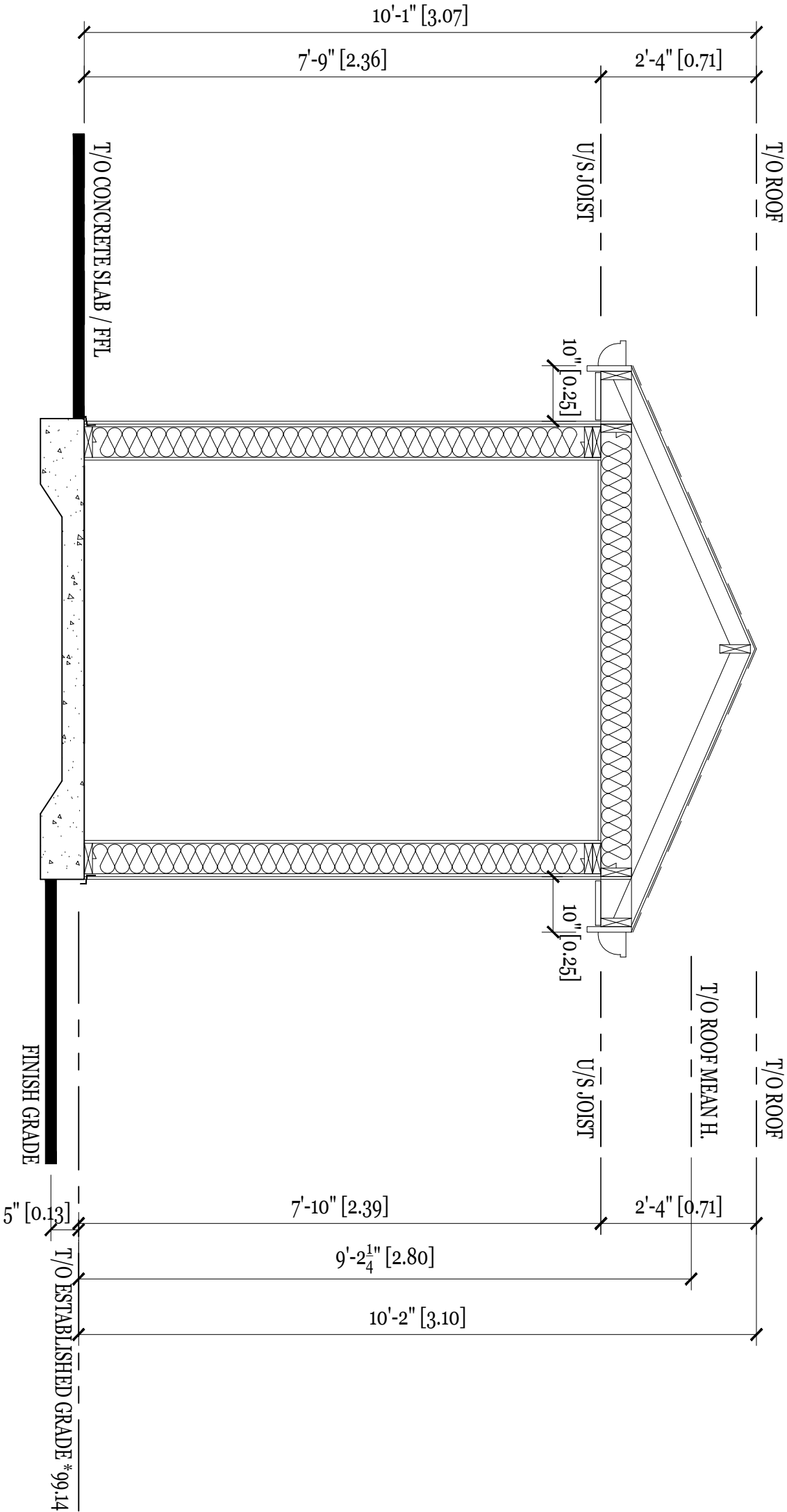
380 VELMAR DR., WOODBRIDGE,
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Project #:

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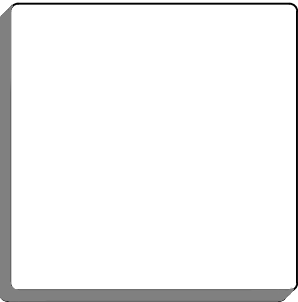
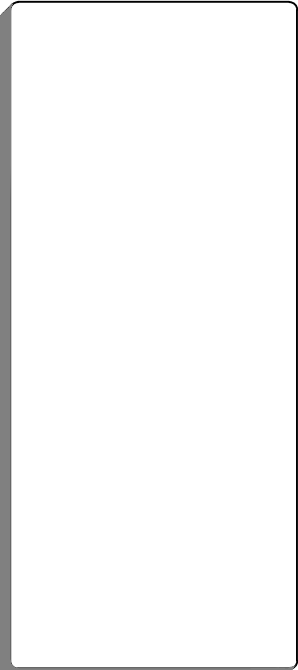
WEST ELEVATION
SCALE 1/2" = 1'-0"



EXISTING
SHED

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No.	Description	Date	By



SECTION
SCALE 1/2"=1'-0"

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			No Comments Recieved to Date
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	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Catherine Saluri, Building Standards Department
Date: August 19, 2022
Applicant: Dalia Osman
Location: 380 Velmar Drive
Plan 65M2702 Lot 35
File No.(s): A213/22

Zoning Classification:

The subject lands are zoned R2A(EN), Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.474 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum interior side yard of 1.5 m is required. [Section 4.1.2. Schedule T-80 of Exception 14.474]	To permit a minimum westerly interior side yard of 0.7 m to a residential accessory structure (existing shed).

The subject lands are zoned R2, Single Family Detached Zone, and subject to the provisions of Exception 9(769) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum interior side yard of 1.5 m is required. [Section 4.1.1, Schedule T-80 of Exception 9(769)]	To permit a minimum westerly interior side yard setback of 0.7 m to an accessory structure (existing shed).
3	An accessory structure shall be located entirely in the rear yard. [Section 4.1.1 c) and Section 2, Definitions]	To permit an accessory structure (existing shed), as shown in the location on the submitted Site Plan, not to be located entirely in the rear yard.

Staff Comments:

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

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building permit application no. 2022 114371 has been submitted for an accessory structure (existing shed).

Other Comments:

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

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: September 14, 2022

Name of Owner: Dalia Osman

Location: 380 Velmar Drive

File No.(s): A213/22

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

1. To permit a minimum westerly interior side yard of 0.7 m to a residential accessory structure (existing shed).

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

1. A minimum interior side yard of 1.5 m is required.

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

2. To permit a minimum westerly interior side yard setback of 0.7 m to an accessory structure (existing shed).
3. To permit an accessory structure (existing shed), as shown in the location on the submitted Site Plan, not to be located entirely in the rear yard.

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

2. A minimum interior side yard of 1.5 m is required.
3. An accessory structure shall be located entirely in the rear yard.

Official Plan:

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

Comments:

The Owner is requesting relief to permit the existing shed with the above noted variances.

The Development Planning Department has no objection to the proposed variances for the shed. The shed is located within what is effectively used as the rear yard and complies with the height requirements. The Development Engineering Department has reviewed the proposal and is satisfied that drainage in the rear yard will be maintained. Therefore, the reduction in interior side yard setback maintains an appropriate area for drainage and will not have adverse impacts to the neighbouring properties. The eastern side yard maintains sufficient access into the rear yard for larger items.

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:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None