

ITEM #: 6.22	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A222/22 256 Arnold Ave, Thornhill
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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	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
A222/22
256 Arnold Ave, Thornhill**

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

ITEM NUMBER: 6.22	CITY WARD #: 5
APPLICANT:	Oren Antebi
AGENT:	Alison Stickland
PROPERTY:	256 Arnold Ave, Thornhill
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 the construction of an addition to the existing dwelling and to permit increased maximum driveway/curb width.

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

The subject lands are zoned R1E(EN) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The total of both side yards shall not be less than 6.0 metres. [Section 14.403]	To permit a total of both side yards to be not less than 5.9 metres.
2	A maximum lot coverage of 23% is permitted. [Section 7.2.2]	To permit a maximum lot coverage of 27.3%.
3	Circular driveways are permitted to have a maximum combined curb cut width of 9.0 metres. [Section 6.7.4]	To permit a circular driveway with a maximum combined curb cut width of 10.42 metres

The subject lands are zoned R1V and subject to the provisions of Exception 9(662) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The total of both side yards shall not be less than 6.0 metres. [Section 9(662)]	To permit a total of both side yards to be not less than 5.9 metres.
5	A maximum lot coverage of 20% is permitted. [Schedule A]	To permit a maximum lot coverage of 27.3%.
6	Circular driveways are permitted to have a maximum combined curb cut width of 9.0 metres. [Section 4.1.4]	To permit a circular driveway with a maximum combined curb cut width of 10.42 metres

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

HEARING INFORMATION
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:	September 8, 2022	
Date Applicant Confirmed Posting of Sign:	September 6, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	The existing property already exceeds the coverage requirements, it cannot meet the requirements.	
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:	No	
<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 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:	Application under review.

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The owner/ applicant needs to obtain a lot grading permit from The Development Inspection and Lot Grading division of the City’s Development Engineering Department. Please note any addition to the existing structure requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)	
The Development Engineering (DE) Department does not object to the variance application A222/22 subject to the following 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.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: The applicant has applied for a tree removal/protection permit through the forestry division. The Forestry division is satisfied with the applicant’s current plans and no further action is required at this time	
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.

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning michelle.perrone@vaughan.ca	Application under review.
2	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.

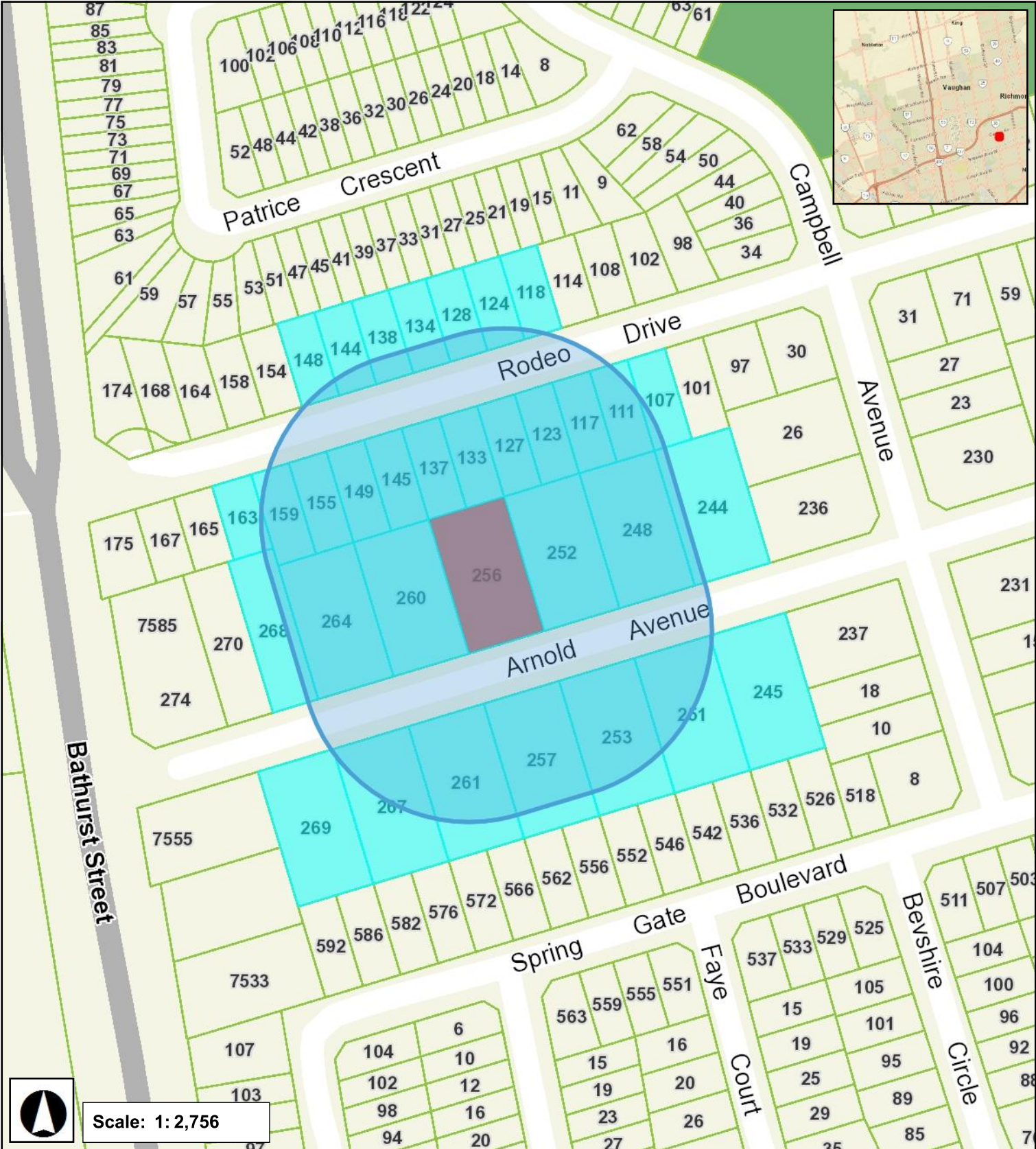
IMPORTANT INFORMATION – PLEASE READ
<p>CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer 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>

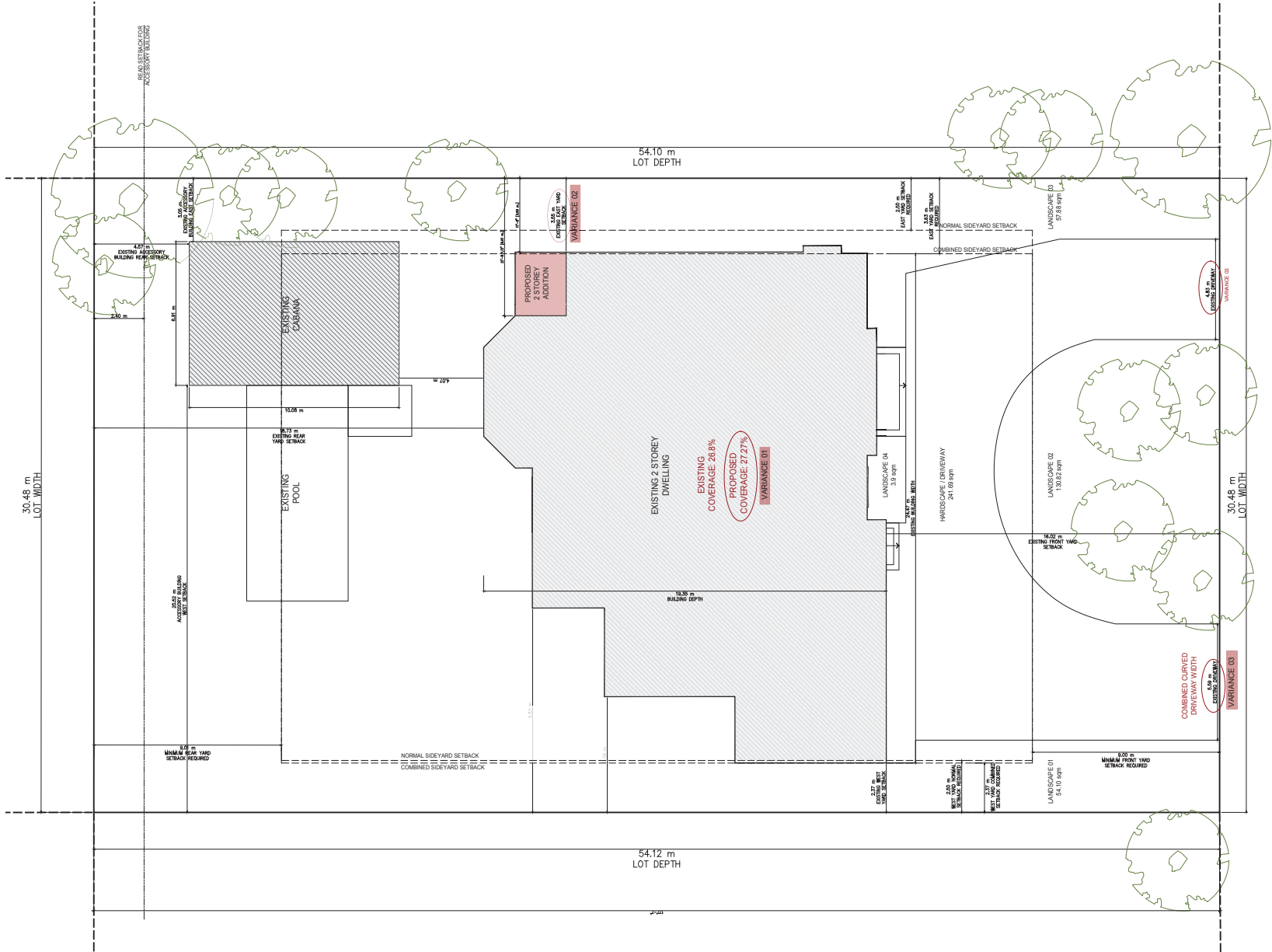
SCHEDULE A: DRAWINGS & PLANS



A222/22 - Notification Map

256 Arnold Avenue, Thornhill





ARNOLD AVENUE

ZONING BY-LAWS 01-2021
VARIANCE REQUESTED

- To permit a maximum lot coverage of 27.3%
- To permit a total of both side yards to be not less than 5.9m
- To permit a circular driveway with a maximum combined curb cut width of 10.42m

ZONING BYLAWS 1-00
VARIANCE REQUESTED

- To permit a maximum lot coverage of 27.3%
- To permit a total of both side yards to be not less than 5.9m
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NOTES:
2019 Copyright © All designs, details, graphic and written material illustrated herein constitutes the original work of Harati Design Inc. and may not be copied, published, reproduced by any means or used on projects except as noted herein without their written consent. All rights reserved. The contractor is to verify all dimensions and site conditions and report any discrepancies to Harati Design Inc. immediately. These drawings are not to be scaled.

#	DATE	REVISION / ISSUE	CHKD
1	2022/08/09	Issued for revised Zoning permit	
2			
3			
4			
5			
6			

FRONTYARD LANDSCAPE CALC.			
DESCRIPTION	FEETINGS		
- LANDSCAPE 01	54.10 SQM (582.35 SQ-FT)		
- LANDSCAPE 02	130.82 SQM (1408.20 SQ-FT)		
- LANDSCAPE 03	57.88 SQM (623.09 SQ-FT)		
- LANDSCAPE 04	3.9 SQM (42.08 SQ-FT)		
TOTAL LANDSCAPE	246.72 SQM (2655.69 SQ-FT)		50.6%
- LANDSCAPE / DRIVEWAY	241.69 SQM (2601.55 SQ-FT)		49.4%

SITE ZONING STATISTICS

DESCRIPTION	FEETINGS	PROPOSED	ALLOWED
ZONED	R1(RS) 40.3		
- LOT FRONTAGE	30.48 m	30.48 m	30 m
- LOT DEPTH	54.12 m	54.12 m	
- BUILDING DEPTH	19.35 m	19.35 m	
- BUILDING WIDTH	24.86m	24.86m	
SETBACKS			
- FRONT	18.73 m	18.73 m	9 m
- REAR	16.02 m	16.02 m	9 m
- FRONT SIDE	3.95 m	3.95 m	2.90 m
- REAR SIDE	2.37 m	2.37 m	2.90 m
- COMBINED SIDEYARD	5.92 m	5.92 m	6 m

SITE STATISTICS

DESCRIPTION	FEETINGS	PROPOSED	ALLOWED
ZONED	R1(RS) 40.3		
LOT AREA	1649 m ²		
COVERAGE			
- Dwelling	302.31 sqm	309.85 sqm	
- Garage	64.53 sqm	64.53 sqm	
- Cabana	69.55 sqm	69.55 sqm	
- Covered Porches	5.9 sqm	5.9 sqm	
TOTAL	442.30 sqm	449.77 sqm	
LOT COVERAGE %	26.82%	27.27%	23 %
GROSS FLOOR AREA			
- Main Floor	301.94 sqm	309.85 sqm	
- Second Floor	354.38 sqm	361.77 sqm	
TOTAL	656.09 sqm	671.63 sqm	
F.A.R. %	39.82 %	40.73 %	



100 - 33 Shepherd Road
Oakville, ON L6K 2G8
905 510 6251
www.harati.ca

PROJECT:
ANTEBI RESIDENCE

256, ARNOLD AVE

SHEET TITLE:
SITE PLAN

DATE:
2022/08/11
SCALE:
1:100
DWN BY:
D.M
CHKD BY:
A.S
PROJECT ID:
21.11

Ao1
SHEET No.

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			Application under review.
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Sarah Scauzillo, Building Standards Department
Date: August 010, 2022
Applicant: Oren Antebi
Location: PLAN RP3715 Lot 6 municipally known as 226 Arnold Avenue
File No.(s): A222/22

Zoning Classification:

The subject lands are zoned R1E(EN) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The total of both side yards shall not be less than 6.0 metres. [Section 14.403]	To permit a total of both side yards to be not less than 5.9 metres.
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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