

ITEM #: 6.09

**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A135/22
103 Castlepoint Dr Woodbridge ON**

COA REPORT SUMMARY

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

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X		General Comments
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X	X	Recommend Approval w/Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X	X	Recommend Approval w/Conditions
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 *Schedule B	X			General Comments
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	X		General Comments
Bell Canada *Schedule B	X	X		General Comments
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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Ijaz Ahmad	107 Castlepoint Dr	09/12/2022	Letter in Support
Public	Sabrina Altomare	131 Castlepoint Dr	09/12/2022	Letter in Support
Public	Raymond Commisso	123 Castlepoint Dr	09/12/2022	Letter in Support
Public	Michelle and Najiba Amiri	87 Castlepoint Dr	09/12/2022	Letter in Support

PUBLIC & APPLICANT CORRESPONDENCE

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

Public	Ganesh Kumar	61 Castlepoint Dr	09/12/2022	Letter in Support
Public	Bant Singh Kooner	111 Castlepoint Dr	09/12/2022	Letter in Support
Public	Harvinder Singh	143 Castlepoint Dr	09/12/2022	Letter in Support

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

Hearing Date (07/07/2022)	To permit time to meet with neighbours.
Hearing Date (08/18/2022)	To permit time to address neighbour comments.



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A135/22
103 Castlepoint Dr Woodbridge ON**

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.09	CITY WARD #: 2
APPLICANT:	Manjit Ghotra Harjit Singh
AGENT:	Rob Jeffries
PROPERTY:	103 Castlepoint Dr 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 the construction of a proposed single family dwelling (with deck) and to permit increased maximum driveway width.

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

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.423 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A balcony, for single detached dwelling, may encroach 1.5 m into the required rear yard but in no case shall a balcony project greater than 3.0 beyond a main wall. [4.13, Table 4-1]	To permit the balcony in the rear yard to project a maximum of 3.1 metres from the rear main wall.
2	The maximum permitted lot coverage is 50%. [7.2.3, Table 7-4]	To permit a maximum lot coverage of 50.21% (42.33% Dwelling, 0.97% Covered Porch and 7.88% Eaves/Soffits).
3	Where lot frontage is 12.0 m or greater, the minimum front yard landscape requirement shall be 50%. [4.19 2.b.]	To permit a minimum of 44.45% of the front yard to be landscaping.

The subject lands are zoned R3 – Residential Zone and subject to the provisions of Exception 9(692) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The maximum permitted lot coverage is 40%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 43.30% (42.33% Dwelling, 0.97% Covered Porch).
5	Porches and balconies which are uncovered, unexcavated and unenclosed may extend into a required rear yard to a maximum of 1.8 metres. [3.14 c)]	To permit a deck to extend into the required rear yard a maximum of 2.45 metres.
6	No garage or carport shall be constructed with dimensions less than 3.0 metres by 6.0 metres measured from the interior walls. [4.1.4 e)]	To permit the garage to be constructed with the minimum dimensions of 3.0 metres by 5.94 metres measured from the interior walls.
7	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [4.1.4 f) i)]	To permit a maximum width of a driveway at the street curb and a curb cut to be 7.62 metres.
8	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.4 f) iii)]	To permit the portion of the driveway between the street line and the street curb to be 7.62 metres in width.
9	The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front yard. [4.1.4 f) v) (2)]	To permit a minimum of 44.45% of the front yard to be landscaping.

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

PUBLIC PARTICIPATION

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

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.

That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	September 8, 2022	
Date Applicant Confirmed Posting of Sign:	September 6, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Cannot comply with the zoning by-law to increase the main floor and second foot print to allow for a larger house as well as increasing the width of the garage from internal width of 5.182 (17'-0") to 5.486m (18'-0").	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:		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 (ZONING) COMMENTS

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	That the final Arborist Report and Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.
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DEVELOPMENT ENGINEERING COMMENTS

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

As the proposed dwelling in the subject property is 190.9 m², the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m² requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)

The Development Engineering (DE) Department does not object to variance application A135/22 subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit the final 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 permit prior to any work being undertaken on the property. To obtain a grading permit 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 a grading permit.
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

PFH Recommended Conditions of Approval:	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.
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DEVELOPMENT FINANCE COMMENTS

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.

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

No comments received to date.

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
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	Development Planning joshua.cipolletta@vaughan.ca	That the final Arborist Report and Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.
2	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the final 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 permit prior to any work being undertaken on the property. To obtain a grading permit 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 a grading permit.
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

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.

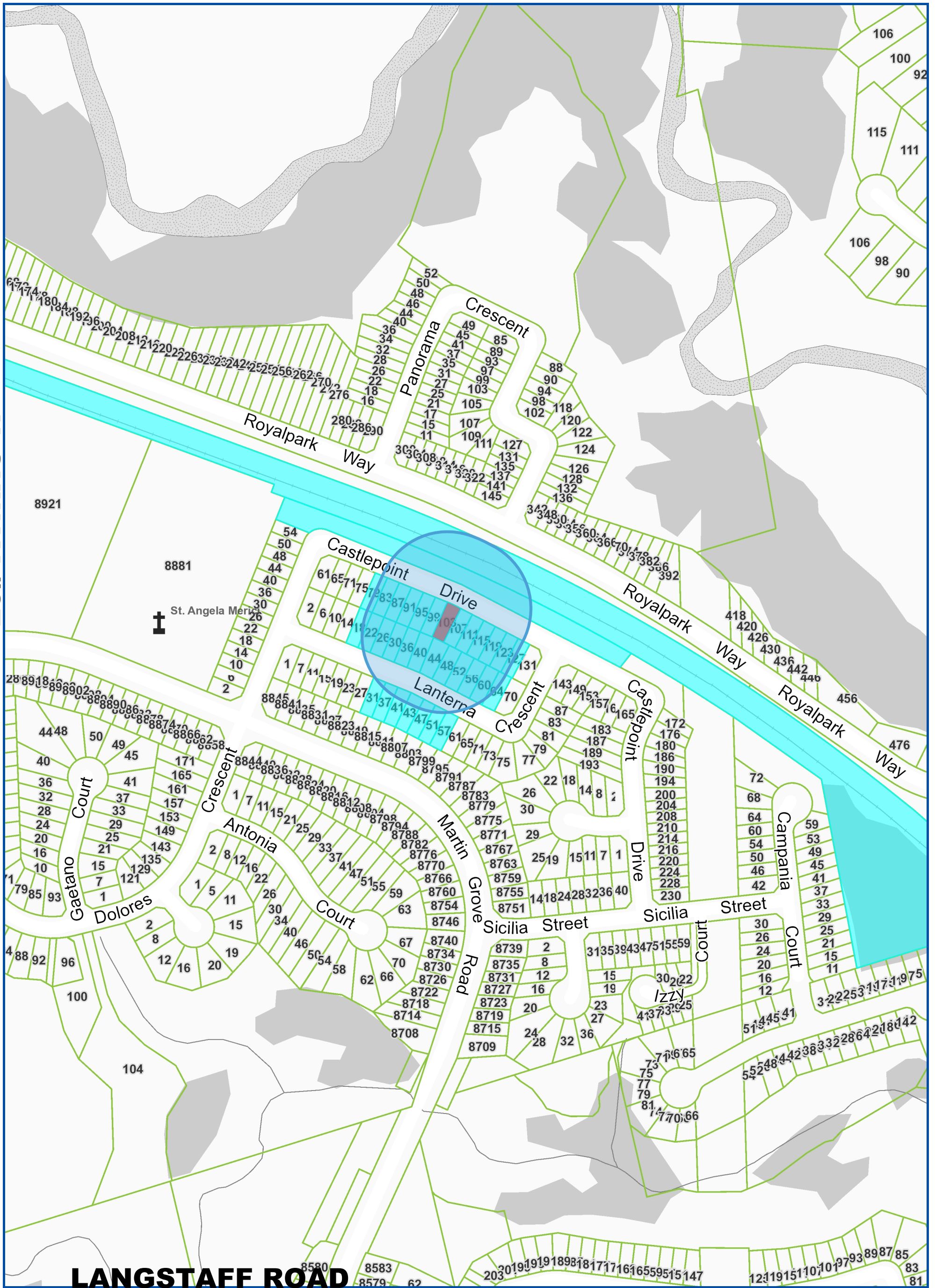
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

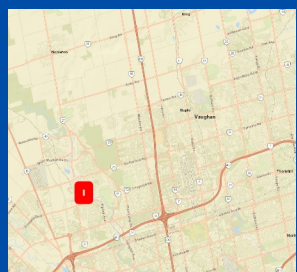
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS

HIGHWAY #27



Map Information:



Title:

103 CASTLEPOINT DRIVE, WOODBRIDGE

LOCATION MAP - A135/22

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:4,514

0 0.07 km

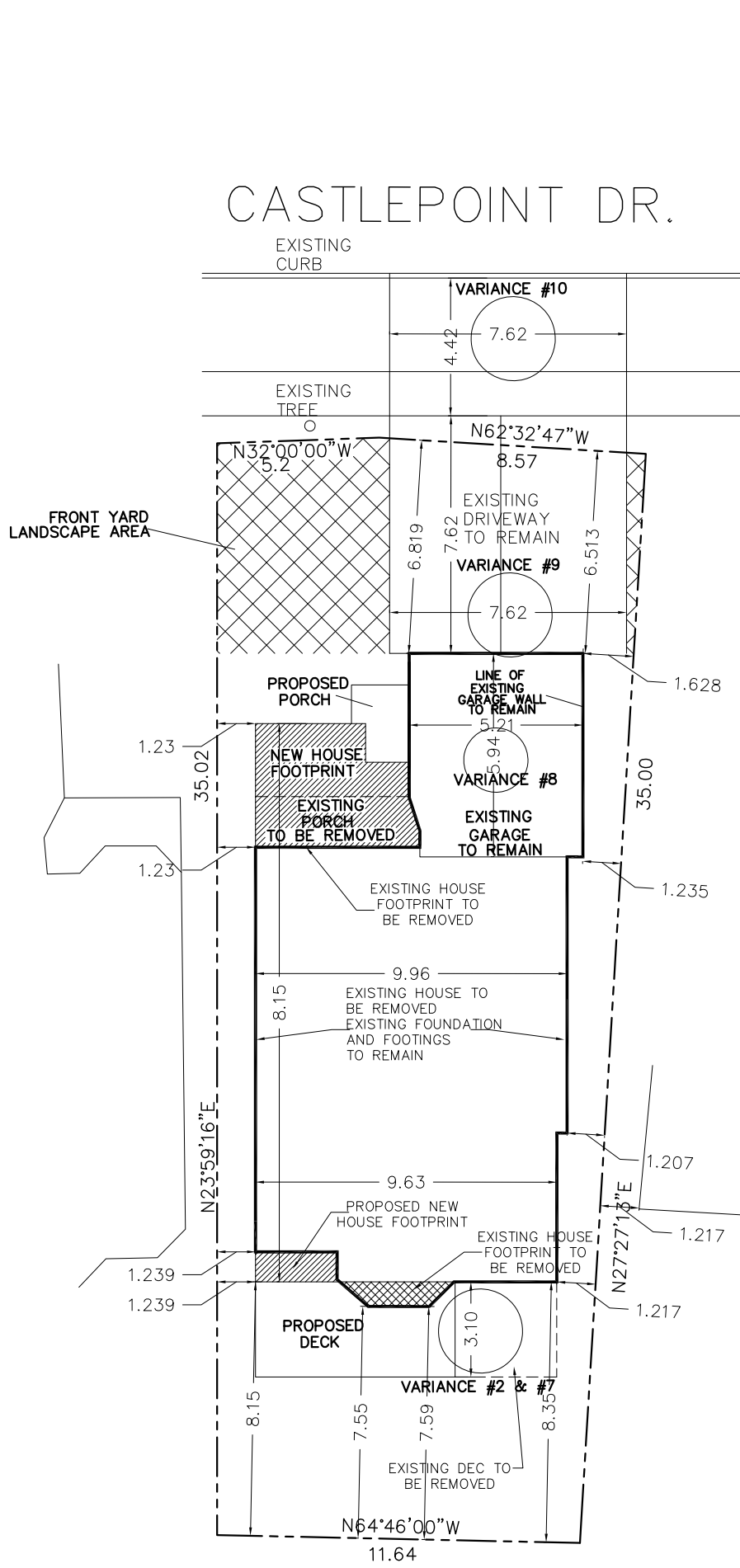


Created By:
Infrastructure Delivery
Department
June 21, 2022 2:51 PM

Projection:
NAD 83
UTM Zone
17N

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A135//22



ROOF LOT COVERAGE

BY LAW 01-2021	Sq. Ft.	Sq. M.
MAIN ROOF AREA	2327	216.18
PORCH ROOF OUTSIDE OF MAIN ROOF	30	2.78
GARAGE EAVES OUTSIDE OF MAIN ROOF	56.29	5.23
total	2413.16	224.19
Lot Coverage %	VARIANCE #3	50.2%
Lot Area	4806	446.5

FRONT LANDSCAPED AREA	
BY-LAW 01-2021 & BY-LAW 1-88	
FRONT YARD AREA:	91.26m ²
HARD SURFACE AREAS:	50.69m ²
TOTAL LANDSCAPED SOFT AREA:	44.45% 40.57m²

VARIANCE #4 & #11

ZONING INFORMATION BY-LAW 1-88			
ZONE DESIGNATION	PERMITTED	PROVIDED	PROPOSED
R-3			
LOT AREA (sq. m)	XX	446.5	446.5
FRONT YARD SETBACK (m) to garage	6.4	6.513	6.513
INTERIOR SIDE YARD SETBACK (m) EAST	1.2	1.207	1.207
INTERIOR SIDE YARD SETBACK (m) WEST	1.2	1.23	1.23
REAR YARD SETBACK (m)	7.5	7.55	8.15
TOTAL FLOOR AREA (sq. m) with HOUSE, GARAGE AND FRONT PORCH	XXXX	173.19	193.35
LOT COVERAGE (%)	40%	38.79%	43.3%

VARIANCE #6

SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY: DIEGO FAZIO ONTARIO LAND SURVEYOR APRIL 20, 1993 LOTS 165,167 AND 168 PLAN 65M-2857 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

DATE: MAY 24, 2022

SCALE: 1:200

103 CASTLEPOINT DR.
CITY OF VAUGHAN

DWG. TITLE
SITE PLAN

JOB No. 222008 DWG. No. SP-1

SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			
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	X		General Comments
Bell Canada *Schedule B	X	X		General Comments
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	X	Recommend Approval/with conditions
Building Standards (Zoning)	X	X		General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 29, 2022
Name of Owners: Manjit Ghotra and Harjit Singh
Location: 103 Castlepoint Drive
File No.(s): A135/22

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

1. To permit the balcony in the rear yard to project a maximum of 3.1 m from the rear main wall.
2. To permit a maximum lot coverage of 50.21%.
3. To permit a minimum of 44.45% of the front yard to be landscaping.

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

1. A balcony, for single detached dwelling, may encroach 1.5 m into the required rear yard but in no case shall a balcony project greater than 3.0 beyond a main wall.
2. The maximum permitted lot coverage is 50%.
3. Where lot frontage is 12.0 m or greater, the minimum front yard landscape requirement shall be 50%.

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

4. To permit a maximum lot coverage of 43.30%.
5. To permit a deck to extend into the required rear yard a maximum of 2.45 m.
6. To permit the garage to be constructed with the minimum dimensions of 3.0 m by 5.94 m measured from the interior walls.
7. To permit a maximum width of a driveway at the street curb and a curb cut to be 7.62 m.
8. To permit the portion of the driveway between the street line and the street curb to be 7.62 m in width.
9. To permit a minimum of 44.45% of the front yard to be landscaping.

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

4. The maximum permitted lot coverage is 40%.
5. Porches and balconies which are uncovered, unexcavated and unenclosed may extend into a required rear yard to a maximum of 1.8 m.
6. No garage or carport shall be constructed with dimensions less than 3.0 m by 6.0 m measured from the interior walls.
7. The maximum width of a driveway at the street curb and a curb cut shall be 6.0 m.
8. The portion of the driveway between the street line and the street curb shall not exceed 6.0 m in width.
9. The Lot Frontage for Lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped Front yard.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the construction of a two-storey dwelling with the above noted variances.

The Development Planning Department has no objection to Variance 1 for the proposed balcony as the increase to the balcony projection is minor in nature and will not pose a significant visual impact to the neighbouring properties.

The dwelling's proposed footprint will have a lot coverage of 43.3% and the building eaves will have a lot coverage of 6.9%. By-law 001-2021 currently includes eaves as part of the lot coverage calculation whereas By-law 1-88 does not. The 0.21% increase

to the permitted lot coverage under By-law 001-2021 is minor in nature. The footprint's lot coverage of 43.3% would also comply with that Zoning By-law if the eaves were not considered. The eaves are to be removed from the calculation as part of a general housekeeping amendment to be heard at the June 28th, 2022 Council meeting. As such, the Development Planning Department has no objection to Variances 2 and 4 for increased lot coverage.

The Development Planning Department has no objection to Variances 3 and 9 for the reduction in front yard landscaping, as the reduction is minor in nature and will not cause adverse impacts to the existing streetscape. The subject property also meets the requirement for 60% of the required front yard landscaping, before the proposed reduction, to be soft landscaping.

The Development Planning Department has no objection to Variance 5 for the proposed deck as the encroachment into the required rear yard does not adversely impact soft landscaping requirements or the requirements for safe access and drainage.

The Development Planning Department has no objection to Variance 6 for the proposed garage given that the proposed garage dimensions comply with 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.

The Development Planning Department has no objection to Variances 7 and 8 for the driveway width at the curb as the proposal complies with Zoning By-law 001-2021.

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, subject to the following conditions:

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That the final Arborist Report and Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

To: Committee of Adjustment
From: Garrett Dvernichuk, Building Standards Department
Date: June 22, 2022
Applicant: Manjit Ghotra Harjit Singh
Location: PLAN 65M2857 Lot 168 municipally known as 103 Castlepoint Drive
File No.(s): A135/22

Zoning Classification:

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.423 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A balcony, for single detached dwelling, may encroach 1.5 m into the required rear yard but in no case shall a balcony project greater than 3.0 beyond a main wall. [4.13, Table 4-1]	To permit the balcony in the rear yard to project a maximum of 3.1 metres from the rear main wall.
2	The maximum permitted lot coverage is 50%. [7.2.3, Table 7-4]	To permit a maximum lot coverage of 50.21%.
3	Where lot frontage is 12.0 m or greater, the minimum front yard landscape requirement shall be 50%. [4.19 2.b.]	To permit a minimum of 44.45% of the front yard to be landscaping.

The subject lands are zoned R3 – Residential Zone and subject to the provisions of Exception 9(692) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The maximum permitted lot coverage is 40%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 43.30%.
5	Porches and balconies which are uncovered, unexcavated and unenclosed may extend into a required rear yard to a maximum of 1.8 metres. [3.14 c)]	To permit a deck to extend into the required rear yard a maximum of 2.45 metres.
6	No garage or carport shall be constructed with dimensions less than 3.0 metres by 6.0 metres measured from the interior walls. [4.1.4 e)]	To permit the garage to be constructed with the minimum dimensions of 3.0 metres by 5.94 metres measured from the interior walls.
7	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [4.1.4 f) i)]	To permit a maximum width of a driveway at the street curb and a curb cut to be 7.62 metres.
8	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.4 f) iii)]	To permit the portion of the driveway between the street line and the street curb to be 7.62 metres in width.
9	The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front yard. [4.1.4 f) v) (2)]	To permit a minimum of 44.45% of the front yard to be landscaping.

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.

Date: June 9th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A135-22**

Related Files:

Applicant Manjit Ghotra and Harjit Singh

Location 103 Castlepoint Dr.

COMMENTS:

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

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

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

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

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

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Mitchell Penner

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

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

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.com

Lenore Providence

Subject: FW: [External] RE: A135/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentsservices@york.ca>

Sent: June-16-22 6:54 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: A135/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello Lenore,

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

Thank you,

Niranjan Rajevan, M.PI. | 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 | niranjan.rajevan@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.

Lenore Providence

Subject: FW: [External] RE: A135/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: June-09-22 2:58 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: A135/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Ijaz Ahmad	107 Castlepoint Dr	09/12/2022	Letter in Support
Public	Sabrina Altomare	131 Castlepoint Dr	09/12/2022	Letter in Support
Public	Raymond Commisso	123 Castlepoint Dr	09/12/2022	Letter in Support
Public	Michelle and Najiba Amiri	87 Castlepoint Dr	09/12/2022	Letter in Support
Public	Ganesh Kumar	61 Castlepoint Dr	09/12/2022	Letter in Support
Public	Bant Singh Kooner	111 Castlepoint Dr	09/12/2022	Letter in Support
Public	Harvinder Singh	143 Castlepoint Dr	09/12/2022	Letter in Support

Received

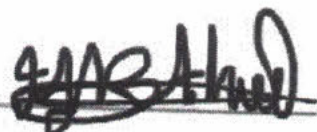
September 12, 2022

Letter of Support

In consideration of proposed development plans at 103 Castlepoint Drive, City of Vaughan.

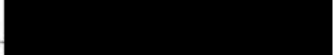
By the letter, IJAZ AHMAD, the owner of 107 CASTLEPOINT DRIVE has been informed of the nature of the intended development at the above property and WOOD BRIDGE herein I am SUPPORTING the proposed plans.

Regards,

Signature: 

Date: SEP 11 / 2022

Name: IJAZ AHMAD
IJAZ - ROZINA

Phone Number: 



Received

September 12, 2022

Letter of Support

In consideration of proposed development plans at 103 Castlepoint Drive, City of Vaughan.

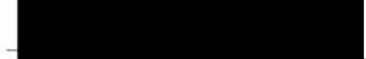
By the letter, Sabrina Mikmore, the owner of 131 Castlepoint Dr has been informed of the nature of the intended development at the above property and herein I am SUPPORTING the proposed plans.

Regards,

Signature: 

Date: Sept. 11 / 2022

Name: Sabrina

Phone Number: 

Received

September 12, 2022

Letter of Support

In consideration of proposed development plans at 103 Castlepoint Drive, City of Vaughan.

By the letter, RAYMOND COMMISSO, the owner of 123 CASTLEPOINT DRIVE
WOODBRIDGE
has been informed of the nature of the intended development at the above property and herein I am SUPPORTING the proposed plans.

Regards,

Signature:

[Handwritten Signature]

Date:

Sept 11/22

Name:

Raymond ComMISSO

Phone Number:



Received
September 12, 2022

Letter of Support

I, Michelle Amiri, registered owner of 87 Castlepoint Drive, Woodbridge, Ontario, L4H 1B9, have known Manjit Singh Ghotra and his family since I moved into this house. They are very kind and personable people. I reviewed the plan A135/22. I have informed of the nature of intended development at above property and herein I am SUPPORTING the proposed plans.

Regards,

Signature: 

Date: Sept 19/2022

Name: Michelle Amiri
Najiba Amiri

Phone Number: 

Received
September 12, 2022

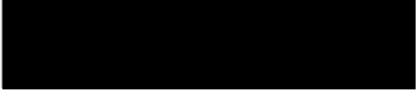
Letter of Support

In consideration of proposed development plans at 103 Castlepoint Drive, City of Vaughan.

By the letter, Ganesh Kumar, the owner of 61 Castlepoint Dr. have informed of the nature of intended development at above property and herein I am SUPPORTING the proposed plans.

Regards,

Signature: [Handwritten Signature] Date: Sept. 8/2022

Name: Ganesh Kumar Phone Number: 

Received

September 12, 2022

Letter of Support


I, Bant Singh Kooner, resident of 111 Castlepoint Drive, Woodbridge, Ontario, L4H 1B9 have been living with my entire family (wife, daughter, two sons) at this house for over 22 years. I know Manjit Singh Ghotra and his family since they moved into their house in 1999. They are very kind and personable people. I reviewed the plan A135/22 with my family, and we support this plan. I have informed of the nature of intended development at above property and herein I am SUPPORTING the proposed plans.

Regards,

Signature: Bant Singh Kooner

Date: Sep 3, 2022

Name: BANT SINGH Kooner

Phone Number: 

Received

September 12, 2022

Letter of Support

I, Harvinder Singh, registered owner of 143 Castlepoint Drive, Woodbridge, Ontario, L4H 1B9, have known Manjit Singh Ghotra and his family since they moved into their house in 1999. They are very kind and respectful people. I reviewed the plan A135/22. I have informed of the nature of intended development at above property and herein I am SUPPORTING the proposed plans.

Regards,

Signature: H. Singh

Date: Sept 03 - 2022

Name: HARVINDER SINGH

Phone Number: 