

ITEM #6.7:	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A203/22 190 Mattucci Ct 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			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	X Cleared	No Comments or Concerns
By-law & Compliance, Licensing & Permits	X	X		No Comments or Concerns
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X	X	X	General Comments
Ministry of Transportation (MTO) <i>*Schedule B</i>				
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
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		
*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.	
None	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A203/22
190 Mattucci Ct Woodbridge ON**

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

ITEM NUMBER:	CITY WARD #: 1
APPLICANT:	Joe Disimone & Jennifer Ali
AGENT:	Gianni Regina
PROPERTY:	190 Mattucci Court, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the existing cabana, pavilion and shed.

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

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.421 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	In any Residential Zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67 m ² , whichever is less [Section 4.1.3.1].	To permit a maximum lot coverage of 91 m ² for Residential accessory structures.
2	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 3.88 metres for a residential accessory structure (Pavilion).
3	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 3.65 metres for a residential accessory structure (Shed).
4	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 3.35 metres for a residential accessory structure (Pergola).

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(690) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum rear yard of 15.0 metres is required [Schedule A].	To permit a minimum rear yard of 8.0 metres (Shed).
6	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 10% or 67 square metres, whichever is the lesser [Section 4.1.1 a)].	To permit a maximum of the lot area covered by all accessory buildings and structures to be 108.65 m ² .
7	The maximum height of any accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. [Section 4.1.1 b)].	To permit a maximum height of 5.08 metres to the highest point of an accessory building (Pavilion).

COMMITTEE OF ADJUSTMENT COMMENTS	
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. Application under review	
Development Planning Recommended Conditions of Approval:	

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>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 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)</p> <p>The Development Engineering (DE) Department does not object to the variance application A203/22 subject to the following condition:</p>	
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: No comments no concerns	
PFH Recommended Conditions of Approval:	An Arborist letter shall be required to determine the extent of tree impact and if any remedial work is required. (Cleared)

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

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment no concerns	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
None	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
None	
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	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.
7	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca andrew.swedlo@vaughan.ca	An Arborist letter shall be required to determine the extent of tree impact and if any remedial work is required.
8	TRCA Kristen.regier@trca.ca	That the applicant provides the required fee amount of \$610.00, payable to the Toronto and Region Conservation Authority.

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>

IMPORTANT INFORMATION – PLEASE READ
<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



Kirby Road



October 5, 2022 2:38 PM

PART 1 : PLAN OF
LOT 16, REGISTERED PLAN 65M – 3001
CITY OF VAUGHN
REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS

LOT AREA : 52396.06 sq. ft. (4867.75 sq. m.)

EXISTING COVERAGE

EXISTING DWELLING COVERAGE – 7118.51 sq. ft. (661.33 sq. m.)

TOTAL EXISTING DWELLING COVERAGE:13.58 %

PROPOSED COVERAGE

PROPOSED PAVILION – 750.66 sq. ft. (69.73 sq. m.)

PROPOSED SHED – 229.02 sq. ft. (21.27 sq. m.)

PROPOSED SEASONAL BATHROOM – 47.08 sq. ft. (4.37 sq. m.)

PROPOSED PERGOLA – 190.00 sq. ft. (17.65 sq. m.)

TOTAL PROPOSED COVERAGE – 1216.76 sq. ft. (113.02 sq. m.)

PROPOSED COVERAGE: 2.3 %

TOTAL COVERAGE

TOTAL PROPOSED COVERAGE – 8335.30 sq. ft. (774.35 sq. m.)

TOTAL PROPOSED COVERAGE PERCENTAGE – 15.88 %

A203/22

LOT AREA : 52396.06 sq. ft. (4867.75 sq. m.)	PERCENTAGE BREAKDOWN
EXISTING DWELLING COVERAGE – 7118.51 sq. ft. (661.33 sq. m.)	13.58 %
PROPOSED PAVILION – 750.66 sq. ft. (69.73 sq. m.)	1.43 %
PROPOSED SHED – 229.02 sq. ft. (21.27 sq. m.)	0.44 %
PROPOSED SEASONAL BATHROOM – 47.08 sq. ft. (4.37 sq. m.)	0.08 %
PROPOSED PERGOLA – 190.00 sq. ft. (17.65 sq. m.)	0.35 %
TOTAL PROPOSED COVERAGE	15.55 %

#	Zoning By-law 61-2021	Variance requested
1	In any Residential Zone, the maximum lot coverage of all buildings and structures shall be 10% of 67 m2, whichever is less [Section 4.1.1.1]	To permit a maximum lot coverage of 91 m2 for existing and proposed accessory structures.
2	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1.1]	To permit a maximum height of 3.66 metres for a residential accessory structure (Pavilion).
3	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1.1]	To permit a maximum height of 3.66 metres for a residential accessory structure (Shed).
4	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1.1]	To permit a maximum height of 3.35 metres for a residential accessory structure (Pergola).

The subject lands are zoned RP – Rural Residential and subject to the provisions of Exception 8(650) under Zoning By-law 1-88, as amended.

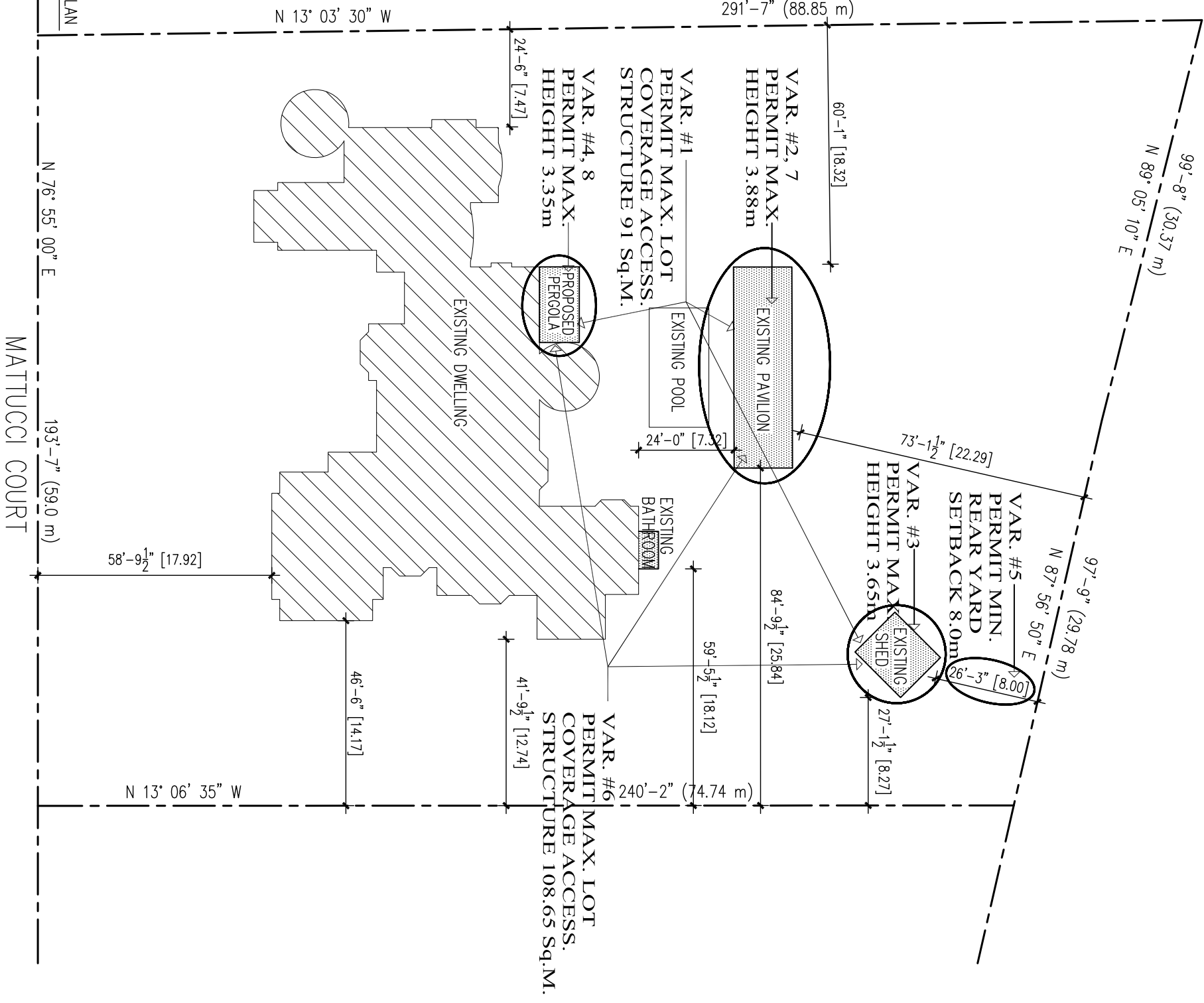
Zoning By-law 1-88

#	Zoning By-law 1-88	Variance requested
5	A minimum rear yard of 15.0 metres is required [Schedule A]	To permit a minimum rear yard of 6.0 metres (Shed).
6	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 10% of 67 square metres, whichever is the lesser [Section 4.1.3.1]	To permit a maximum of the lot area covered by all accessory buildings and structures to be 108.66 m2.
7	The maximum height of any accessory building or structure shall be 3.0 metres from the average finished ground level to the highest point of the roof of the building or structure [Section 4.1.1.5.1]	To permit a maximum height of 3.66 metres to the highest point of the accessory building (Pavilion).
8	The nearest part of the roof of an accessory building or structure shall not be more than three (3) metres above finished grade [Section 4.1.1.5.1]	To permit a maximum height of 3.1 metres to the nearest part of the accessory building structure (Pergola).
9	A maximum lot coverage of 10% is permitted [Schedule A]	To permit a maximum lot coverage of 15.55%.

RECEIVED

By RECEIVED at 9:19 am, Oct 31, 2022

1 PROPOSED SITE PLAN
A1 1/32"=1'-0"



DO NOT SCALE
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.

NO.	DATE:	REVISION	CH'D
1.	4 AUG 2022	Variance Identification	GR.
2.	28 OCT 2022	Noting 'EXISTING'	GR.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS NO AWARENESS OF ANY MATERIAL ERRORS OR OMISSIONS IN THE DRAWING BUILDING CODE TO BE 1-88(2008).

QUALIFICATION INFORMATION 13251, OF THE 2006 ONTARIO BUILDING CODE (OR 217.4.1, OF THE 1997 ONTARIO BUILDING CODE) (OR 217.4.1, OF THE 1997 ONTARIO BUILDING CODE)

DAVID MATHIESON 28555

SIGNATURE 28555

REGISTRATION INFORMATION

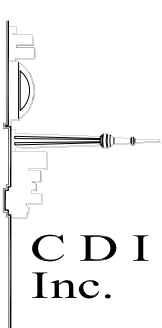
REGISTERED UNDER DIVISION C - 13251, OF THE 2006 ONTARIO BUILDING CODE (OR 217.4.1, OF THE 1997 ONTARIO BUILDING CODE)

CITYSCAPE DESIGN INNOVATIONS 32631

FROM NAME 32631

- ☐ ISSUED FOR CONSTRUCTION
- ☒ ISSUED FOR PRICING
- ☒ ISSUED FOR BLDG. PERMIT
- ☐ ISSUED FOR PRELIM. REVIEW

Orientation Stamp



Architectural Building Design
Consultant
CITYSCAPE DESIGN INNOVATION INC.
38 SELVAPIANO CRESCENT
WOODBRIIDGE, ONTARIO
L4H 0X2
cdl_inc@rogers.com
BUS (289) 553-0679

Client/Project
PROPOSED PAVILION AT:
190 MATTUCCI COURT
WOODBRIIDGE, ONTARIO

Scale	Date
1/8"=1'-0"	APRIL 2022

Drawing Title	Sheet Number
PROPOSED SITE PLAN	A1

A203/22

REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS

LOT AREA : 52396.06 sq. ft. (4867.75 sq. m.)

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PROPOSED SHED - 229.02 sq. ft. (21.27 sq. m.)

PROPOSED SEASONAL BATHROOM - 47.08 sq. ft. (4.37 sq. m.)

PROPOSED PERGOLA - 190.00 sq. ft. (17.65 sq.

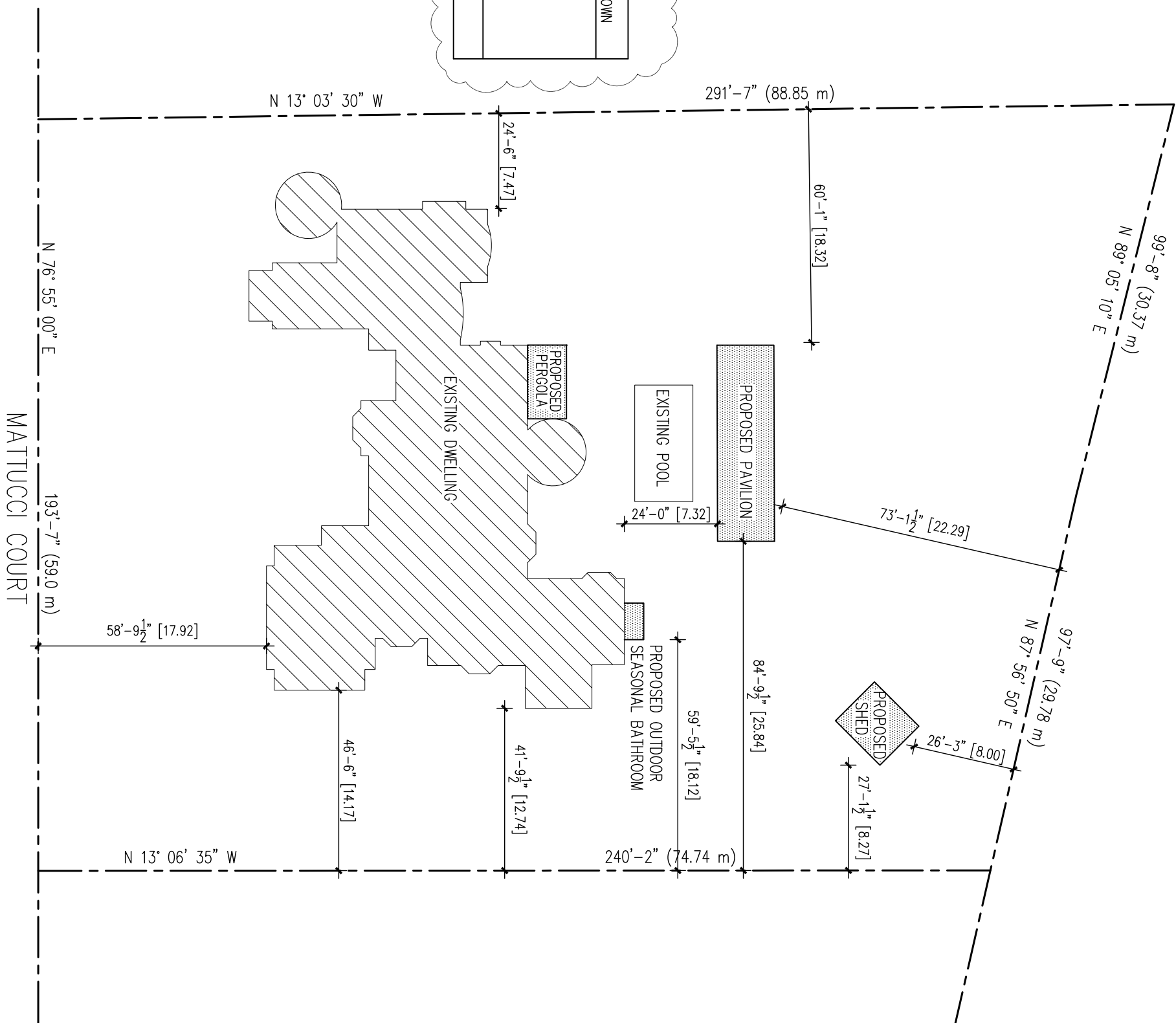
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TOTAL PROPOSED COVERAGE	15.88 %



DO NOT SCALE

NO.	DATE:	REVISION	CH'D

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 3.2.5.1. OF THE 2006 ONTARIO BUILDING CODE (OR 2.17.4.1. OF THE '97 ONTARIO BUILDING CODE)

DAVID MATHIESON

 28555

REGISTRATION INFORMATION

ONTARIO BUILDING CODE)

[illegible]

- ☐ ISSUED FOR CONSTRUCTION
- ☒ ISSUED FOR PRICING
- ☒ ISSUED FOR BLDG. PERMIT
- ☐ ISSUED FOR PRELIM. REVIEW

Stamp	Orientation

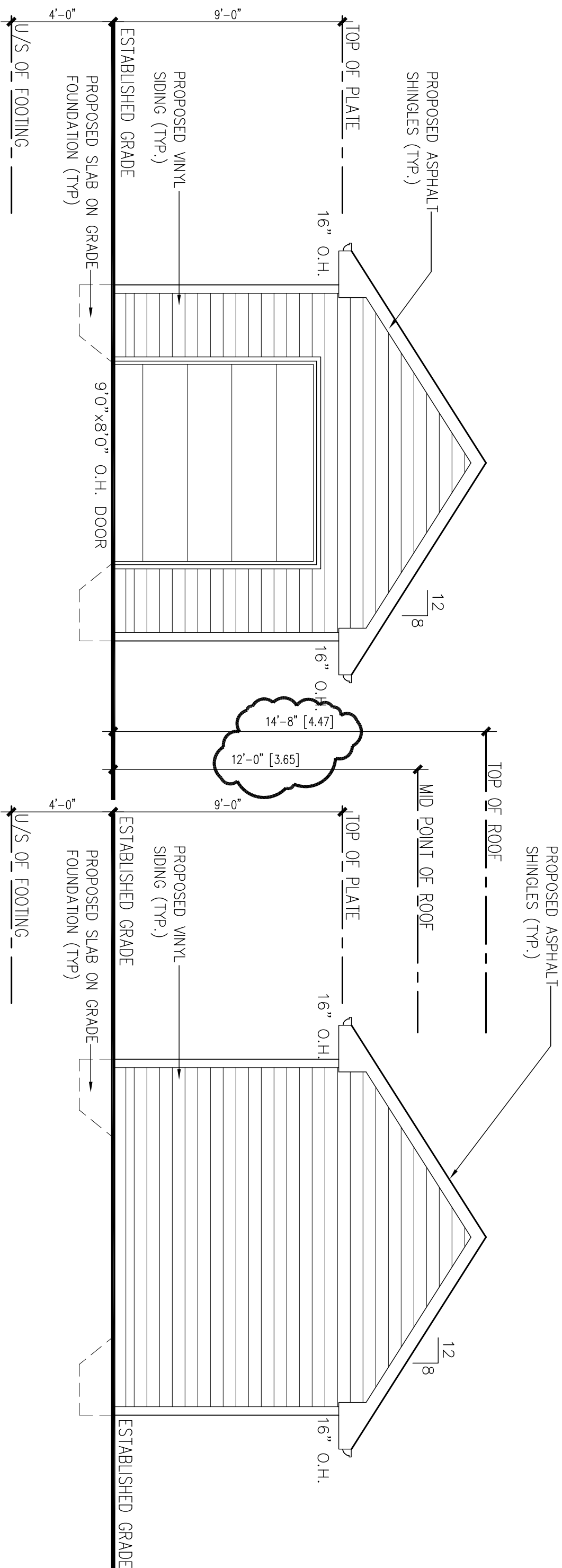
Architectural Building Design
Consultant



CITYSCAPE DESIGN INNOVATION INC.
38 SELVAIANO CRESCENT
WOODBRIDGE ONTARIO
L4H 0X2
cdi.mh@tygers.com
BUS: (299) 563-0679

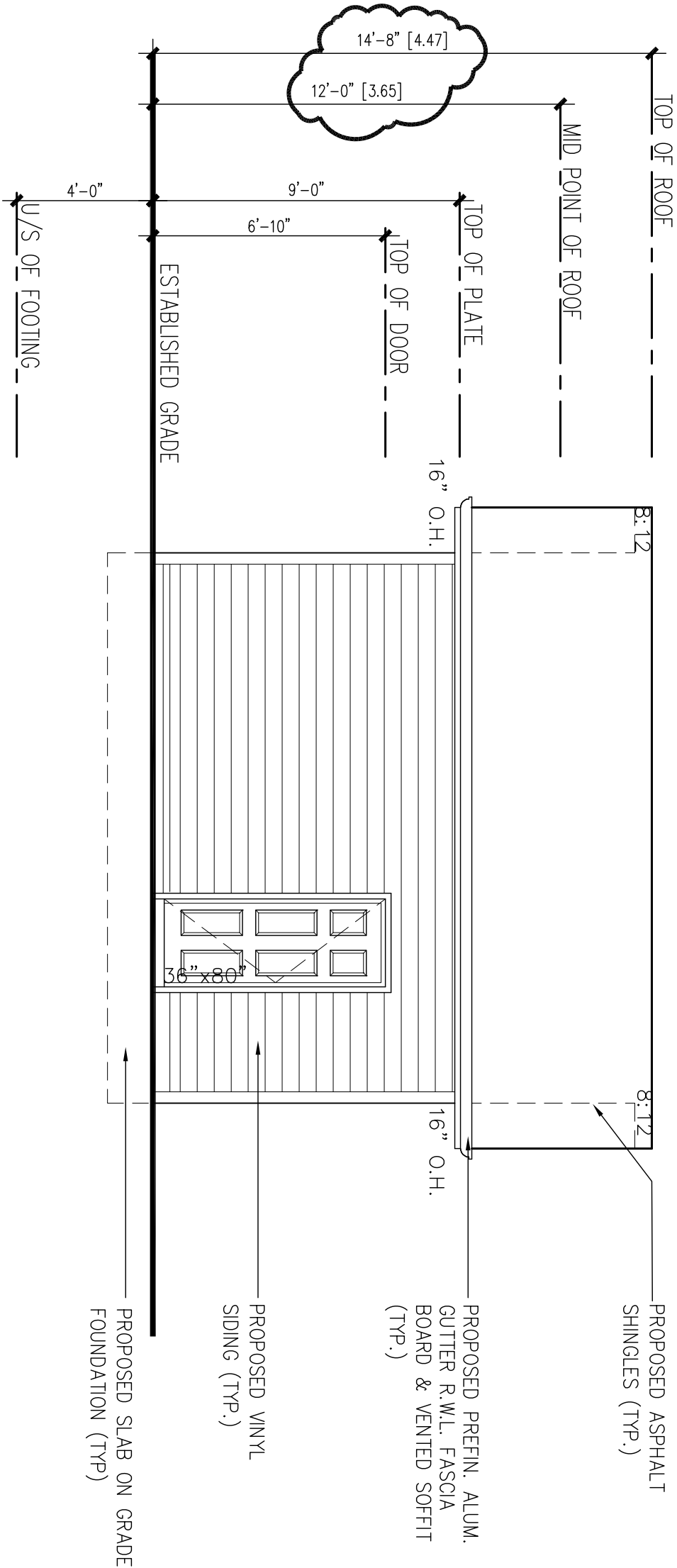
Client/Project
PROPOSED PAVILION AT:
190 MATTUCCI COURT
WOODBIDGE, ONTARIO

Scale	Date
1/8"=1'-0"	APRIL 2022

<p>Drawing Title</p> <p>PROPOSED SITE PLAN</p>	<p>Sheet Number</p> <p>A1</p>
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<p align="center">*NOT TO SCALE*</p> <p>CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.</p>				<p>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER</p> <p align="center">QUALIFICATION INFORMATION</p> <p>REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 3.2.5.1. OF THE 2006 ONTARIO BUILDING CODE (OR 217.4.1. OF THE 1997 ONTARIO BUILDING CODE)</p> <p>DAVID MATHIESON  28555</p> <p>SIGNATURE BCIN</p> <p align="center">REGISTRATION INFORMATION</p> <p>REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 3.2.5.1. OF THE 2006 ONTARIO BUILDING CODE (OR 217.4.1. OF THE 1997 ONTARIO BUILDING CODE)</p> <p>CITYSCAPE DESIGN INNOVATIONS 32631</p> <p>FIRM NAME BCIN</p>	
<p><input checked="" type="radio"/> ISSUED FOR CONSTRUCTION</p> <p><input checked="" type="radio"/> ISSUED FOR PRICING</p> <p><input checked="" type="radio"/> ISSUED FOR BLDG. PERMIT</p> <p><input type="radio"/> ISSUED FOR PRELIM. REVIEW</p>		<p align="center">Stamp</p>			
<p align="center">Orientation</p>					
<div><div><p>CITYSCAPE DESIGN INNOVATION INC.</p></div><div><p>Architectural Design & Consultant CITYSCAPE DESIGN INNOVATION INC 38 Salvapiano Crescent Woodbridge, Ontario L4H 0X2 cdi_inc@ogers.com BUS. (289) 553-0579 FAX. (289) 553-0561</p></div></div>					
<p align="center">Client/Project</p> <p>PROPOSED PAVILION AT: 190 MATTUCCI COURT WOODBIDGE, ONTARIO</p>		<p align="center">Scale</p> <p>1/4" = 1'-0"</p>			
<p align="center">Drawing Title</p> <p>PROPOSED SHED ELEVATIONS</p>		<p align="center">Date</p> <p>APRIL 2022</p>			
<p align="center">Sheet Number</p> <p>A7</p>					



1
A8 1/4"=1'-0"

<p>*DO NOT SCALE*</p> <p>CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.</p>			<p>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND THE UNDERSIGNED'S RESPONSIBILITIES SET FORTH IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p> <p>QUALIFICATION INFORMATION</p> <p>REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 32.5.1, OF THE 2006 ONTARIO BUILDING CODE (OR 2.17.4.1, OF THE 1997 ONTARIO BUILDING CODE)</p> <p>DAVID MATHIESON</p> <p>SIGNATURE</p> <p>28555</p> <p>BON</p>			<p>ISSUED FOR CONSTRUCTION</p> <p>ISSUED FOR PRICING</p> <p>ISSUED FOR BLDG. PERMIT</p> <p>ISSUED FOR PRELIM. REVIEW</p>					
<p>REGISTRATION INFORMATION</p> <p>REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 32.5.1, OF THE 2006 ONTARIO BUILDING CODE (OR 2.17.4.1, OF THE 1997 ONTARIO BUILDING CODE)</p> <p>CITYSCAPE DESIGN INNOVATIONS</p> <p>32631</p> <p>FIRM NAME</p> <p>BON</p>			<p>Orientation</p>			<p>Stamp</p>					
<p>NO.</p>			<p>DATE:</p>			<p>REVISION</p>			<p>CHD</p>		

<p>Client/Project</p> <p>PROPOSED PAVILION AT: 190 MATTUCCI COURT WOODBRIIDGE, ONTARIO</p>			<p>Scale</p> <p>1/4"=1'-0"</p>			<p>Date</p> <p>APRIL 2022</p>			<p>Sheet Number</p> <p>A8</p>		
<p>Drawing Title</p> <p>PROPOSED SHED ELEVATION</p>											

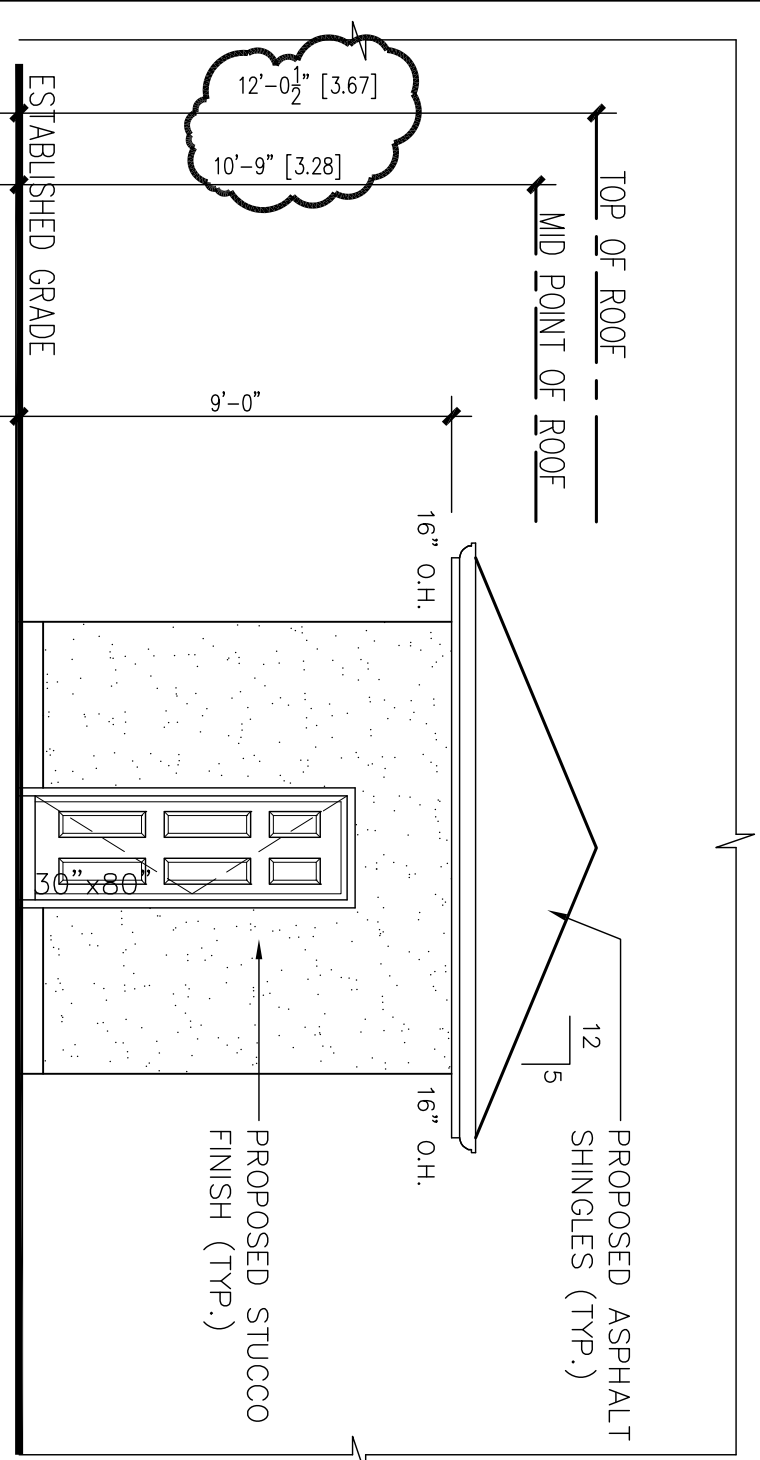
CITYSCAPE DESIGN INC.

Architectural Design & Consultant

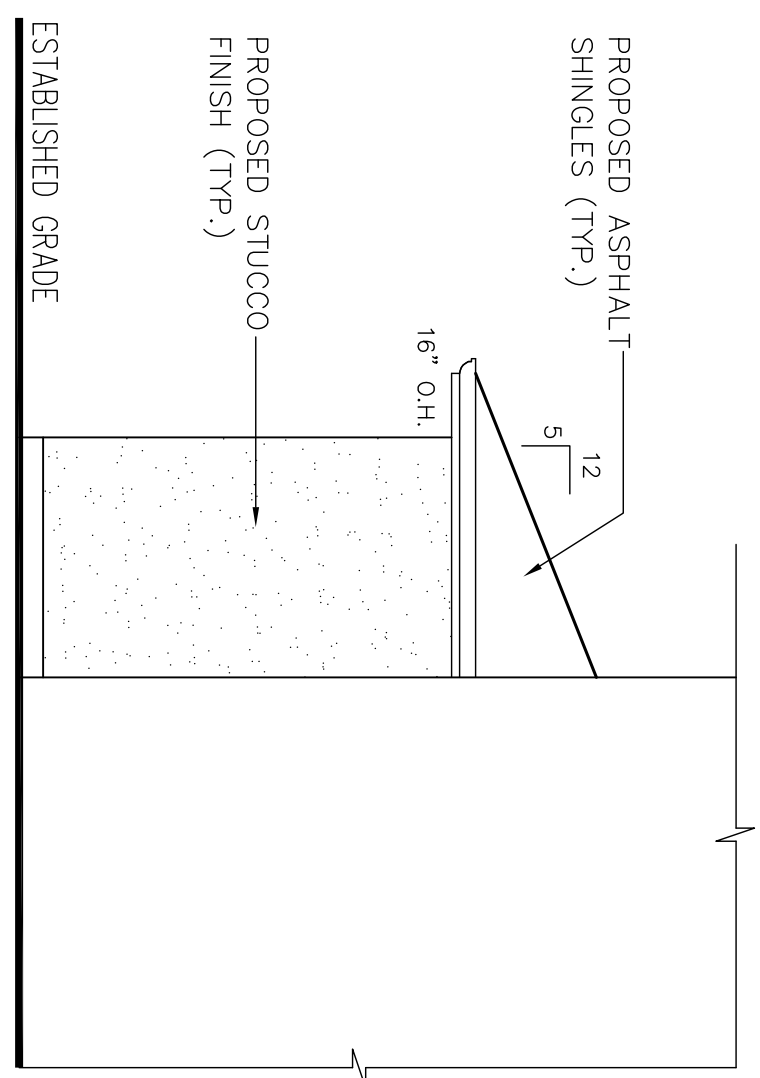
38 Selwyniano Crescent
Woodbridge, Ontario
L4H 0X2

cdi_inc@rogers.com

BUS: (289) 553-0579 FAX: (289) 553-0561

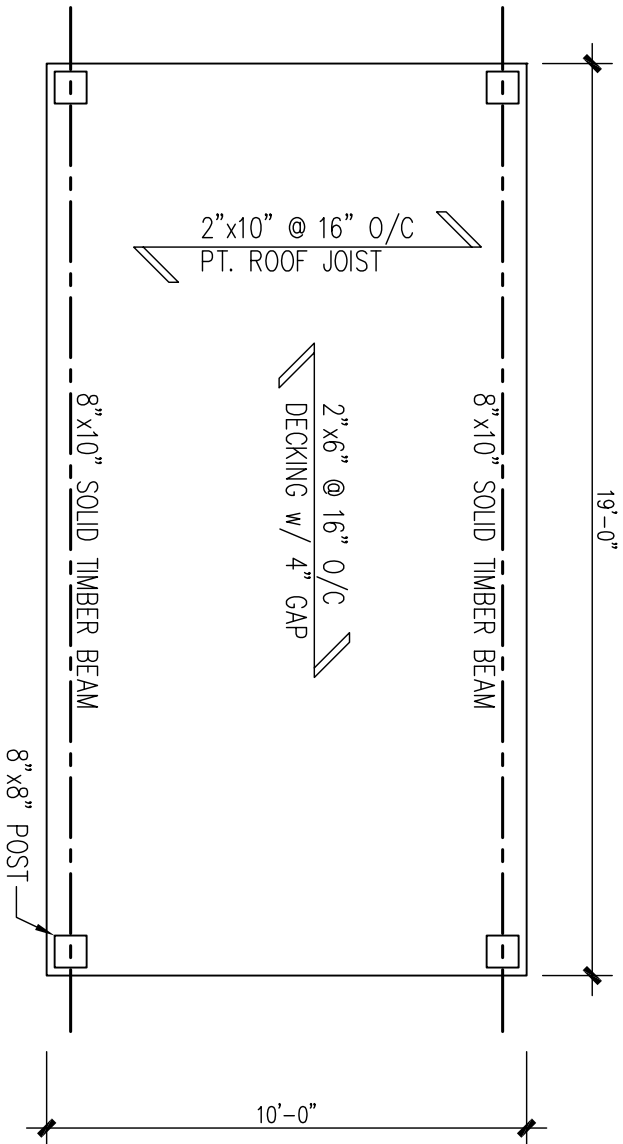


1 PROPOSED FRONT ELEVATION
A11 1/4"=1'-0"

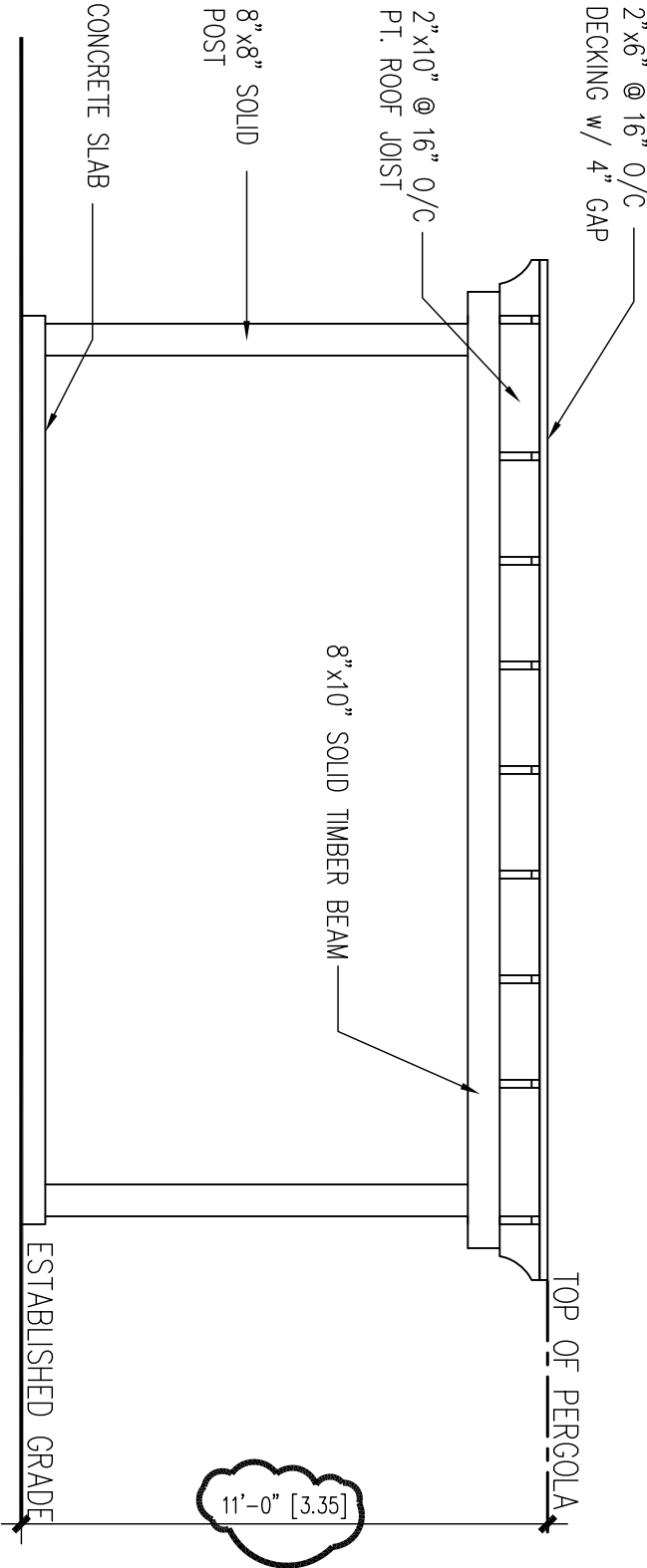


2 PROPOSED SIDE ELEVATION
A11 1/4"=1'-0"

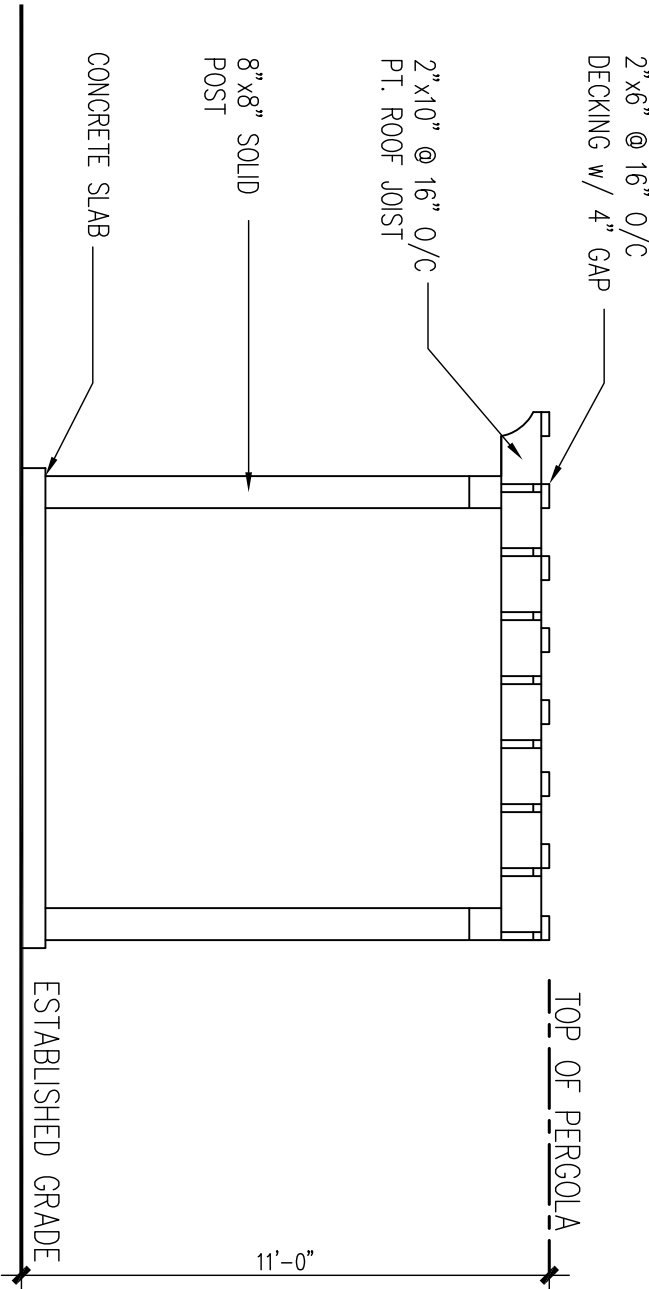
<p>*DO NOT SCALE*</p> <p>CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.</p>		<p>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND THE DESIGNER'S RESPONSIBILITIES SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p> <p>QUALIFICATION INFORMATION</p> <p>REQUIRED: UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 32.5.1, OF THE 2006 ONTARIO BUILDING CODE (OR 2.17.4.1, OF THE 1997 ONTARIO BUILDING CODE)</p> <p>DAVID MATHIESON</p> <p>SIGNATURE</p> <p>28555</p> <p>BON</p>		<p>ISSUED FOR CONSTRUCTION</p> <p>ISSUED FOR PRICING</p> <p>ISSUED FOR BLDG. PERMIT</p> <p>ISSUED FOR PRELIM. REVIEW</p>		<p>Orientation</p> <p>Stamp</p>		<p>PROPOSED PAVILION AT: 190 MATTUCCI COURT WOODBRIIDGE, ONTARIO</p>	
<p>NO.</p> <p>DATE:</p> <p>REVISION</p> <p>CH/D</p>		<p>REGISTRATION INFORMATION</p> <p>REQUIRED: UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 32.5.1, OF THE 2006 ONTARIO BUILDING CODE (OR 2.17.4.1, OF THE 1997 ONTARIO BUILDING CODE)</p> <p>CITYSCAPE DESIGN INNOVATIONS</p> <p>32631</p> <p>FIRM NAME</p> <p>BON</p>		<p>PROPOSED</p> <p>BATHROOM ELEVATIONS</p>		<p>Scale</p> <p>1/4"=1'-0"</p> <p>Date</p> <p>APRIL 2022</p> <p>Sheet Number</p> <p>A11</p>			






1 PROPOSED FLOOR PLAN
A12/ 1/4"=1'-0"



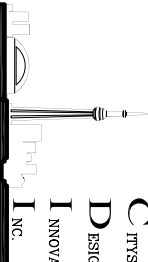
2 PROPOSED FRONT AND REAR ELEVATION
A12/ 1/4"=1'-0"



3 PROPOSED RIGHT AND LEFT ELEVATION
A12/ 1/4"=1'-0"

DO NOT SCALE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.			THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND THE UNDERSIGNED'S REPRESENTATIVES SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 32.5.1, OF THE 2006 ONTARIO BUILDING CODE (OR 217.4.1, OF THE 1997 ONTARIO BUILDING CODE) SIGNATURE  DAVID MATHIESON BCIN 28555			REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 32.5.1, OF THE 2006 ONTARIO BUILDING CODE (OR 217.4.1, OF THE 1997 ONTARIO BUILDING CODE) REGISTRATION INFORMATION CITYSCAPE DESIGN INNOVATIONS 32631 FIRM NAME BCIN			<input checked="" type="radio"/> ISSUED FOR CONSTRUCTION <input checked="" type="radio"/> ISSUED FOR PRICING <input checked="" type="radio"/> ISSUED FOR BLDG. PERMIT <input type="radio"/> ISSUED FOR PRELIM. REVIEW		Orientation 		Stamp 					
NO.		DATE:		REVISION		CHD												

Client/Project PROPOSED PAVILION AT: 190 MATTUCCI COURT WOODBRIIDGE, ONTARIO		Scale 1/4"=1'-0"		Date APRIL 2022		Sheet Number A12	
Drawing Title PROPOSED PERGOLA PLAN AND ELEVATIONS							

BUS. (289) 553-0579 FAX. (289) 553-0561		cdi_incregters.com		L4H 0K2		38 Selwyniano Crescent Woodbridge, Ontario		Architectural Design & Consultant CITYSCAPE DESIGN INNOVATION INC			
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SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X	X	General Comments
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under review
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment

From: Lindsay Haviland, Building Standards Department

Date: July 26, 2022

Applicant: Joe Disimone & Jennifer Ali

Location: PLAN 65M3001 Lot 16 municipally known as 190 Mattucci Court

File No.(s): A203/22

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.421 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	In any Residential Zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67 m ² , whichever is less [Section 4.1.3.1].	To permit a maximum lot coverage of 91 m ² for Residential accessory structures.
2	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 3.88 metres for a residential accessory structure (Pavilion).
3	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 3.65 metres for a residential accessory structure (Shed).
4	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 3.35 metres for a residential accessory structure (Pergola).

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(690) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum rear yard of 15.0 metres is required [Schedule A].	To permit a minimum rear yard of 8.0 metres (Shed).
6	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 10% or 67 square metres, whichever is the lesser [Section 4.1.1 a)].	To permit a maximum of the lot area covered by all accessory buildings and structures to be 108.65 m ² .
7	The maximum height of any accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. [Section 4.1.1 b)].	To permit a maximum height of 5.08 metres to the highest point of an accessory building (Pavilion).
8	The nearest part of the roof of an accessory building or structure shall not be more than three (3) metres above finished grade [Section 4.1.1 b)].	To permit a maximum height of 3.1 metres to the nearest part of the roof for an accessory structure (Pergola).
9	A maximum Lot coverage of 10% is permitted [Schedule A].	To permit a maximum lot coverage of 15.55%.

Staff Comments:

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

Order No. 22-109701, Order to Comply for , Issue Date: Apr 01, 2022

Building Permit(s) Issued:

Building Permit No. 22-113463 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

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: September 22nd , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A203-22**

Related Files:

Applicant Joe Disimone & Jennifer Ali

Location 190 Mattucci Court

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

Pravina Attwala

Subject: FW: [External] TRCA COMMENTS - CFN 66448.25 - A203/22 - 190 MATTUCCI COURT

From: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Sent: October-20-22 3:10 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Cc: Christine Vigneault <Christine.Vigneault@vaughan.ca>; Kristen Regier <Kristen.Regier@trca.ca>; Ruth Rendon <Ruth.Rendon@vaughan.ca>; Cristina Papadatos <Cristina.Papadatos@vaughan.ca>

Subject: [External] TRCA COMMENTS - CFN 66448.25 - A203/22 - 190 MATTUCCI COURT

Hi Pravina,

I just noticed that we have missed sending our comments on the above-noted application. My apologies for the inconvenience.

Application-Specific Comments

TRCA issued a permit to facilitate the construction of a 56 sq.m (600 sq. ft) cabana and a 31 sq.m (334 sq. ft) swimming pool and associated patio and splash pad on June 29, 2021 (TRCA Permit No. C-210752). Based on a review of the plans submitted with this variance application, TRCA staff noticed deviations from the approved drawings. However, a permit revision was recently submitted to this office and is under process. The revised development is generally within the same area as previously approved and is consistent with the proposed development as part of the current Minor Variance Application. As such, TRCA has no concerns with the proposed variances.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$610.00 (Variance-Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A203.22 subject to the following condition:

1. That the applicant provides the required fee amount of \$610.00, payable to the Toronto and Region Conservation Authority.

Please let me know if you have any questions.

Regards,

Hamedeh Razavi MURP

Planner

Development Planning and Permits | Development and Engineering Services

T: [437-880-1940](tel:437-880-1940)

E: Hamedeh.Razavi@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Pravina Attwala

Subject: FW: [External] RE: A203/22 (190 MATTUCCI COURT) - REQUEST FOR COMMENTS

From: Development Services <developmentservices@york.ca>
Sent: September-22-22 12:28 PM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A203/22 (190 MATTUCCI COURT) - REQUEST FOR COMMENTS

Hi Pravina,

The Regional Municipality of York has completed its review of the above minor variance (A203/22) and has no comment.

Thank you,
Niranjan

Niranjan Rajevan, M.Pl. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None