



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A273/21**

AGENDA ITEM NUMBER: 9	CITY WARD #: 3
APPLICANT:	Rocco and Joanne Lillian Cerone
AGENT:	Chris Pretotto and David Pick
PROPERTY:	70 Sandy's Drive, Woodbridge ON
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of an accessory structure (covered patio) and installation of a proposed pool.

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

*Please see **Schedule B** of this report for a copy of Development Planning 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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
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.

Hearing Date (04/14/2022)	To accommodate statutory public notice.
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A273/21**

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

AGENDA ITEM NUMBER: 9	CITY WARD #: 3
APPLICANT:	Rocco and Joanne Lillian Cerone
AGENT:	Chris Pretotto and David Pick
PROPERTY:	70 Sandy's Drive, Woodbridge ON
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of an accessory structure (covered patio) and installation of a proposed pool.

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

The subject lands are zoned RE(EN)-82, Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.82 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	In any residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures excluding and accessory detached garage shall be 10% or 67 m ² , whichever is less. [Section 4.1.3.1]	To permit a maximum lot coverage of 198.4 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 5.67 m for a residential accessory structure.
3	An outdoor swimming pool shall only be permitted in the Rear yard of a lot [Section 4.21.2].	To permit an outdoor swimming pool in the Exterior yard of a lot.
4	In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling (Section 4.21.5)	To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling as shown on the site plan.

The subject lands are zoned RR 9(178), Rural Residential Zone and subject to the provisions of Exception 9(178) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A maximum lot coverage of 10% is permitted (Schedule A).	To permit a maximum lot coverage of 16.2% (Dwelling 7.4%, Pool House 4.0% & Covered Patio 4.8%).
6	A minimum rear yard of 15 metres is required (Schedule A).	To permit a minimum rear yard of 6.035 metres to an accessory structure.
7	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 lot coverage of 198.4 m ² for accessory structures.

#	Zoning By-law 01-2021	Variance requested
8	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 structures shall be 4.5 metres. The nearest part of the roof shall not be more than 3 metres above average finished grade.	To permit a maximum height of 5.67 m for a residential accessory structure.
9	A private swimming pool shall be constructed only in the Rear yard [Section 4.1.1 i)].	To permit a private swimming pool in the Exterior yard as shown on the site plan.

HEARING INFORMATION	
Date & Time of Hearing:	Thursday, May 5, 2022 at 6:00 p.m.
Watch the hearing live at: Vaughan.ca/LiveCouncil	
PUBLIC PARTICIPATION	
<p>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</p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p>Email: cofa@vaughan.ca</p> <p>Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p> <p>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.</p>	

INTRODUCTION
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	April 20, 2022
Date Applicant Confirmed Posting of Sign:	April 19, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	<p>1. Owner would like to add a new exterior pool in the backyard which is located towards the exterior side yard. Due to this and that locating the new addition would greatly decrease the natural light entering the existing pool house by placing the addition to the south of the pool house. the addition is to have a kitchen and a large dining area. If the building is added to the west but kept inside the rear yard setback, both items would not fit.</p> <p>2. Since the existing buildings on the lot use 11. 7% of the property, no addition would meet the 10% allowable building area.</p>
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	No
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*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.</small>	Yes

COMMITTEE OF ADJUSTMENT COMMENTS

*A revised submission may be required to address staff / agency comments received as part of the application review process.

*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.

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
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Committee of Adjustment Recommended Conditions of Approval:	None
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BUILDING STANDARDS (ZONING) COMMENTS

Stop work orders and orders 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

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

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule C for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING COMMENTS

As the proposed addition in the subject property is 160.4 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 proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. (Condition attached)

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for the pool permit.

The Development Engineering (DE) Department does not object to variance application A273/21 subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	<p>The Owner/applicant shall submit the 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</p> <p>The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10%</p>
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DEVELOPMENT ENGINEERING COMMENTS

to 16.7% in order to mitigate potential impacts on the municipal storm water system.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks:

Forestry: No comment no concerns

Horticulture:

PFH Recommended Conditions of Approval:

Forestry: 1) Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property

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

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	Development Planning & 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 Engineering farzana.khan@vaughan.ca	<p>The Owner/applicant shall submit the 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</p> <p>The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of</p>

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.

		DE to address the increased lot coverage from 10% to 16.7% in order to mitigate potential impacts on the municipal storm water system.
2	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.

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.

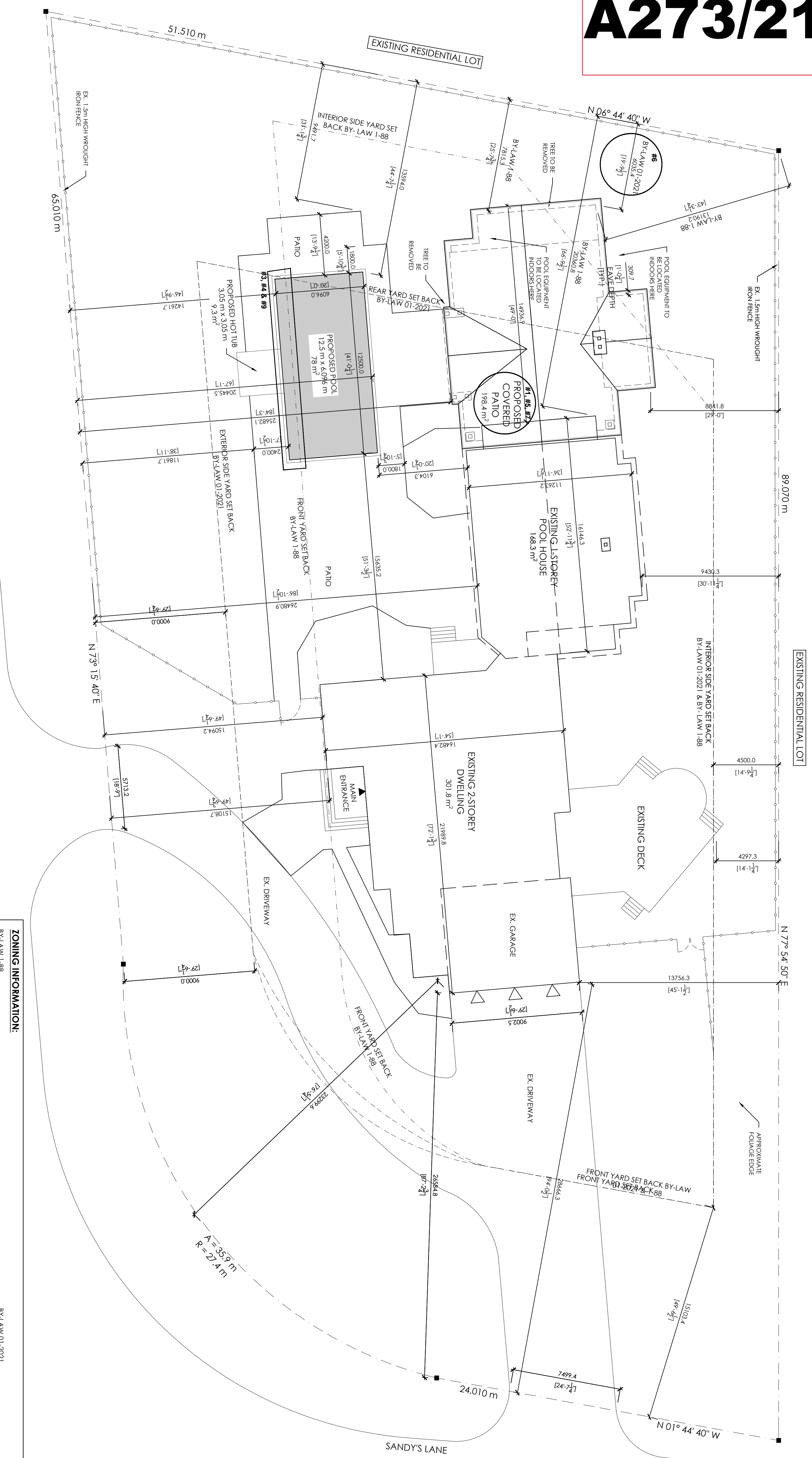
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

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



PROPOSED SITE PLAN

SCALE: 1:150

ZONING INFORMATION:

BY-LAW 1-88		BY-LAW 01-2021	
PROPERTY ZONING:	RR EXCEPTION 9(178)	PROPERTY ZONING:	REBN-92 EXCEPTION 1482
REQD RECD	EXISTING	REQD RECD	EXISTING
LOT FRONTAGE (MIN)	45.0 m	LOT FRONTAGE (MIN)	45.0 m
LOT AREA (MIN)	400 m²	LOT AREA (MIN)	400 m²
BUILDING SETBACKS:		BUILDING SETBACKS:	
FRONT YARD:	15 m	FRONT YARD:	15 m
REAR YARD:	15 m	REAR YARD:	15 m
INTERIOR SIDE YARD:	4.5 m	INTERIOR SIDE YARD:	4.5 m
EXTERIOR SIDE YARD:	4.5 m	EXTERIOR SIDE YARD:	10.0 m
POOL SET BACK:	-	POOL SET BACK:	-
FRONT YARD:	1.5 m	FRONT YARD:	1.5 m
REAR YARD:	1.5 m	REAR YARD:	1.5 m
INTERIOR SIDE YARD:	1.5 m	INTERIOR SIDE YARD:	1.5 m
EXTERIOR SIDE YARD:	1.5 m	EXTERIOR SIDE YARD:	1.5 m
BUILDING AREA:	467.4 m²	BUILDING AREA:	467.4 m²
ACCESSORY AREA (POOL):	N/A	ACCESSORY AREA (POOL):	N/A
HARDSCAPED AREA:	827.9 m²	HARDSCAPED AREA:	827.9 m²
LANDSCAPED AREA:	2806 m²	LANDSCAPED AREA:	2806 m²
BUILDING HEIGHT (MAX):	9.5 m	BUILDING HEIGHT (MAX):	9.5 m
ACCESSORY BUILDINGS HEIGHT (MAX):	4.5 m	ACCESSORY BUILDINGS HEIGHT (MAX):	4.5 m
LOT COVERAGE:	10%	LOT COVERAGE:	10%
MINOR VARIANCE REQD:	NO CHANGE	MINOR VARIANCE REQD:	NO CHANGE
REDUCED TOTAL:	16.2%	REDUCED TOTAL:	16.2%
TOTAL:	467.4 m²	TOTAL:	467.4 m²
MINOR VARIANCE REQD:	NO CHANGE	MINOR VARIANCE REQD:	NO CHANGE
REDUCED TOTAL:	16.2%	REDUCED TOTAL:	16.2%
TOTAL:	467.4 m²	TOTAL:	467.4 m²

NO.	DATE	REVISION
10.	13.04.2022	IDENTIFIED MINOR VARIANCES ON PLANS
9.	08.04.2022	ISSUED FOR CHANGE TO MINOR VARIANCE APP.
8.	01.04.2022	ISSUED FOR CHANGE TO MINOR VARIANCE APP.
7.	23.03.22	FOR CLIENT REVIEW
6.	02.03.22	FOR CLIENT REVIEW
5.	22.02.22	RE-ISSUED MINOR VARIANCE APP.
4.	22.02.07	RE-ISSUED MINOR VARIANCE APP.
3.	21.11.21	ISSUED MINOR VARIANCE APP.
2.	21.11.19	FOR REVIEW BY CLIENT
1.	21.11.08	FOR REVIEW BY CLIENT

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
DO NOT SCALE DRAWINGS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.
COPYRIGHT RESERVED.

PROJECT NORTH

SEAL

PROJECT
BUILDING ADDITION AND POOL PERMIT
70 SANDY'S DRIVE
WOODBRIDGE, ON

DRAWING TITLE
SITE PLAN

SCALE
AS NOTED

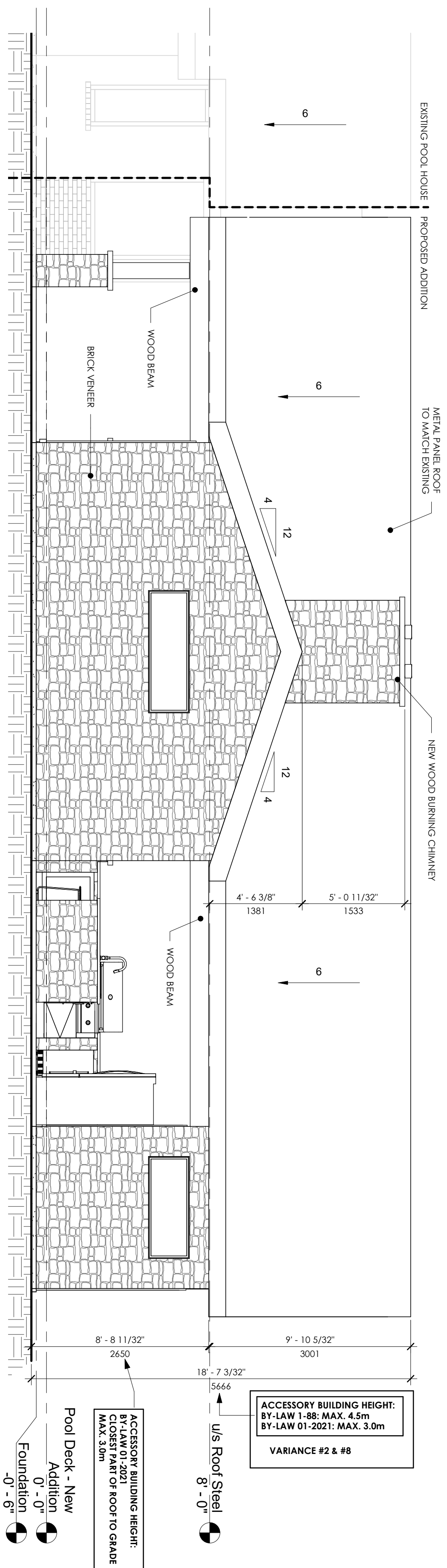
DRAWN BY
DP

APPROVED BY
CCP

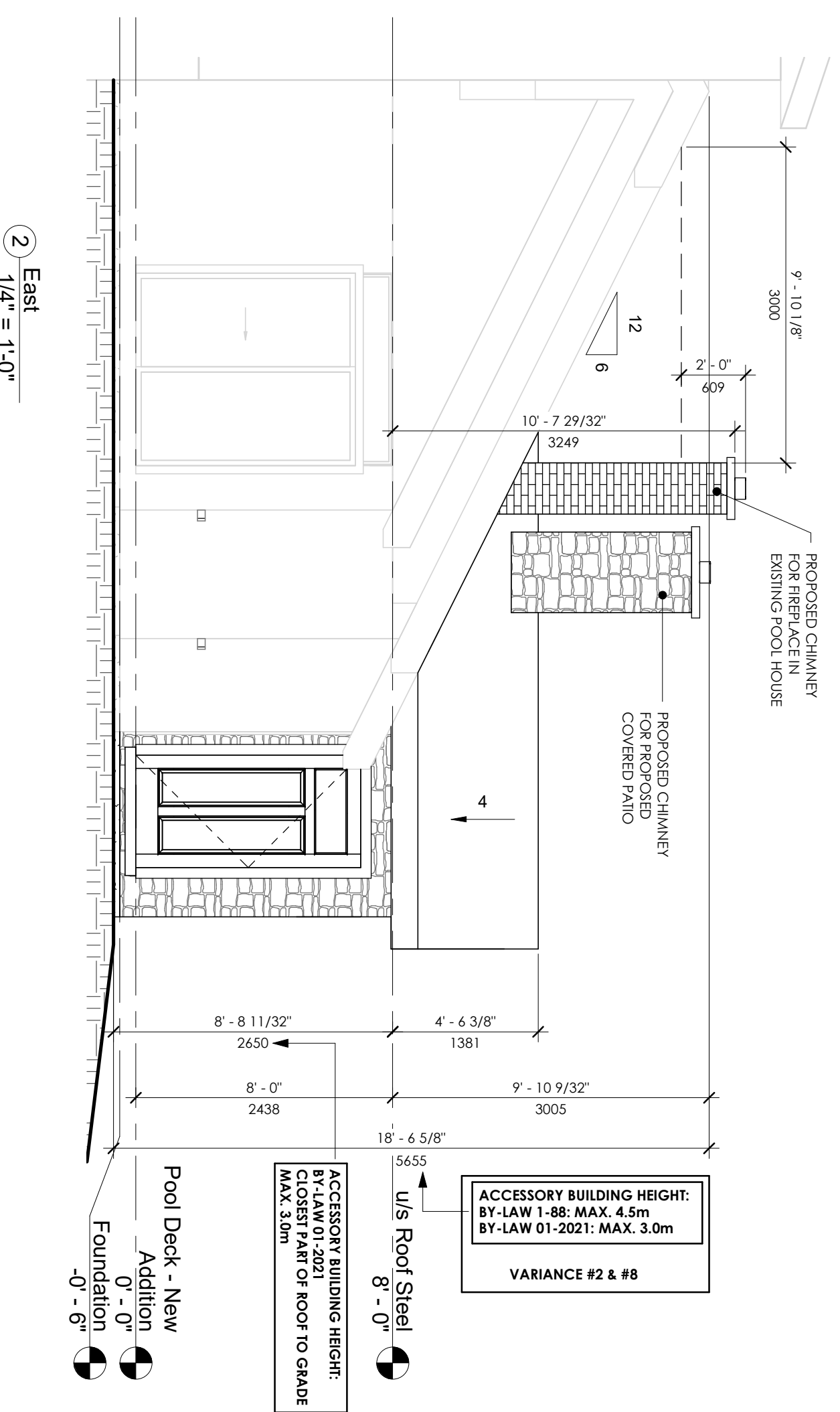
PROJECT NO.
21.360

DATE
OCT, 21

C100



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



2 East
1/4" = 1'-0"

NO.	DATE	REVISION
8	2022-04-13	IDENTIFIED MINOR VARIANCE ON DRAWINGS
7	2022-04-08	RESUBMITTED FOR VARIANCE
6	2022-04-21	RESUBMITTED FOR VARIANCE
5	2022-04-21	RESUBMITTED FOR VARIANCE
4	2022-04-21	RESUBMITTED FOR VARIANCE
3	2022-04-21	RESUBMITTED FOR VARIANCE
2	2022-04-21	RESUBMITTED FOR VARIANCE
1	2022-04-21	RESUBMITTED FOR VARIANCE

IT IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR TO CHECK AND REPORT ALL DIMENSIONS AND PERMITS TO THE ARCHITECT.

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DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED.

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PROJECT NORTH	SEAL
PROJECT	
POOL HOUSE ADDITION	
70 SANDY'S DRIVE, WOODBRIDGE, ON	
DRAWING TITLE	
ELEVATIONS	
SCALE	PROJECT NUMBER
1/4" = 1'-0"	21,380
DRAWN BY	APPROVED BY
DP	CPP
	DATE
	2021-10-26
DRAWING NUMBER	

DRAWING NUMBER	
A302	

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: May 5, 2022
Name of Owner: Rocco and Joanne Lillian Cerone
Location: 70 Sandy's Drive
File No.(s): A273/21

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

1. To permit a maximum lot coverage of 198.4 m² for Residential accessory structures.
2. To permit a maximum height of 5.67 m for a residential accessory structure.
3. To permit an outdoor swimming pool in the Exterior yard of a lot.
4. To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling as shown on the site plan.

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

1. In any residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures excluding and accessory detached garage shall be 10% or 67 m², whichever is less.
2. In any residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m
3. An outdoor swimming pool shall only be permitted in the Rear yard of a lot.
4. In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling.

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

5. To permit a maximum lot coverage of 16.2%.
6. To permit a minimum rear yard of 6.035 m to an accessory structure.
7. To permit a maximum lot coverage of 198.4 m² for accessory structures.
8. To permit a maximum height of 5.67 m for a residential accessory structure.
9. To permit a private swimming pool in the Exterior yard as shown on the site plan.

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

5. A maximum lot coverage of 10% is permitted.
6. A minimum rear yard of 15 m is required.
7. 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 m², whichever is the lesser.
8. 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 structures shall be 4.5 m. The nearest part of the roof shall not be more than 3 m above average finished grade.
9. A private swimming pool shall be constructed only in the Rear yard.

Official Plan:

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

Comments:

The Owner is requesting to construct a pool and a covered patio with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 7 as the proposed covered patio is adjacent to the existing dwelling with pool house addition and will function as and have the appearance of an attached covered patio rather than an accessory structure. Variances 1 and 7 for the maximum area of an accessory structure would not be required if the proposal was fully attached to the existing building and classified as an addition.

The Development Planning Department has no objection to Variances 2 and 8 for the proposed height of an accessory structure as it will effectively function as and have the appearance of an addition to the existing dwelling, which has a maximum height permission of 9.5 m.

The Development Planning Department has no objection to Variances 3, 4 and 9 as the subject property is on a corner lot, and the pool is located in what is effectively used as a rear yard. The proposed pool also complies with all rear yard and side yard setback requirements.

The Development Planning Department has no objection to Variance 5 as the dwelling coverage will remain consistent with previous approvals in the neighbourhood and will not pose a significant visual impact to the adjacent properties. The requested lot coverage also complies with Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario and Tribunal and is not in-effect.

The Development Planning Department has no objection to Variance 6 as the proposed rear yard maintains an appropriate area for access and drainage and is consistent with previous approvals in the neighbourhood, and also complies with Zoning By-law 001-2021.

Accordingly, the Development Planning Department can support the required 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-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner I
Chris Cosentino, Senior Planner

Date: March 21st , 2022
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **A273-21**

Related Files:

Applicant: Rocco and Joanne Lilian Cerone

Location 70 Sandy's Drive

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: A273/21, REQUEST FOR COMMENTS - Vaughan - 70 Sandy's Drive, Woodbridge

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: April-20-22 2:53 PM

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

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

Subject: [External] RE: A273/21, REQUEST FOR COMMENTS - Vaughan - 70 Sandy's Drive, Woodbridge

Good afternoon Lenore,

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

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

From: [Gordon, Carrie](#)
To: [Committee of Adjustment](#)
Subject: [External] RE: City of Vaughan Request for Comments: A273/21 (70 Sandy's Drive)
Date: Thursday, March 10, 2022 3:15:00 PM
Attachments: [image003.png](#)

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

From: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Sent: Thursday, March 10, 2022 3:10 PM
To: ROWCC <rowcentre@bell.ca>; Gordon, Carrie <carrie.gordon@bell.ca>;
developmentservices@york.ca; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca;
engineeringadmin@powerstream.ca; cameron.blaney@ontario.ca; colin.mulrenin@ontario.ca
Cc: Lenore Providence <Lenore.Providence@vaughan.ca>
Subject: [EXT]City of Vaughan Request for Comments: A273/21 (70 Sandy's Drive)
Importance: High

Hello,

Please email comments and recommendations on the above noted application to cofa@vaughan.ca. If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is **April 4, 2022**.

Should you have any questions or require additional information please contact the undersigned.

Lenore Providence
Administrative Coordinator - Committee of Adjustment

905-832-8585, ext. 8394 Lenore.providence@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1
vaughan.ca



RESPECT | ACCOUNTABILITY | DEDICATION

IMPORTANT NOTICE: The City continues to implement precautionary measures to ensure the safety of staff and citizens as the COVID-19 situation continually evolves. As a result, Vaughan City Hall and all other remaining City facilities are closed to the public at this time. For updates, please visit www.vaughan.ca

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From: [Mulrenin, Colin \(MTO\)](#)
To: [Christine Vigneault](#)
Subject: [External] RE: City of Vaughan Request for Comments: A273/21 (70 Sandy's Drive)
Date: Monday, March 28, 2022 1:02:34 PM
Attachments: [image001.png](#)

Good afternoon,

As the property is outside of MTO permit control, MTO has no comments.

Colin Mulrenin (he/him) | Corridor Management Officer | York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

Phone: 437-533-9427

Colin.Mulrenin@ontario.ca

From: Christine Vigneault <Christine.Vigneault@vaughan.ca>

Sent: March 10, 2022 3:10 PM

To: rowcentre@bell.ca; carrie.gordon@bell.ca; developmentservices@york.ca; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca; engineeringadmin@powerstream.ca; Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>; Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

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

Subject: City of Vaughan Request for Comments: A273/21 (70 Sandy's Drive)

Importance: High

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello,

Please email comments and recommendations on the above noted application to cofa@vaughan.ca. If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is **April 4, 2022**.

Should you have any questions or require additional information please contact the undersigned.

Lenore Providence

Administrative Coordinator - Committee of Adjustment

905-832-8585, ext. 8394 Lenore.providence@vaughan.ca

City of Vaughan | Office of the City Clerk

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Lenore Providence

Subject: FW: [External] RE: A273/21 (NOT A046/22), REQUEST FOR COMMENTS - Vaughan - 70 Sandy's Drive, Woodbridge

From: York Plan <yorkplan@trca.ca>

Sent: April-20-22 8:12 AM

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

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

Subject: [External] RE: A273/21 (NOT A046/22), REQUEST FOR COMMENTS - Vaughan - 70 Sandy's Drive, Woodbridge

Thank you for the clarification.

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property. Furthermore, the site is not within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, so no water balance would be required.

Should further clarification be required, please contact the undersigned at your convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Manager – Toronto, Durham & York East Review Areas

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

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



SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
None.				