

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A273/21
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AGENDA ITEM NUMBER: 7	CITY WARD #: 3
APPLICANT:	Rocco and Joanne Lillian Cerone
AGENT:	Chris Pretotto and David Pick
PROPERTY:	70 Sandy's Dr 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 an addition to the existing dwelling, including a 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"/>	Application Under Review
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"/>	Application Under Review
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.	
None	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A273/21**

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

AGENDA ITEM NUMBER: 7	CITY WARD #: 3
APPLICANT:	Rocco and Joanne Lillian Cerone
AGENT:	Chris Pretotto and David Pick
PROPERTY:	70 Sandy's Dr., 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 an addition to the existing dwelling, including a 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	A minimum rear yard of 15 metres is required (Table 7-3).	To permit a minimum rear yard of 6.88m 6.05 metres to a dwelling. *Updated using Zoning Review Waiver
2	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. Swimming pool setback 14.26 meters, hot tub set back 11.2 meters *Updated using Zoning Review Waiver
3	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.

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
4	A maximum lot coverage of 10% is permitted (Schedule A).	To permit a maximum lot coverage of 16.7% *Updated using Zoning Review Waiver
5	A minimum rear yard of 15 metres is required (Schedule A).	To permit a minimum rear yard of 6.88m 13.19 metres to a dwelling. *Updated using Zoning Review Waiver
6	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.

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday, April 14, 2022 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

HEARING INFORMATION
<p>If you wish to speak to the Committee of Adjustment on an application please complete and submit a Request to Speak Form to cofa@vaughan.ca by noon on the last business day prior to the hearing.</p> <p>Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by noon on the last business day prior to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca</p> <p>For more information, please visit the City of Vaughan website.</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:	March 30, 2022	
Date Applicant Confirmed Posting of Sign:	March 30, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	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. 2. Since the existing buildings on the lot use 11. 7% of the property, no addition would meet the 10% allowable building area.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	COA requested adjournment to permit time for Zoning staff to review revised submission received on 04/01/2022.	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.	Yes	
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	
Application under review to confirm if additional height variance is required.	
Building Standards Recommended Conditions of Approval:	None

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

DEVELOPMENT ENGINEERING COMMENTS	
<p>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)</p> <p>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)</p> <p>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.</p> <p>The Development Engineering (DE) Department does not object to variance application A273/21 subject to the following condition(s):</p>	
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% to 16.7% in order to mitigate potential impacts on the municipal storm water system.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
<p>Parks:</p> <p>Forestry: No comment no concerns</p> <p>Horticulture:</p>	
PFH Recommended Conditions of Approval:	<p>Parks:</p> <p>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</p> <p>Horticulture:</p>

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	

DEVELOPMENT FINANCE COMMENTS		
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	

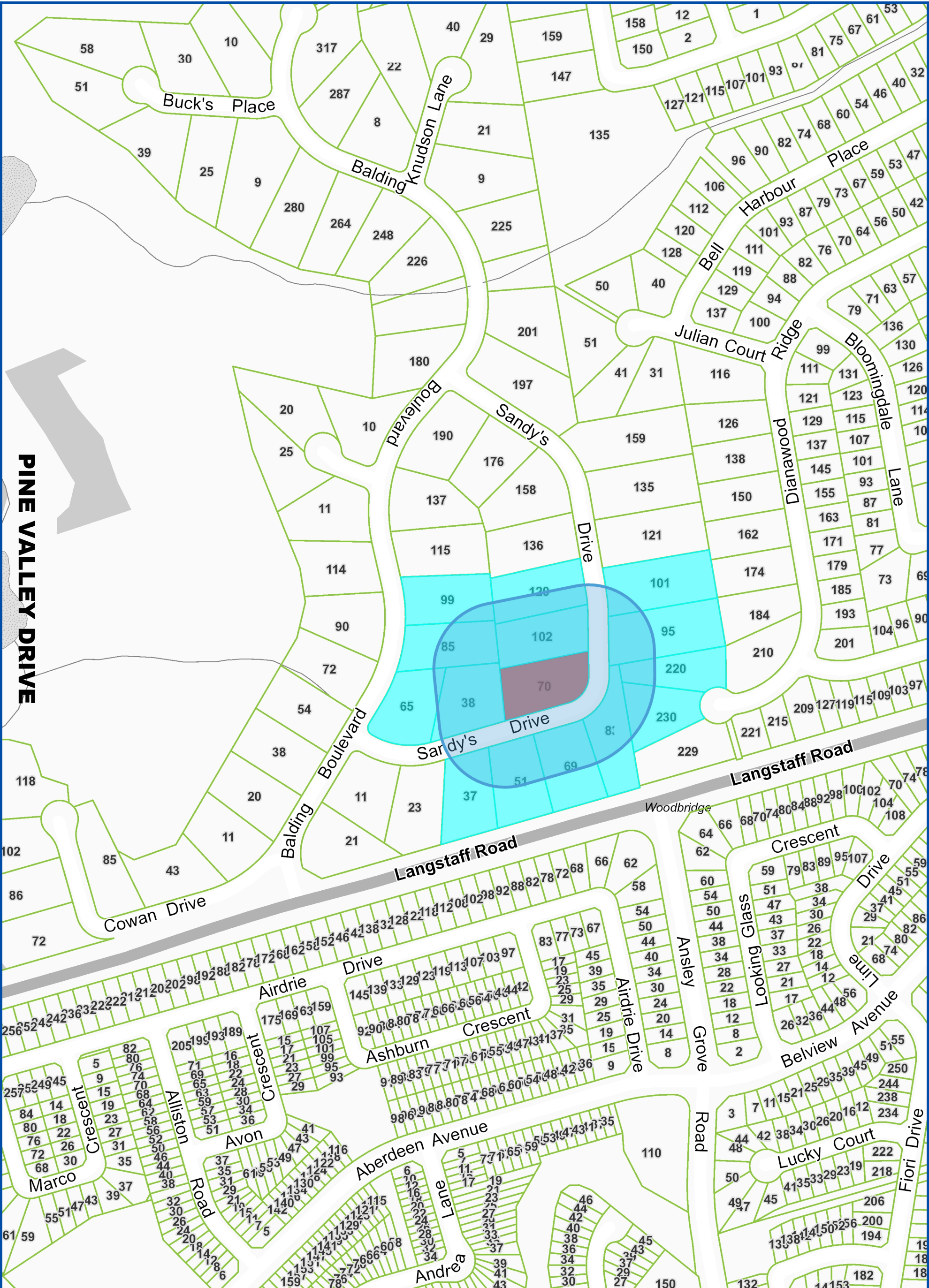
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

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

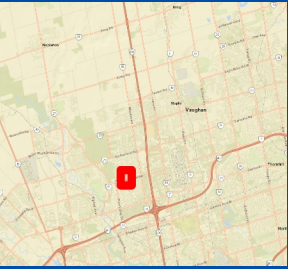
IMPORTANT INFORMATION – PLEASE READ		
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer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

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

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title: 70 SANDY'S DRIVE, WOODBRIDGE

NOTIFICATION MAP - A273/21

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: 1:4,812
0 0.08 km



Created By:
Infrastructure Delivery
Department
March 29, 2022 11:34 AM

Projection:
NAD 83
UTM Zone
17N

A273/21

#	Zoning By-law 01-2021 Variance requested
1	To permit a minimum rear yard of 6.88 metres to a dwelling.
2	To permit an outdoor swimming pool in the Exterior yard of a lot.
3	To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling.

Zoning By-law 1-88	
Variance requested	
4	To permit a maximum lot coverage of 16.7% (Dwelling 7.3%, Pool house 4.1%, Recreation room 3.9% & Covered Patio 1.4%)
5	To permit a minimum rear yard of 6.88 metres to a dwelling.
6	To permit a private swimming pool in the Exterior yard.

ZONING INFORMATION:					
BY LAW 1-88			BY LAW 01-2021		
PROPERTY ZONING:	RE EXCEPTION 9(178)	PROPERTY ZONING:	RE/EN-82 EXCEPTION 14.82		
	RECD	EXISTING	PROPOSED	RECD	EXISTING
LOT FRONTAGE: (MIN.)	45.0 m	124.9 m	N/A	LOT FRONTAGE: (MIN.)	45.0 m
LOT AREA:(MIN.)	4000 m ²	4101.5 m ²	N/A	LOT AREA:(MIN.)	4000 m ²
BUILDING SETBACKS:			BUILDING SETBACKS:		
FRONT YARD:	15 m	15.1 m	NO CHANGE	FRONT YARD:	15 m
REAR YARD:	20.48m	6.87m	MINOR VARIANCE RECD	REAR YARD:	15 m
INTERIOR SIDE YARD:	4.5m	9.84m	NO CHANGE	INTERIOR SIDE YARD:	4.5m
WEST SIDE YARD:	4.5m	NO CHANGE	NO CHANGE	POOL, EXT. SIDE YARD:	9.0m
EXTERIOR SIDE YARD:	-	8.8m	-	POOL, EXT. SIDE YARD:	10.0m
REAR YARD:	-	-	-	REAR YARD:	N/A
POOL SET BACK:			LOT COVERAGE: (MAX.)		
FRONT YARD:	-	9.4m	MINOR VARIANCE RECD	BUILDING AREA:	-
INTERIOR SIDE YARD:	-	32.7m	-	ACCESSORY AREA: (POOL)	467.4 m ²
NORTH	1.5m	-	-		78.2 m ²
WEST	1.5m	10.55m	-	HARDSCAPED AREA:	808.9 m ²
REAR YARD	1.5M	34m	-	TOTAL:	922.6 m ²
LOT COVERAGE: (MAX.)	10 %	11.4 %	MINOR VARIANCE RECD	LANDSCAPED AREA:	2,826.3 m ²
BUILDING AREA:			BUILDING HEIGHT: (MAX.)		
ACCESSORY AREA: (POOL)	N/A	78.2 m ²	-	9.5 m	7.5m
HARDSCAPED AREA:			FRONT YARD AREA:		
TOTAL	808.9 m ²	118.7 m ²	-	TOTAL	1,758.4m ²
LANDSCAPED AREA:	922.6 m ²	2,582.3 m ²	-	DRIVEWAY	337.5m ²
			-	PAVER WALKWAYS	1,485m ²
			-	GRASS/GARDENS	1,406.0m ²
BUILDING HEIGHT: (MAX.)			EXTERIOR SIDE YARD AREA		
9.5 m	7.5m	NO CHANGE	-	TOTAL	997.8m ²
			-	DRIVEWAY	88.5m ²
			-	PAVER WALKWAYS	148.9m ²
			-	GRASS/GARDENS	740.4m ²
			-	NO CHANGE	8.8%
			-	NO CHANGE	(EX 16.9%) (NEW 20.9%)
			-	NO CHANGE	(EX 74.2) (NEW 70.2%)



PROPOSED SITE PLAN

SCALE: 1:150

6.	22.03.04	RE-ISSUED MINOR VARIANCE APP.
5.	22.02.22	RE-ISSUED MINOR VARIANCE APP.
4.	22.02.07	RE-ISSUED MINOR VARIANCE APP.
3.	21.11.23	ISSUED MINOR VARIANCE APP.
2.	21.11.19	FOR REVIEW BY CLIENT
1.	21.11.08	FOR REVIEW BY CLIENT
NO.	DATE	REVISION

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

ONTARIO ASSOCIATION OF ARCHITECTS
22.03.07
C. Williams
CHARTERED ARCHITECT
REGISTERED PROFESSIONAL

Diagram: A circular north arrow with a vertical line and a horizontal line. A shaded arrow points towards the top right, labeled 'N'.

BUILDING ADDITION AND POOL PERMIT			
70 SANDY'S DRIVE, WOODBRIIDGE, ON			
DRAWING TITLE		PROJECT NO.	
SITE PLAN		21.360	
SCALE	AS NOTED		
DRAWN BY	APPROVED BY	DATE	
DP	CCP	OCT. 21	
DRAWING NO.			

C100

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.	21.11.23	ISSUED MINOR VARIANCE APP.
2.	21.11.19	FOR REVIEW BY CLIENT
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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.

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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

DATE
OCT, 21

DRAWING NO.

C100



PROPOSED SITE PLAN

SCALE: 1:150

NEW

April 1, 2022

UNDER ZONING'S REVIEW

ZONING INFORMATION:

BY-LAW 1-88

PROPERTY ZONING: RR-EXCEPTION 9(1/78)

LOT FRONTAGE (MIN.)	REQD	EXISTING	PROPOSED	COMMENTS
45.0 m	124.9 m	N/A		
LOT AREA (MIN.)	4000 m ²	4101.5 m ²	N/A	

BUILDING SETBACKS:

FRONT YARD:	15 m	15.1 m	NO CHANGE	MINOR VARIANCE REQD
REAR YARD:	15 m	20.486 m	13.19 m	
INTERIOR SIDE YARD:	4.5 m	9.84 m	8.84 m	
NORTH:				
WEST:	4.5 m	20.4 m	7.8 m	
EXTERIOR SIDE YARD:	-	-	-	

POOL SET BACK:

FRONT YARD:	-	-	14.3 m	MINOR VARIANCE REQD
INTERIOR SIDE YARD:	1.5 m	-	27.5 m	
NORTH:	1.5 m	-	13.6 m	
WEST:	1.5 m	-	29.9 m	
REAR YARD:	1.5 m	-	-	
LOT COVERAGE (MAX.)	10 %	11.4 %	16.2 %	MINOR VARIANCE REQD
BUILDING AREA:	467.4 m ²	198.40 m ²	Total: 665.8 m ²	
ACCESSORY AREA: (POOL)	N/A	78.2 m ²	-	
HARDSCAPED AREA:	827.9 m ²	-66.04 m ²	REDUCED TOTAL	
LANDSCAPED AREA:	761.88 m ²	-	REDUCED TOTAL	
TOTAL:	2806 m ²	2,673.84 m ²	REDUCED TOTAL	
BUILDING HEIGHT: (MAX.)	9.5 m	7.5 m	NO CHANGE	

BY-LAW 01-2021

PROPERTY ZONING: REBEN-92, EXCEPTION 14.82

LOT FRONTAGE (MIN.)	REQD	EXISTING	PROPOSED	COMMENTS
45.0 m	62.8 m	N/A		
LOT AREA (MIN.)	4000 m ²	4101.5 m ²	N/A	

BUILDING SETBACKS:

FRONT YARD:	15 m	23.299 m	NO CHANGE	MINOR VARIANCE REQD
REAR YARD:	15 m	20.486 m	6.879 m	
INTERIOR SIDE YARD:	4.5 m	9.84 m	NO CHANGE	
POOL SET BACK:	9.0 m	15.09 m	NO CHANGE	
EXT. SIDE YARD:	10.0 m	N/A	14.28 m	
REAR YARD:	-	N/A	13.594 m	MINOR VARIANCE REQD

LOT COVERAGE (MAX.)

BUILDING AREA:	-	-	16.2 %	
ACCESSORY AREA: (POOL)	467.4 m ²	198.4 m ²	TOTAL: 665.8 m ²	
HARDSCAPED AREA:	827.9 m ²	-66.04 m ²	REDUCED TOTAL	
LANDSCAPED AREA:	761.88 m ²	-	REDUCED TOTAL	
TOTAL:	2806 m ²	2,673.84 m ²	REDUCED TOTAL	
BUILDING HEIGHT: (MAX.)	9.5 m	7.5 m	NO CHANGE	

FRONT YARD AREA:

TOTAL:	827.9 m ²	NO CHANGE	8.58 %	
DRIVEWAY:	33.75 m ²	NO CHANGE	1.9 %	
PAVED WALKWAYS:	14.85 m ²	NO CHANGE	1 %	
GRASSY GARDENS:	1,406.09 m ²	NO CHANGE	80 %	
EXTERIOR SIDE YARD AREA:	-	-	-	
TOTAL:	897.8 m ²	NO CHANGE	8.58 %	
DRIVEWAY:	33.75 m ²	NO CHANGE	1.9 %	
PAVED WALKWAYS:	14.85 m ²	NO CHANGE	1 %	
GRASSY GARDENS:	1,406.09 m ²	NO CHANGE	80 %	
TOTAL:	1,468.9 m ²	NO CHANGE	1 %	
EX 7x20 (NEW 79.9 %)	798.126 m ²	NO CHANGE	8.58 %	

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"/>	

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@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

Lenore Providence

Subject: FW: [External] RE: City of Vaughan Request for Comments: A273/21 (70 Sandy's Drive)

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

Sent: March-17-22 10:57 AM

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

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

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

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

Gabrielle

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

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

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: [York Plan](#)
To: [Christine Vigneault](#)
Cc: [Hamedeh Razavi](#)
Subject: [External] RE: City of Vaughan Request for Comments: A273/21 (70 Sandy's Drive)
Date: Sunday, March 13, 2022 11:49:46 AM
Attachments: [image002.png](#)
[image003.png](#)

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 me at your convenience

Mark Howard, BES, MLA, MCIP, RPP
Senior Planner – Vaughan Review Area
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](#) | trca.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; York Plan <yorkplan@trca.ca>; Hamedeh Razavi <Hamedeh.Razavi@trca.ca>; engineeringadmin@powerstream.ca; cameron.blaney@ontario.ca; 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

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.

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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

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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.

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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

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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