

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A014/22
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AGENDA ITEM NUMBER: 8	CITY WARD #: 1
APPLICANT:	2800999 Ontario Inc.
AGENT:	Francesco Di Sarra
PROPERTY:	40 Sculpture Garden Lane, Kleinburg
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 a proposed covered deck and balcony in the rear yard.

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"/>	No Comments Recieved to Date
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 checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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"/>	

<div><div>PUBLIC & APPLICANT CORRESPONDENCE</div><div><div>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</div><div>The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.</div><div>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.</div><div>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.</div></div></div>				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

<div><div>PREVIOUS COA DECISIONS ON THE SUBJECT LAND</div><div><div>*Please see Schedule D for a copy of the Decisions listed below</div></div></div>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

<div><div>ADJOURNMENT HISTORY</div><div><div>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</div></div></div>	
None	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A014/22**

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

AGENDA ITEM NUMBER: 8	CITY WARD #: 1
APPLICANT:	2800999 Ontario Inc., Francesco Di Sarra
AGENT:	Francesco Di Sarra
PROPERTY:	40 Sculpture Garden Lane, Kleinburg
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 a proposed covered deck and balcony in the rear yard.

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

The subject lands are zoned R1A and subject to the provisions of Exception 14.1022 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted lot coverage is 40%. Sect 7.2.2 Table 7-3	To permit a maximum lot coverage of 41%.

The subject lands are zoned R1 – Rural Residential and subject to the provisions of Exception 9(1393) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	The maximum permitted lot coverage is 35%. Schedule A	To permit a maximum lot coverage of 39.22% (Dwelling: 34.9%, Covered Porch: 4.32%)

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)

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.

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

[For more information, please visit the City of Vaughan website.](#)

INTRODUCTION

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

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

INTRODUCTION	
That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature.	
Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.	

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	March 28, 2022	
Date Applicant Confirmed Posting of Sign:	March 24, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	The allowed lot coverage for this lot is 35% and the existing lot coverage is 34.9% (300 sqm). The covered porch area will add up to the lot coverage by 4.32% (37.15 sqm) and proposed lot coverage will be 39.22% (337.15 sqm).	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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.		No
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	
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

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

DEVELOPMENT ENGINEERING COMMENTS	
The Development Engineering (DE) Department does not object to variance application A014/22 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from

DEVELOPMENT ENGINEERING COMMENTS	
	the developer/builder to the City's Development Engineering Department.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: No Response Forestry: Forestry has no comments at this time Horticulture: No Response	
PFH Recommended Conditions of Approval:	Parks: Forestry: None Horticulture:

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

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

BUILDING INSPECTION (SEPTIC) COMMENTS	
No Response	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No Response	
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	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder to the City's Development Engineering Department.

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>	

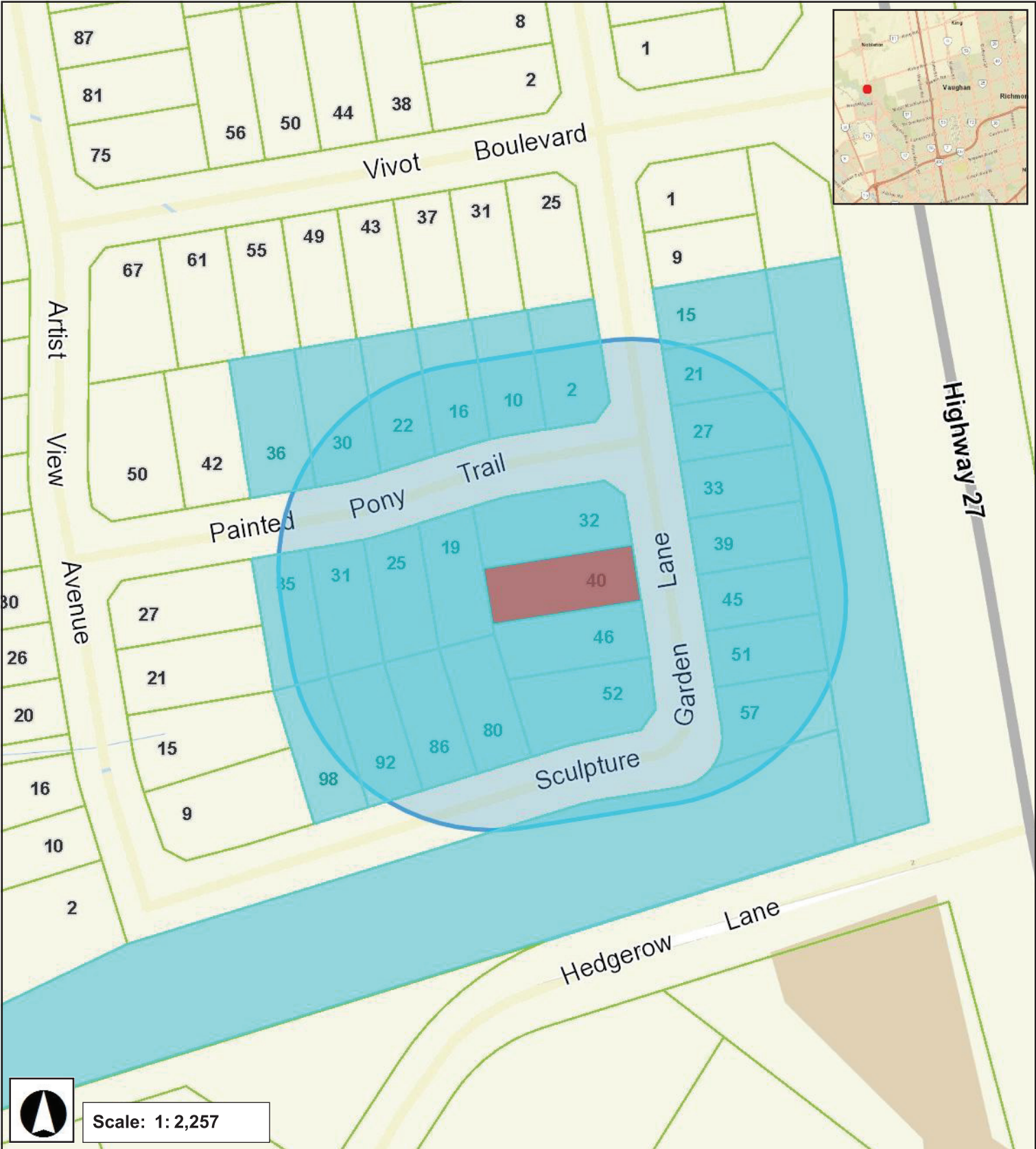
SCHEDULE A: DRAWINGS & PLANS



A014/22 - Notification Map

40 Sculpture Garden Lane, Kleinburg

Kirby Road

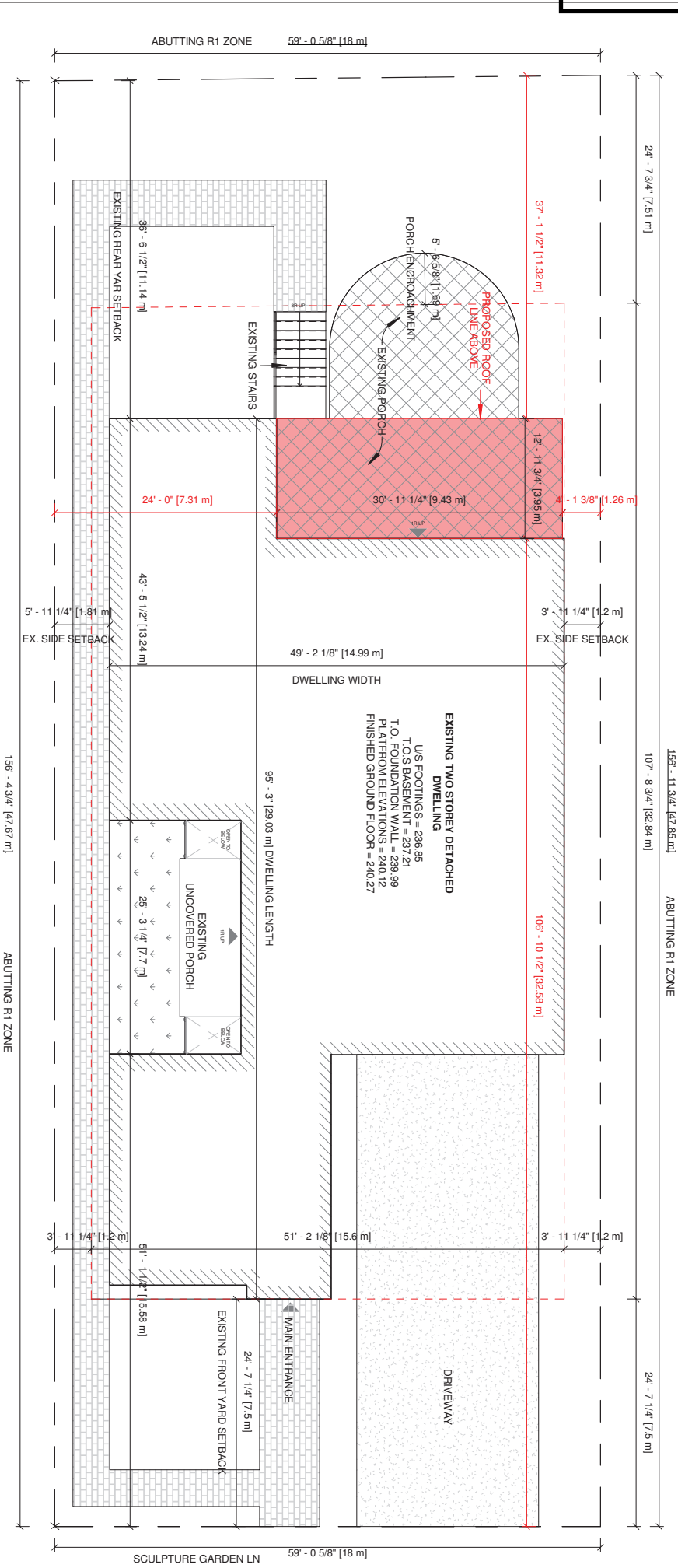


Zoning By-law 001-2021

1. To permit a maximum lot coverage of 41%.

Zoning By-law 1-88

2. To permit a maximum lot coverage of 39.22% (Dwelling: 34.9%, Covered Porch: 4.32%)



SITE PLAN LEGEND

PROPERTY BOUNDARIES

PERMITTED ZONING SETBACKS

EXISTING DWELLING FOOTPRINT

PROPOSED COVERED PORCH

GENERAL NOTE:
THESE DRAWINGS ARE PROPERTY OF FRANKFRANCO ARCHITECTS (FFA) AND MAY NOT BE USED OR COPIED WITHOUT WRITTEN PERMISSION FROM FFA.
THESE DRAWINGS MUST BE RETURNED TO FFA UPON COMPLETION OF THE WORK.
THESE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, IF PROVIDED. ALL CONSTRUCTION SHALL ADHERE TO THESE DOCUMENTS, AND SHALL CONFORM TO THE ONTARIO BUILDING CODE, ALL APPLICABLE LAWS, AND ALL AUTHORITIES HAVING JURISDICTION.
THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY THE ARCHITECT AND ISSUED BY MUNICIPALITY WITH A PERMIT.
DIMENSIONS AND REPORT ALL DISCREPANCIES, UNCLAR INFORMATION AND PROPOSED SITE TO FFA BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.
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ALL RIGHTS RESERVED. NOT TO BE REPRODUCED OR RELEASED IN ANY FORM WITHOUT THE WRITTEN AUTHORIZATION OF FFA.

NO.	DATE	ISSUED FOR
1	2022.01.04	COA Application
2	2022.01.19	COA Application
3	2022.03.08	COA ZONING REVIEW



FRANKFRANCO
ARCHITECTS
10320 PINE VALLEY DR., VAUGHAN, ON
L3L 0B3

40 SCULPTURE
GARDEN LN,

PROJECT MANAGER	FD
DRAWN	AA
SCALE	As indicated

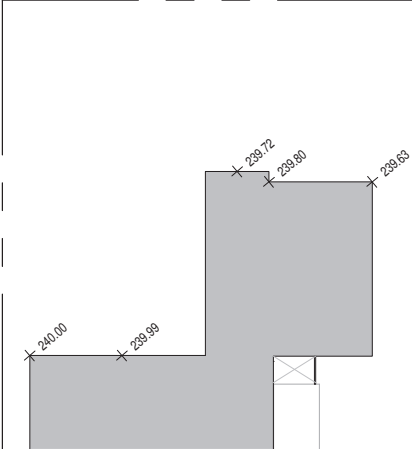
SITE PLAN

001

3/8/2022 1:09:35 PM

SITE STATISTICS				
ZONING DESIGNATION	LOT NUMBER	PLAN NUMBER		
R1 - RESIDENTIAL ZONE	18	65M-4437		
LOT AREA	ALLOWED	EXISTING	PROPOSED	
	756 m²	859.65 m²	859.65 m²	
	18 m	18 m	18 m	
LOT DEPTH	42 m	47.76 m	47.76 m	
	35%	300.87 m²	34.9%	300 m²
LOT COVERAGE (BY-LAW 1-88)			39.22%	337.15 m²
LOT COVERAGE (BY-LAW 01-2021)	40%	343.85 m²	36.5%	314.1 m²
NO. OF STOREYS	N/A	2	41%	352.2 m²
OVERALL HEIGHT	9.5m	9.33m	9.33m	
DRIVEWAY WIDTH	6m	6m	6m	
FRONT YARD SETBACK (E)	ALLOWED	EXISTING	PROPOSED	
	7.5m	7.5m	7.5m	
	7.5m	11.2m	11.2m	
	1.2m	1.2m	1.2m	
	1.2m	1.81m	1.81m	
	5.7m	5.73m	5.73m	

BUILDING STATISTICS	
DWELLING WIDTH	14.99 m
DWELLING LENGTH	28.44 m
COVERED PORCH WIDTH	4.04 m
COVERED PORCH LENGTH	9.43 m
FLOOR STATISTICS	
GARAGE	63.3 m²
BASEMENT	220.2 m²
GROUND FLOOR	224.8 m²
SECOND FLOOR	222.1 m²



AVERAGE GRADE AT THE FRONT OF THE BUILDING
240.00 + 239.99 + 239.72 + 239.80 + 239.63 / 5 = **239.83**

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THESE DRAWINGS MUST BE RETURNED TO FFA UPON COMPLETION OF THE WORK.
THESE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, IF PROVIDED. ALL CONSTRUCTION SHALL ADHERE TO THESE DOCUMENTS, AND SHALL CONFORM TO THE ONTARIO BUILDING CODE, ALL APPLICABLE LAWS, AND ALL AUTHORITIES HAVING JURISDICTION.
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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL DISCREPANCIES, UNLESS INFORMATION AND UNFORESEEN SITE CONDITIONS AFFECTING THE PROPOSED DESIGN TO FFA BEFORE PROCEEDING WITH THE WORK.
DRAWINGS ARE NOT TO BE SCALED.
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ALL RIGHTS RESERVED. NOT TO BE REPRODUCED OR RELEASED IN ANY FORM WITHOUT THE WRITTEN AUTHORIZATION OF FFA.

NO.	DATE	ISSUED FOR
1	2022.01.19	COA Application
2	2022.03.08	COA ZONING REVIEW



FRANKFRANCO
ARCHITECTS
10320 PINE VALLEY DR., VAUGHAN, ON
L3L 0B3

40 SCULPTURE
GARDEN LN,

PROJECT MANAGER	FD
DRAWN	AA
SCALE	As indicated

SITE STATISTICS

002

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"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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

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

Adriana MacPherson

Subject: FW: [External] RE: A014/22 - Request for Comments (40 Sculpture Garden Lane, Vaughan)

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

Sent: March-18-22 10:16 AM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

Subject: [External] RE: A014/22 - Request for Comments (40 Sculpture Garden Lane, Vaughan)

Good morning Adriana,

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

Adriana MacPherson

Subject: FW: [External] RE: A014/22 - Request for Comments (40 Sculpture Garden Lane, Vaughan)

From: York Plan <yorkplan@trca.ca>

Sent: March-13-22 11:35 AM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

Subject: [External] RE: A014/22 - Request for Comments (40 Sculpture Garden Lane, Vaughan)

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.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact the undersigned 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](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: April 14, 2021

Name of Owner: Joseph Panetta (2800999 Ontario Ltd)

Location: 40 Sculpture Garden Lane

File No.(s): A014.22

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

1. To permit a maximum lot coverage of 41%.

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

1. The maximum permitted lot coverage is 40%.

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

2. To permit a maximum lot coverage of 39.22%.

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

2. The maximum permitted lot coverage is 35%.

Official Plan:

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

Comments:

The Owner is requesting to construct a roof above an existing porch in the rear yard with the above noted variances.

The existing dwelling has a lot coverage of 36.5%, while the proposed covered rear yard porch will have a lot coverage of 4.5%. The lot coverage will only expand at the rear of the property and does not encroach into either the required front or rear yard setbacks. The dwelling coverage will also remain consistent with previous approvals in the neighbourhood and will not pose a significant visual impact to the adjacent properties. As such, the Development Planning Department has no concern with the requested increase in lot coverage.

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE
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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		