

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A035/22
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AGENDA ITEM NUMBER: 13	CITY WARD #: 3
APPLICANT:	Josie Mondelli
AGENT:	Frank Mondelli
PROPERTY:	54 Green Manor Cres, Woodbridge
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 one storey addition to the rear of the existing dwelling, a covered porch, pergola and swimming 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"/>	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"/>	

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<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><p>The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.</p><p>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.</p><p>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.</p></div></div></div>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	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
A035/22

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

AGENDA ITEM NUMBER: 13	CITY WARD #: 3
APPLICANT:	Josie Mondelli
AGENT:	Frank Mondelli
PROPERTY:	54 Green Manor Cres, Woodbridge
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 one storey addition to the rear of the existing dwelling, a covered porch, pergola and swimming pool.

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

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	In a residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67m2, whichever is less [Section 4.1.3 a)]	To permit a maximum lot coverage of 69.73 m2 for residential accessory structures.
2	In any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres (Section 4.1.4.1)	To permit a maximum height of 4.00 metres for a residential accessory structure (Porch cover). **Updated using Zoning Review Waiver
3	In any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres (Section 4.1.4.1)	To permit a maximum height of 3.05 metres for a residential accessory structure (Pergola).
4	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line (Section 4.1.2.1.b.)	To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, interior side lot line).
5	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line (Section 4.1.2.1.b.)	To permit a residential accessory structure with a height greater than 2.8 metres to be 2.00 metres to any lot line (Porch cover, interior side lot line) ** Updated using Zoning Review Waiver
6	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line (Section 4.1.2.1.b.)	To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, rear lot line).

The subject lands are zoned R1, Residential Zone, under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
7	A maximum Lot coverage of 35% is permitted (Schedule A).	To permit a maximum lot coverage of 37.34%. **Updated using Zoning Review Waiver
8	The maximum height of any accessory building or structure to the nearest part of the roof shall not be more than 3 metres above finished grade (Section 4.1.1 b)	To permit a maximum height of 3.45 metres to the nearest part of the roof of an accessory structure (Porch cover)
9	A minimum rear yard of 7.5 metres is required to the accessory structure [Section 4.1.1 b)]	To permit a minimum rear yard of 1.2 metres (Pergola).
10	A minimum interior side yard of 1.5 metres is required to the accessory structure [Section 4.1.1 b)]	To permit a minimum interior side yard of 1.2 metres (Pergola).

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	
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:
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 31, 2022
Date Applicant Confirmed Posting of Sign:	March 29, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The addition for washroom and pool equipment storage will immediately put us over lot coverage. To keep indoors cleaner and covering expensive pool equipment from harsh winters.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	Development Planning recommends that the height of the covered porch be decreased so that it is under 4.0 meters, and is further setback from the interior lot line so that a 2.0 meter setback is maintained. COA requested adjournment to permit time for Zoning staff to review revised submission received on 03/29/2022 or the submission of a Zoning Review Waiver.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:	Yes
<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>	

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
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.	
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	
As the proposed covered porch in the subject property is 58.36 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.	
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 Owner/applicant has confirmed that the setback from the proposed BBQ with built in counter and proposed pool equipment shall be setback 0.6m from property line to meet Development Engineering Departments standards.	
Development Engineering Recommended Conditions of Approval:	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.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: No Response Forestry: PTP application received. Horticulture: No Response	
PFH Recommended Conditions of Approval:	Parks: None Forestry: None Horticulture: None

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	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.

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.

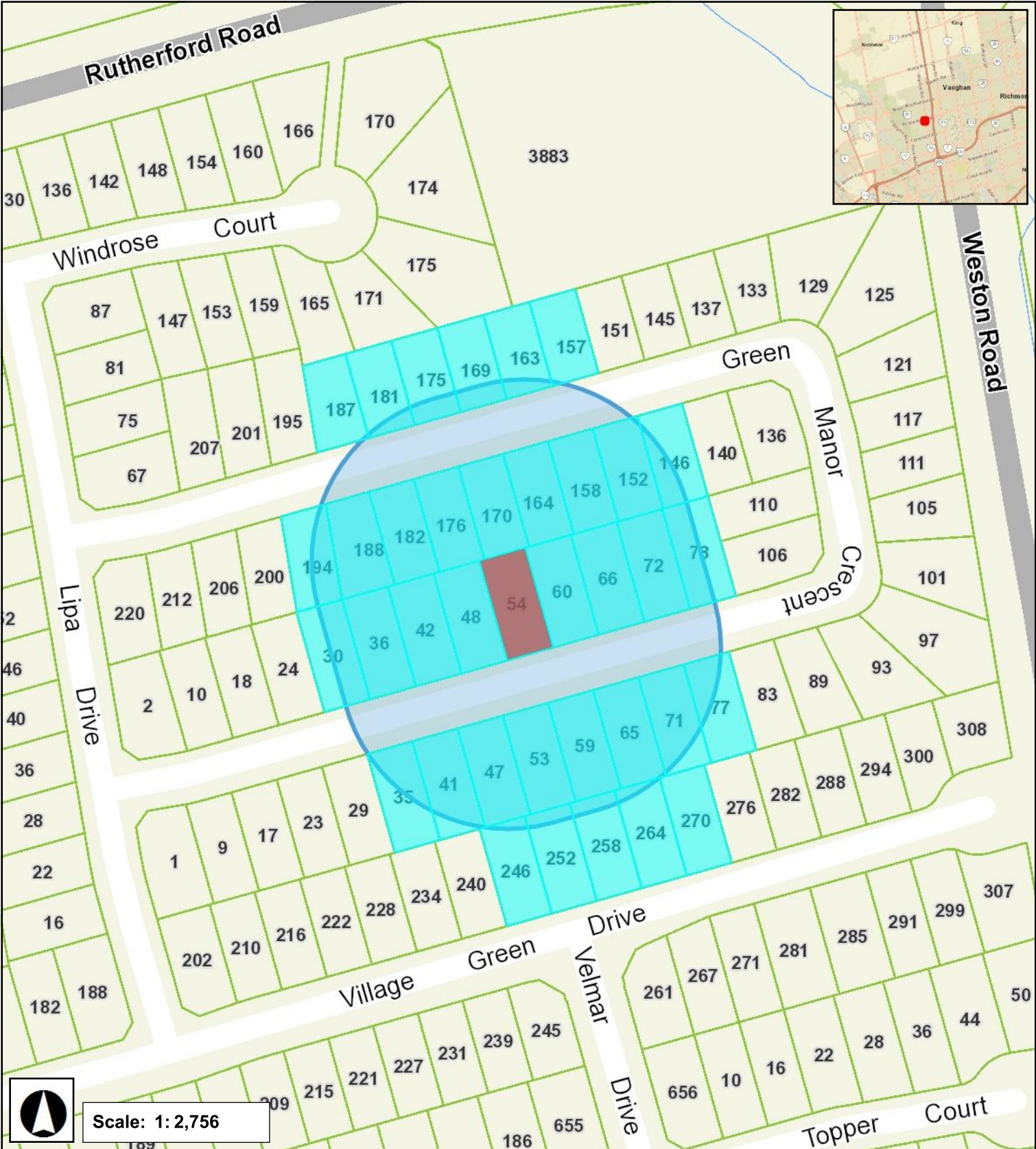
IMPORTANT INFORMATION – PLEASE READ	
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans 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



A035/22 - Notification Map

54 Green Manor Cres, Woodbridge



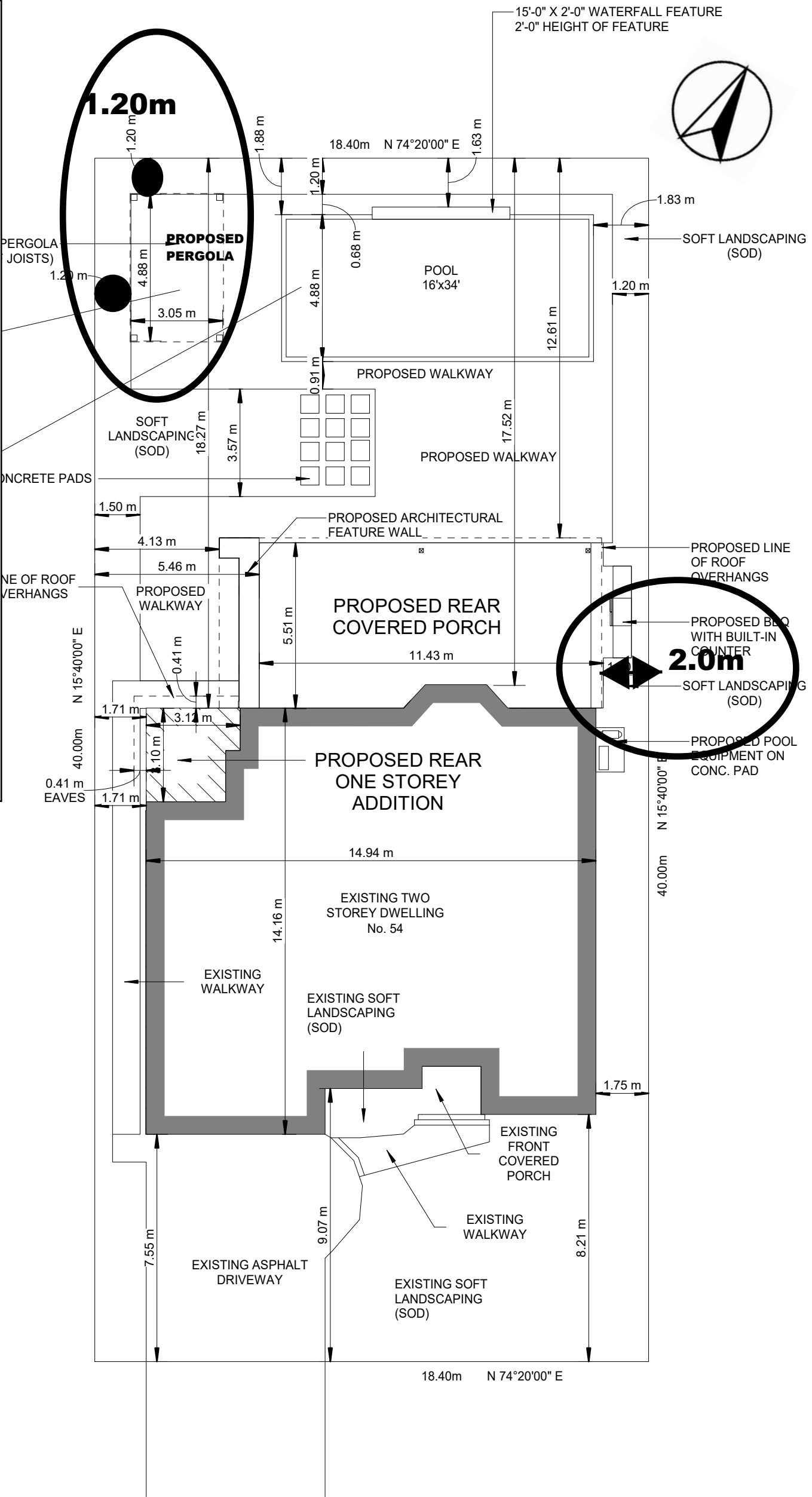
By-law 01-2021

1. To permit a maximum lot coverage of 69.73 m2 for residential accessory structures.
2. To permit a maximum height of 4.00 metres for a residential accessory structure (Porch cover).
- **Updated using Zoning Review Waiver**
3. To permit a maximum height of 3.05 metres for a residential accessory structure (Pergola).
4. To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, interior side lot line).
5. To permit a residential accessory structure with a height greater than 2.8 metres to be 2.00 metres to any lot line (Porch cover, interior side lot line)
- ** Updated using Zoning Review Waiver**
6. To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, rear lot line).

By-law 1-88

7. To permit a maximum lot coverage of 37.34%.
- **Updated using Zoning Review Waiver**
8. To permit a maximum height of 3.45 metres to the nearest part of the roof of an accessory structure (Porch cover)
9. To permit a minimum rear yard of 1.2 metres (Pergola).
10. To permit a minimum interior side yard of 1.2 metres (Pergola).

LOT AREA:	735.62	m²
LOT FRONTAGE:	18.4	m
HEIGHT TO ROOF (PORCH):	3.93	m
LOT COVERAGE		
DWELLING (incl garage):	193.02	m²
PROP. ONE STOREY ADDITION	8.89	m²
PROPOSED COV. PORCH:	69.73	m²
WATERFALL FEATURE	1.86	m²
EXISTING FRONT PORCH:	3.13	m²
TOTAL LOT COVERAGE:	37.60%	276.63 m²
REAR YARD LANDSCAPED AREA		
REAR YARD AREA:	321.80	m²
HARD SURFACE AREA:	202.9	m²
TOTAL SOFT LANDSCAPING:	36.94%	118.9 m²
PROPOSED PORCH SETBACKS		PROPOSED
FRONT YARD:	N/A	m
SIDE YARD (NORTH):	1.75	m
SIDE YARD (SOUTH):	4.83	m
REAR YARD:	12.80	m



GREEN MANOR CRES.

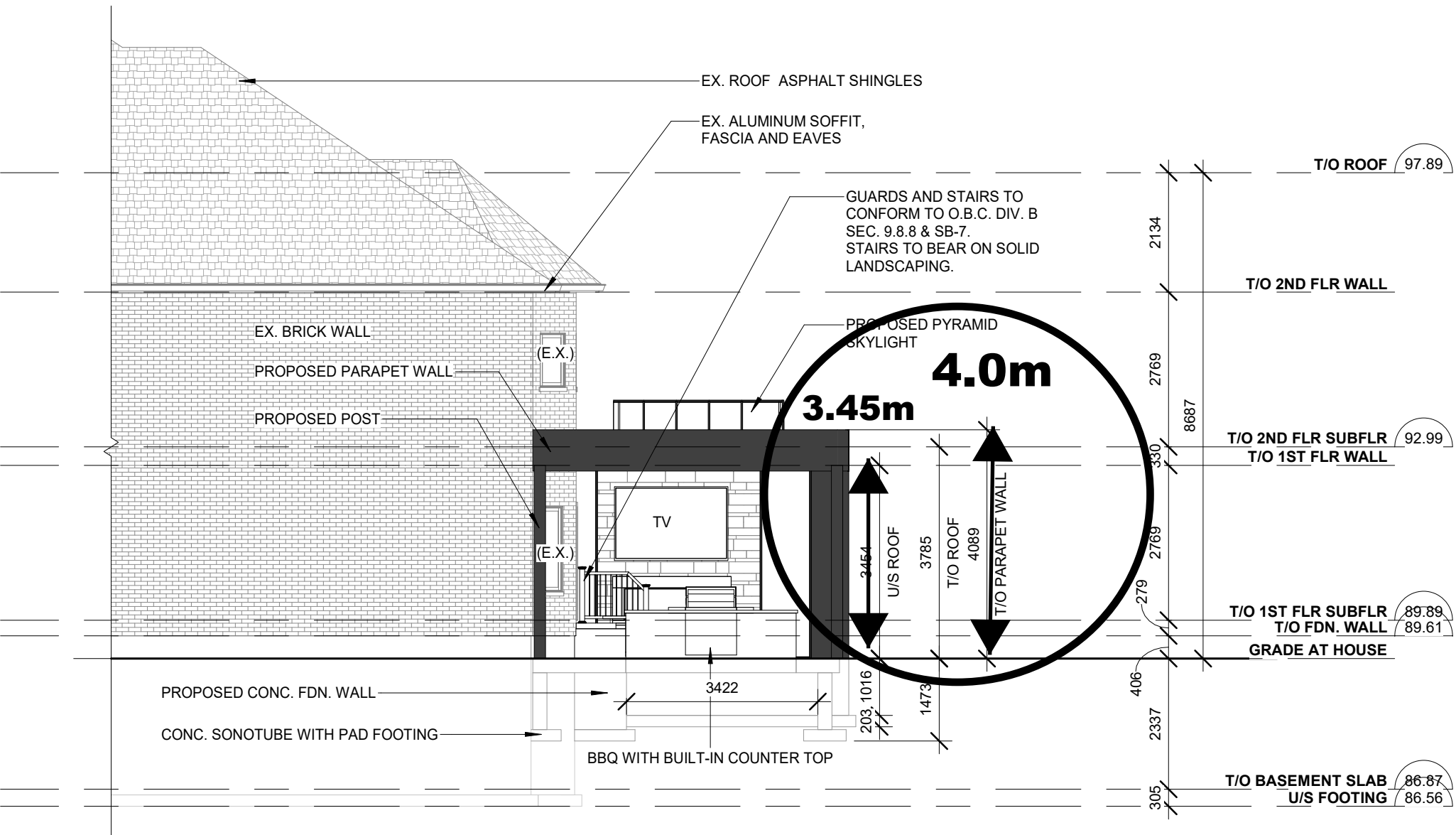
1 ZONING-SITE PLAN
1 : 150

SITE PLAN

Scale: As indicated 3/2/2022 2:06:13 AM

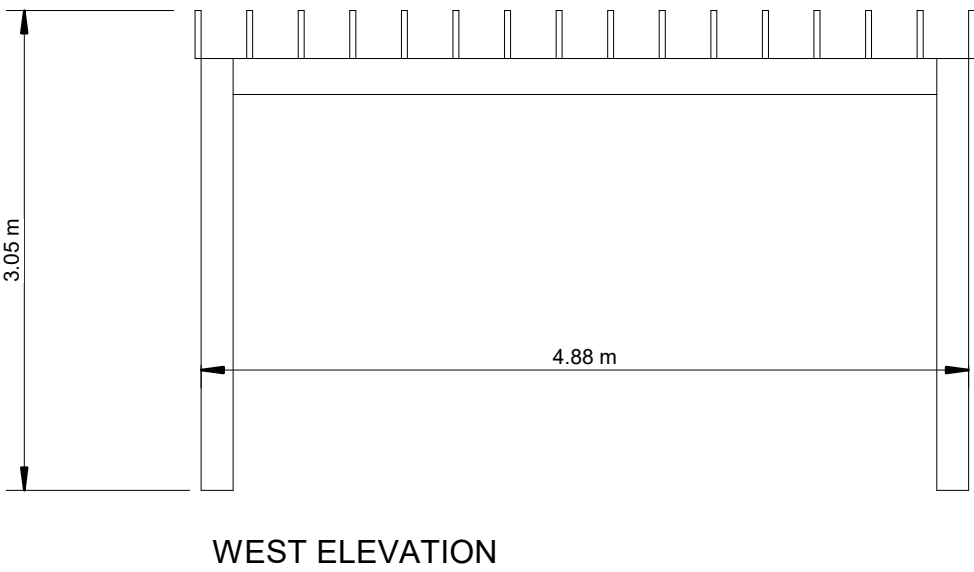
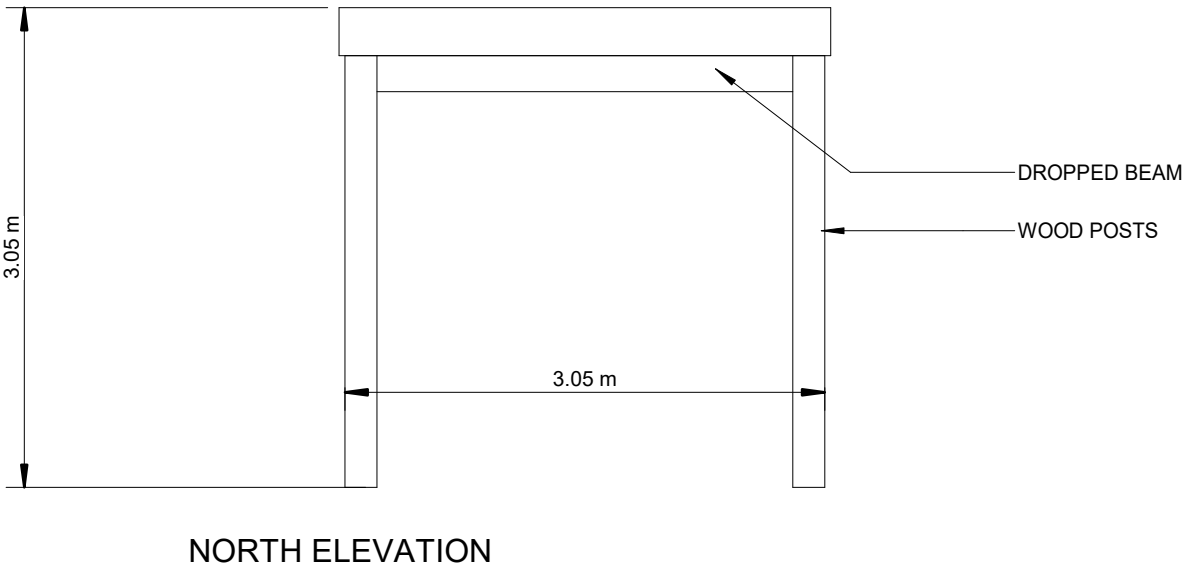
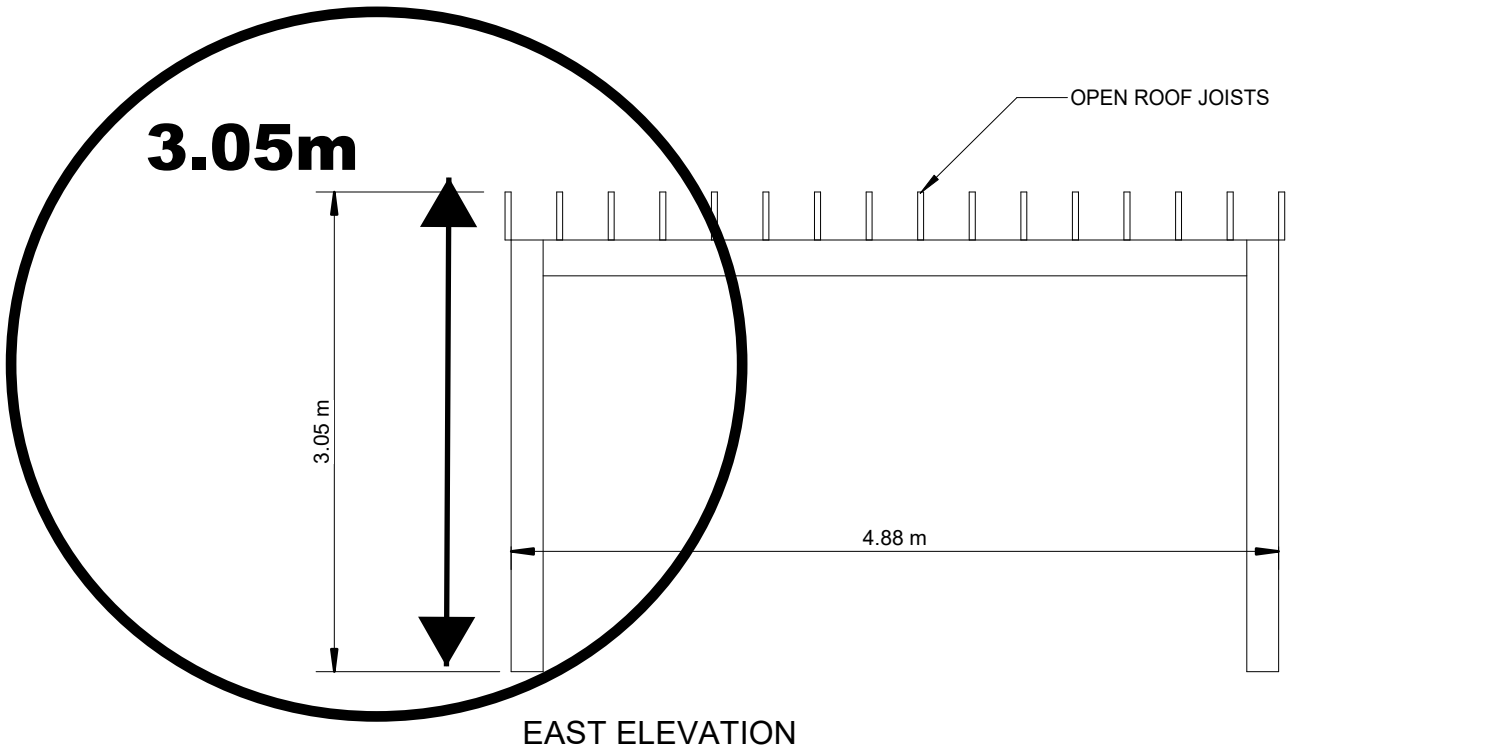
REAR COVERED PORCH
54 Green Manor Cres, Woodbridge, ON

Z02.1



EAST ELEVATION

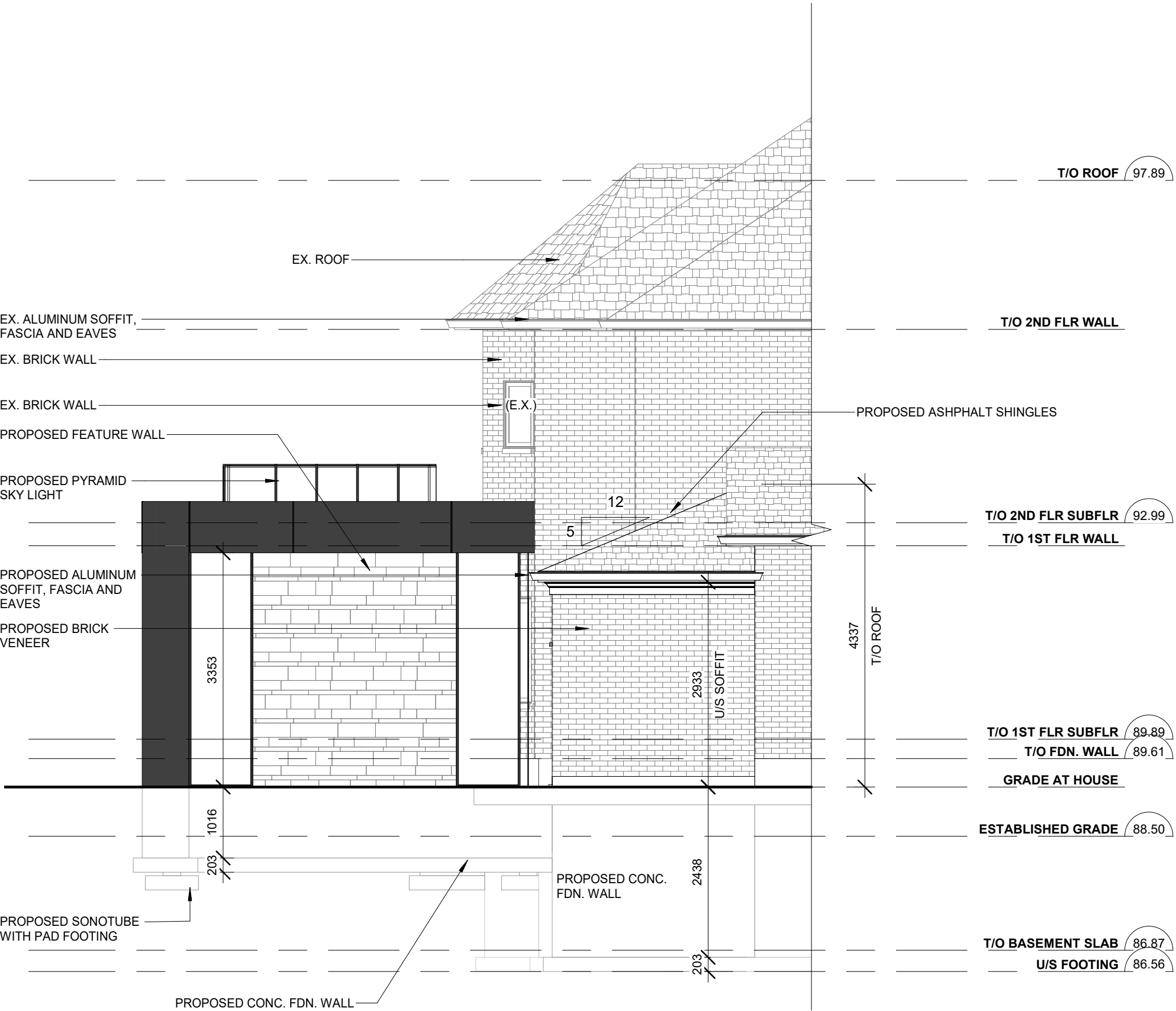
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PERAGOLA ELEVATIONS

Scale: 1/4" = 1'-0"

3/2/2022 2:06:17 AM



WEST ELEVATION

Scale: 3/16" = 1'-0" 3/2/2022 2:06:16 AM

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, 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

Adriana MacPherson

Subject: FW: [External] RE: A035/22 - Request for Comments (54 Green Manor Cres, Vaughan)

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

Sent: March-24-22 10:02 AM

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

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

Subject: [External] RE: A035/22 - Request for Comments (54 Green Manor Cres, 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: A035/22 - Request for Comments (54 Green Manor Cres, Vaughan)

From: York Plan <yorkplan@trca.ca>

Sent: March-22-22 10:37 AM

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

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

Subject: [External] RE: A035/22 - Request for Comments (54 Green Manor Cres, 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/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: April 14, 2022

Name of Owner: Josie Mondelli

Location: 54 Green Manor Crescent

File No.(s): A035.22

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

1. To permit a maximum lot coverage of 69.73 m² for residential accessory structures.
2. To permit a maximum height of 4.09 metres for a residential accessory structure (Porch cover).
3. To permit a maximum height of 3.05 metres for a residential accessory structure (Pergola).
4. To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, interior side lot line).
5. To permit a residential accessory structure with a height greater than 2.8 metres to be 1.91 metres to any lot line (Porch cover, interior side lot line).
6. To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, rear lot line).

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

1. In a residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67m², whichever is less.
2. In any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres.
3. In any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres.
4. A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line.
5. A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line.
6. A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line.

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

7. To permit a maximum lot coverage of 36.38%.
8. To permit a maximum height of 3.45 metres to the nearest part of the roof of an accessory structure (Porch cover).
9. To permit a minimum rear yard of 1.2 metres (Pergola).
10. To permit a minimum interior side yard of 1.2 metres (Pergola).

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

7. A maximum Lot coverage of 35% is permitted.
8. The maximum height of any accessory building or structure to the nearest part of the roof shall not be more than 3 metres above finished grade.
9. A minimum rear yard of 7.5 metres is required to the accessory structure.
10. A minimum interior side yard of 1.5 metres is required to the accessory structure.

Official Plan:

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

Comments:

The Owner is requesting to permit the construction of a one-storey addition to the rear of the existing dwelling, covered rear porch and pergola with the above noted variances.

The Development Planning Department has no objection to Variance 1 as the variance to maximum GFA for the accessory structures is minor in nature and will not pose a significant visual impact to the adjacent properties. The Development Planning

Department has no objection to Variance 7 as the variance to total lot coverage is minor in nature and complies with Zoning By-law 01-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in-effect.

The Development Planning Department has no objection to Variances 3, 4, 6, 9 and 10 for the proposed pergola. The variance in height is minor in nature and will not have a negative visual impact on the adjacent properties. The variances for the interior side yard setback and rear yard setback maintain an appropriate area for access and drainage and are consistent with previous approvals in the neighbourhood.

The Development Planning Department has no objection to Variances 2, 5, and 8 for the proposed covered porch as the Owner has revised their application to reduce the maximum height to 4.0 m and increase the interior side yard setback to 2.0 m. This revision will mitigate the visual impact to the adjacent property.

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, subject to the following conditions:

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

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		