

File: A092/19**Applicant:** Yuri Siniak & Olga Klimenko**Address:** 24 Dew Drop Ct Maple**Agent:** BLDG Workshop Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: A305/15 (see next page for details)

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, November 14, 2019



Minor Variance
Application

Agenda Item: 5

A092/19

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, November 14, 2019

Applicant: Yuri Siniak & Olga Klimenko

Agent: BLDG Workshop Inc.

Property: 24 Dew Drop Court, Maple

Zoning: The subject lands are zoned RR Rural Residential, and subject to the provisions of Exception No. 9(546) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: "Oak Ridges Moraine Countryside" and "Oak Ridges Moraine Natural Linkage"

Related Files: None

Purpose: Relief from the by-law is being requested to permit the construction of a proposed detached garage to be located in the northerly side yard.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A maximum of 67m2 of floor area is permitted for all accessory buildings.	1. To permit a total floor area of 120.05 m2 for all accessory buildings.
2. The maximum building height of an accessory building shall be 4.5 metres.	2. To permit a maximum building height of 6.32 metres for the accessory building (garage).

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A305/15	Private swimming pool not entirely in the rear yard; cabana located in interior side yard; 2.5m interior side yard setback to cabana	Approved, as amended, October 22, 2015

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on October 30, 2019

Applicant confirmed posting of signage on October 29, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	10+ years

Applicant has advised that they cannot comply with By-law for the following reason(s): The large width of proposed garage does not allow a roof slope that fits within the by-law and simultaneously fits with the existing house (too shallow of a roof slope)

Building Standards (Zoning Review)

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

Building Permit No. 15-002371 for In-Ground Pool (Sfd/Semi) - New, Issue Date: May 05, 2016

Building Permit No. 16-002036 for Shed/Gazebo - New, Issue Date: Jun 29, 2016

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: Vaughan Official Plan 2010: "Oak Ridges Moraine Countryside" and "Oak Ridges Moraine Natural Linkage"

The Owner is proposing a detached garage in the front yard with a floor area of 73.6 m² facilitated through the above-noted variances.

The Owner is requesting a total floor area of 120 m² for all accessory buildings on the Subject Lands (Variance #1). Previous Minor Variance Application File Number A305/15 permitted the construction of a cabana (accessory structure) in the rear and interior side yard. The floor area of the existing cabana and proposed front yard garage results in a total floor area of 120 m² for all accessory structures on the Subject Lands versus the permitted 67 m². The Subject Lands are situated on irregular shaped large lot that can accommodate the proposed garage. The proposal is compatible with the existing neighbourhood.

The Owner is requesting permission to permit a maximum building height of 6.328 metres where 4.5 metres is required (Variance #2). The proposed garage is heavily landscaped and setback more than 60 metres from the front lot line.

The Development Planning Department 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.

The Development Planning Department recommends approval of the minor variance.

Cultural Heritage (Urban Design):

Property is outside of HCD, no concerns with proposed garage.

Development Engineering:

The Development Engineer (DE) Department does not object to variance application A092/19 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comment no concerns

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
TRCA – comments with conditions

Schedule D - Previous Approvals (Notice of Decision)
Minor Variance A305/15

Staff Recommendations:
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

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:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. That the applicant provides the required \$580.00 review fee for Minor Variance Application A092/19. 2. The applicant is to note that a permit from TRCA for the proposed detached garage will be required before a building permit is issued by the City of Vaughan.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

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

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

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

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

WRITTEN SUBMISSIONS: 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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

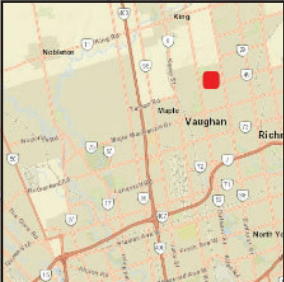
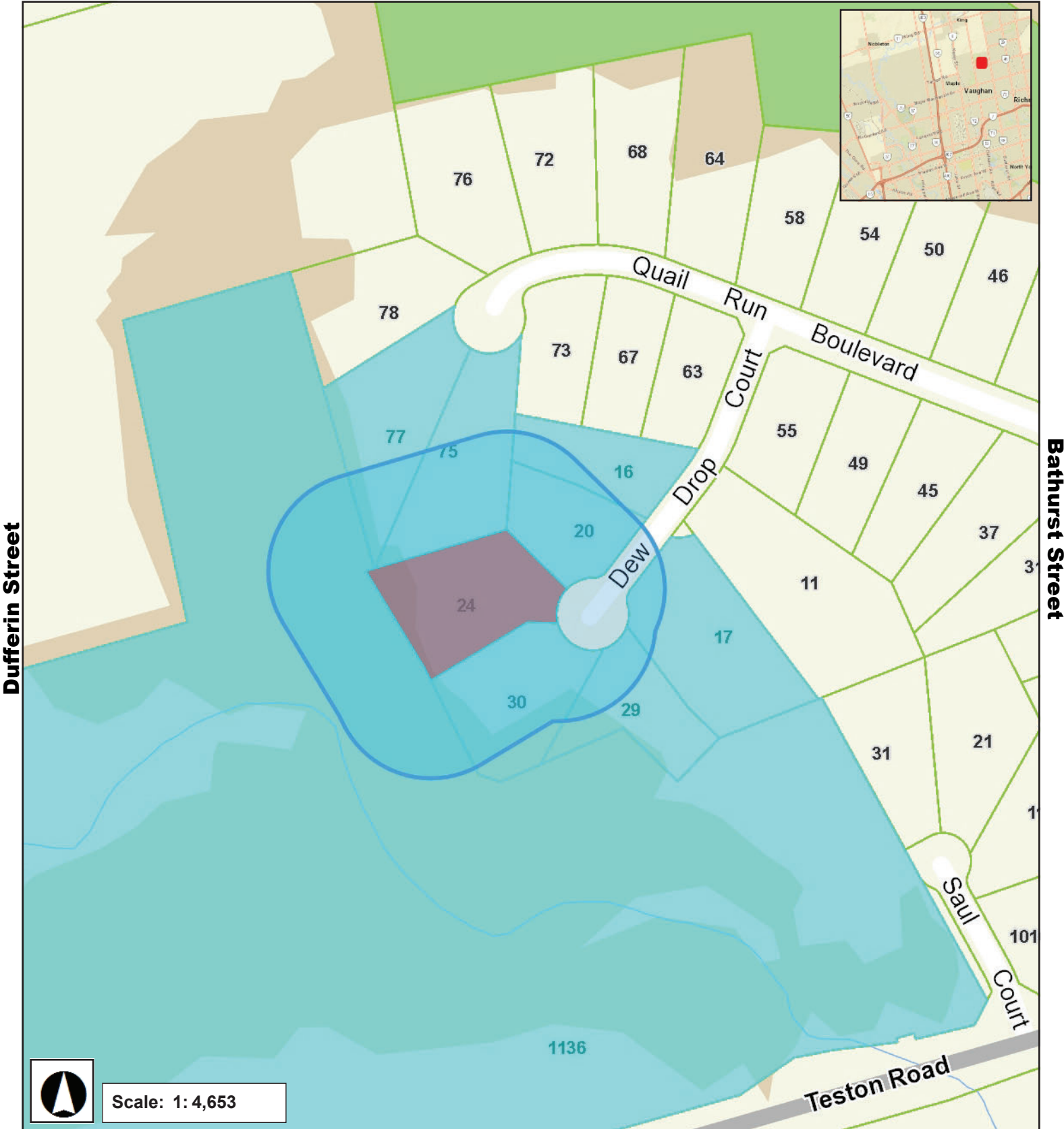
Location Map
Sketches



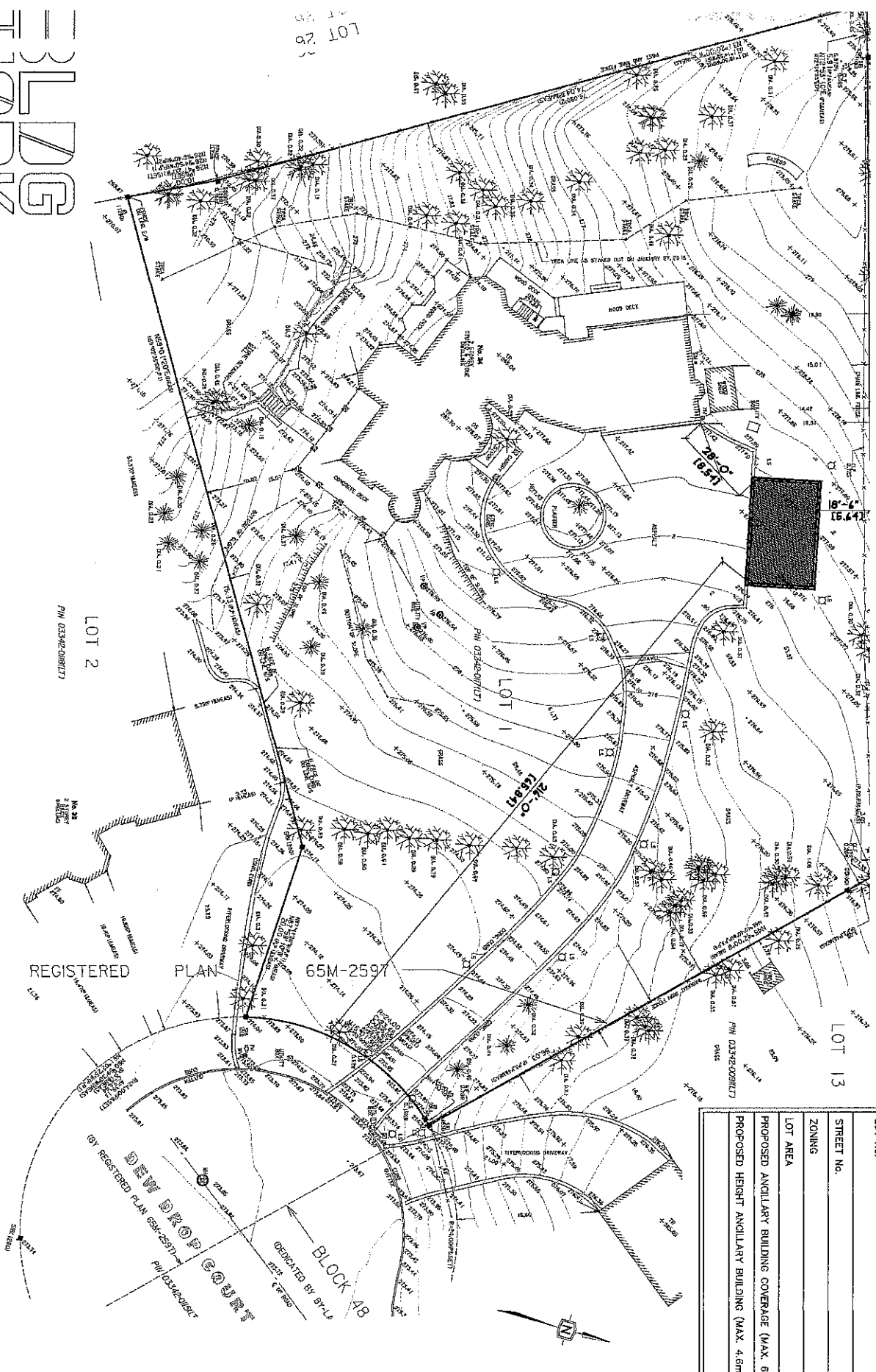
LOCATION MAP - A092/19

24 DEW DROP COURT, MAPLE

Kirby Road



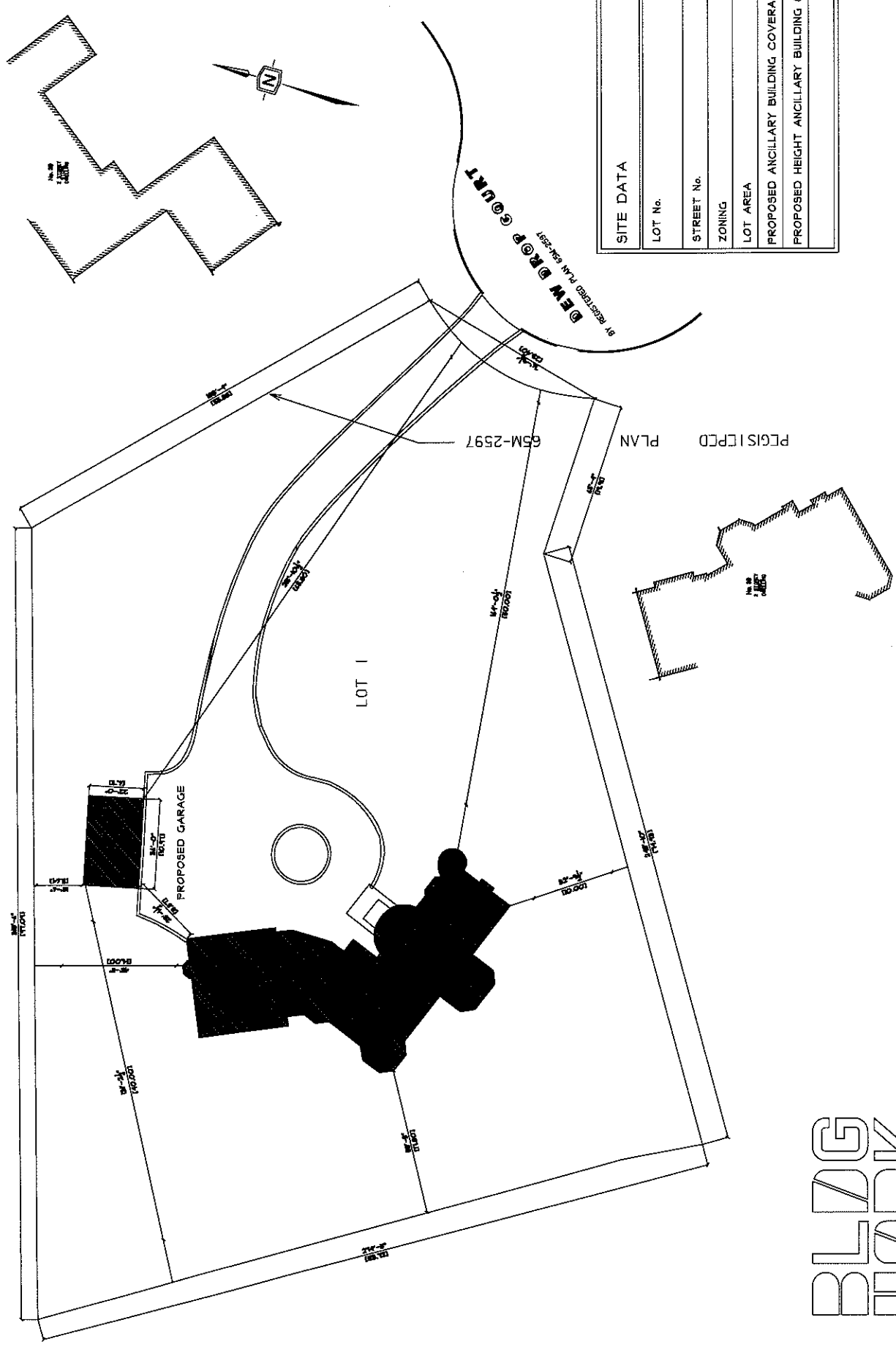
BLDG
WORK
SHOP



SITE DATA			
LOT No.	LOT 1		
STREET No.	PLAN No. 65M-2597		
ZONING	24 DEW DROP COURT		
LOT AREA	7306.9 m2	78650 sq.ft.	
PROPOSED ANCILLARY BUILDING COVERAGE (MAX. 67 m2)	1.0%	73.6 m2	792 sq.ft.
PROPOSED HEIGHT ANCILLARY BUILDING (MAX. 4.6m, 15.09ft)	6.32ft	20.75 ft.	

PART OF LOT 1, PLAN 65M-2597, VAUGHAN,
AS TAKEN FROM SURVEY PREPARED BY
ROUSE SURVEYORS

**Total Floor Area for all accessory buildings
= 120.05m2**



SITE DATA			
LOT No.	LOT 1 PLAN No. 45N-2591		
STREET No.	24 DEW DROP COURT		
ZONING	RR		
LOT AREA	1304.9 m ²	18450 sq.ft.	
PROPOSED ANCILLARY BUILDING COVERAGE (MAX. 47 m ²)	13.4 m ²	145 sq.ft.	
PROPOSED HEIGHT ANCILLARY BUILDING (MAX. 4.4m, 15.09ft.)	4.32 m	20.75 ft.	

PART OF LOT 1, PLAN 45N-2591, VAUGHAN,
AS TAKEN FROM SURVEY PREPARED BY
ROUSE SURVEYORS

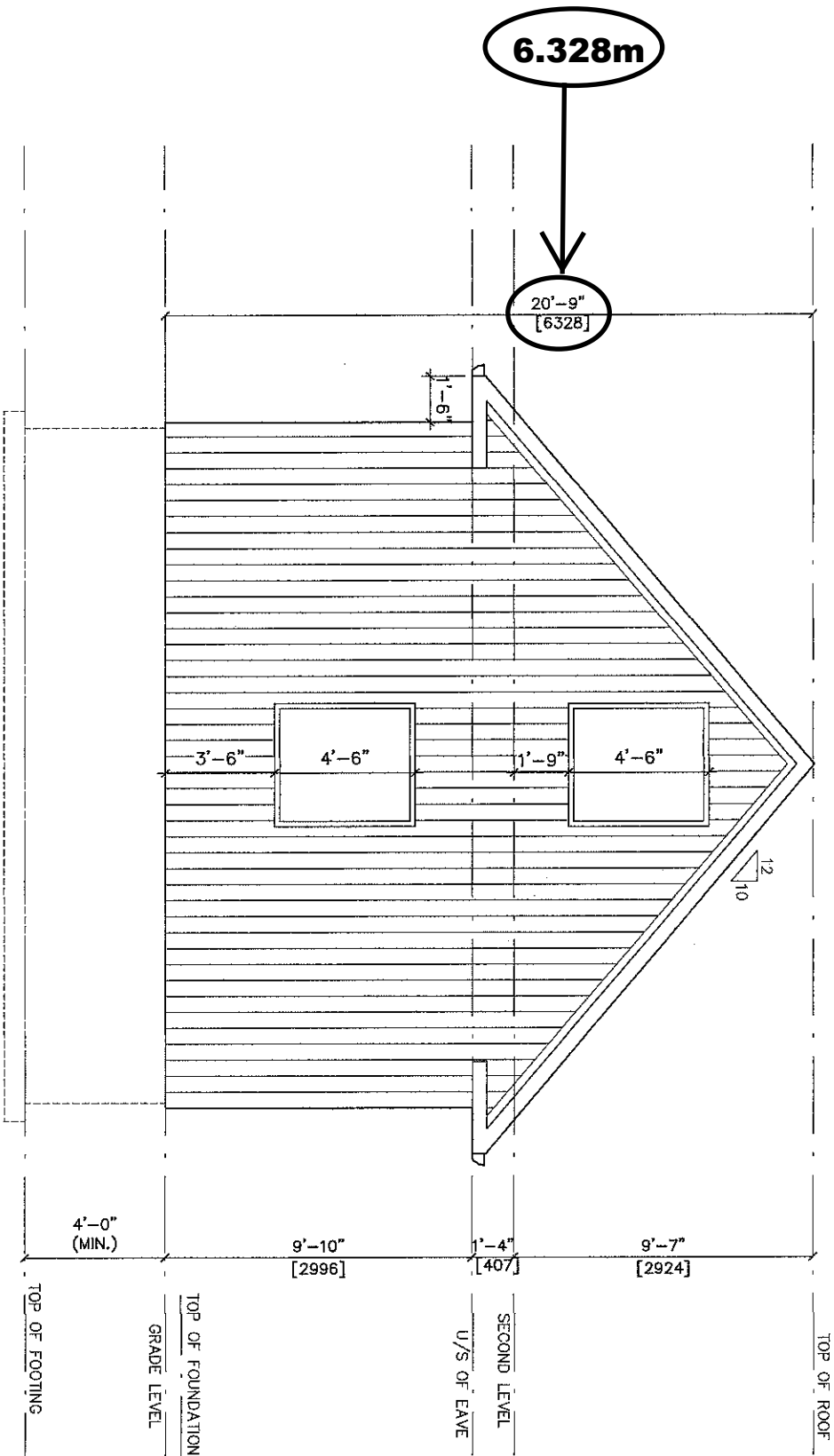
24 Dew Drop Court.
Site Plan & Zoning Data

drawn by
date
scale

ab
06/15/19
1:500

www.bldgworkshop.ca
info@bldgworkshop.ca
416.877.4741

BLDG
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SHOP.

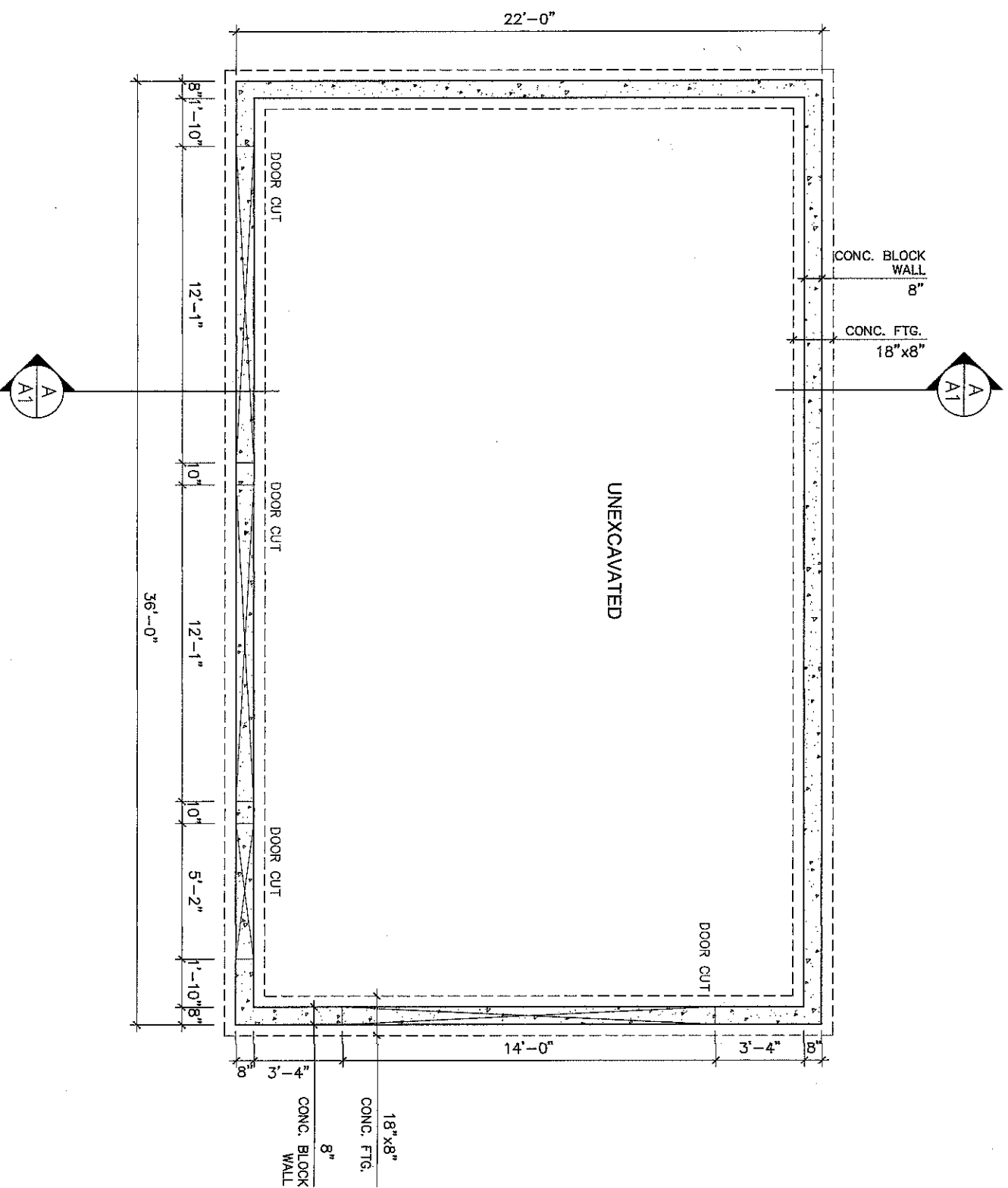


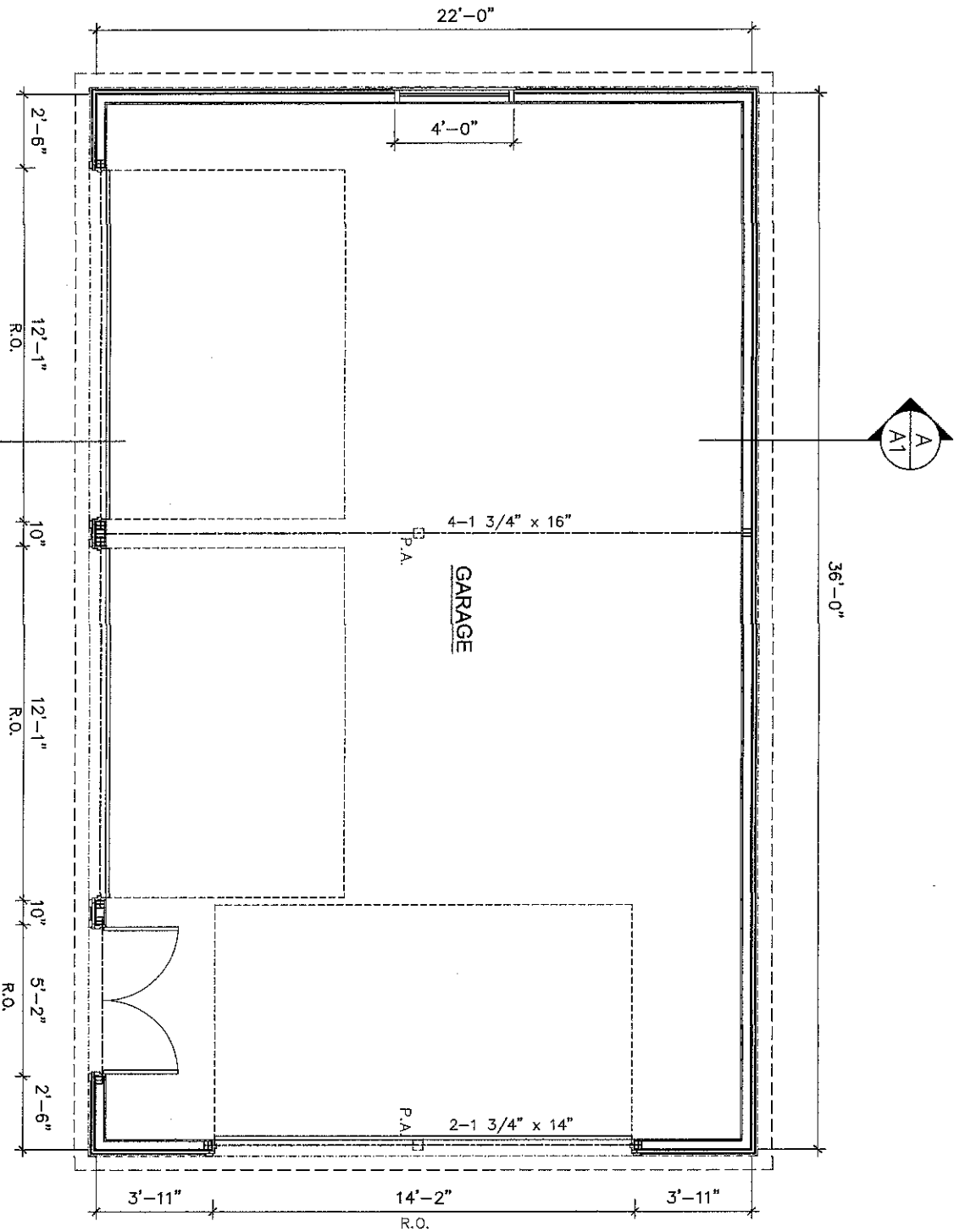
24 Dew Drop Court.
West Elevation

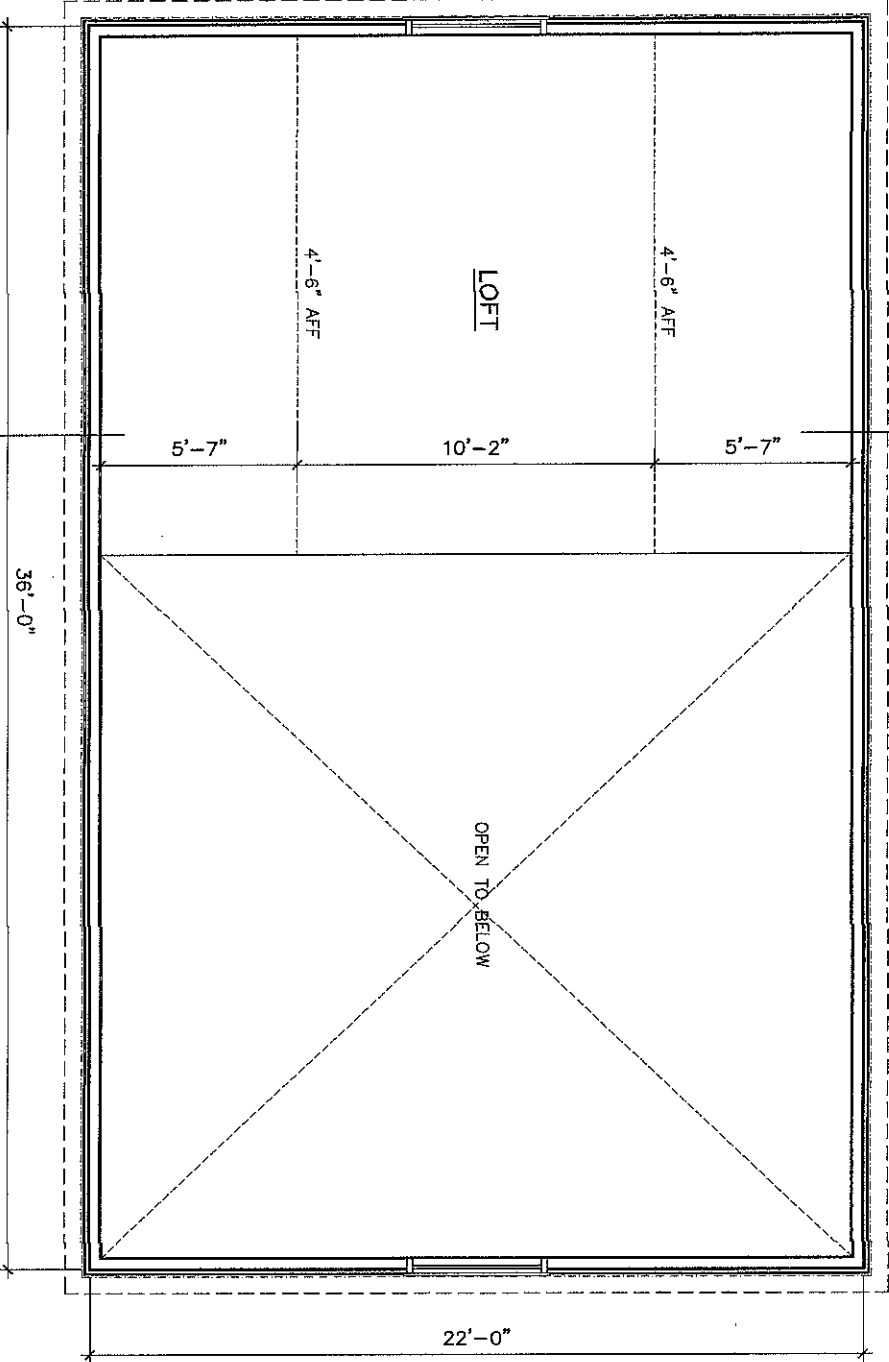
drawn by
date
scale

ab
06/15/19
1/4" = 1'-0"

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info@bldgworkshop.ca
416.877.4741







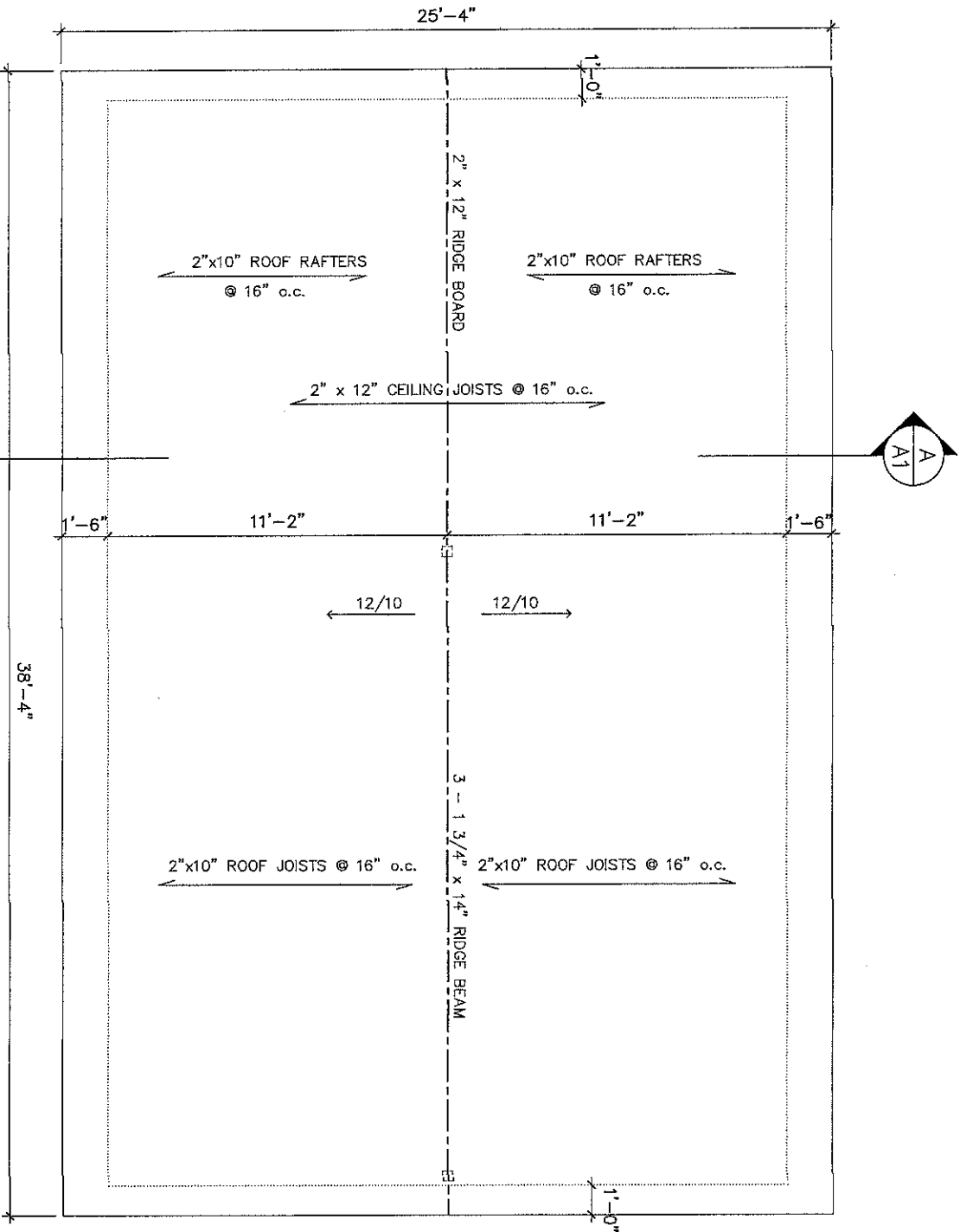
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24 Dew Drop Court.
Second Floor Plan

drawn by
date
scale

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06/15/19
1/4" = 1'-0"

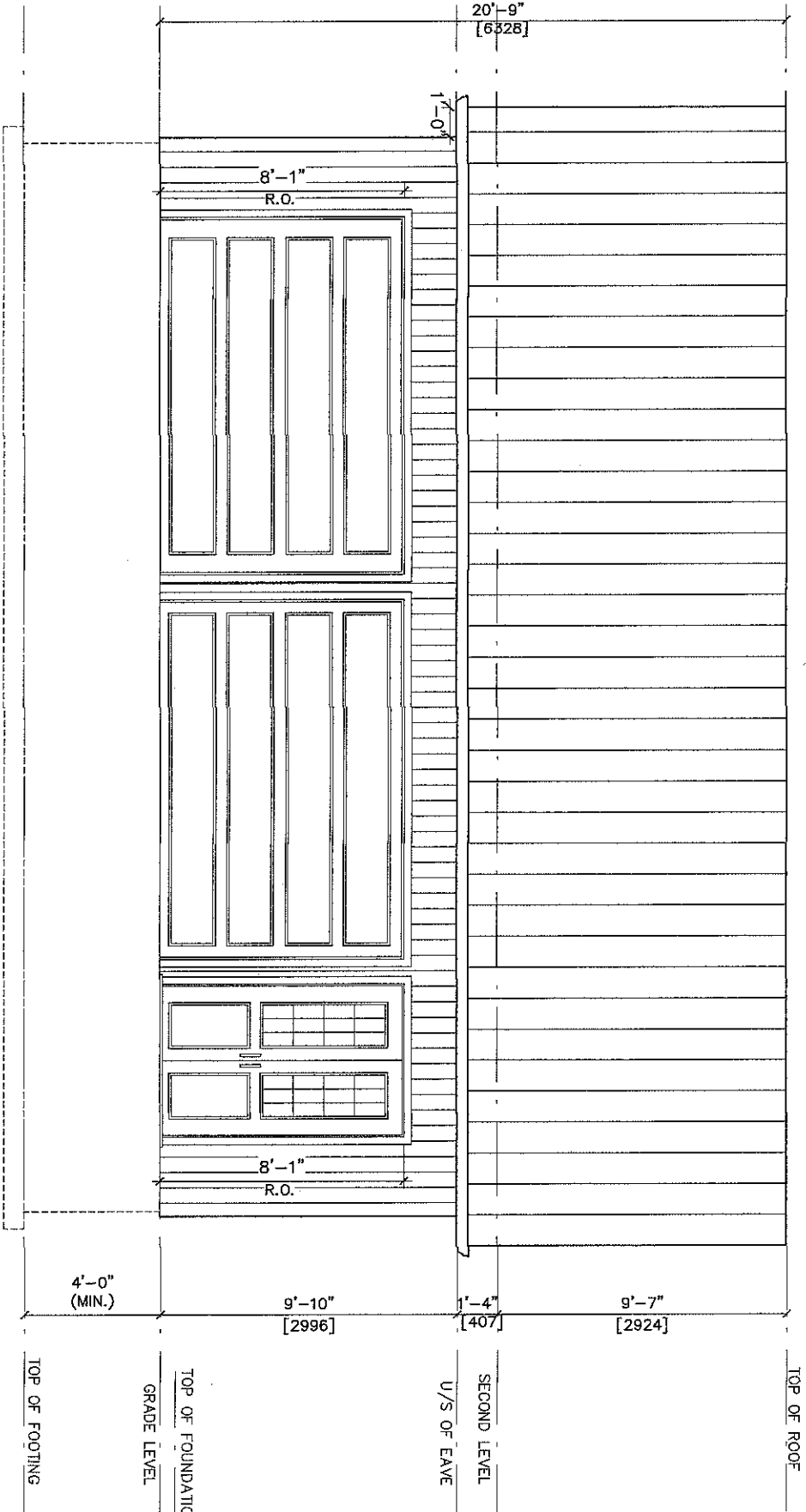
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info@bldgworkshop.ca
416.877.4741



24 Dew Drop Court.
Roof Plan

drawn by
date
scale

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info@bidgworkshop.ca
416.877.4741



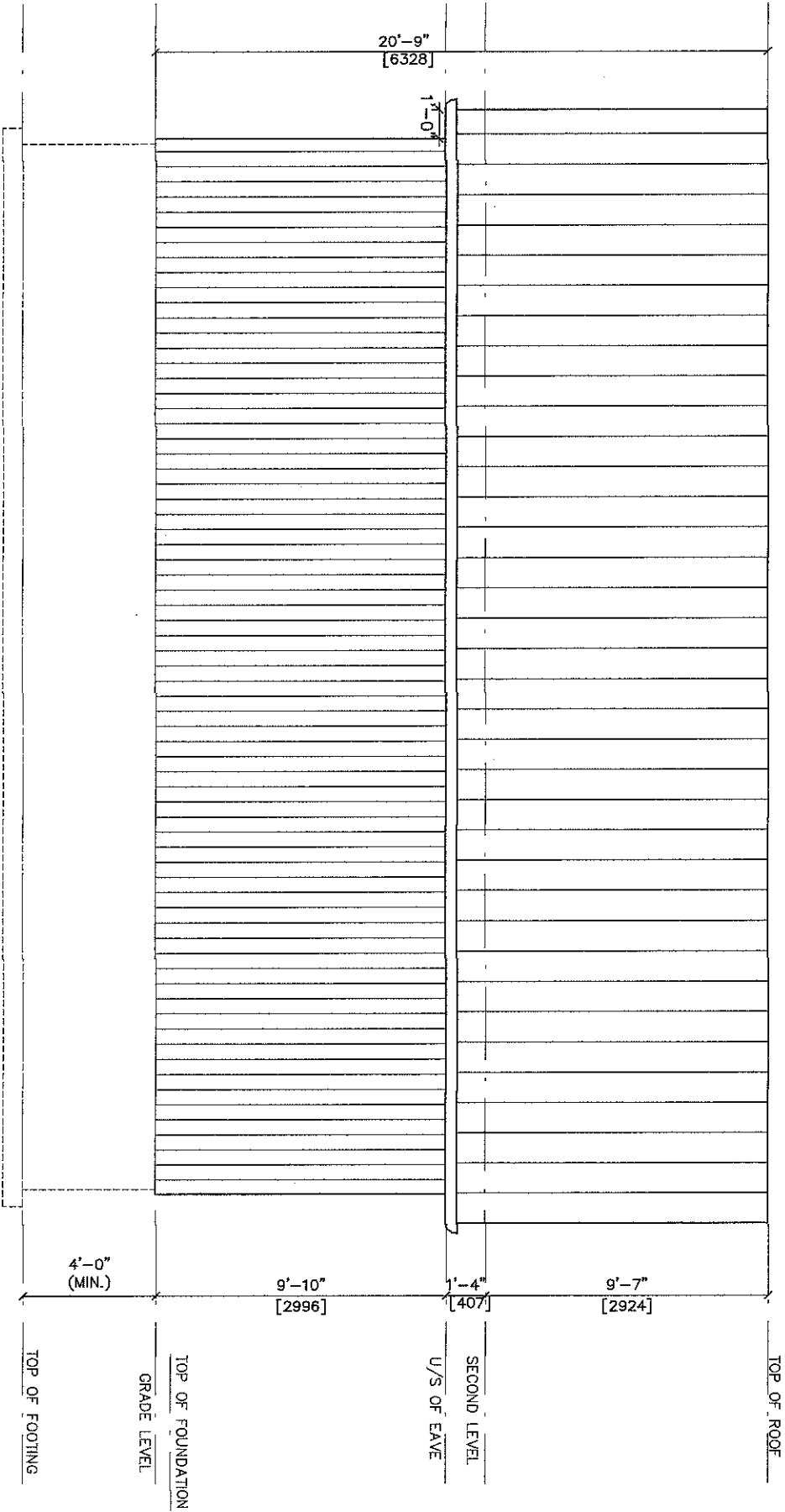
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24 Dew Drop Court.
South Elevation

drawn by
date
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1/4" = 1'-0"

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info@bldgworkshop.ca
416.877.4741



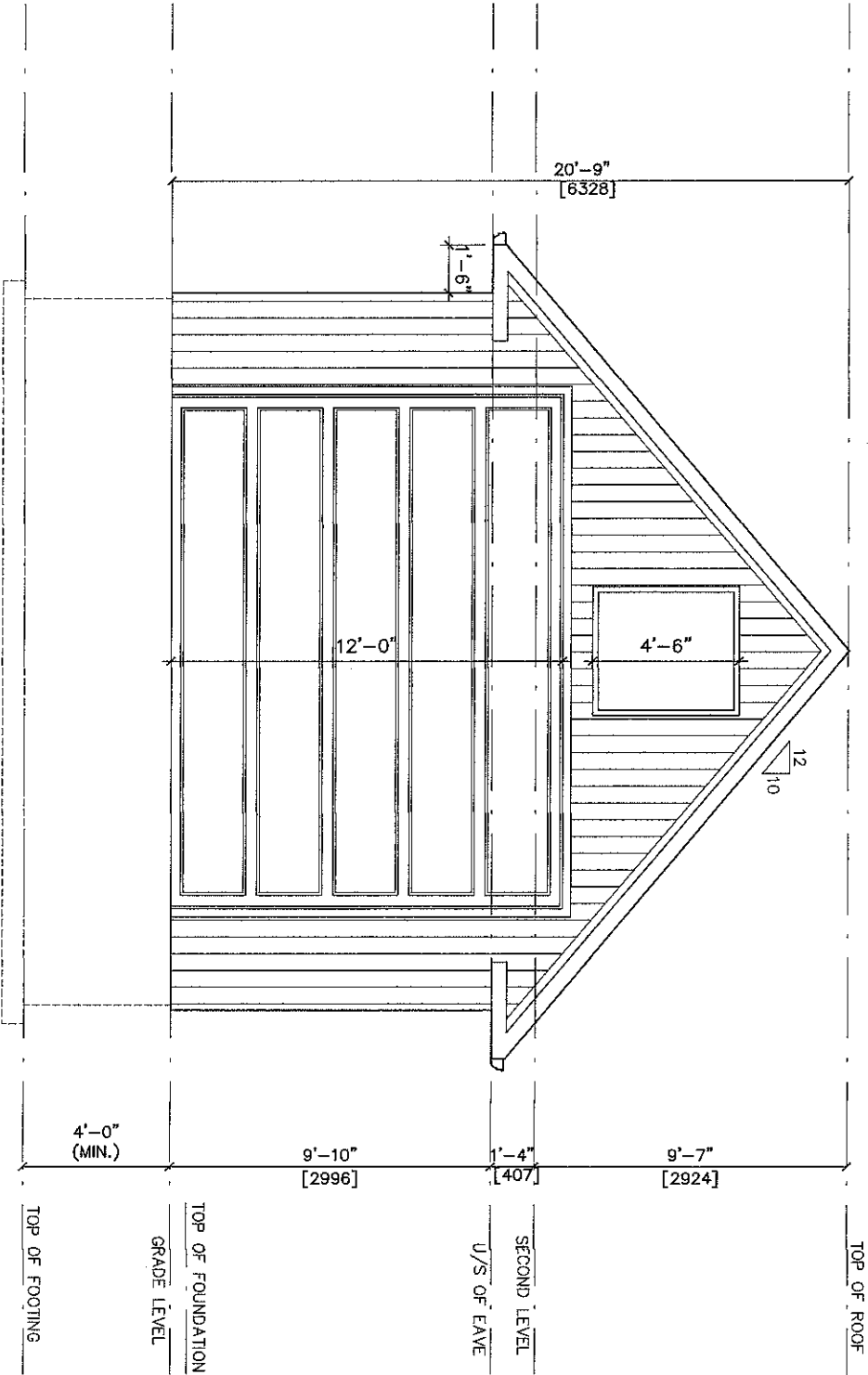
BLDG
WORK
SHOP

24 Dew Drop Court.
North Elevation

drawn by
date
scale

ab
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1/4" = 1'-0"

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info@bldgworkshop.ca
416.877.4741



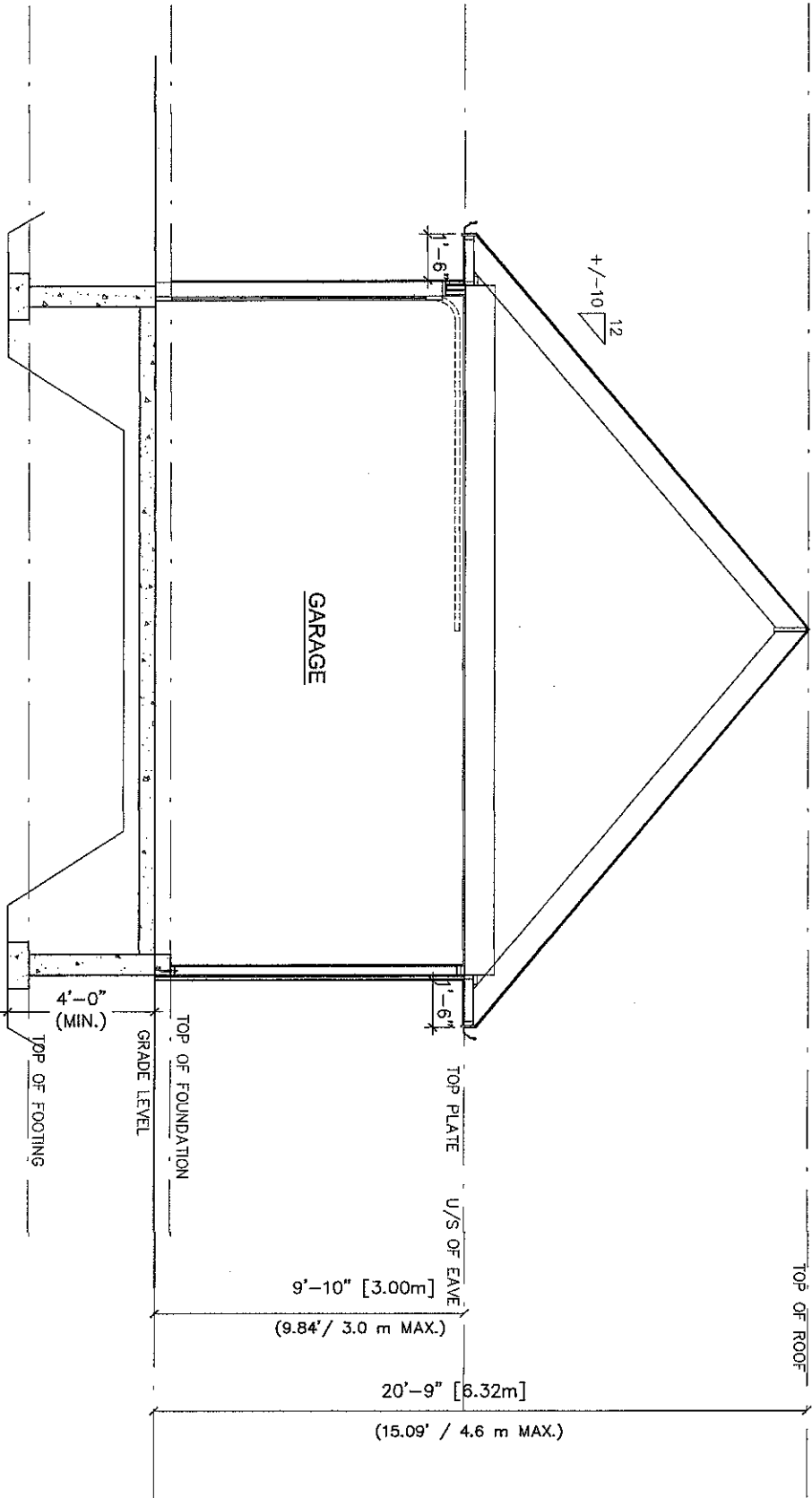
BLDG
WORK
SHOP

24 Dew Drop Court.
East Elevation

drawn by
date
scale

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06/15/19
1/4" = 1'-0"

www.bldgworkshop.ca
info@bldgworkshop.ca
416.877.4741



24 Dew Drop Court.
Section

drawn by
date
scale

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06/15/19
1/4" = 1'-0"

www.bldgworkshop.ca
info@bldgworkshop.ca
416.877.4741

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

- Alectra (Formerly PowerStream) – No concerns or objections**
- Region of York – No concerns or objections**
- TRCA – comments with 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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

October 22, 2019

CFN: 60819.26
XRef CFN: 61451

BY E-MAIL: Christine.Vigneault@vaughan.ca

Ms. Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

Re: Minor Variance Application A092/19
24 Dew Drop Court
PLAN 65M2597, Lot 1
City of Vaughan
Owner: Yuri Siniak & Olga Klimenko

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on October 10, 2019. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee of Adjustment:

Background

The purpose of Application A092/19 is to request the following:

1. To permit a total floor area of 120.05 m² for all accessory buildings.
2. To permit a maximum building height of 6.328 metres for the accessory building (garage).

It is TRCA's understanding that the purpose of the above variance is to permit the construction of a detached garage on the subject property.

Applicable TRCA Policies and Regulations

Living City Policies (LCP):

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Ontario Regulation 166/06:

The subject land is located partially within TRCA's Regulated Area of the Don River Watershed due to the presence of valley corridor and Oak Ridge Moraine wetland to the west of the subject property. In accordance with the *Ontario Regulation 166/06 (Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses)*, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

Based on a review of the submitted plans, the subject works are located within TRCA's Regulated Area. Please be advised that TRCA issued a permit (TRCA Permit No. C-190425, issued on May 8, 2019) to facilitate the construction of a garage on the subject property. The proposed work, shown on the submitted Variance Application reflect the works that were shown on the plans approved by TRCA. Therefore, TRCA staff have no concerns with the proposed variances.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$580.00 Variance – Residential – Minor review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

From our review of the submitted materials TRCA has **no objection** to the approval of Minor Variance A092/19 subject to the following condition:

- 1) That the applicant provides the required \$580.00 review fee for Minor Variance Application A092/19.
- 2) The applicant is to note that a permit from TRCA for the proposed detached garage will be required before a building permit is issued by the City of Vaughan.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Further, we trust these comments are of assistance.

TRCA will continue to work closely with the City of Vaughan, the applicant, and their consultants to ensure that TRCA's expectations for meeting our requirements are met. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Hamedeh Razavi
Planner I
Planning and Development
Extension 5256

HR/cb

Attwala, Pravina

Subject: FW: A092/19 - REQUEST FOR COMMENTS

From: Development Services <developmentservices@york.ca>
Sent: October-25-19 12:52 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: RE: A092/19 - REQUEST FOR COMMENTS

Hello Pravina,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A092/19 (24 Dew Drop Court) and has no comments. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,

Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

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



Please consider the environment before printing this email.

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A305/15

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A305/15

APPLICANT: YURI SINIAK

PROPERTY: Part of Lot 26/27, Concession 2 (Lot 1, Registered Plan No. 65M-2597) municipally known as 24 Dew Drop Court, Maple

ZONING: The subject lands are zoned RR, Rural Residential Zone, and subject to the provisions of Exception 9(546) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a pool & cabana.

PROPOSAL:

1. To permit a private swimming pool located not entirely in the rear yard.
2. To permit an accessory structure (cabana) to be located in the interior side yard.
3. To permit an interior side yard setback of 1.5 metres to an accessory structure (cabana).

BY-LAW REQUIREMENT:

1. A private swimming pool shall be located entirely in the rear yard.
2. An accessory structure (cabana) is not permitted to be located in the interior side yard.
3. A minimum interior side yard setback of 4.5 metres is required to the accessory structure (cabana).

A sketch is attached illustrating the request.

MOVED BY:

Mary Manti

SECONDED BY:

Theresa

THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A305/15, YURI SINIAK**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. That the applicant submits the application fee of \$315.00 payable to the Toronto and Region Conservation Authority, if required, to the satisfaction of the Toronto and Region Conservation Authority.
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. (PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

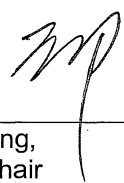
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.


CARRIED.

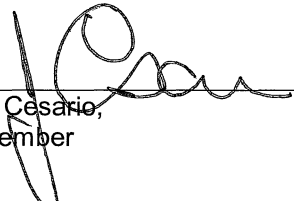
CHAIR: 


Signed by all members present who concur in this decision:


A. Perrella,
Chair


H. Zheng,
Vice Chair



R. Buckler,
Member


J. Cesario,
Member


M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	OCTOBER 22, 2015
Last Date of Appeal:	NOVEMBER 11, 2015

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

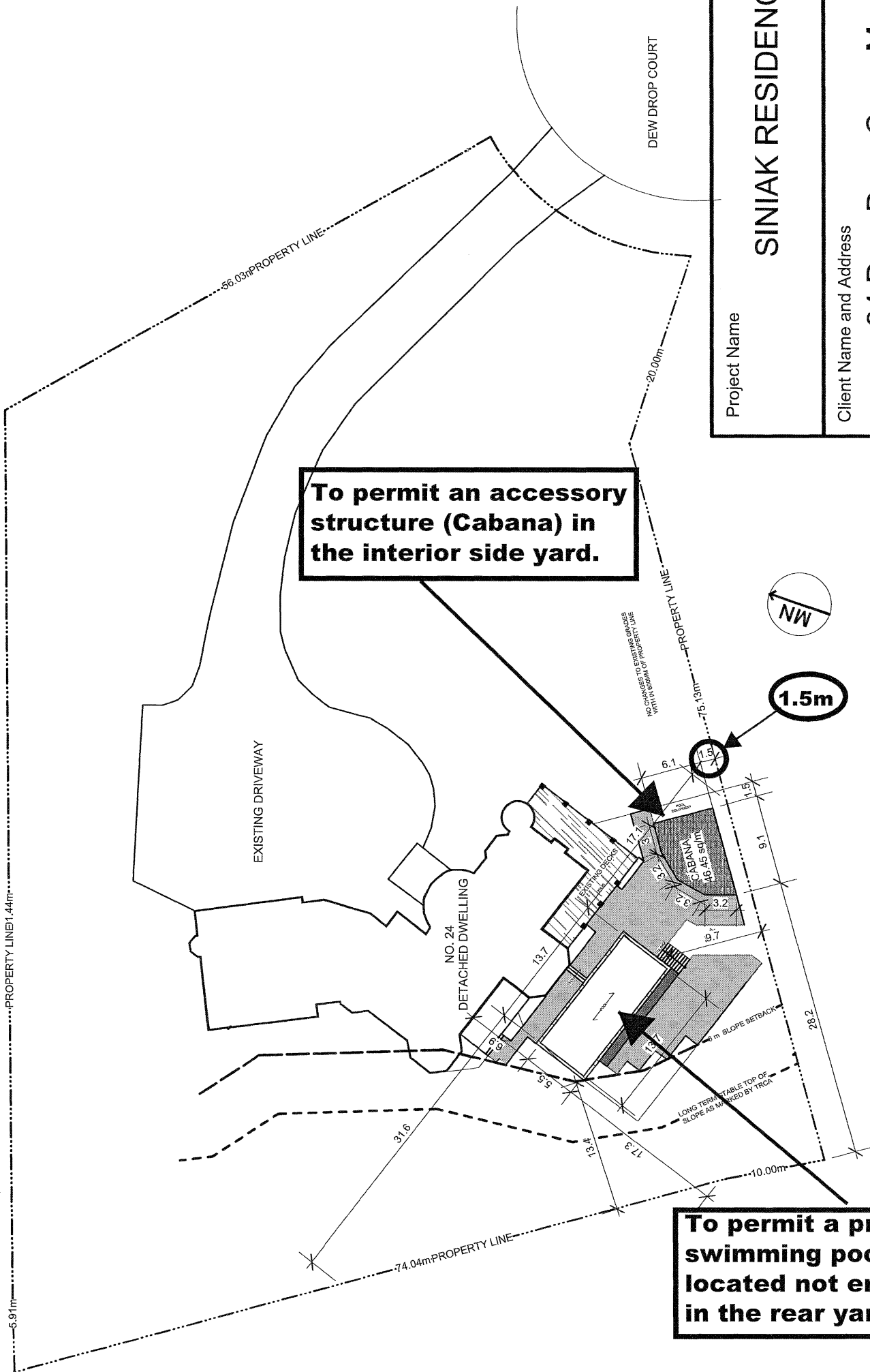
CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
NOVEMBER 11, 2016

Revised Sketch Sept. 24, 2015

A305/15

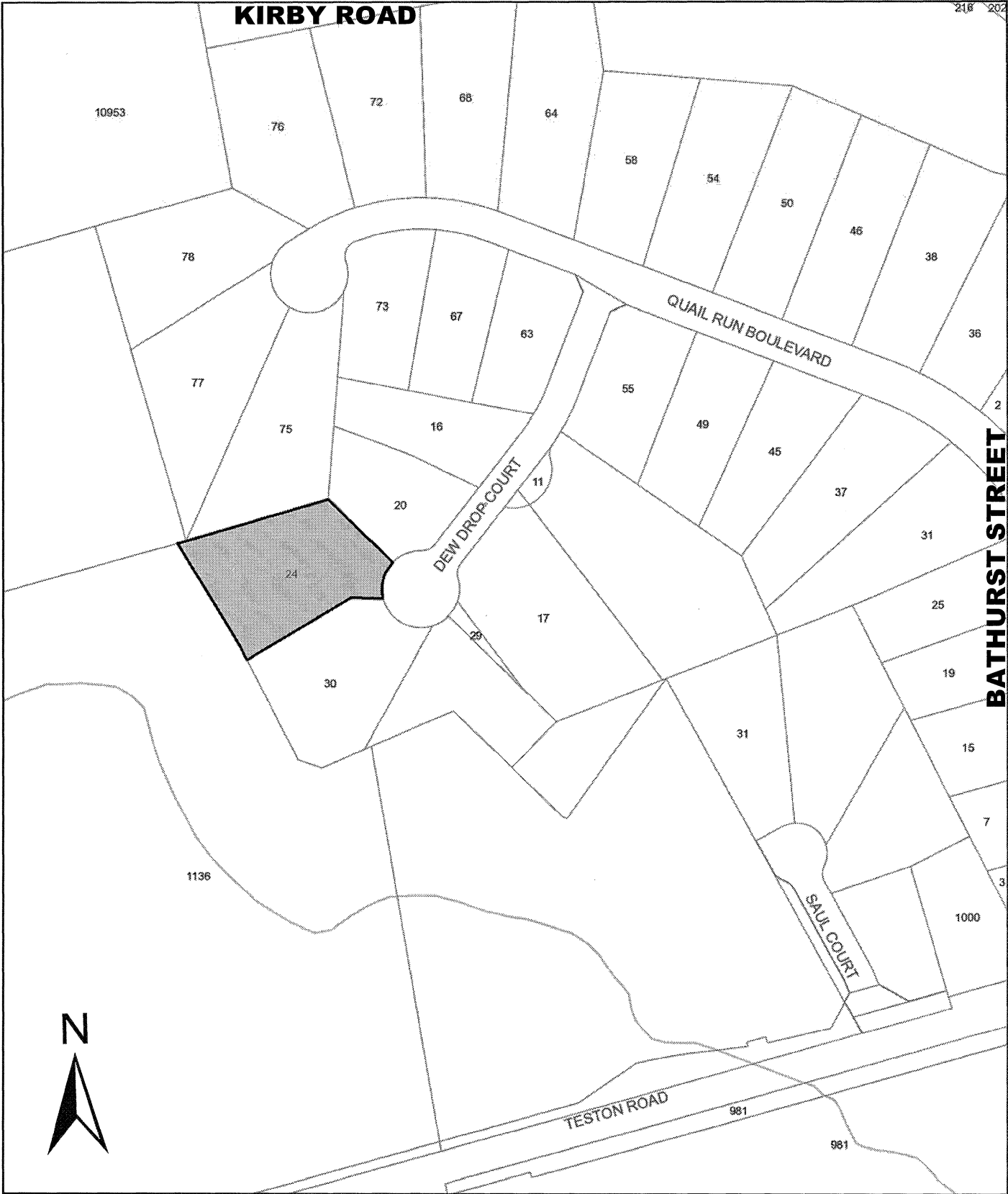
Project Name		SINIAK RESIDENCE	
Client Name and Address		24 Dew Drop Cres. Maple, ON	
Sheet Number	A-1	Sheet Title	Site Plan





Location Map - A305/15

24 Dew Drop Court, Maple



City of Vaughan



The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.