

ITEM: 6.13	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A282/22 293 CASTLEHILL ROAD, MAPLE
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**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 checked="" type="checkbox"/>	General Comments w/ condition
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 Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Partial Approval w/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"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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 Received 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 Received 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	See Petition	See Petition	09/11/2023	Petition in Support of Application

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision	Decision Outcome
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PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

	MM/DD/YYYY	
A056/06	02/26/2006	Approved

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

August 31, 2023	To accommodate zoning review of revised proposal.
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A282/22
293 CASTLEHILL RD MAPLE**

ITEM NUMBER: 6.13	CITY WARD #: 1
APPLICANT:	Claudio Schioppo & Marisa Schioppo
AGENT:	None
PROPERTY:	293 Castlehill Road, Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit an existing shed, canopy and decorative roof located over back yard gate.

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

The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.339 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law. Section 4.1.2 c.	To permit a residential accessory structures (gate roof) to be located closer to the exterior lot line than the principal building.
2	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law. Section 4.1.2 c.	To permit a residential accessory building(shed) to be located closer to the exterior lot line than the principal building.
3	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law. Section 4.1.2 c.	To permit a residential accessory structures(canopy roof) to be located closer to the exterior lot line than the principal building.
4	The minimum required rear yard setback for the residential accessory building (shed) is 2.4m. Section 4.1.2b.	To permit a minimum rear yard setback for the residential accessory building(Shed) of 0.43m.
5	The minimum required exterior yard setback for the residential accessory building (shed) is 2.4m. Section 4.1.2 b.	To permit a minimum exterior yard setback for the residential accessory building(shed) of 0.74m.
6	The minimum required exterior yard setback for the residential accessory structure(canopy roof) is 2.4m. Section 4.1.2b.	To permit a minimum exterior yard setback for the residential accessory structure(canopy roof) of 0.16m.
7	The minimum required exterior yard setback for the residential accessory structure(Gate roof) is 4.5m. Exception14(339) T-36	To permit a minimum exterior yard setback for the residential accessory structure(gate roof) of 0.60m.
8	The minimum required interior side yard setback is 1.2m. Exception14(339) T-36	To permit a minimum interior side yard setback of 0.95m.
9	The maximum permitted lot coverage is 40%. Exception14(339) T-36	To permit a maximum lot coverage of 40.7%.

HEARING INFORMATION

DATE OF MEETING: Thursday, September 21, 2023

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

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:	September 7, 2023
Date Applicant Confirmed Posting of Sign:	September 2, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	In 2013 an Inspector from the Building Department show up on my property informing me that the was a complaint regarding the canopy and to contact the City Building Department, I did and I was told that because the structure doesn't have footings(sitting on a floating concrete slab)and walls a permit wasn't required At the beginning of 2021 I realize that I still had an open permit regarding the addition of a window, I booked a final inspection with the City to close that permit, when the inspector show up make me aware that the was an open complaint regarding the canopy and I have to deal with I did apply for a permit and that's when I was informed to get a relief from the Committee of Adjustment In this request I am adding a shed that was built in 2009 even if isn't part of the complaint Whit the requirements from the Zoning By-Law regarding the minimum distance from the property line it's impossible to built anything,
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	On August 10, 2023 Development Planning advised: Development Planning has now carried out our review of the above noted Minor Variance application and has concerns with the application as proposed. Our Urban Design division has also provided the attached comments. After thorough discussion, Development Planning is not in position to support the canopy as it does not meet the

COMMITTEE OF ADJUSTMENT COMMENTS

	<p>general intent and purpose of By-law 001-2021 and presents a massing implication onto the exterior lot line. This extension of this accessory structure (canopy) along with the shed gives a linear perspective of one continuous structure which leads up to the rear addition of the dwelling. In addition, Development Planning and Urban Design are concerned with the safety of the canopy structure as it is missing a post at the corner, which might cause issues with the stability of the structure, particularly during the winter when there is heavy snow. Development Planning kindly asks that you remove the canopy structure in order to gain Development Planning's support.</p> <p>On August 14, 2023, the applicant advised they would like to proceed as is.</p> <p>On August 24, 2023, Development Planning advised:</p> <p>Please be advised that the elevations provided for the above noted file are incorrect. The plans depict the sunroom door being located on the east elevation. During my site visit, I observed the sunroom door being located on the north elevation. While this will not impact Development Plannings position on the file, I kindly ask that you please have the elevations revised at your earliest convenience to avoid potential confusion at the Committee of Adjustment Meeting.</p> <p>On August 24, 2023, the Applicant submitted revised Plans to address Development Planning comments.</p> <p>Zoning confirmed no change to variances.</p>
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<p>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</p> <p>*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.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*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.</p>	Yes
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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:	That the applicant submits required adjournment fee to accommodate rescheduling from the August 31, 2023 hearing.

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.	
The Development Planning Department recommends refusal of Variances 3, 5 and 7, and approval of Variances 1, 2, 4, 6 and 8.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

As the existing cabana in the subject property is 16.03m², the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m² requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)

The Development Engineering (DE) Department does not object to the variance application A282/22 subject to the following condition:

Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit a 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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns.

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & 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
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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.

1	Committee of Adjustment cofa@vaughan.ca	That the applicant submits required adjournment fee to accommodate rescheduling from the August 31, 2023 hearing.
2	Development Engineering Rex.bondad@vaughan.ca	The Owner/applicant shall submit a 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 the grading permit link provided above 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.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

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

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

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

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

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS

RECEIVED

By Christine Vigneault at 12:13 pm, Jul 25, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

CASTLEHILL ROAD

(By Registered Plan 65M-2731)
P.I.N. 03338-0353

A282/22

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
LOT 22
REGISTERED PLAN 65M-2731
CITY of VAUGHAN
Regional Municipality of York
SCALE 1 : 150
3m 2m 1m 0m 5m
AVANTI SURVEYING INC.
© COPYRIGHT 2023



METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EAST LIMIT OF CASTLEHILL ROAD, HAVING A BEARING OF N4°51'20"E ACCORDING TO REGISTERED PLAN 65M-2731.

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCHMARK NO. 25-4 HAVING A PUBLISHED ELEVATION OF 221.71 METRES.

LEGEND

□	DENOTES	SURVEY MONUMENT SET
RP	---	REGISTERED PLAN 65M-2731
N,S,E,W	---	NORTH,SOUTH,EAST,WEST
M	---	MEASURED
CC	---	CUT CROSS
IB	---	IRON BAR
WT	---	WITNESS
P.I.N.	---	PROPERTY IDENTIFIER NUMBER
BF	---	BOARD FENCE
BRW	---	BRICK RETAINING WALL
SRW	---	STONE RETAINING WALL
CB	---	CATCH BASIN
MH	---	MANHOLE
SB	---	SERVICE BOX
MB	---	MAIL BOX
TC	---	TOP OF CURB
BC	---	BOTTOM OF CURB
DSE	---	DOORSILL ELEVATION
TRE	---	TOP OF ROOF ELEVATION
DT	---	DECIDUOUS TREE
CT	---	CONIFEROUS TREE
Ø	---	DIAMETER
HV	---	HYDRO VAULT
LS	---	LIGHT STANDARD
RPE	---	PLAN BY RADY-PENK & EDWARD SURVEYING, LTD., O.L.S. DATED JUNE 28, 1991

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-49417

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF APRIL, 2023.

MAY 9, 2023
DATE
COLE RAIKES
ONTARIO LAND SURVEYOR

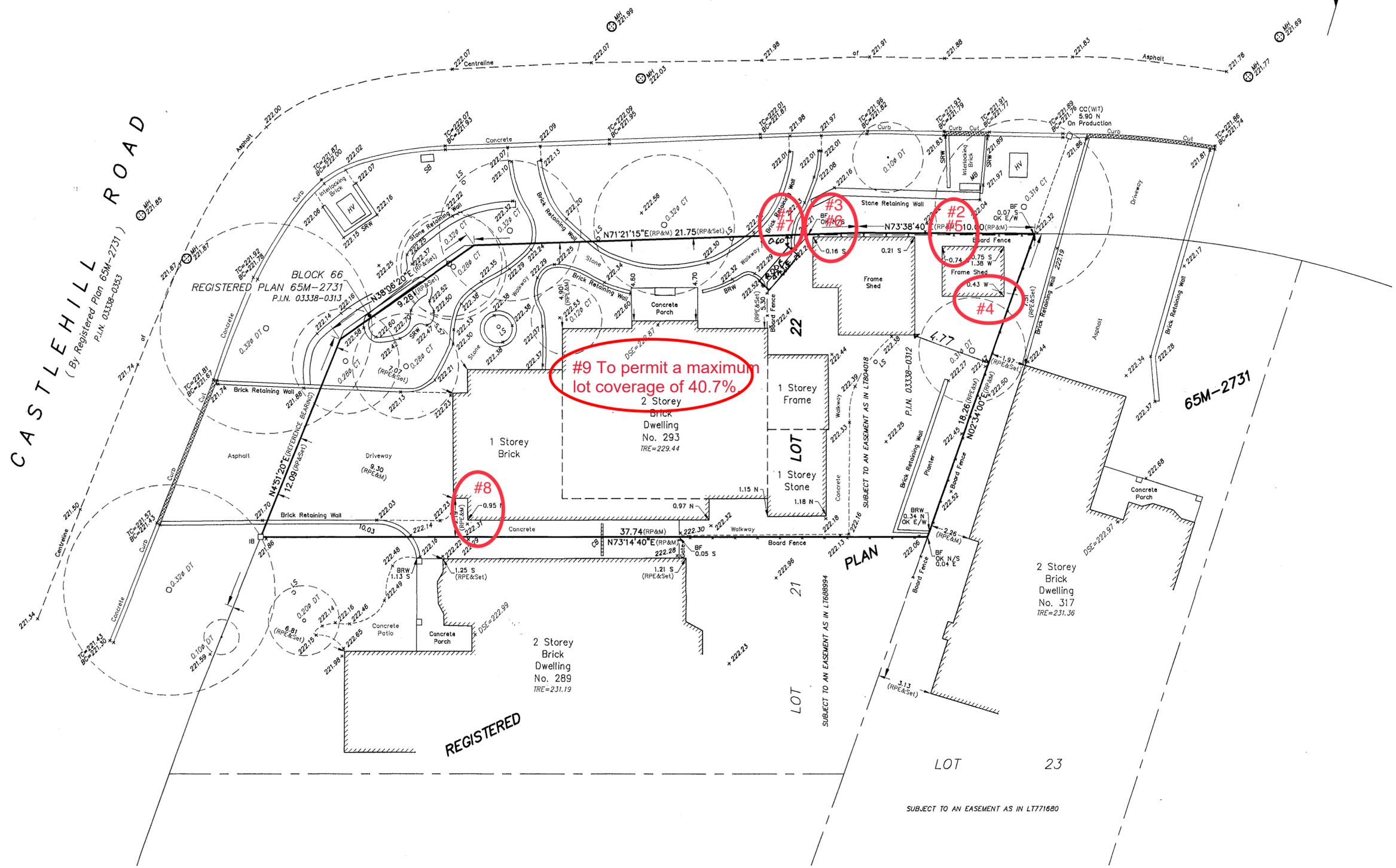
THIS PLAN WAS PREPARED FOR CLAUDIO AND MARISA SCHIOPPO

PART 2 - SURVEY REPORT

- PLEASE NOTE LOCATION OF FENCES AND RETAINING WALLS
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: SUBJECT TO AN EASEMENT AS IN L1804018
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

AVANTI SURVEYING INC.
310 North Queen St., Unit 102, Toronto ON M5C-5K4
Tel: (416) 231-1174 - Fax: (416) 621-3360
E-MAIL: info@avantisurveying.com

DRAWN: J.C. CHECKED: C.R. PROJECT 23-070



#9 To permit a maximum lot coverage of 40.7%

REGISTERED

LOT 21
SUBJECT TO AN EASEMENT AS IN L1768994

LOT 22

LOT 23
SUBJECT TO AN EASEMENT AS IN L1771680

CASTLEHILL ROAD
(By Registered Plan 65M-2731)
P.I.N. 03338-0353

BLOCK 66
REGISTERED PLAN 65M-2731
P.I.N. 03338-0313

65M-2731

NEW

August 24, 2022

Plan not reviewed by Zoning

A282/22



1 NORTH ELEVATION
1 : 75

GENERAL NOTES:

- 1. DO NOT SCALE DRAWINGS.
- 2. THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM GTA PERMITS INC.
- 3. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- 4. ALL WORK SHOULD BE IN STRICT ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE & LOCAL MUNICIPAL BY-LAWS.

- 5. THESE DRAWINGS MAY BE ALTERED DUE TO ON SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION.
- 6. AFTER PERMIT IS OBTAINED ANY CHANGES MADE BY OWNER OR CONTRACTOR WILL BE THEIR RESPONSIBILITY AND GTA PERMITS INC. WILL NOT BE RESPONSIBLE.
- 7. BEFORE BEGINNING ANY WORK, IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY GTA PERMITS INC. TO RECTIFY A SOLUTION.
- 8. THESE PLANS FORM THE BASES FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACE, DECKS, BALCONIES, AND FINISHED BASEMENTS, WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Grigorii Davidovitch 125678
 Name Signature BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Name BCIN

PROJECT ADDRESS:

293 CASTLEHILL RD.
VAUGHAN, ON L6A 1V9

DRAWING:

NORTH ELEVATION

DESIGNER: Grigorii Davidovitch

VERSION: 1

DATE: Aug. 24, 2023

SCALE: 1 : 75

P-4

NEW

August 24, 2022

Plan not reviewed by zoning

A282/22



1 WEST ELEVATION
1 : 75

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 Name Signature BCIN

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Name BCIN

PROJECT ADDRESS:

293 CASTLEHILL RD.
VAUGHAN, ON L6A 1V9

DRAWING:

WEST ELEVATION

DESIGNER: Grigorii Davidovitch

VERSION: 1

DATE: Aug. 24, 2023

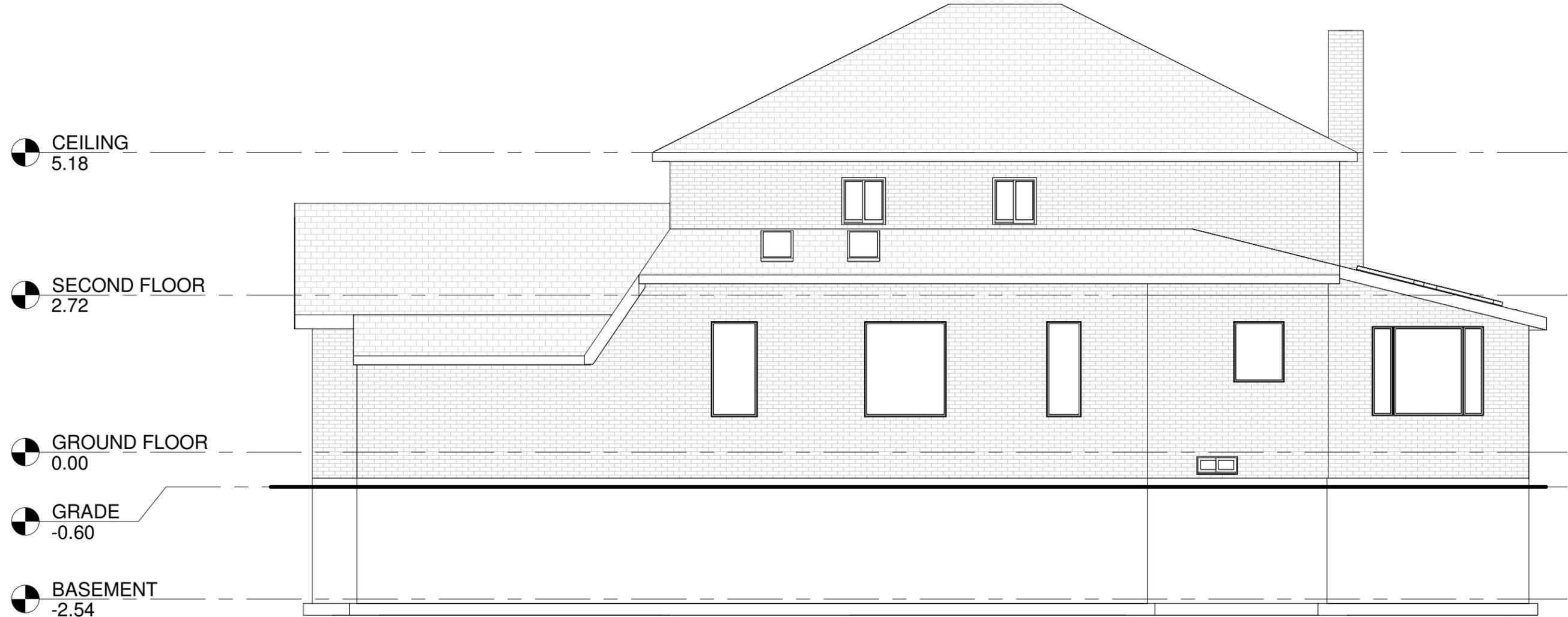
SCALE: 1 : 75

P-5

NEW
August 24, 2022

Plan not reviewed by zoning

A282/22



1 SOUTH ELEVATION
1 : 75

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5. THESE DRAWINGS MAY BE ALTERED DUE TO ON SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION.
6. AFTER PERMIT IS OBTAINED ANY CHANGES MADE BY OWNER OR CONTRACTOR WILL BE THEIR RESPONSIBILITY AND GTA PERMITS INC. WILL NOT BE RESPONSIBLE.
7. BEFORE BEGINNING ANY WORK, IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY GTA PERMITS INC. TO RECTIFY A SOLUTION.
8. THESE PLANS FORM THE BASES FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACE, DECKS, BALCONIES, AND FINISHED BASEMENTS, WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Grigorii Davidovitch 125678
Name Signature BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Name BCIN

PROJECT ADDRESS:
**293 CASTLEHILL RD.
VAUGHAN, ON L6A 1V9**

DRAWING:
SOUTH ELEVATION

DESIGNER:	Grigorii Davidovitch	P-6
VERSION:	1	
DATE:	Aug. 24, 2023	
SCALE:	1 : 75	

NEW

August 24, 2022

Plan not reviewed by zoning

A282/22



1 EAST ELEVATION
1 : 75

GENERAL NOTES:

- 1. DO NOT SCALE DRAWINGS.
- 2. THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM GTA PERMITS INC.
- 3. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- 4. ALL WORK SHOULD BE IN STRICT ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE & LOCAL MUNICIPAL BY-LAWS.

- 5. THESE DRAWINGS MAY BE ALTERED DUE TO ON SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION.
- 6. AFTER PERMIT IS OBTAINED ANY CHANGES MADE BY OWNER OR CONTRACTOR WILL BE THEIR RESPONSIBILITY AND GTA PERMITS INC. WILL NOT BE RESPONSIBLE.
- 7. BEFORE BEGINNING ANY WORK, IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY GTA PERMITS INC. TO RECTIFY A SOLUTION.
- 8. THESE PLANS FORM THE BASES FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACE, DECKS, BALCONIES, AND FINISHED BASEMENTS, WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be designer.

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Grigorii Davidovitch 125678
 Name Signature BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Name BCIN

PROJECT ADDRESS:

293 CASTLEHILL RD.
VAUGHAN, ON L6A 1V9

DRAWING:

EAST ELEVATION

DESIGNER: Grigorii Davidovitch

VERSION: 1

DATE: Aug. 24, 2023

SCALE: 1 : 75

P-7







SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO) *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Partial Approval w/Conditions
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: September 14, 2023
Applicant: Claudio & Marisa Schioppo
Location: 293 Castlehill Road
 PLAN 65M2731 Lot 22
File No.(s): A282/22

Zoning Classification:

The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.339 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law. Section 4.1.2 c.	To permit a residential accessory structures(gate roof) to be located closer to the exterior lot line than the principal building.
2	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law. Section 4.1.2 c.	To permit a residential accessory building(shed) to be located closer to the exterior lot line than the principal building.
3	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law. Section 4.1.2 c.	To permit a residential accessory structures(canopy roof) to be located closer to the exterior lot line than the principal building.
4	The minimum required rear yard setback for the residential accessory building (shed) is 2.4m. Section 4.1.2b.	To permit a minimum rear yard setback for the residential accessory building(Shed) of 0.43m.
5	The minimum required exterior yard setback for the residential accessory building (shed) is 2.4m. Section 4.1.2 b.	To permit a minimum exterior yard setback for the residential accessory building(shed) of 0.74m.
6	The minimum required exterior yard setback for the residential accessory structure(canopy roof) is 2.4m. Section 4.1.2b.	To permit a minimum exterior yard setback for the residential accessory structure(canopy roof) of 0.16m.

7	The minimum required exterior yard setback for the residential accessory structure(Gate roof) is 4.5m. Exception14(339) T-36	To permit a minimum exterior yard setback for the residential accessory structure(gate roof) of 0.60m.
8	The minimum required interior side yard setback is 1.2m. Exception14(339) T-36	To permit a minimum interior side yard setback of .95m.
9	The maximum permitted lot coverage is 40%. Exception14(339) T-36	To permit a maximum lot coverage of 40.7%.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

Order No. 21-116107, Order to Comply for , Issue Date: Jun 17, 2021

Building Permit(s) Issued:

Building Permit No. 21-128359 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

Other Comments:

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

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

Date: November 30th 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A282-22**

Related Files:

Applicant Claudio & Marisa Schioppo

Location 293 Castlehill Road

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

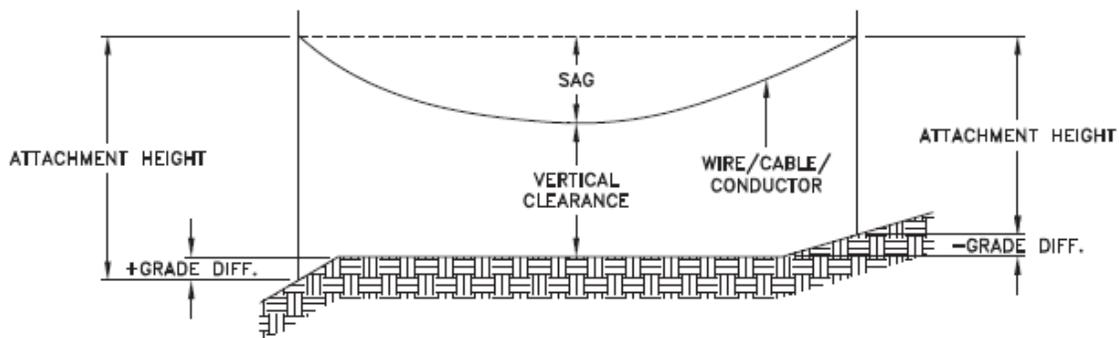
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

REFERENCES

SAGS AND TENSIONS | SECTION 02

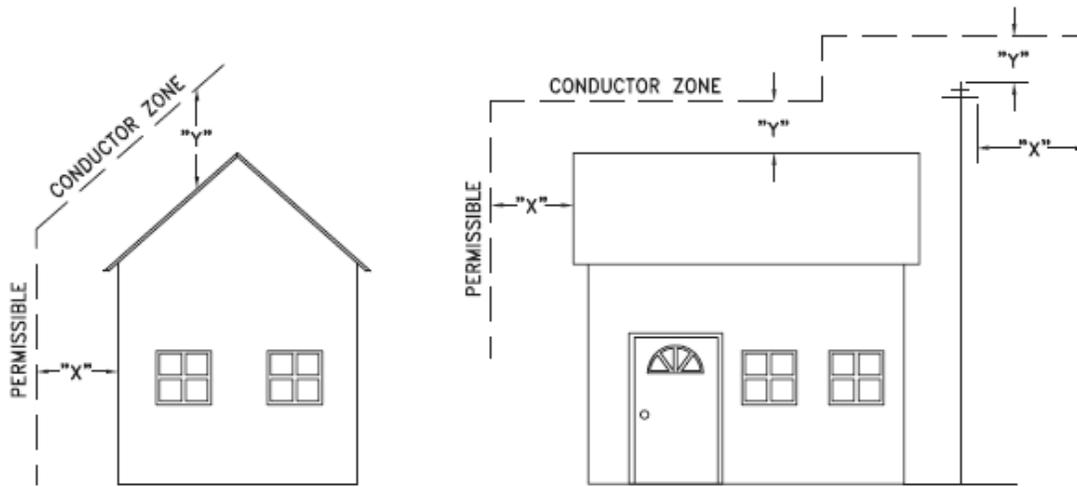
Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2012-JAN-09
 Name Date
 P.Eng. Approval By: Joe Crozier

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

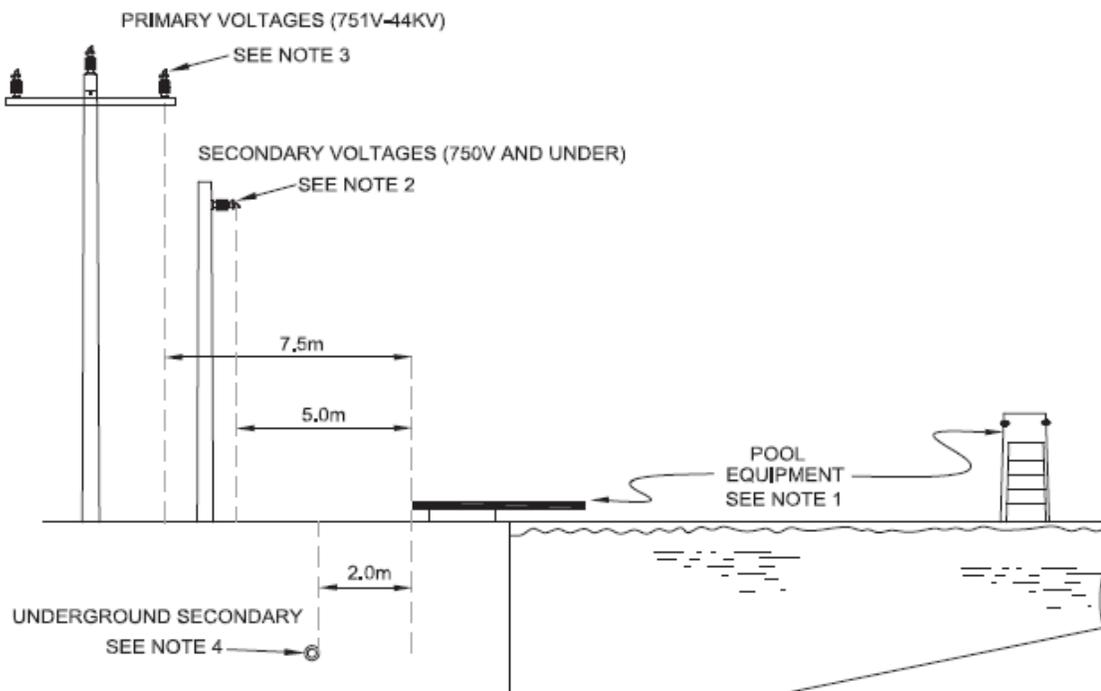
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:22:02 AM, Adobe PDF



NOTES:

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

REFERENCES

FIGURE 3, 25-100	SECTION 25
FIGURE 3, 25-101	SECTION 25

Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng.	2013-JUN-12
Name	Date
P.Eng. Approval By:	Joe Crozier

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

ORIGINAL ISSUE DATE: 2013-JUNE-12 REVISION NO: R0 REVISION DATE:

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: August 18, 2023
Name of Owners: Claudio & Marisa Schioppo
Location: 293 Castlehill Road
File No.(s): A282/22

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

1. To permit a residential accessory structure (gate roof) to be located closer to the exterior lot line than the principal building.
2. To permit a residential accessory building (shed) to be located closer to the exterior lot line than the principal building.
3. To permit a residential accessory structure (canopy roof) to be located closer to the exterior lot line than the principal building.
4. To permit a minimum rear yard setback for the residential accessory building (shed) of 0.60 m.
5. To permit a minimum rear yard setback for the residential accessory structure (canopy roof) of 4.77 m.
6. To permit a minimum exterior yard setback for the residential accessory building (shed) of 0.75 m.
7. To permit a minimum exterior yard setback for the residential accessory structure (canopy roof) of 0.35 m.
8. To permit a minimum exterior yard setback for the residential accessory structure (gate roof) of 0.60 m.

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

1. An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.
2. An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.
3. An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.
4. The minimum required rear yard setback for the residential accessory building (shed) is 9.0 m.
5. The minimum required rear yard setback for the residential accessory structure (canopy roof) is 9.0 m.
6. The minimum required exterior yard setback for the residential accessory building (shed) is 4.5 m.
7. The minimum required exterior yard setback for the residential accessory structure (canopy roof) is 4.5 m.
8. The minimum required exterior yard setback for the residential accessory structure (gate roof) is 4.5 m.

Official Plan:

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

Comments:

The Owners are requesting relief to permit two existing residential accessory structures (canopy roof and gate roof) and a residential accessory building (shed) with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 8 for the location and reduced setback to an exterior side lot line for the gate roof. The Subject Lands are defined as a corner lot. A portion of the exterior side yard to the northeast of the dwelling is fenced and functions as part of the rear yard. A double wooden gate, along with its ornamental roof, is located off the northeast side of the dwelling and

provides access to the rear yard. The location and the reduced exterior side yard setback for the ornamental gate roof will not pose significant adverse massing impacts to the existing streetscape nor impact the function of the abutting uses. It will also not detract from the visual prominence of the dwelling.

The Development Planning Department has no objection to Variances 2 and 6. The area northeast of the dwelling is fenced as part of the rear yard. Therefore, the shed is proposed to be maintained behind the fence rather than part of an open exterior side yard that functions more like a front yard. Sufficient space is proposed between the fence and shed for maintenance purposes. The shed is of modest footprint and has a hip roof design. The hip roof, which presents a minimal mass, is the most visible portion of the shed from the streetscape. The shed will not pose significant adverse massing impacts to the abutting property to the east nor the existing streetscape, nor does it impact the function of the abutting uses.

The Development Planning Department has no objection to Variance 4. The shed is in the northeast corner of the lot to maximize the amount of open rear yard amenity space. The rear (east) lot line runs at an angle. As a result, only a corner of the shed would utilize the full extent of the requested relief. Sufficient space remains between the shed and rear lot line to carry out maintenance. Given that the shed is located in the northeast corner of the yard, its location will not impact the functionality of the rear yard. In addition, given its modest footprint and style, the shed will not pose significant adverse massing impacts to the abutting property and existing streetscape.

The Development Planning Department is not in a position to support Variances 3, 5 and 7 for the location and reduced setbacks from the rear and exterior side lot lines for the canopy roof. While Development Engineering has reviewed the above noted variances and has no concerns with the reduced rear and exterior side yard setbacks for the canopy roof from a lot grading and drainage perspective, Development Planning is of the opinion that the setback and placement is not appropriate. When viewed from the street to the north, the dwelling, canopy roof, and shed present a near-continuous stretch of built form spanning the majority of the exterior side lot line. Due to the footprint of the canopy roof structure and the modest distance between the dwelling and shed where it is proposed to be maintained, modification was required to maintain access to the rear yard.

Development Planning is of the opinion that a 4.77 m rear yard setback and a 0.35 m exterior side yard setback, resulting in a 4.23 m and 4.15 m reduction, are not minor in nature and will result in significant massing implications along the exterior lot line and existing streetscape. The canopy roof along with the shed presents a mass of continuous built form spanning the entire depth of the rear yard when viewed from the street. The canopy roof is of a gable design with the gable facing the road. The Development Planning Department is of the opinion that an appropriate distance is not provided between the lot line and the existing canopy roof and that adequate spatial separation of mass between the canopy roof and exterior property line has not been maintained and that the reduced exterior side yard setback is not adequate for providing sufficient landscaped amenity space to assist with providing privacy screening between the canopy roof and the exterior lot line.

The close proximity of built form also has adverse impacts on the access to and function of the rear yard, which is evident in the construction of the canopy roof. The southwest corner of the structure does not have a support post. The only door providing access between the dwelling and rear yard is located on the north facing wall of the rear addition. To access the rear yard from the dwelling, one would have to exit the rear addition from the doorway and walk around the corner of the addition into the rear yard. If a fourth post were provided at the southwest corner of the canopy, approximately 1.2 m away from the northeast corner of the rear addition, it would impede access and impact functionality by providing minimal access to the rear yard from the dwelling and north gate.

Accordingly, the Development Planning Department cannot support Variances 3, 5 and 7, and is of the opinion that the proposal is not minor in nature, does not maintain the general intent and purpose of the Zoning By-law, and is not desirable for the appropriate development of the land.

The Development Planning Department can support Variances 1, 2, 4, 6, and 8 and are of the opinion that the proposals are 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 **refusal** of Variances 3, 5 and 7, and **approval** of Variances 1, 2, 4, 6 and 8.

Conditions of Approval:

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

None

Comments Prepared by:

Michelle Perrone, Planner 1
David Harding, Senior Planner

From: [Kristen Regier](#)
To: [Committee of Adjustment](#)
Cc: [Christine Vigneault](#); [Lenore Providence](#)
Subject: [External] RE: A282/22 (293 Castlehill Road) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, August 3, 2023 10:48:24 AM
Attachments: [image001.png](#)

Hello,

The subject property at 293 Castlehill Road, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)

Planner I

Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: kristen.regier@trca.ca

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



From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A282/22 (293 Castlehill Road) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, August 2, 2023 5:55:32 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A282/22 (293 Castlehill Road) and has no comment.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

The deadline to submit comments on this application is **August 9, 2023**.

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

Regards,

Christine Vigneault, AMP, ACST
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment
905-832-2281, ext. 8332 | christine.vigneault@vaughan.ca

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

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Public	See Petition	See Petition	09/11/2023	Petition in Support of Application

Received

September 11, 2023

Aug. 28, 2023

Committee of Adjustment

Re: A282/22
293 Castlehill Rd

We have no objection to the proposed minor variances.

[REDACTED] Pia Basilone - 39 GREENOCK DR

[REDACTED] Jose' Basilone - 39 GREENOCK DR.

Mario Panno 220 - 44 GREENOCK DR.

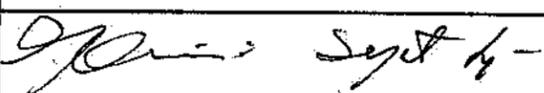
JOE PERZIA - 33 GREENOCK DR.

[REDACTED] MARIA MAZZUCA 61 GREENOCK DR
[REDACTED]

File # A282/22-293 Castlehill rd (Marisa & Claudio Schioppa)

Name and address	Do you support Marisa & Claudio Schioppa to the proposed minor variance?	Does the canopy and steel have a visual impact on you while you are driving or walking?	Sign & Date
Frank Conforti 210 Castlehill Rd.	Yes	No	 Sep 3, 23
Stella Tiffoti 302 Castlehill Rd	Yes	No	 Sept 4/23.
MICHAEL BURRER 298 CASTLEHILL RD	YES	NO	 SEPT 4/23
VAN LE 288 castlehill Rd.	yes	NO	 Sep 4/23.
276 Castlehill Rd JOHN & OLIMPIA ORSI	YES	NO	 Sept 4/23
279 Castlehill Rd	YES	NO	 Sep 4/23.
314 CASTLEHILL RD.	YES	NO	 SEPT. 4/23. JOHN COSTA
322 CASTLEHILL RD BRUNO MANARUA 330 CASTLEHILL RD	YES	NO	Lucia Paoletta 9/4/23 BRUNO Manarua SEP 4/23
Anna Maria Del Rosario 326 Castlehill Rd	yes	NO	Anna Maria Del Rosario
ROBERTO BONURA 334 CASTLEHILL R.	YES	NO	 SEPT. 4, 2023
MOOSA MOORI 338 CASTLEHILL RD	YES	NO	 SEP 4, 2023
Teresa Petronzi 354 Castlehill Rd	YES	NO	 9/4/23
Franca Venuto 360 castlehill RD	YES	NO	Franca Venuto 9/4-23
Jing Ni 364 Castlehill Rd	Yes	NO.	Jing Ni 9/4-23
DONATO PARETE 361 CASTLEHILL RD	YES	NO	 9/4/23

File # A282/22-293 Castlehill rd (Marisa & Claudio Schioppa)

Name and address	Do you support Marisa & Claudio Schioppa to file proposed minor variance?	Does the canopy and shed have a visual impact on you while you are driving or walking?	Sign & Date
FERNANDO ARDUINI 355 CASTLEHILL RD	YES	NO	 Sept 4-
Enrico Bruno 351 Castlehill Rd.	yes	No	Enrico Bruno
Raffaella Bruno 351 Castlehill Rd.	yes	NO	Raffaella BRUNO
Raffaello Bruno 351 CASTLEHILL ROAD	YES	NO	Raffaello Bruno
Patricia P. Hyglis 347 Castlehill Rd.	Yes	NO	 Sept 4/23
ARMANDO PITTIGLIO 347 CASTLEHILL RD	YES	NO	 Sept 4/23
Sabrina Ortepi 343 Castlehill Rd	yes	NO	Ortepi Sept 4 2023
Jely Nguyen 337 Castlehill Rd	Yes	NO	Jelye Sept 4/23
327 CASTLEHILL RD ANTONIA ROMANO 323 CASTLEHILL	YES YES	NO NO	Emilio Cascio 04 9 -23 Antonietta Romano 4-9-23
MARIA GUIDO 283 CASTLEHILL RD	YES	NO	Maria Guido SEP. 04 - 2023
Giuseppe Guido 283 CASTLEHILL RD	YES	NO	Giuseppe Guido SEP 04. 2023

File # A282/22-293 Castlehill rd (Marisa & Claudio Schiopp)

Name and address	Do you support Marisa & Claudio Schioppo to the proposed minor variance?	Does the canopy and shed have a visual impact on you while you are driving or walking?	Sign & Date
Gabriel Koussimo 279 Castle Rock Maple Ont, L6A-1P2	Yes	No	Gabriel Koussimo
268 Castlehill Rd	Yes	No	
CLAUDIO FAIBLUA 262 CASTLEHILL RD L6A 1G8	YES	NO	
PAT SENNIO 266 Castlehill Rd	YES	NO	P Sennio
258- Castlehill RD MOHAMMED ALI	YES	NO	
252 CASTLE HILL RD ROBERT MUNTAND	YES	NO	
Tom Porro 144 CASTLEHILL RD	YES	NO	
Giovanni Rufino & Irma Rufino 306 Castlehill Road.	yes yes	NO NO	
 248 Castlehill Rd	yes	no	

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
<small>*Please see Schedule D for a copy of the Decisions listed below</small>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A056/06	02/26/2006	Approved

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NO: A056/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **CLAUDIO & MARISA SCHIOPPO**, with respect to Part of Lot 16, Concession 4, (Part of Lot 22, Registered Plan No. 65M-2731, municipally known as 293 Castlehill Road, Maple.)

The subject lands are zoned R3, Residential, under By-law 1-88 subject to Exception 9(566) as amended.

The applicants are requesting a variance to permit the construction of a sunroom with a basement underneath and a covered concrete patio with a cold cellar underneath, to a two storey single family detached dwelling with attached garage, as follows:

Proposal:

Minimum Rear Yard Setback = 5.95m.

By-Law Requirements:

Minimum Rear Yard Setback = 9m

Sketches are attached illustrating the request.

Moved by:



Seconded by:



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.

AND THAT Application No. **A056/06 – CLAUDIO & MARISA SCHIOPPO**, be **APPROVED** in accordance with the sketch attached

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: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti
M. Mauti,
Chair,

T. DeCicco
T. DeCicco
Vice Chair,

L. Fluxgold
L. Fluxgold,
Member,

D. H. Kang
D. H. Kang,
Member,

~~M. S. Parnali~~
~~M. S. Parnali,
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.

Dianne E. L. Grout
Dianne E. L. Grout, A.M.C.T.,
Manager of Development Services and
Secretary-Treasurer to Committee of
Adjustment
City of Vaughan

DATE OF HEARING: **FEBRUARY 23, 2006**
LAST DATE OF APPEAL: **MARCH 15, 2006**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON MARCH 15, 2006
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.

NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: * MARCH 15, 2007 *****

SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF
 LOT 22
 PLAN 65M - 2731
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE
 IN METRES AND CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.3048.

A056/06

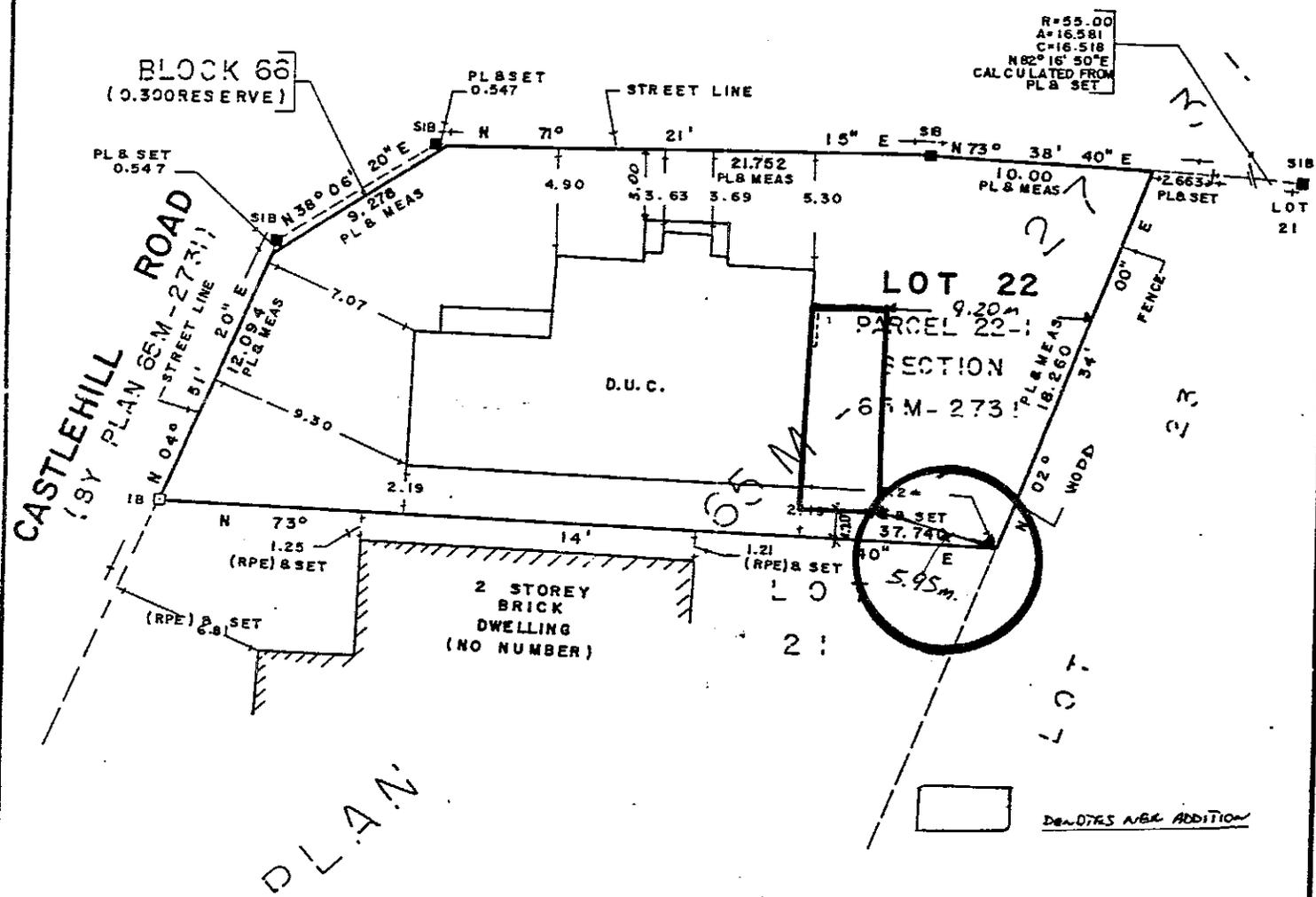
SCALE 1:300



RADY-PEN TEK & EDWARD SURVEYING LTD., O.L.S., 1991



CASTLEHILL ROAD
 (BY PLAN 65M-2731)



NOTES

- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- PL DENOTES PLAN 65M - 2731
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- (RPE) DENOTES RADY-PEN TEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY SCHAEFFER & REINTHALER LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST
 LIMIT OF CASTLEHILL ROAD AS SHOWN ON PLAN 65M-2731
 HAVING A BEARING OF N 04° 51' 20" E

THIS REPORT WAS PREPARED FOR
 GREENPARK HOMES
 AND THE UNDERSIGNED ACCEPTS
 NO RESPONSIBILITY FOR USE
 BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 11 DAY OF JUNE, 1991.

DATE JUNE 28, 1991

C. P. Edward
 C. P. EDWARD
 ONTARIO LAND SURVEYOR

PART 2
 THIS PLAN MUST BE READ IN
 CONJUNCTION WITH SURVEY REPORT
 DATED JUNE 28, 1991.

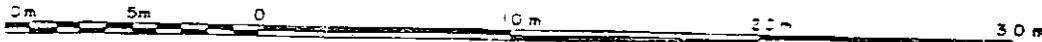


RADY-PEN TEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 485 WILSON AVENUE, DOWNSVIEW, ONTARIO
 635-5000
 DRAWN: Y. W. CHECKED: C. P. E. / C. L.

LOTS 23 AND 24
 PLAN 65M-2731
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

A056/06

SCALE 1 : 300

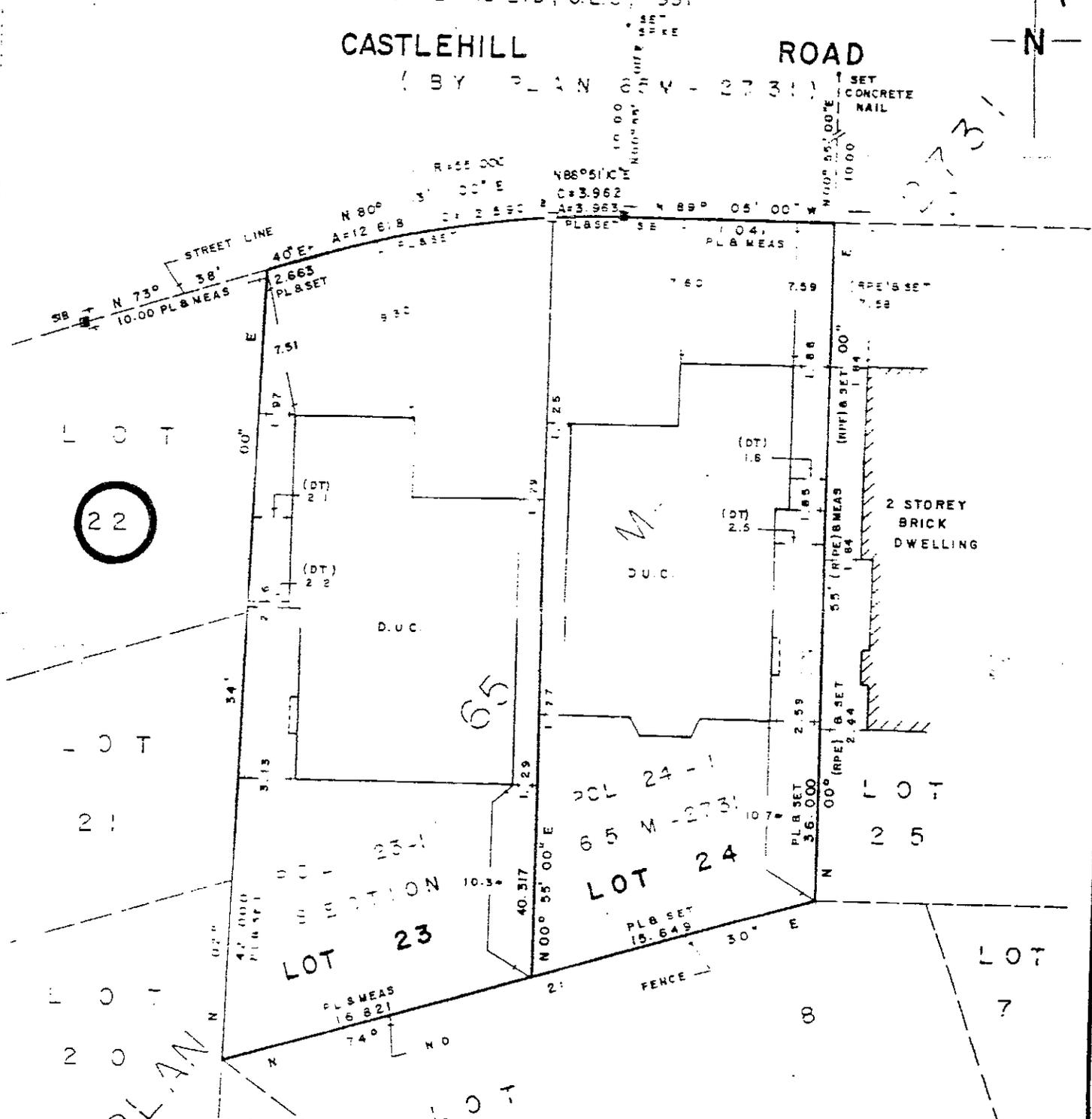


RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 591

CASTLEHILL ROAD

(BY PLAN 65M-2731)

N



- NOTES
- SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - PL DENOTES PLAN 65M-2731
 - D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 - PCL DENOTES PARCEL
 - (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 - (DT) DENOTES DOOR TIE
 - ALL FOUND MONUMENTS BY SCHAEFER & REINTHALER LTD. O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 11 DAY OF MAY, 1991.

DATE JUNE 28, 1991

C.P. Edward
 C. P. EDWARD

