



**File:** A049/19

**Applicant:** Laura Pikel

**Address:** 55 Skylark Drive, Woodbridge

**Agent:** Gabe Faraone

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 <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
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"/>	
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
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: N/A



Minor Variance  
Application

Agenda Item: 21

A049/19

Ward: 3

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

**Date of Hearing:** Thursday, May 16, 2019

**Applicant:** Laura Pekel

**Agent:** Gabe Faraone

**Property:** 55 Skylark Drive, Woodbridge

**Zoning:** The subject lands are zoned RV4(W.S) and subject to the provisions of Exception 9(1019) under By-law 1-88 as amended.

**OP Designation:** Low-Rise Residential

**Related Files:** None

**Purpose:** Relief from the by-law is being requested to permit an existing accessory structure (covered patio) located in the rear yard.

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

By-law Requirement	Proposal
A minimum rear yard setback of 6.0 metres is required.	To permit a minimum rear yard setback of 0.84 metres to the accessory building (covered patio structure).

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

Adjournment History: N/A

Staff & Agency Comments

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.

**Committee of Adjustment:**  
Public notice was mailed on May 1, 2019

Applicant confirmed posting of signage on April 24, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	1999
Covered Patio	2018

Applicant has advised that they cannot comply with By-law for the following reason(s): It’s already constructed.

Adjournment Request: N/A

**Building Standards (Zoning Review):**  
Stop Work Order(s) and Order(s) to Comply: N/A

Building Permit No. 19-000079 for Shed/Gazebo - New (Not Yet Issued).

**Building Inspections (Septic):**  
No comments or concerns

**Development Planning:**  
Low-Rise Residential

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 application.

**Cultural Heritage (Urban Design):**

There are no cultural heritage concerns for this application.

**Development Engineering:**

The Development Engineering Department has reviewed minor variance application A049/19 for 55 Skylark Drive and has no objections.

**Parks Development:**

No Tree Damage - No comments or concerns

**By-Law and Compliance, Licensing and Permit Services:**

No Response.

**Financial Planning and Development Finance:**

No comments or concerns

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

None.

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

**Schedule D - Previous Approvals (Notice of Decision)**

None.

**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.

**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.

## Notice to the Applicant – 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 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](mailto: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**

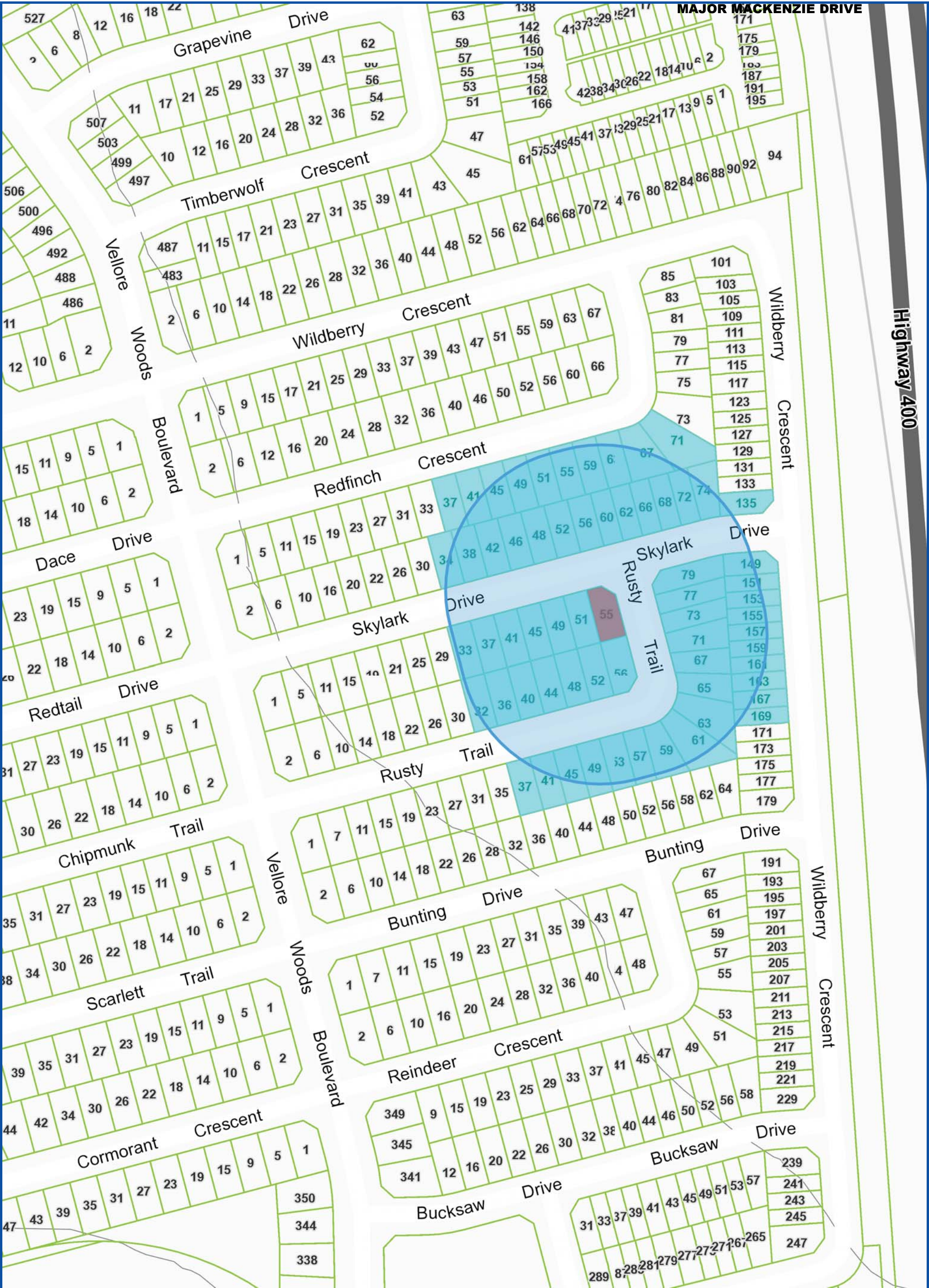
T 905 832 8585 Extension 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

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





Map Information:



Title:

NOTIFICATION MAP - A049/19

55 Skylark Drive, Woodbridge

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:2,257

0 0.04 km

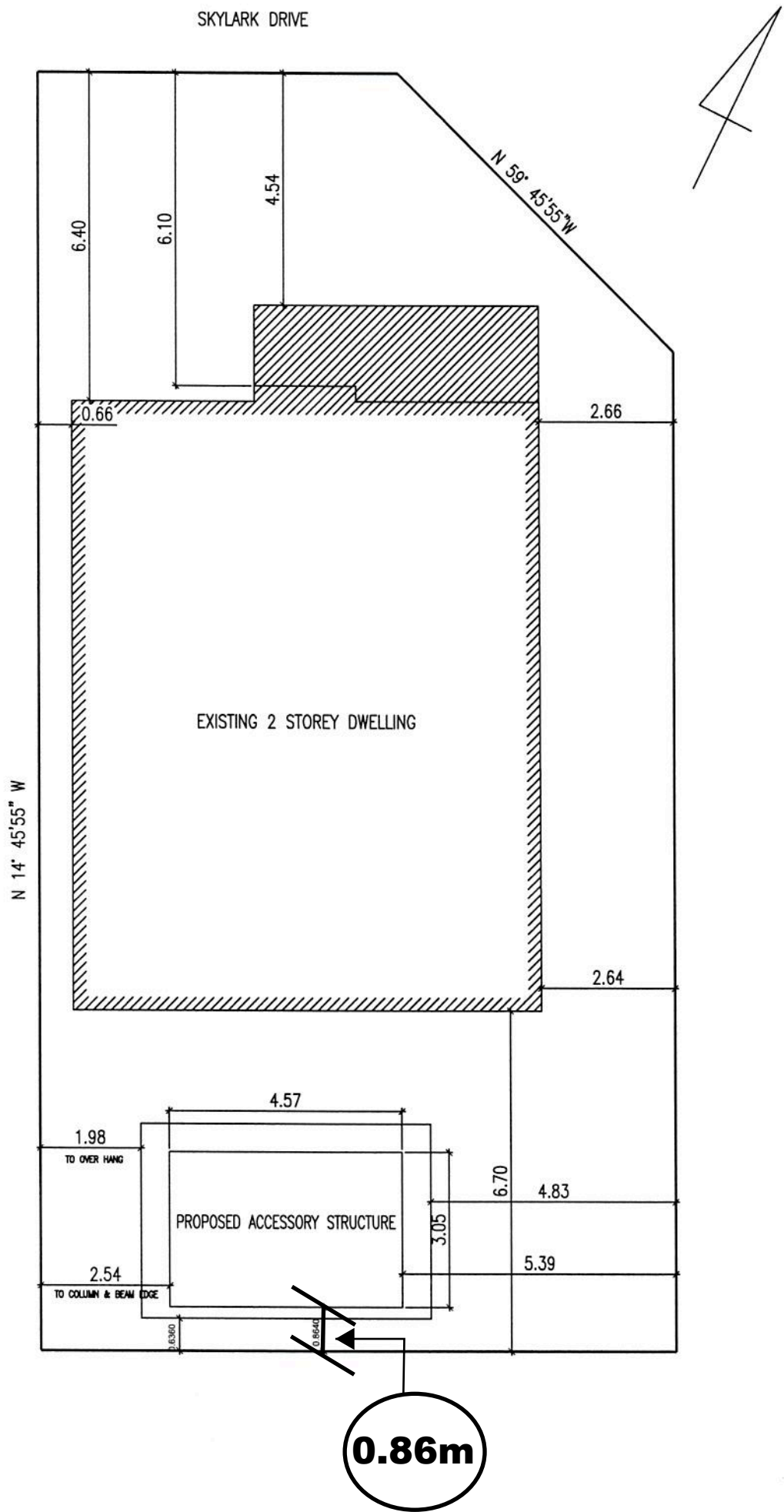


Created By:

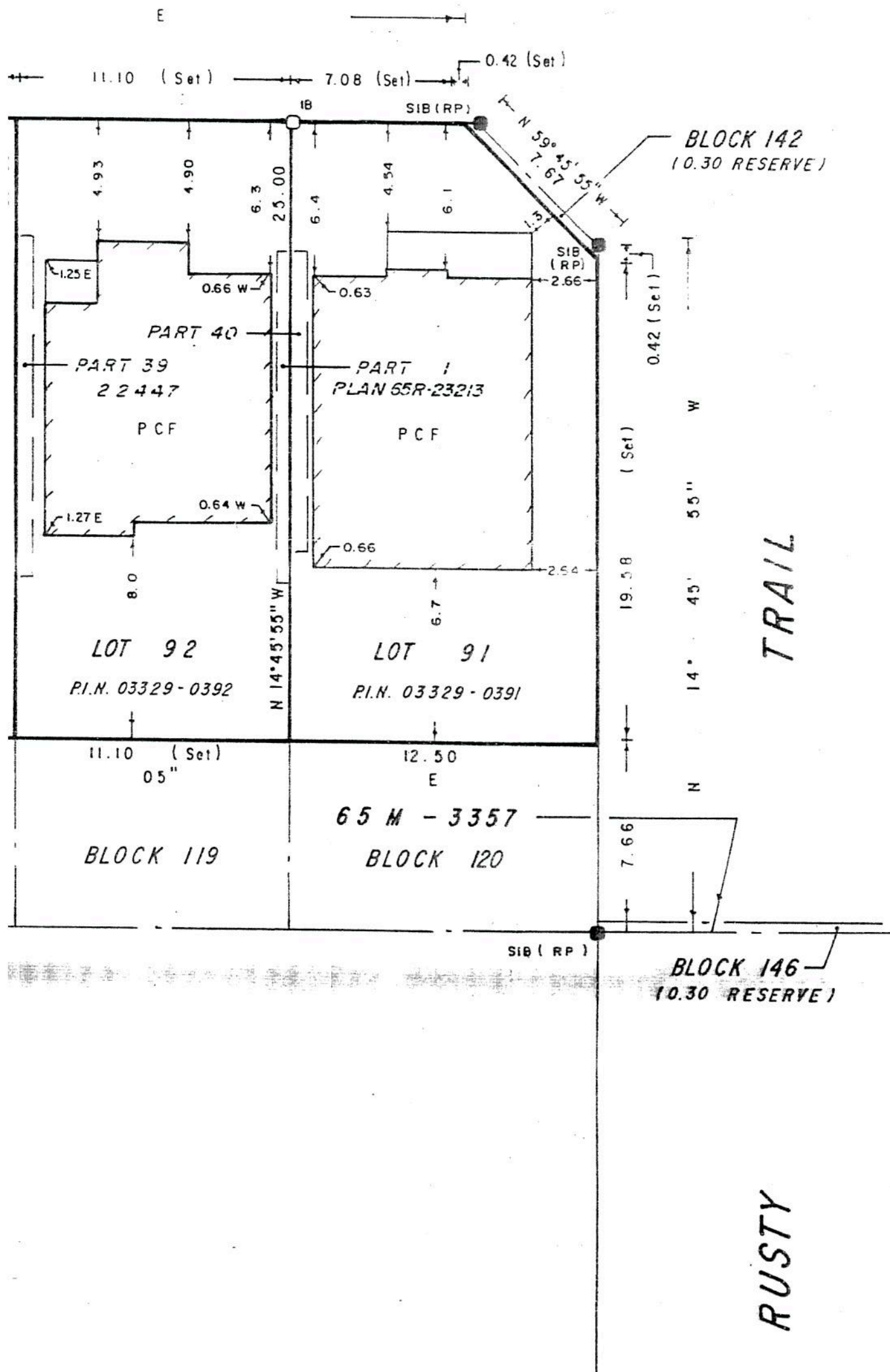
Infrastructure Delivery  
Department  
April 4, 2019 1:29 PM

Projection:  
NAD 83  
UTM Zone  
17N

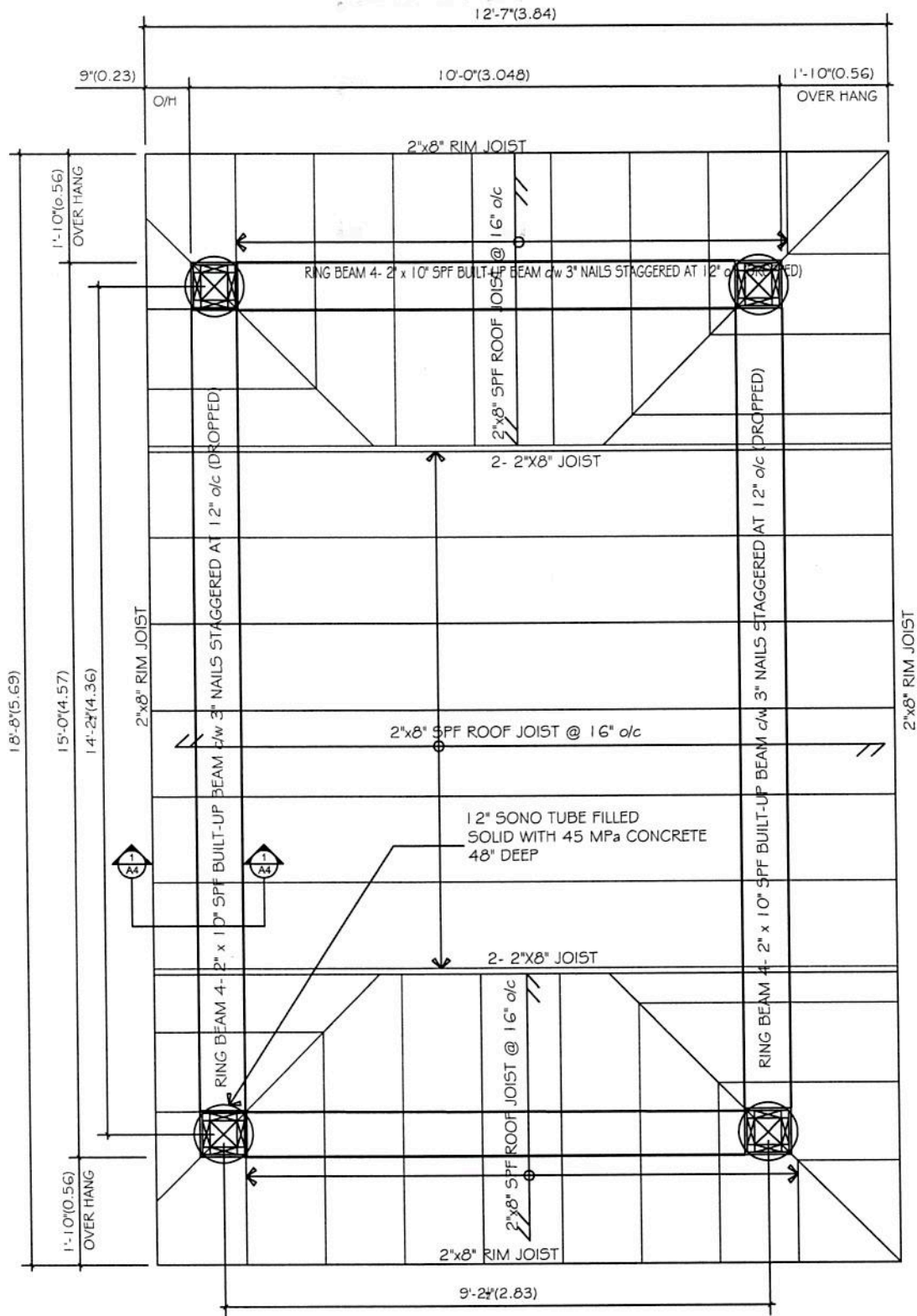




				CLIENT	LAURA PEKEL GURASLAN	
				ADDRESS	55 SKYLARK DRIVE	
				DRAWING	SITE PLAN	
				OWN BY:	SCALE	DATE
				VO	N.T.S	FEB/2019
						SP

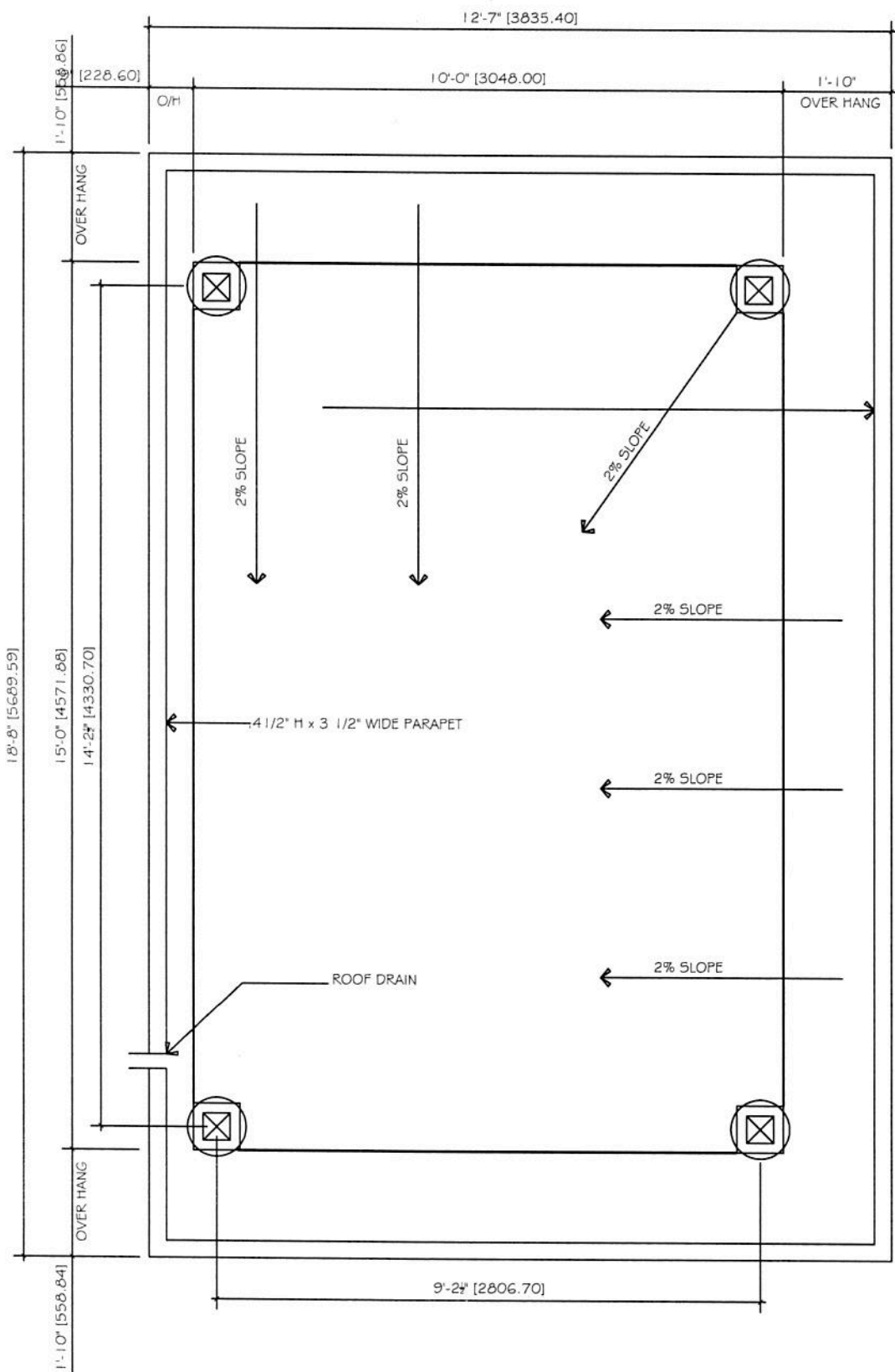






ROOF FRAMING PLAN

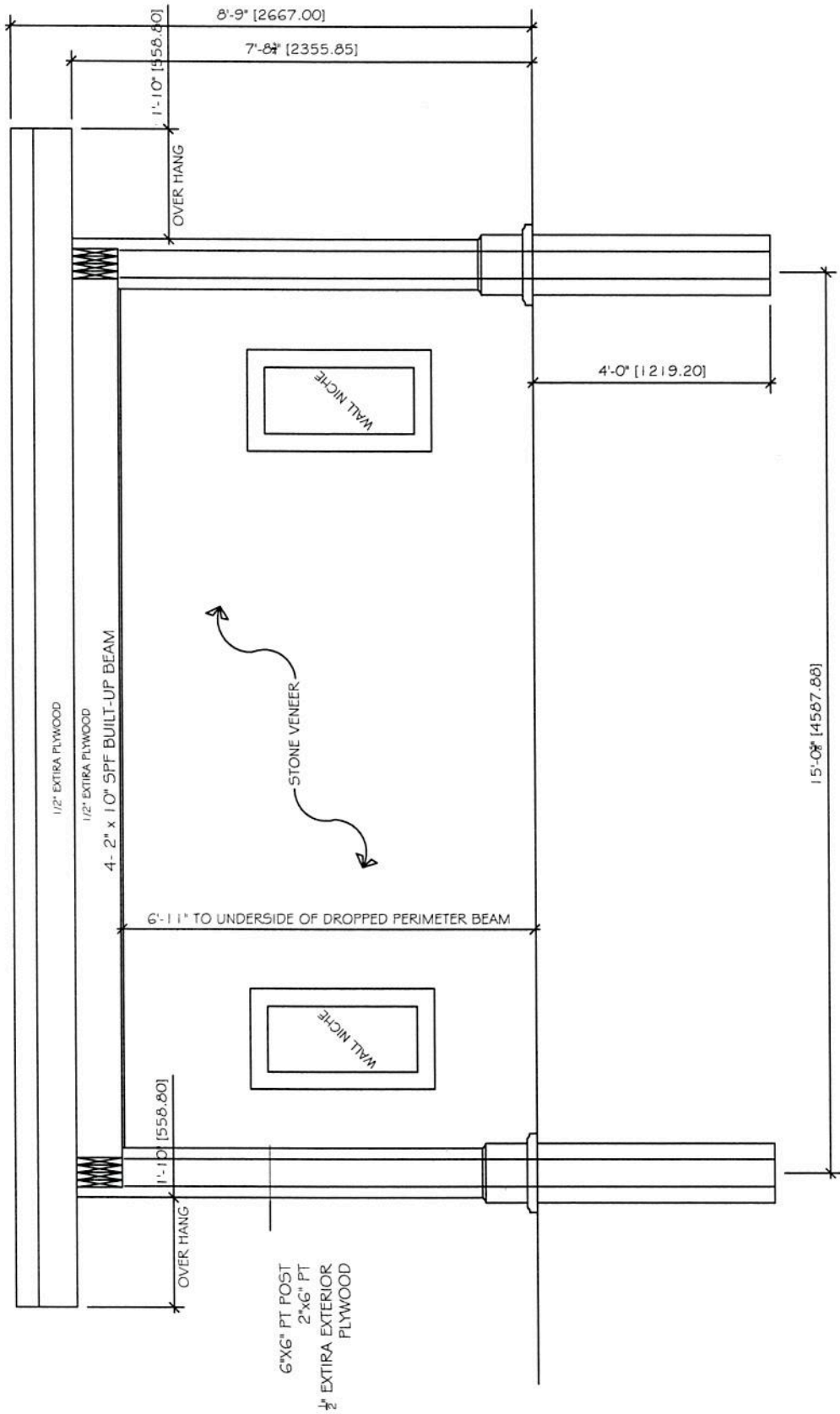
					CLIENT		LAURA PEKEL GURASLAN	
					ADDRESS		55 SKYLARK DRIVE	
					DRAWING		ROOF PLAN	
					PROJECT	SCALE	DATE	A1
						1/2" = 1'-0"	FEB/2019	



ROOF PLAN

CLIENT	LAURA PEKEL GURASLAN
ADDRESS	55 SKYLARK DRIVE
DRAWING	ROOF PLAN
PROJECT	VO
SCALE	1/2" = 1'-0"
DATE	FEB/2019

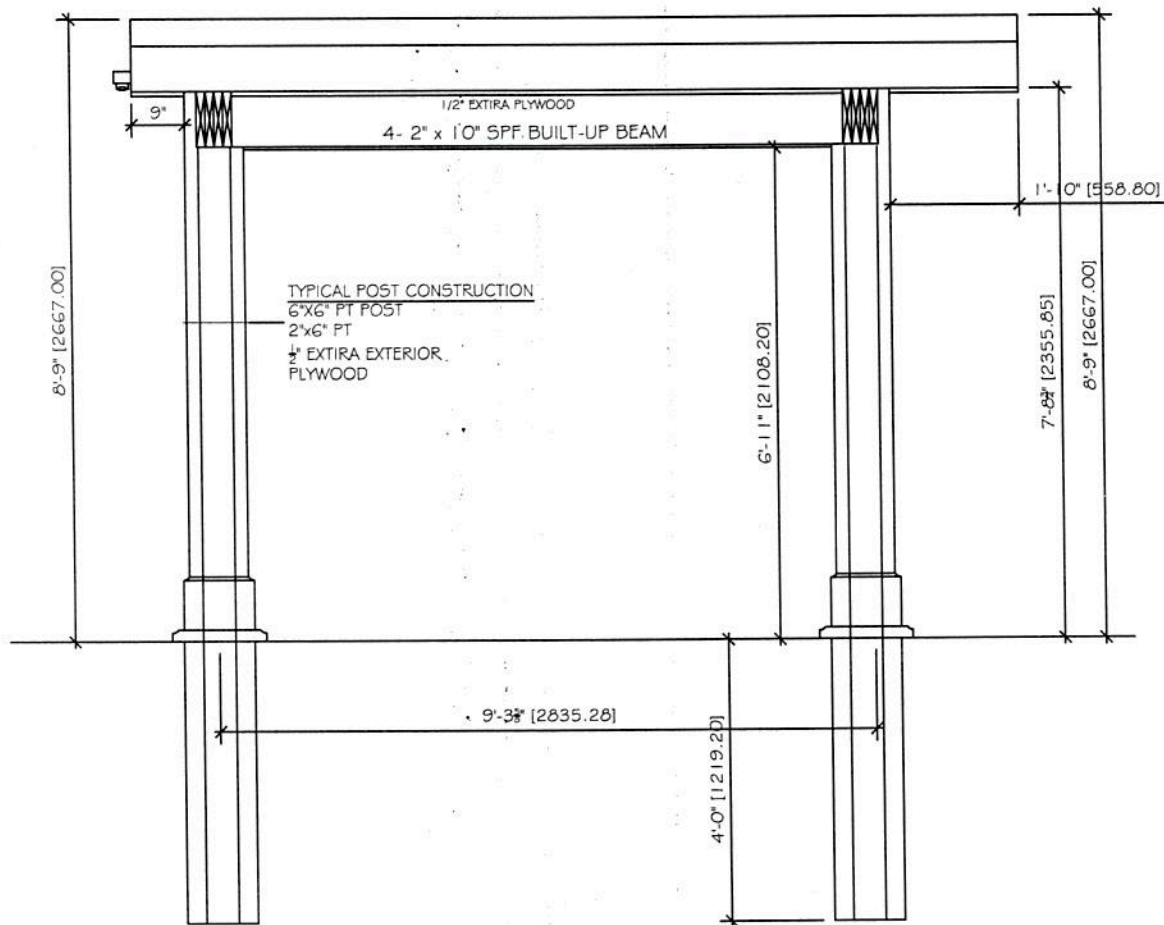
A2



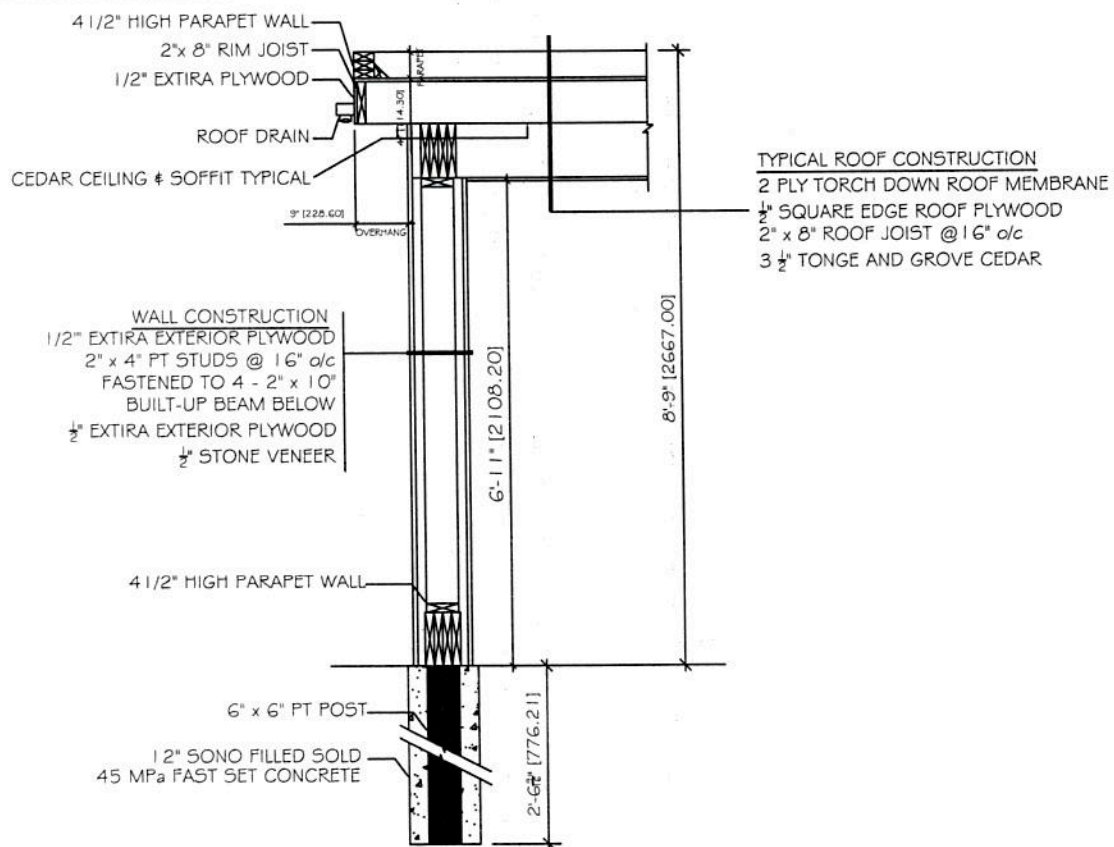
SOUTH ELEVATION

					CLIENT	LAURA PEKEL GURASLAN		
					ADDRESS	55 SKYLARK DRIVE		
					DRAWING	SOUTH ELEVATION		
					PROJECT	SCALE	DATE	A3
					VO	1/2" = 1'-0"	FEB/2019	





WEST ELEVATION (EAST MIRRORED IMAGE)



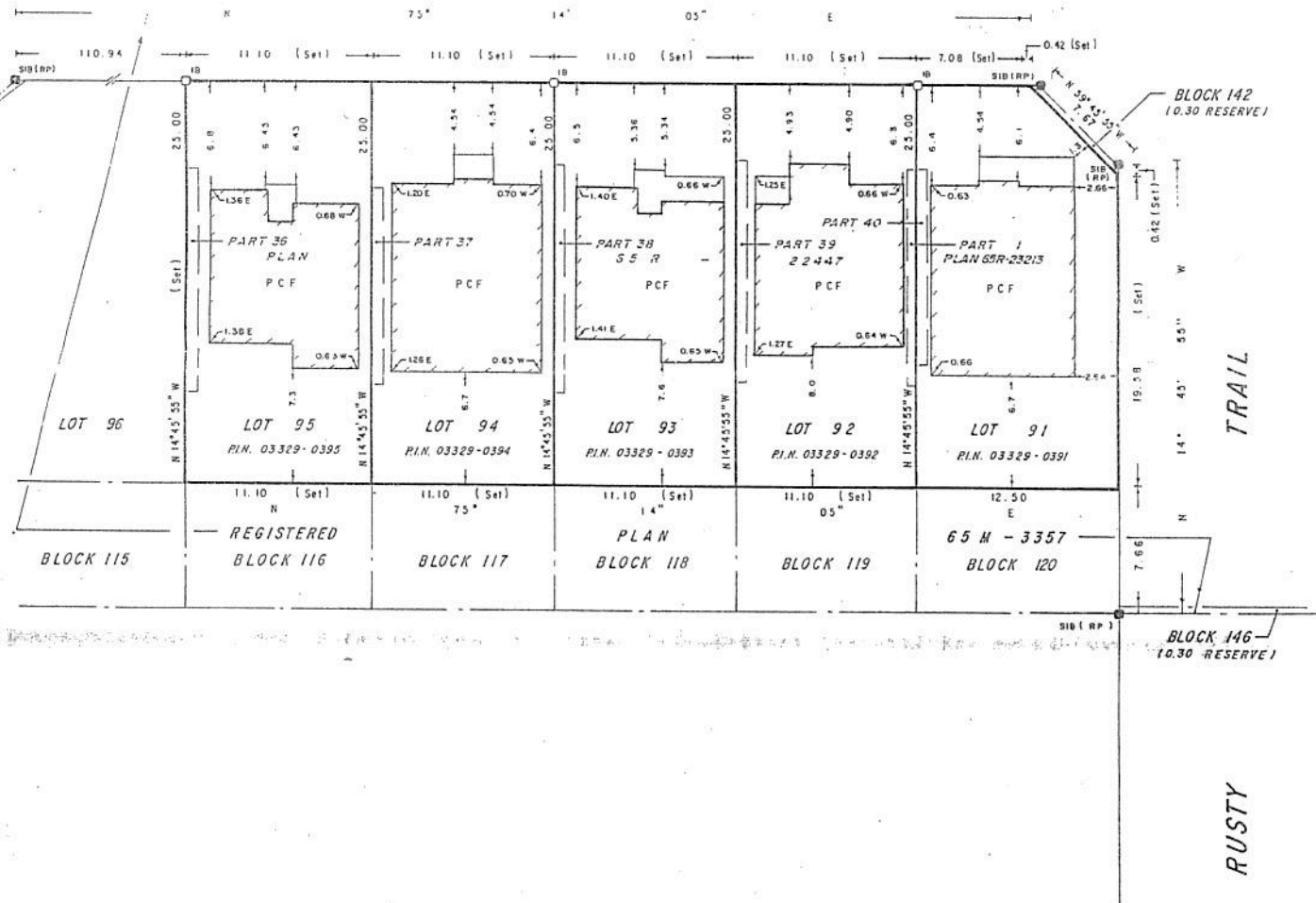
1 WALL SECTION  
A1

					CLIENT		
					LAURA PEKEL GURASLAN		
					ADDRESS		
					55 SKYLARK DRIVE		
					DRAWING		
					WEST ELEVATION & WALL SECTION		
					PROJECT	SCALE	DATE
					VO	1/2" = 1'-0"	FEB/2019

A4



SKYLARK DRIVE



METRIC

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 21st. DAY OF JULY, 2000.

JULY 24, 2000  
DATE

*Timothy A. Young*  
TIMOTHY A. YOUNG, B.A., B.Sc.  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1309319

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1026 Section 29.3

LEGEND

- |            |         |                                |
|------------|---------|--------------------------------|
| □          | DENOTES | SURVEY MONUMENT SET            |
| RP         | ---     | SURVEY MONUMENT FOUND          |
| SET        | ---     | REGISTERED PLAN 65M-3357       |
| PCF        | ---     | REGISTERED PLAN 65M-3357 & SET |
| N, S, E, W | ---     | POURED CONCRETE FOUNDATION     |
| SIB        | ---     | NORTH, SOUTH, EAST, WEST       |
| IB         | ---     | STANDARD IRON BAR              |
| WT         | ---     | IRON BAR                       |
|            | ---     | WITNESS                        |

THIS PLAN WAS PREPARED FOR  
FIELDGATE DEVELOPMENTS.

REVISED JAN. 9, 2001 TO INCLUDE LOT 91.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF SKYLARK DRIVE, HAVING A BEARING OF N75°14'05"E ACCORDING TO REGISTERED PLAN 65M-3357.

Young & Young Surveying Inc.	
PROFESSIONAL LAND SURVEYORS	
TORONTO 385 THE WEST MALL, SUITE 400 TORONTO ON, M9C 1E7 (416) 621-2676	BOLTON 2 HOLLAND DRIVE, UNIT 5 BOLTON ON, L7E 0S6 (905) 951-6000
DRAWN BY P.E.M. ✓	PROJECT 99-T 5320

**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**



**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](mailto: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](mailto:tony.donofrio@alectrautilities.com)

## Providence, Lenore

---

**Subject:** FW: A049-19 - RESPONSE to REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)  
**Attachments:** A049-19 - CIRCULATION.pdf

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

**Sent:** April-30-19 1:18 PM

**To:** Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Subject:** FW: A049-19 - RESPONSE to REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

Good afternoon Lenore,

The Regional Municipality of York has completed its review of the above minor variance and has **no comment**.

Regards,

Gabrielle

*Gabrielle Hurst, BAA. MCIP.RPP. C.Tech*

*Associate Planner |Community Planning and Development Services | Planning and Economic Development Branch | Corporate Services*

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O 1-877-464-9675 ext. 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | Our Values: Integrity, Commitment, Accountability, Respect, Excellence