

ITEM #: 6.11	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A153/22 41 Regency View Heights, Maple
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COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

Please see **Schedule B of this report for a copy of Staff 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	X	X		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X		Recommend PARTIAL APPROVAL/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>	X			No Comments Recieved to Date
Region of York <i>*Schedule B</i>	X			No Comments Received to Date
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
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	Teresa Servello	37 Regency View Heights	07/14/2022	Letter of Support

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

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



COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A153/22
41 Regency View Heights, Maple

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

ITEM NUMBER: 6.11	CITY WARD #: 1
APPLICANT:	Suvina Nayyar
AGENT:	Mechways Inc
PROPERTY:	41 Regency View Heights, Maple
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	City of Vaughan Official Plan 2010 ('VOP 2010'): "Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas and "Low-Rise Residential" by Schedule 13 – Land Use.
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the existing deck, hard and soft landscaping and stair access to existing secondary suite.

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

The subject lands are zoned R3A(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.624 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted encroachment into the required 7.5m rearyard setback is 2.0m for the porch. Section 4.13 Table 4-1	To permit a maximum encroachment of 4.5m into the required 7.5m rearyard setback for the porch.
2	The maximum permitted lot coverage is 55% of the lot area. Sect. 7.2.2 table 7-4.	To permit a maximum lot coverage of 58.24% of the lot area.
3	The minimum required front landscape shall be 50%, of which 60% shall be soft landscaping. Section 4.19.1 2 b.	To permit a minimum of 48.17% of front yard soft landscaping.
4	The minimum required interior side yard setback for hard landscaping is 0.60m. Sect. 4.13 Table 4-1	To permit a minimum interior side yard setback of 0.0m for hard landscaping.
5	The maximum permitted encroachment for access stairs is 0.3 metres into a minimum required interior side yard. Sect. 4.13 Table 4-1	To permit the access stairs to encroach 0.91m into the minimum required interior side yard.

The subject lands are zoned RV4(WS)– Residential Urban Village Zone and subject to the provisions of Exception 9(946A) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	The maximum permitted encroachment into the required 6.0m rearyard setback is 2.4m for the porch. Section 4.15.3 c)	To permit a maximum encroachment into the required rearyard setback of 4.5m for the porch.
7	The Minimum Setback for any Accessory Building or Structure, above or below grade, including pools, in the Residential Urban Village Zones from the lands zoned OS2 Open Space Park Zone shall be 6m. Section 9(946-A) ai)	To permit a minimum setback for the porch structure of 1.53m from the OS2 zone.
8	The minimum required front landscape shall be 50%, of which 60% shall be soft landscaping. Section 4.1.4f v (2)	To permit a minimum of 48.17% of front yard soft landscaping.
9	The maximum permitted encroachment for access stairs is 0.3 metres into a minimum required interior side yard. Sect. 3.14 c	To permit the access stairs to encroach 0.91m into the minimum required interior side yard.

HEARING INFORMATION
DATE OF MEETING: Thursday, July 28, 2022 TIME: 6:00 p.m. MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan 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 THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	July 14, 2022	
Date Applicant Confirmed Posting of Sign:	July 14, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	These are the required variances. - The maximum permitted encroachment into the required 7.5m rear yard setback is 2.0m. The proposed encroachment is 4.5m. Seeking a variance of 4.5 in this instance for the as-built structures. - The maximum permitted coverage is 55%. The proposed coverage is 60.53%. Seeking a variance for 5.53% additional lot coverage for as-built structures. - The maximum permitted encroachment into the required 6.0m rear yard setback is 2.4m. The proposed encroachment is 4.5m. Seeking a relief of 1.9 m for this instance. - The required hardscaped walkway needs a setback of 0.6m to the property line. No setback is provided, hence seeking a relief of 0.60 m. - Two parking spaces are shown on the driveway with each space being 2.7 m X 6.0 m. However, the length of the parking space encroaches onto city boulevard by 0.16 m. Hence seeking a variance to encroach the city boulevard by 0.16m	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*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.</small>	No	

COMMITTEE OF ADJUSTMENT COMMENTS	
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
**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.	
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	
The Development Engineering (DE) Department does not object to variance application A153/22 subject to the following condition:	
Development Engineering Recommended Conditions of Approval:	The Owner shall sign a letter of undertaking stating that the proposed 1.2m pathway will be constructed using only preambler paver materials, in order to retain stormwater drainage within the property.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: None Forestry: Forestry has no comment. Horticulture: None	
PFH Recommended Conditions of Approval:	Parks: None Forestry: None Horticulture: None

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

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

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

FIRE DEPARTMENT COMMENTS	
No comments	
Fire Department Recommended Conditions of Approval:	None

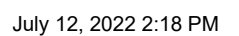
SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject 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
1	Development Engineering ian.reynolds@vaughan.ca	The Owner shall sign a letter of undertaking stating that the proposed 1.2m pathway will be constructed using only preample paver materials, in order to retain stormwater drainage within the property.

IMPORTANT INFORMATION – PLEASE READ
<p>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.</p>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>
<p>DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p>
<p>NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will not receive notice.</p>

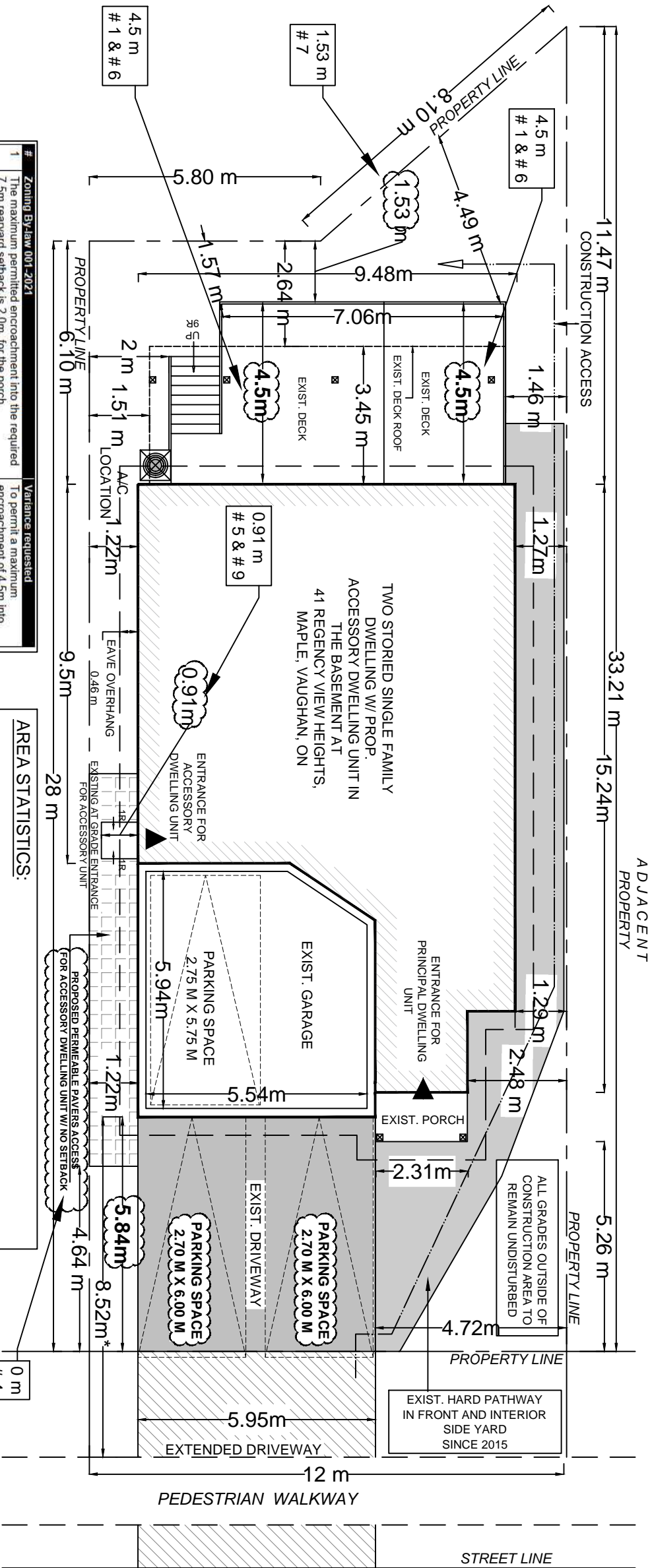
SCHEDULE A: DRAWINGS & PLANS



A153/22

PLANS PREPARED BY APPLICANT

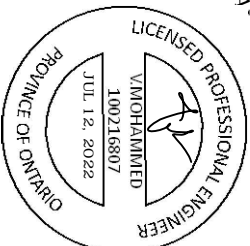
July 14, 2022



REGENCY VIEW HEIGHTS

GENERAL NOTES:

DRAWINGS ARE TO BE READ NOT SCARED. THE CONTRACTOR MUST VERIFY ALL INFORMATION AND BE RESPONSIBLE FOR THE SAME. THE CONTRACTOR REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING THE WORK. THE INFORMATION HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR'S PROVIDED IS FOR THE DESIGNER'S USE AND THE DESIGNER'S CONSTRUCTION DOCUMENTATION ARE FINAL. IN CASE OF DISCREPANCY, THE DESIGNER'S HERE WITHIN THE DESIGNER SHALL BE NOTIFIED.



5	ISSUED FOR REVISION	JUL 12, 2022
4	ISSUED FOR REVISION	JUL 06, 2022
3	ISSUED FOR REVISION	APR 13, 2022
2	ISSUED FOR REVISION	FEB 22, 2022
1	ISSUED FOR BUILDING PERMIT	NOV 29, 2021
NO.	DESCRIPTION	DATE

ENGINEER:



ADDRESS : 2751 THAMESGATE DRIVE,
MISSISSAUGA, ON. L4T 1G5
TEL. : 416-627-4100
EMAIL : INFO@MECHWAYS.COM
WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:

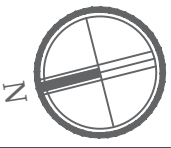
41 REGENCY VIEW
HEIGHTS,
VAUGHAN, ON.

SHEET TITLE:

SITE PLAN

CHECKED: MSS
DRAWN: AW
SCALE: 1 : 125
DATE: NOV/29 / 2021

DRAWING:



A.O.1

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X			No comments received to Date
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommended Approval and Refusal / no conditions
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: June 15, 2022
Applicant: Suvina Nayyar
Location: PLAN 65M3556 Lot 209 municipally known as 41 Regency View Heights
File No.(s): A153/22

Zoning Classification:

The subject lands are zoned R3A(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.624 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted encroachment into the required 7.5m rearyard setback is 2.0m for the porch. Section 4.13 Table 4-1	To permit a maximum encroachment of 4.5m into the required 7.5m rearyard setback for the porch.
2	The maximum permitted lot coverage is 55% of the lot area. Sect. 7.2.2 table 7-4.	To permit a maximum lot coverage of 58.24% of the lot area.
3	The minimum required front landscape shall be 50%, of which 60% shall be soft landscaping. Section 4.19.1 2 b.	To permit a minimum of 48.17% of front yard soft landscaping.
4	The minimum required interior side yard setback for hard landscaping is 0.60m. Sect. 4.13 Table 4-1	To permit a minimum interior side yard setback of 0.0m for hard landscaping.
5	The maximum permitted encroachment for access stairs is 0.3 metres into a minimum required interior side yard. Sect. 4.13 Table 4-1	To permit the access stairs to encroach 0.91m into the minimum required interior side yard.

The subject lands are zoned RV4(WS)– Residential Urban Village Zone and subject to the provisions of Exception 9(946A) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	The maximum permitted encroachment into the required 6.0m rearyard setback is 2.4m for the porch. Section 4.15.3 c)	To permit a maximum encroachment into the required rearyard setback of 4.5m for the porch.
7	The Minimum Setback for any Accessory Building or Structure, above or below grade, including pools, in the Residential Urban Village Zones from the lands zoned OS2 Open Space Park Zone shall be 6m. Section 9(946-A) ai)	To permit a minimum setback for the porch structure of 1.53m from the OS2 zone.
8	The minimum required front landscape shall be 50%, of which 60% shall be soft landscaping. Section 4.1.4f v (2)	To permit a minimum of 48.17% of front yard soft landscaping.
9	The maximum permitted encroachment for access stairs is 0.3 metres into a minimum required interior side yard. Sect. 3.14 c	To permit the access stairs to encroach 0.91m into the minimum required interior side yard.

Staff Comments:**Stop Work Order(s) and Order(s) to Comply:**

Order No. 21-128078, Order to Comply for , Issue Date: Oct 15, 2021
Order No. 21-126009, Order to Comply for Rear yard covered deck without a building permit., Issue Date: Sep 28, 2021

Building Permit(s) Issued:

Building Permit No. 22-100359 for Single Detached Dwelling - Alteration, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
10	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
11	The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: July 13, 2022

Name of Owner: Suvina Nayyar

Location: 41 Regency View Heights

File No.(s): A153/22

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

1. To permit a maximum encroachment of 4.5m into the required 7.5m rear yard setback for the deck.
2. To permit a maximum lot coverage of 58.24% of the lot area.
3. To permit a minimum of 48.17% of front yard soft landscaping.
4. To permit a minimum interior side yard setback of 0.0m for hard landscaping.
5. To permit the access stairs to encroach 0.91m into the minimum required interior side yard.

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

1. The maximum permitted encroachment into the required 7.5m rear yard setback is 2.0m for the deck.
2. The maximum permitted lot coverage is 55% of the lot area.
3. The minimum required front landscape shall be 50%, of which 60% shall be soft landscaping.
4. The minimum required interior side yard setback for hard landscaping is 0.60m.
5. The maximum permitted encroachment for access stairs is 0.3 metres into a minimum required interior side yard.

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

6. To permit a maximum encroachment into the required rear yard setback of 4.5m for the deck.
7. To permit a minimum setback for the deck structure of 1.53m from the OS2 zone.
8. To permit a minimum of 48.17% of front yard soft landscaping.
9. To permit the access stairs to encroach 0.91m into the minimum required interior side yard.

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

6. The maximum permitted encroachment into the required 6.0m rear yard setback is 2.4m for the deck.
7. The Minimum Setback for any Accessory Building or Structure, above or below grade, including pools, in the Residential Urban Village Zones from the lands zoned OS2 Open Space Park Zone shall be 6m.
8. The minimum required front landscape shall be 50%, of which 60% shall be soft landscaping.
9. The maximum permitted encroachment for access stairs is 0.3 metres into a minimum required interior side yard.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas and "Low-Rise Residential" by Schedule 13 – Land Use.

Comments:

The Owner is requesting to permit a rear deck, a portion which is covered, a reduction in the soft landscaping within the front yard, walkways within each interior side yard, and a platform to access a side door with the above noted variances. The deck, inclusive of the covered portion, south side yard pathway, and front yard hardscaping are existing.

The Development Planning Department has no objection to Variances 1, 5, 6, 7, and 9, as the encroachment of the deck into the rear yard and the access stairs into the interior side yard maintains an appropriate area for access and drainage, will not have adverse

impacts to the neighbouring properties, nor impact the function of the abutting uses. Further to Variances 5 and 9, the proposed platform within the north side yard would have 1 riser on the east and west sides. The platform would provide access to a door slightly above grade. The door is proposed to be an entrance for a Secondary Suite. The modest height of the platform and the risers on each side ensure access between the front and rear yards is maintained.

The existing dwelling, covered front porch along with their eaves have a lot coverage of 49.41%. The rear covered deck, inclusive of eaves, adds an additional 8.83%, resulting in a total lot coverage of 58.24%. The maximum lot coverage is increasing not just because of the rear covered deck, but because the area underneath the eaves is, as of the writing of these comments, part of the lot coverage calculation in By-law 001-2021. The Development Planning Department recognizes that without the inclusion of the eaves, the existing dwelling along with the rear covered deck would have a total lot coverage that complies with By-law 1-88 and 001-2021. The lot coverage is consistent with previous approvals in the City, is 3.24% more than the current requirement, and will not pose a significant visual impact to the surrounding properties or streetscape. The increase in total lot coverage is minor in nature and as such, the Development Planning Department has no objection to Variance 2.

The Development Planning Department is not in the position to support Variances 3 and 8 for the reduction of front yard soft landscaping as the additional concrete located on either side of the driveway in the form of walkways and parking surfaces. The soft landscaping reduction provides an uninterrupted length of hardscaping which, save for the triangular strip of soft landscaping to the side and in-front of the front and the south side yard walkways respectively, runs from one side lot line to the other. The degree of hardscaping proposed gives off the perception of a driveway much wider than the two car garage it serves. This degree of hardscaping is not in keeping with the intent of the By-laws nor the soft landscaping established by other properties along the street. The 11.83% deficiency in front yard soft landscaping is not considered minor in nature and visually impacts the streetscape.

The Development Planning Department has no objection to Variance 4. The relief for the proposed hard landscape walkway is confined to the south interior side yard. The walkway facilitates access between the front and rear yards. The southern walkway leading to the Secondary Suite will consist of permeable pavers, which the Development Engineering Department has reviewed and is satisfied that drainage along the side yard will be maintained. Development Engineering has also confirmed that they have received a signed letter from the neighbour to the north stating that they have not experienced any ponding issues caused by the northern walkway.

Accordingly, the Development Planning Department cannot support Variances 3 and 8 and is of the opinion that the proposal is not minor in nature and is not desirable for the appropriate development of the land.

The Development Planning Department can support Variances 1-2, 4-7, and 9 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-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends **refusal** of Variances 3 and 8, and **approval** of Variances 1-2, 4-7, and 9.

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

COMMENTS:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | We have reviewed the proposed Variance Application and have no comments or objections to its approval. |
| <input checked="" type="checkbox"/> | We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below). |
| <input type="checkbox"/> | We have reviewed the proposed Variance Application and have the following concerns (attached below). |

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alecrautilities.com

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

Email: Mitchell.Penner@alecrautilities.com

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Teresa Servello	37 Regency View Heights	07/14/2022	Letter of Support

To,

Ian Reynolds
Development Engineering Reviewer,
Development Services and Environmental Engineering
City of Vaughan

Dear Sir,

I TERESA SERVELLO am the resident of 37 Regency View Heights,
Maple, ON L6A3T8. This is to confirm that I support the walkway of 41 Regency
View Heights, Maple, ON, L6A3T8 and have not experienced any unusually
ponding or flooding from rainwater, caused by its construction.

Please feel free to reach out to me at my address.

Regards,

Name: TERESA SERVELLO

A handwritten signature in blue ink, appearing to read 'Teresa Servello', written in a cursive style.

Signature: