

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A013/22
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AGENDA ITEM NUMBER: 13	CITY WARD #: 1
APPLICANT:	Athanasios and Ourania Katis
AGENT:	Franco Spagnolo - Studio Spagnolo Inc.
PROPERTY:	21 Lancer Drive, Maple ON
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling, cabana, location of pool equipment and increased maximum permitted driveway width.

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend 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"/>	Recommend Approval/No Conditions
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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	Ralph Quatraro	17 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Troy Landor	18 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Tamara MacLellan	23 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	B.L. Fitzgibbon	24 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Linda Tedesco	22 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	M. Scodeller	15 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Carla Dos Santos	11 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Mary Perin	12 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Angela Molella	5 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	J. Artibello	6 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Vito Roti	9 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Hassan Soltaninia	32 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Luisa Mollicone	37 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Vittoria Fortini	31 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Tony Luciani	20 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Rocchina Pelullo	19 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Frank Bernardo	29 Weller Cres., Maple	02/08/2022	Letter of Support
Public	Diane Compobasso	31 Malaren Road, Maple	02/08/2022	Letter of Support
Public	Antonio DeGasperis	81 Findhorn Cres, Maple	02/08/2022	Letter of Support
Public	Antonio Salomonie	91 Findhorn Cres, Maple	02/08/2022	Letter of Support
Public	Elisabeth Dinardo	97 Findhorn Cres, Maple	02/08/2022	Letter of Support
Public	Maria Dinardo	110 Findhorn Cres, Maple	02/08/2022	Letter of Support

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
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 A013/22

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APPLICANT:	Athanasios and Ourania Katis
AGENT:	Franco Spagnolo - Studio Spagnolo Inc.
PROPERTY:	21 Lancer Drive, Maple ON
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling, cabana, location of pool equipment and increased maximum permitted driveway width.

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

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.534 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The minimum interior side yard setback on west side is 3.08m and east side is 3.02m. Section 4.5 2.	To permit an interior side yard setback of 1.50m 1.56m from west and 1.64m from east property lines. **Updated using Zoning Review Waiver
2	The maximum permitted lot coverage is 20%. Section 7.2.2 Table 7-3	To permit a lot coverage of 32.38% (Dwelling 23.00%, Front Porch 0.53%, Rear Porch 3.41% & Eaves 5.44%).
3	The maximum permitted Building height is 8.5m. Section 4.5 1.	To permit a building height of 9.7m.
4	The maximum permitted interior side yard encroachment is 0.60m. Section 4.13 Table 4-1	To permit an encroachment of 0.90m for a wall mounted A/C unit in the interior side yard.
5	The minimum permitted interior side yard setback(west side) is 3.08m. Section 7.2.2 Table 7-3	To permit an interior side yard setback of 1.0m from west property line for a cabana.
6	The maximum permitted rear yard encroachment is 1.5m. Section 4.13 table 4.1.	To permit a maximum rear yard encroachment of 6.18m for unenclosed ground mounted pool equipment.
7	The maximum interior side yard encroachment is 1.0m. Section 4.13 table 4.1.	To permit an interior side yard encroachment of 1.82m for the pool equipment.
8	The minimum front yard setback is 9.07m. Section 4.5 3	To permit a front yard setback of 9.0m.

The subject lands are zoned R1V – Rural Residential under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
9	The minimum front yard setback is 9.95m. Schedule A note 11	To permit a front yard setback of 9.0m.
10	The maximum permitted lot coverage is 20%. Schedule A	To permit a lot coverage of 26.94% (Dwelling 23.00%, Front Porch 0.53%, & Rear Porch 3.41%).
11	The maximum permitted building height is 9.5m. Schedule A	To permit a building height of 9.7m.

Zoning By-law 1-88		Variance requested
12	The maximum permitted width of the driveway shall be 6.0m measured at a point of 4.25m from the street line to private property side of the lot. Section 4.1.4 f ii	To permit a maximum driveway width of 6.71 m measured at a point of 4.25m from the street line to the private property side of the lot.
13	The maximum permitted rear yard encroachment is 1.5m. Section 3.14 h) ii)	To permit a rear yard encroachment of 6.18m for unenclosed ground mounted pool equipment.

HEARING INFORMATION	
DATE & TIME OF HEARING:	March 3, 2022 at 6:00 p.m.
As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.	
PUBLIC PARTICIPATION	
You can watch a live stream of the hearing at Vaughan.ca/LiveCouncil	
If you wish to speak to the Committee of Adjustment on an application please complete and submit a Public Deputation Form to cofa@vaughan.ca by noon on the last business day prior to the hearing.	
Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by noon on the last business day prior to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca	
For more information, please visit the City of Vaughan website.	

INTRODUCTION
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.
Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:
That the general intent and purpose of the by-law will be maintained.
That the general intent and purpose of the official plan will be maintained.
That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
That the requested variance(s) is/are minor in nature.
Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	February 16, 2022
Date Applicant Confirmed Posting of Sign:	February 9, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The proposal does not comply with the provisions of the Zoning By-Law because it exceeds the maximum coverage, does not meet the required front yard setback to the front porch, and exceeds the maximum building height.
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: *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. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.	No
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.	

COMMITTEE OF ADJUSTMENT COMMENTS	
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	
<p>Stop work orders and orders to comply: There are no outstanding Orders on file</p> <p>A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2</p> <p>The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.</p> <p>The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority.</p> <p>The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.</p> <p>Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.</p> <p>Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.</p> <p>An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.</p>	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	The Owner shall submit a planting plan that shows the location of one (1) tree of similar specie (min. 600 mm caliper) in the front yard that is to be reviewed at the satisfaction of the Urban Design Division of the Development Planning Department.

DEVELOPMENT ENGINEERING COMMENTS	
<p>As the proposed dwelling in the subject property is 201.63 m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition #1 attached)</p> <p>The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. (Condition #2 attached)</p> <p>The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for the pool permit.</p> <p>The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert. Please visit</p>	

DEVELOPMENT ENGINEERING COMMENTS	
https://www.vaughan.ca/services/residential/transportation/roads/culvert_installation/Pages/default.aspx for more information.	
The Development Engineering (DE) Department does not object to variance application A013/22 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	<p>1. The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</p> <p>2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 32.38% in order to mitigate potential impacts on the municipal storm water system.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Applicant has applied for a tree removal permit through the forestry division. any revisions to the report or additional requirements will be dealt with through the tree removal permit process.	
Forestry has no additional comments at this time.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.	
That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.	
That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.	
That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.	
Development Charge demolition credit will expire 48 months from the issuance date of a demolition permit.	
Development Finance Recommended Conditions of Approval:	None

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

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

FIRE DEPARTMENT COMMENTS	
No comments received to date.	

FIRE DEPARTMENT 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	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

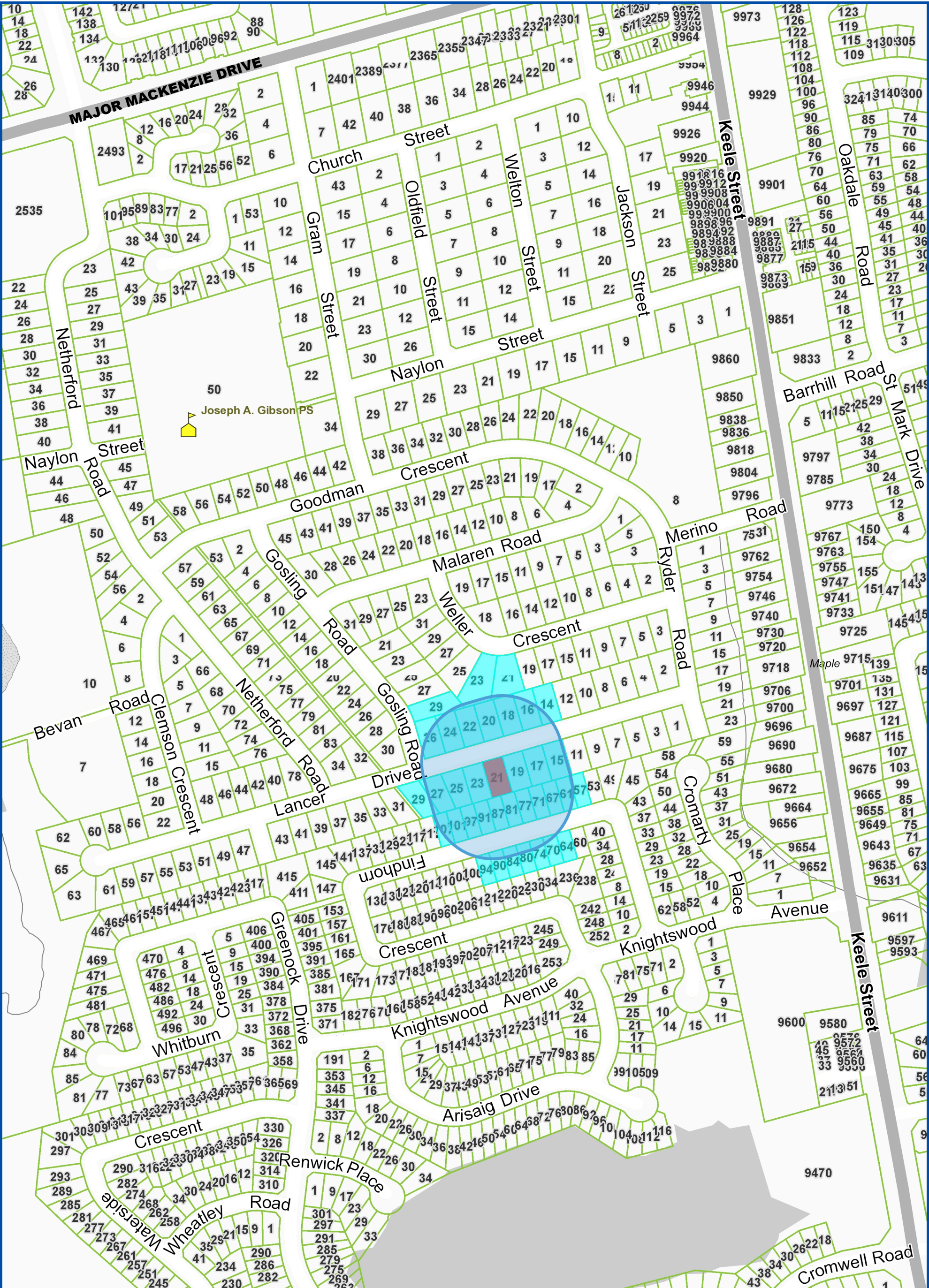
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning roberto.simbana@vaughan.ca	The Owner shall submit a planting plan that shows the location of one (1) tree of similar specie (min. 600 mm caliper) in the front yard that is to be reviewed at the satisfication of the Urban Design Division of the Development Planning Departmant.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 32.38% in order to mitigate potential impacts on the municipal storm water system.

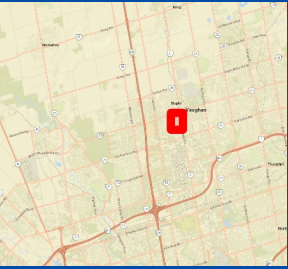
IMPORTANT INFORMATION – PLEASE READ
<p>CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer 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>

IMPORTANT INFORMATION – PLEASE READ	
<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



Map Information:



Title:

21 LANCER DRIVE, MAPLE

NOTIFICATION MAP - A013/22

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: 1:5,245

0 0.08 km



Created By:

Infrastructure Delivery
Department

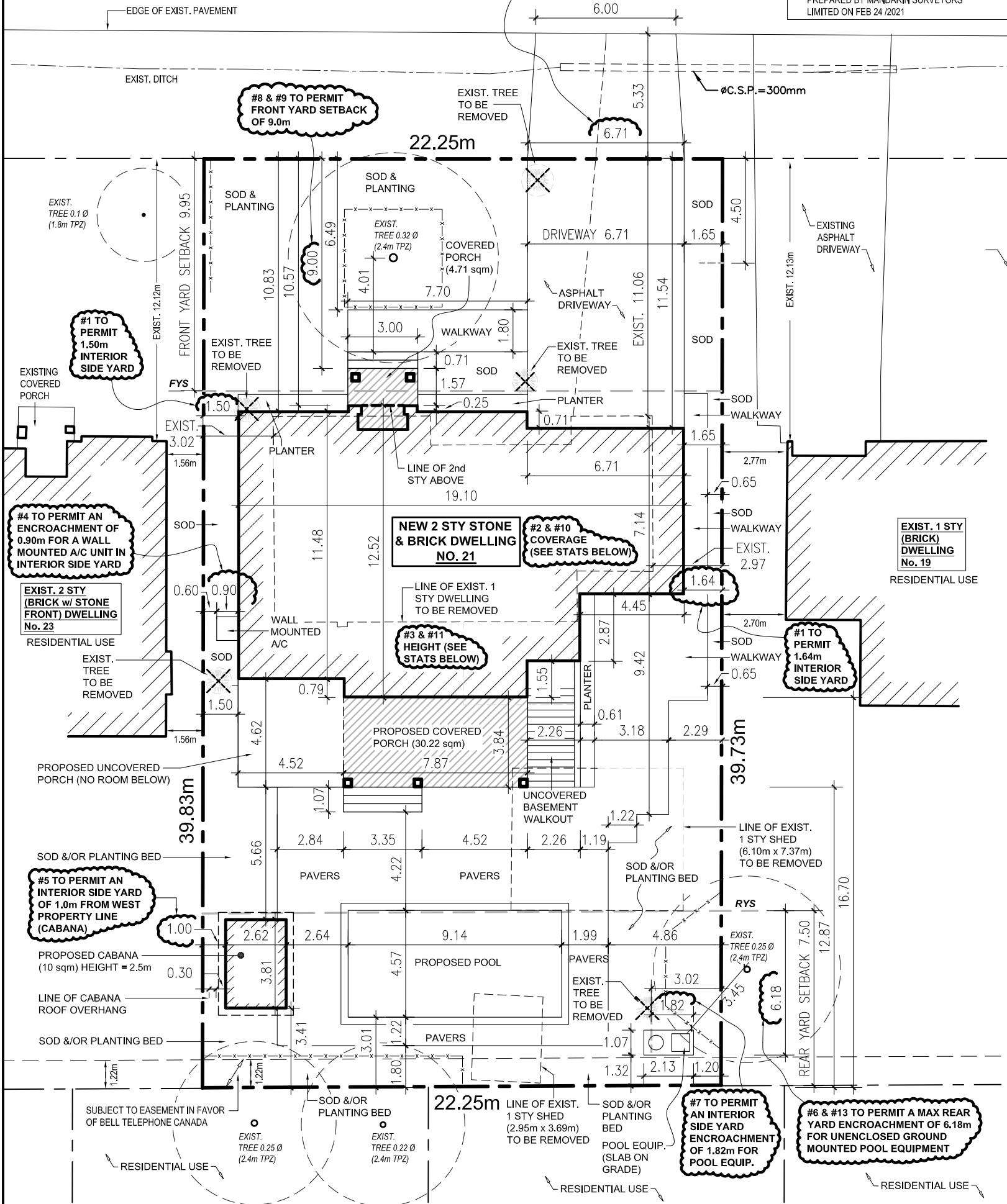
February 2, 2022 7:14 AM

Projection:
NAD 83
UTM Zone
17N

Revised

February 1, 2022

LANCER DR.



SURVEY CREDIT:
SURVEY INFORMATION TAKEN FROM SURVEY
PREPARED BY MANDARIN SURVEYORS
LIMITED ON FEB 24 /2021

NOTES

- Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Designer /Engineer before commencing the work.
- Contractor is to be familiar with the Ontario Building Code and its latest revisions. A copy of the Code (O.B.C. 2012) must be kept on the site with the permit drawing at all times. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction.
- Prints not to be scaled.
- Drawings are the property of the Designer/Engineer and must be returned upon request. Reproduction of drawings in part or in whole is forbidden without the Designer's/Engineer's permission. The Designer/Engineer is not responsible for the accuracy of survey, mechanical or electrical etc. engineering information shown on the drawings.
- Refer to the appropriate engineering drawings before proceeding with the work. This drawing is not to be used for construction unless signed by the Designer/Engineer.

NOTES:

- ALL DIMENSIONS & ELEVATIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR
- ENGINEER TO VERIFY STRUCTURAL WORK ON SITE

ISSUED:

JUNE 16/2021 - ISSUED FOR COA
JULY 20/2021 - UPDATED FOR COA
NOV 28 20/2021 - UPDATED FOR COA
JAN 25/2022 - UPDATED FOR ZONING
FEB 1/2022 - UPDATED FOR COA/ZONING

Zoning By-law 01-2021
Variance requested

- | | |
|---|--|
| 1 | To permit an interior side yard setback of 1.5m from west and 1.5m from east property lines. |
| 2 | To permit a lot coverage of 32.38% (Dwelling 23.00%, Front Porch 0.53%, Rear Porch 3.41% & Eaves 5.44%). |
| 3 | To permit a building height of 9.7m. |
| 4 | To permit an encroachment of 0.90m for a wall mounted A/C unit in the interior side yard. |
| 5 | To permit an interior side yard setback of 1.0m from west property line for a cabana. |
| 6 | To permit a maximum rear yard encroachment of 6.18m for unenclosed ground mounted pool equipment. |
| 7 | To permit an interior side yard encroachment of 1.82m for the pool equipment. |
| 8 | To permit a front yard setback of 9.0m. |

Zoning By-law 1-88
Variance requested

- | | |
|----|---|
| 9 | To permit a front yard setback of 9.0m. |
| 10 | To permit a lot coverage of 26.94% (Dwelling 23.00%, Front Porch 0.53%, Rear Porch 3.41%). |
| 11 | To permit a building height of 9.7m. |
| 12 | To permit a maximum driveway width of 6.71 m measured at a point of 4.25m from the street line to the private property side of the lot. |
| 13 | To permit a rear yard encroachment of 6.18m for unenclosed ground mounted pool equipment. |

SITE STATISTICS

LOT 21
REGISTERED PLAN 5590
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

-ZONE R1V
-LOT AREA = 885.10 sqm

-BUILDING COVERAGE

-EXISTING 1 STY DWELLING & SHEDS = 0.00 sqm (TO BE DEMOLISHED)
-MAX COVERAGE ALLOWED = 20% (177.02 sqm)

-NEW DWELLING FOOTPRINT = 203.62 sqm (23.00%)
-NEW DWELLING ROOF OVERHANG AREA = 26.36 sqm (2.98%)
-NEW DWELLING (TOTAL FOOTPRINT + ROOF OVERHANG) = 229.98 sqm (25.98%)

-NEW FRONT COVERED PORCH = 4.71 sqm (0.53%)
-NEW FRONT COVERED PORCH ROOF OH = N/A

-NEW REAR COVERED PORCH = 30.22 sqm (3.41%)
-NEW REAR COVERED PORCH ROOF OVERHANG AREA = 7.58 sqm (0.86%)
-NEW REAR COVERED PORCH (TOTAL FOOTPRINT + ROOF OVERHANG) = 37.80 sqm (4.27%)

-NEW REAR CABANA = 10sqm (1.13%) - N/A - NOT GREATER THAN 10sqm & HEIGHT = 2.5m
-NEW REAR CABANA ROOF OVERHANG AREA = 4.16 sqm (0.47%)
-NEW REAR CABANA (TOTAL FOOTPRINT + ROOF OVERHANG) = 14.16 sqm (1.60%)

-TOTAL COVERAGE

-TOTAL STRUCTURES (NOT INCLUD. ROOF OVERHANG & CABANA) = 238.55 sqm = 26.94%
-TOTAL STRUCTURES (INCLUD. ROOF OVERHANG & NOT CABANA) = 272.49 sqm = 30.78%
-TOTAL STRUCTURES (INCLUD. ROOF OVERHANG & CABANA) = 286.65 sqm = 32.38%

-GROSS FLOOR AREA

-EXISTING 1 STY DWELLING = 0.00 sqm (TO BE DEMOLISHED)
-NEW BASEMENT = 177.12 sqm
-NEW GROUND FLOOR (INCLUDING GARAGE) = 201.63 sqm
-NEW 2nd FLOOR = 203.62 sqm

-TOTAL GROSS FLOOR AREA (NOT INCLUDING BASEMENT) = 405.25 sqm

SETBACKS

-FRONT YARD SETBACK

-EXISTING FRONT YARD = 11.06m
-MIN. FRONT YARD SETBACK = EXISTING - 10%
= 11.06m - 10%
= 9.95m

-PROPOSED FRONT YARD SETBACK

-TO DWELLING = 10.57m
-TO FRONT PORCH (w/ COLD ROOM BELOW) = 9.00m

-SIDE YARD SETBACK

-EXISTING EAST SIDE = 2.97m
-EXISTING WEST SIDE = 3.02m

-MIN. SIDE YARD SETBACK = 1.5m

-PROPOSED SIDE YARD SETBACK

-WEST SIDE = 1.50m
-EAST SIDE = 1.64m

-REAR YARD SETBACK

-EXISTING REAR YARD = 16.37 m

-MIN. REAR YARD SETBACK = 7.5m

-PROPOSED REAR YARD SETBACK

-TO DWELLING = 16.12m
-TO COVERED REAR PORCH (w/ ROOM BELOW) = 12.46m

HEIGHT

-MAX HEIGHT FROM AVERAGE GRADE TO T.O. FLAT ROOF) = 9.5m
-PROPOSED HEIGHT = 9.70m (SEE ELEVATIONS)

#8 & #9 TO PERMIT
FRONT YARD SETBACK
OF 9.0m

#3 & #11 - TO PERMIT
MAXIMUM BUILDING
HEIGHT OF 9.70m
(SEE ELEVATIONS)

NEW SINGLE
FAMILY DWELLING

STRUCTURAL

studioSPAGNOLO inc.
architectural design
interior design
consulting
franco@studiospagnolo.ca
647.888.9905
studiospagnolo.ca

DRAWING TITLE

SITE PLAN

PROJECT ADDRESS
21 LANCER DR.,
VAUGHAN, ON, L6A 1E1

DRAWING SCALE

1:200

DATE

JUN/2021

DRAWING NO.

A 1

Revised

January 25, 2022

LANCER DR.



FRONT YARD LANDSCAPING	
-TOTAL FRONT YARD AREA = 246.12 sqm	"LANDSCAPING"
AREA'S	
A) ASPHALT DRIVEWAY = 77.38 sqm	-MIN FRONT YARD "LANDSCAPING"
B) FRONT COVERED PORCH & STEPS = 6.85 sqm	= 50% OF FRONT YARD
C) FRONT WALKWAY #1 = 13.85 sqm	= 123.91 sqm
D) FRONT WALKWAY #2 = 1.47 sqm	-PROPOSED FRONT YARD "LANDSCAPING"
E) PLANTER #1 = 3.34 sqm	= AREA'S C + D + E + F + G + H + I
F) PLANTER #2 = 3.34 sqm	= 161.89 sqm (65.78%)
G) SOD & PLANTING AREA #1 = 113.63 sqm	"SOFT LANDSCAPING"
H) SOD AREA #2 = 8.59 sqm	
I) SOD AREA #3 = 17.67 sqm	-MIN FRONT YARD "SOFT LANDSCAPING"
	= 60% OF REQUIRED "LANDSCAPING"
	= 74.35 sqm
	-PROPOSED FRONT YARD "SOFT LANDSCAPING"
	= AREA'S E + F + G + H + I
	= 146.57 sqm

NOTES

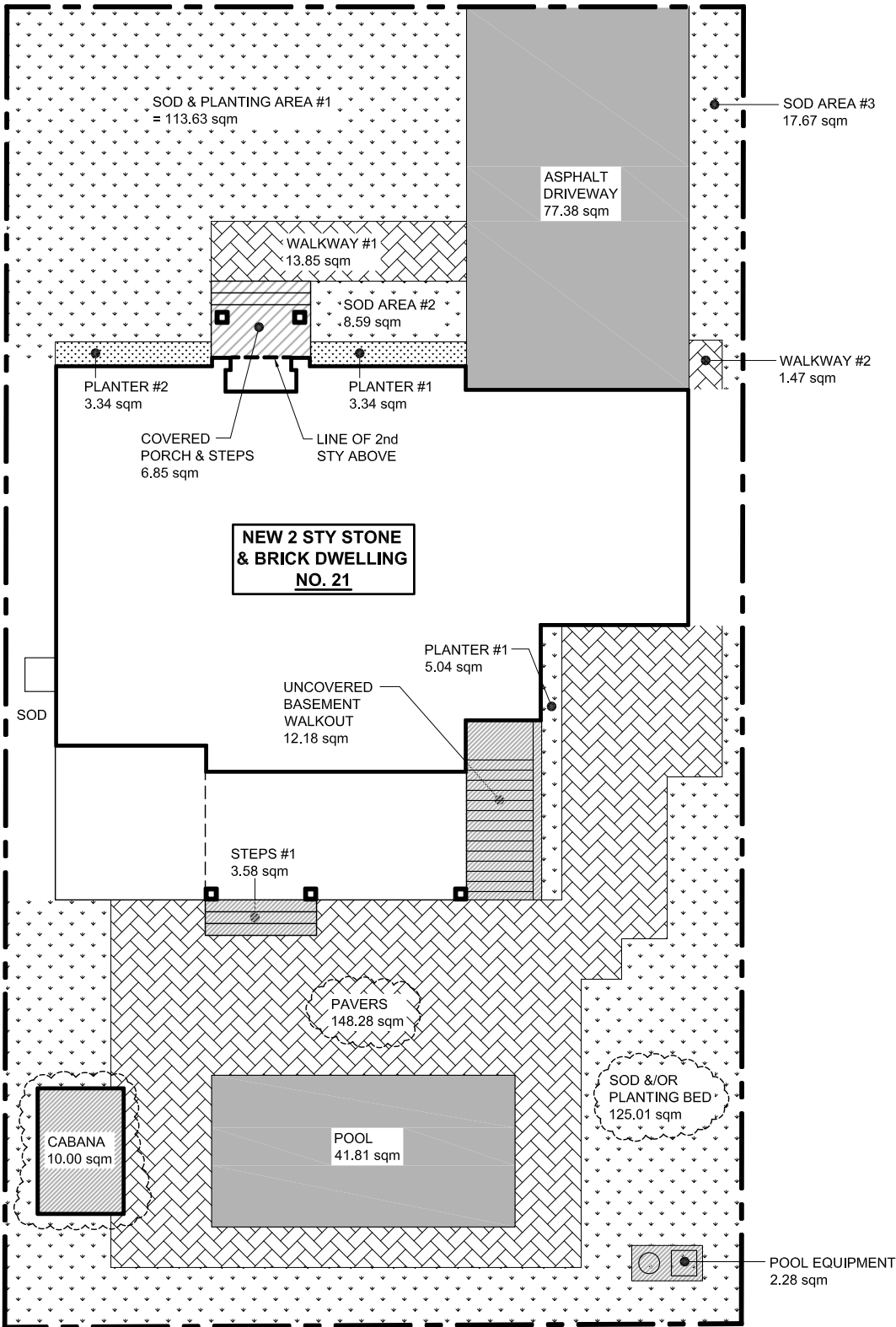
- Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Designer /Engineer before commencing the work.
- Contractor is to be familiar with the Ontario Building Code and its latest revisions. A copy of the Code (O.B.C. 2012) must be kept on the site with the permit drawing at all times. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction.
- Prints not to be scaled.
- Drawings are the property of the Designer/Engineer and must be returned upon request. Reproduction of drawings in part or in whole is forbidden without the Designer's/Engineer's permission.The Designer/ Engineer is not responsible for the accuracy of survey, mechanical or electrical etc. engineering information shown on the the drawings. Refer to the appropriate engineering drawings before proceeding with the work. This drawing is not to be used for construction unless signed by the Designer/Engineer.

NOTES:

- ALL DIMENSIONS & ELEVATIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR
- ENGINEER TO VERIFY STRUCTURAL WORK ON SITE

ISSUED:

- JUNE 16/2021 - ISSUED FOR COA
- JULY 20/2021 - UPDATED FOR COA
- NOV 28 20/2021 - UPDATED FOR COA
- JAN 25/2022 - UPDATED FOR ZONING



REAR YARD LANDSCAPING	
-TOTAL REAR YARD AREA = 348.18 sqm	
-TOTAL AREA IN EXCESS OF 135 sqm = 213.18 sqm	
AREA'S	"SOFT LANDSCAPING"
A) POOL = 41.81 sqm	-MIN REAR YARD "SOFT LANDSCAPING"
B) CABANA = 10.00 sqm	= 60% OF TOTAL AREA IN EXCESS OF 135 sqm
C) PAVERS = 148.28 sqm	= (60%) x (213.18 sqm)
D) STEPS #1 = 3.58 sqm	= 127.91 sqm
E) UNCOVERED BASEMENT WALKOUT = 12.18 sqm	-PROPOSED REAR YARD "SOFT LANDSCAPING"
F) POOL EQUIPMENT = 2.28 sqm	= AREA G + H
G) PLANTER #1 = 5.04 sqm	= 130.05 sqm (61.00% OF TOTAL AREA IN EXCESS OF 135 sqm)
H) SOD AND/OR PLANTING BED = 125.01 sqm	

STRUCTURAL

studioSPAGNOLO inc.

- . architectural design
- . interior design
- . consulting
- . franco@studiospagnolo.ca
- . 647.888.9905
- . studiospagnolo.ca

DRAWING TITLE

LANDSCAPING SITE PLAN

PROJECT ADDRESS

21 LANCER DR.,
VAUGHAN, ON, L6A 1E1

DRAWING SCALE

1:200

DATE

JUN/2021

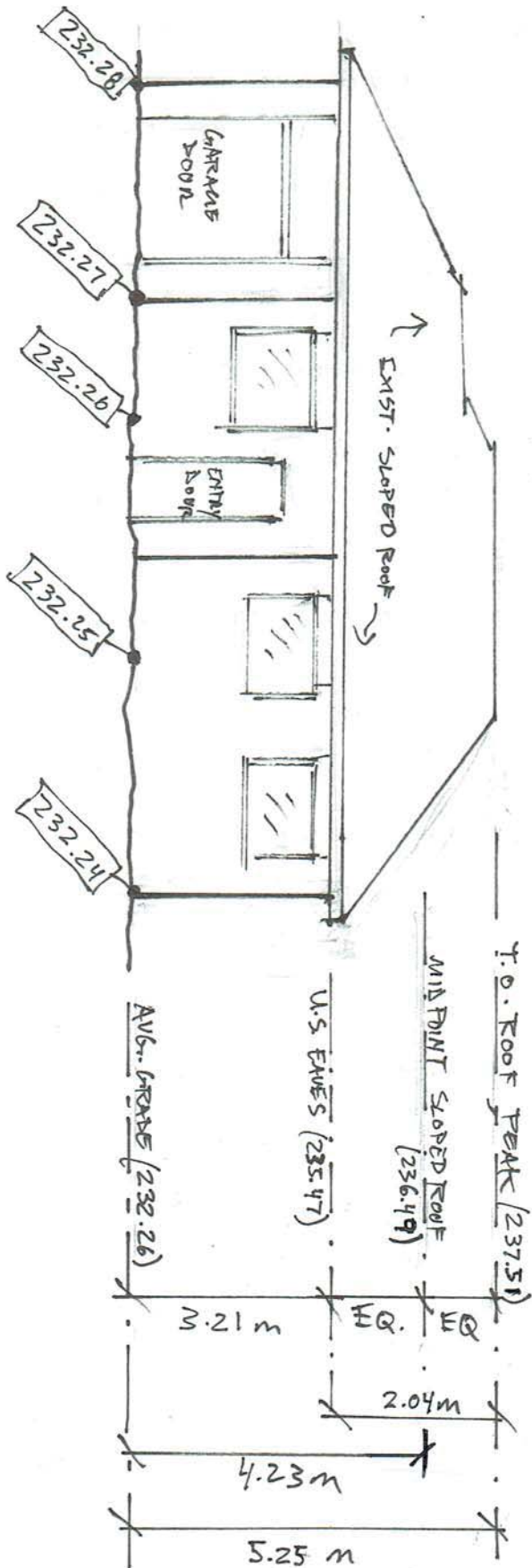
DRAWING NO.

A 2

NEW SINGLE FAMILY DWELLING

Revised

January 25, 2022



AVG. GRADE @
FRONT CALCULATION

$$= 232.28 + 232.27 + 232.26 + 232.25 + 232.24$$

$$= 232.26$$

EXIST. DWELLING
FRONT ELEVATION

21 LANCER DR.

JAN 25/2022

S

studio SPAGNOLO inc.

architectural design
interior design
consulting

franco@studiospagnolo.ca
647.888.9905
studiospagnolo.ca

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment, no concern
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Senior Manager of Development Planning

Date: March 3, 2022

Name of Owner: Athanasios and Ourania Katis

Location: 21 Lancer Drive

File No.(s): A013/22

Proposed Variance(s) (By-law 01-2021):

- 1) To permit an interior side yard setback of 1.56m from west and 1.64m from east property lines.
- 2) To permit a lot coverage of 32.38%.
- 3) To permit a building height of 9.7m.
- 4) To permit an encroachment of 0.90m for a wall mounted A/C unit in the interior side yard.
- 5) To permit an interior side yard setback of 1.0m from west property line for a cabana.
- 6) To permit a maximum rear yard encroachment of 6.18m for unenclosed ground mounted pool equipment.
- 7) To permit an interior side yard encroachment of 1.82m for the pool equipment.
- 8) To permit a front yard setback of 9.0m.

By-Law Requirement(s) (By-law 01-2021):

- 1) The minimum interior side yard setback on west side is 3.08m and east side is 3.02m.
- 2) The maximum permitted lot coverage is 20%.
- 3) The maximum permitted Building height is 8.5m.
- 4) The maximum permitted interior side yard encroachment is 0.60m. [Table 7.3]
- 5) The minimum permitted interior side yard setback(west side) is 3.08m.
- 6) The maximum permitted rear yard encroachment is 1.5m.
- 7) The maximum interior side yard encroachment is 1.0m.
- 8) The minimum front yard setback is 9.07m.

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

- 9) To permit a front yard setback of 9.0m.
- 10) To permit a lot coverage of 26.94%.
- 11) To permit a building height of 9.7m.
- 12) To permit a maximum driveway width of 6.71 m measured at a point of 4.25m from the street line to the private property side of the lot.
- 13) To permit a rear yard encroachment of 6.18m for unenclosed ground mounted pool equipment.

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

- 9) The minimum front yard setback is 9.95m.
- 10) The maximum permitted lot coverage is 20%. [Schedule A]
- 11) A maximum building height of 9.5 m is permitted [Schedule A]
- 12) The maximum permitted width of the driveway shall be 6.0m measured at a point of 4.25m from the street line to private property side of the lot.
- 13) The maximum permitted rear yard encroachment is 1.5m.

Official Plan:

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

Comments:

The Owner is requesting permission to construct a two-storey single detached dwelling in an established large-lot neighbourhood with the above noted variances.

The Development Planning Department does not object to Variances 1, 3, 8, 9, and 11 for the dwelling as they are consistent with other recently approved nearby dwellings and will continue to preserve the existing character of the neighbourhood. For Variances 2 and 10, the two-storey dwelling (with garage) represents 23% of the total lot coverage, while the remaining 3.94% lot coverage is associated with the proposed covered front

porch, rear porch and cabana which are considered non-livable area. The proposed total lot coverage of 32.38% under By-law 01-2021 (Variance 2) includes the area beneath the eaves which in this instance will not contribute to the overall massing of the dwelling. The proposed lot coverage facilitates a dwelling consistent with previous approvals and the character of the area.

For Variances 4 to 7 and 13, the proposed reductions and encroachments are considered minor and do not negatively impact adjacent properties.

For Variance 12, the increase in driveway width has been reviewed by the Urban Design Division of the Development Planning Department, who are of the opinion that it does not negatively impact the streetscape.

The Owners have submitted an Arborist Report and Tree Preservation Plan prepared by Welwyn Consulting, dated December 16, 2021, which has been reviewed by the Urban Design Division of the Development Planning Department who and are generally satisfied with the findings of the report. The Owner shall provide a planting plan to indicate the placement of one (1) tree of similar specie (min. 600 mm caliper) in the front yard. A condition to this effect is included in the recommendation section of this report.

The Development Planning Department is of the opinion that the requested Variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application, subject to a condition.

Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

- 1) The Owner shall submit a planting plan that shows the location of one (1) tree of similar specie (min. 600 mm caliper) in the front yard that is to be reviewed at the satisfaction of the Urban Design Division of the Development Planning Department.

Comments Prepared by:

Roberto Simbana, Planner I
Chris Cosentino, Senior Planner

Lenore Providence

Subject: FW: [External] RE: Request for Comments: A013/22 (21 Lancer Drive, Maple)

From: York Plan <yorkplan@trca.ca>

Sent: February-04-22 8:09 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: Request for Comments: A013/22 (21 Lancer Drive, Maple)

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact the undersigned at your convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



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:

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

E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

Email: tony.donofrio@alectrautilities.com

Lenore Providence

Subject: FW: [External] RE: Request for Comments: A013/22 (21 Lancer Drive, Maple)

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

Sent: February-08-22 11:04 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: Request for Comments: A013/22 (21 Lancer Drive, Maple)

Good morning Lenore,

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

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Ralph Quatraro	17 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Troy Landor	18 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Tamara MacLellan	23 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	B.L. Fitzgibbon	24 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Linda Tedesco	22 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	M. Scodeller	15 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Carla Dos Santos	11 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Mary Perin	12 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Angela Molella	5 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	J. Artibello	6 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Vito Roti	9 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Hassan Soltaninia	32 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Luisa Mollicone	37 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Vittoria Fortini	31 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Tony Luciani	20 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Rocchina Pelullo	19 Lancer Drive, Maple	02/08/2022	Letter of Support
Public	Frank Bernando	29 Weller Cres., Maple	02/08/2022	Letter of Support
Public	Diane Compobasso	31 Malaren Road, Maple	02/08/2022	Letter of Support
Public	Antonio DeGasperis	81 Findhorn Cres, Maple	02/08/2022	Letter of Support
Public	Antonio Salomonie	91 Findhorn Cres, Maple	02/08/2022	Letter of Support
Public	Elisabeth Dinardo	97 Findhorn Cres, Maple	02/08/2022	Letter of Support
Public	Maria Dinardo	110 Findhorn Cres, Maple	02/08/2022	Letter of Support

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

Dear Committee Members,

I have met with the owners of 21 Lancer Dr. and reviewed their proposal to demolish the existing 1 storey dwelling and construct a new 2 storey dwelling with integral garage, rear yard pool, and rear yard cabana. I believe that the new dwelling will enhance the neighborhood and compliment the new homes that have already been built on the street. I support all the variances that are requested and have no objections with the proposal.

Thank you

Name:

RACHT QUATRARO

Address:

17 LANCER DR

Signature:



Date:

FEB 6, 2021

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

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Thank you

Name:

Tony Landon

Address:

145 LANCER

Signature:

[Signature]

Date:

2/6/22

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

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Thank you

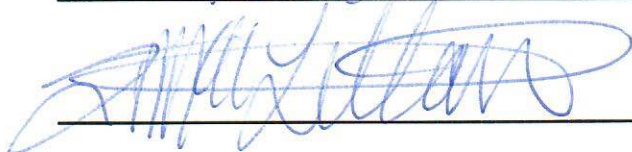
Name:

Tamara MacLellan

Address:

23 Lancer Dr.

Signature:



Date:

Feb 6/22

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

Dear Committee Members,

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Thank you

Name: B.L. FITZGIBBIN

Address: 24 LANCER DR

Signature: B.L. Fitzgibbon

Date: Feb 6/22

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

Dear Committee Members,

I have met with the owners of 21 Lancer Dr. and reviewed their proposal to demolish the existing 1 storey dwelling and construct a new 2 storey dwelling with integral garage, rear yard pool, and rear yard cabana. I believe that the new dwelling will enhance the neighborhood and compliment the new homes that have already been built on the street. I support all the variances that are requested and have no objections with the proposal.

Thank you

Name: LINDA TEDESCO

Address: 22 LANCER DR

Signature: 

Date: FEB 6/22

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

Dear Committee Members,

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Thank you

Name:

Scodeller

Address:

15 LANCER DR

Signature:

M. SCODELLER

Date:

6th Feb 2022

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

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Thank you

Name:

CARLA DOS SANTOS

Address:

11 LANCER DR.

Signature:



Date:

FEB. 6 / 2021

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

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Thank you

Name:

Mary Perin

Address:

12 Lancer Dr.

Signature:

M Perin

Date:

FEB 6 / 22

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

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Thank you

Name: ANGELA MOLELLA

Address: 5 LANCER DR

Signature: Angela Molella

Date: 06-02-22

21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

Dear Committee Members,

I have met with the owners of 21 Lancer Dr. and reviewed their proposal to demolish the existing 1 storey dwelling and construct a new 2 storey dwelling with integral garage, rear yard pool, and rear yard cabana. I believe that the new dwelling will enhance the neighborhood and compliment the new homes that have already been built on the street. I support all the variances that are requested and have no objections with the proposal.

Thank you

Name:

J. Antibello

Address:

6 Lancer Dr.

Signature:

J. Antibello

Date:

Feb 6th 2022.

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

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Thank you

Name:

VITO ROTI

Address:

9 LANCER

Signature:



Date:

FEB 6, 2022

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
COMMITTEE OF ADJUSTMENT APPLICATION**

TO: City of Vaughan Committee of Adjustment

RE: Committee of Adjustment Hearing for **21 LANCER DR., VAUGHAN, ON, L6A 1E1**
A013/22

FILE #: A013/22

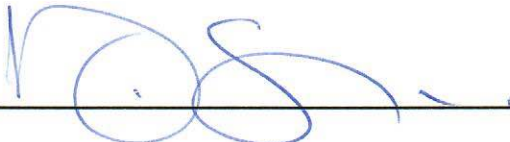
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Thank you

Name: Hassan Soltaninia

Address: 32 Lancer Dr

Signature: 

Date: Feb. 6, 2022

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Thank you

Name: LUISA MOLLICONE

Address: 37 LANCER DR.

Signature: 

Date: FEB 6, 2022.

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COMMITTEE OF ADJUSTMENT APPLICATION**

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Thank you

Name:

VITTORIA FORTINI

Address:

31 LANCER DR. MAPLE

Signature:

V. Fortini

Date:

Feb. 6/22

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Thank you

Name:

Tony Luciani

Address:

20 LANCER DR.

Signature:



Date:

Feb 6/2022.

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Thank you

Name: Rocchina Pelyllo

Address: 19 Lancer

Signature: Rocchina Pelyllo

Date: Feb 6/22

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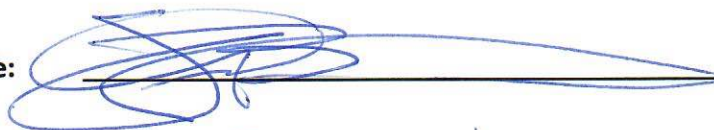
Name:

FRANK BERNARDO

Address:

29 Weller Cres.

Signature:



Date:

Feb 7 / 22

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
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Thank you

Name:

DAVE CAMPORASSO

Address:

31 MACAREN RD.

Signature:

D. Camporasso

Date:

FEB 7 / 2022

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Thank you

Name: ANTONIO DE GASPERIS

Address: 81 FIROZHORN CR.

Signature: Antonio De Gasperis

Date: FEBR. 7- 2022

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
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Thank you

Name: ANTONIO SALOMONE

Address: 91 FINDHORN CRST

Signature: 

Date: FEB. 07 / 22

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Thank you

Name: Elisabeth Dinardo

Address: 97 Finkhorn Cres

Signature: E. Dinardo

Date: Feb 7/22

**21 LANCER DR., VAUGHAN, ON, L6A 1E1
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Thank you

Name:

Maria DiNardo

Address:

110 Findhorn Cres.

Signature:

Maria DiNardo

Date:

Feb. 8, 2022