

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION A020/22
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FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 2	CITY WARD #: 2
APPLICANT:	Tina Marzilli and Steve Ferrandini
AGENT:	Seaside Pools & Landscaping Inc. (Marlena Jankowski & Sandro Melo)
PROPERTY:	40 Adriana Louise Dr Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana and installation of a proposed pool in the rear yard. Relief is also being sought to permit the existing walkway in the westerly side yard.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Comments
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"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
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"/>	General Comments
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.

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
None				Choose an item.

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

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
None				Choose an item.

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		Choose an item.

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
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None		Choose an item.
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ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
N/A	Choose an item.

N/A	Choose an item.
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N/A	Choose an item.
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COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A020/22

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 2	CITY WARD #: 2
APPLICANT:	Tina Marzilli and Steve Ferrandini
AGENT:	Seaside Pools & Landscaping Inc. (Marlena Jankowski & Sandro Melo)
PROPERTY:	40 Adriana Louise Dr Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana and installation of a proposed pool in the rear yard. Relief is also being sought to permit the existing walkway in the westerly side yard.

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

The subject lands are zoned **R4A(EN) –Fourth Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14 (663) under Zoning By-law 01-2021**.

#	Zoning By-law 01-2021	Variance requested
1	The minimum interior side yard setback is 1.2m to the cabana. (West lot line) Sect.7.2.4 Table 7-5	To permit a minimum interior side yard setback of 0.61m to the Cabana.
2	The minimum interior side yard setback is 1.5m to the pool (West lot line).Sect. 4.21 3.	To permit a minimum interior side yard setback of 1.0 m to the pool. <i>*Updated using Zoning Review Waiver</i>
3	The minimum required setback for hard landscaping is 0.60m. 4.13 Table 4-1	To permit a minimum setback of 0.15m from all property lines.

The subject lands are zoned **RV4 Residential Urban Village Zone** and subject to the provisions of **Exception 9(988) under Zoning By-law 1-88, as amended**.

	Zoning By-law 1-88	Variance requested
4	The minimum rear yard setback is 7.5m to the cabana. Schedule A1	To permit a minimum rear yard setback of 0.61m to the cabana.
5	The minimum interior side yard setback is 1.2m to the cabana. (West lot line) Schedule A1	To permit a minimum interior side yard setback of 0.61m to the cabana.
6	The minimum interior side yard setback is 1.5m to the pool. (West lot line) 4.1.1 i)	To permit a minimum interior side yard setback of 0.91m 1.0 m to the pool. <i>*Updated using Zoning Review Waiver</i>

HEARING INFORMATION	
DATE & TIME OF HEARING:	Thursday, March 24, 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 Request to Speak 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:	March 11, 2022	
Date Applicant Confirmed Posting of Sign:	March 6, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	I cannot comply with the provisions of the Zoning By-law because my proposal will not meet the rear yard setback requirements under the By-law due to my lot depth.	
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:	Yes	
<p>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</p>		
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:	Zoning staff provided comments on 3/11/2022 confirming that the variances provided in the Zoning Review Waiver are correct.	
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>Building Permit(s) Issued: 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>	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
<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>Although the proposed side yard walkway has 0.15m setback from the property line the applicant has provided weeping tiles drainage system to facilitate the extra runoff.</p> <p>The Development Engineering (DE) Department does not object to variance application A020/22.</p>	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
<p>Forestry has no comment at this time.</p> <p>Original concerns regarding neighboring and ROW trees is no longer an issue. Existing fence in rear yard will provide adequate protection from neighboring trees. ROW tree is slated for removal by forestry staff. No tree protection/permitting required.</p>	
PFH Recommended Conditions of Approval:	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 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 Recommended Conditions of Approval:	None

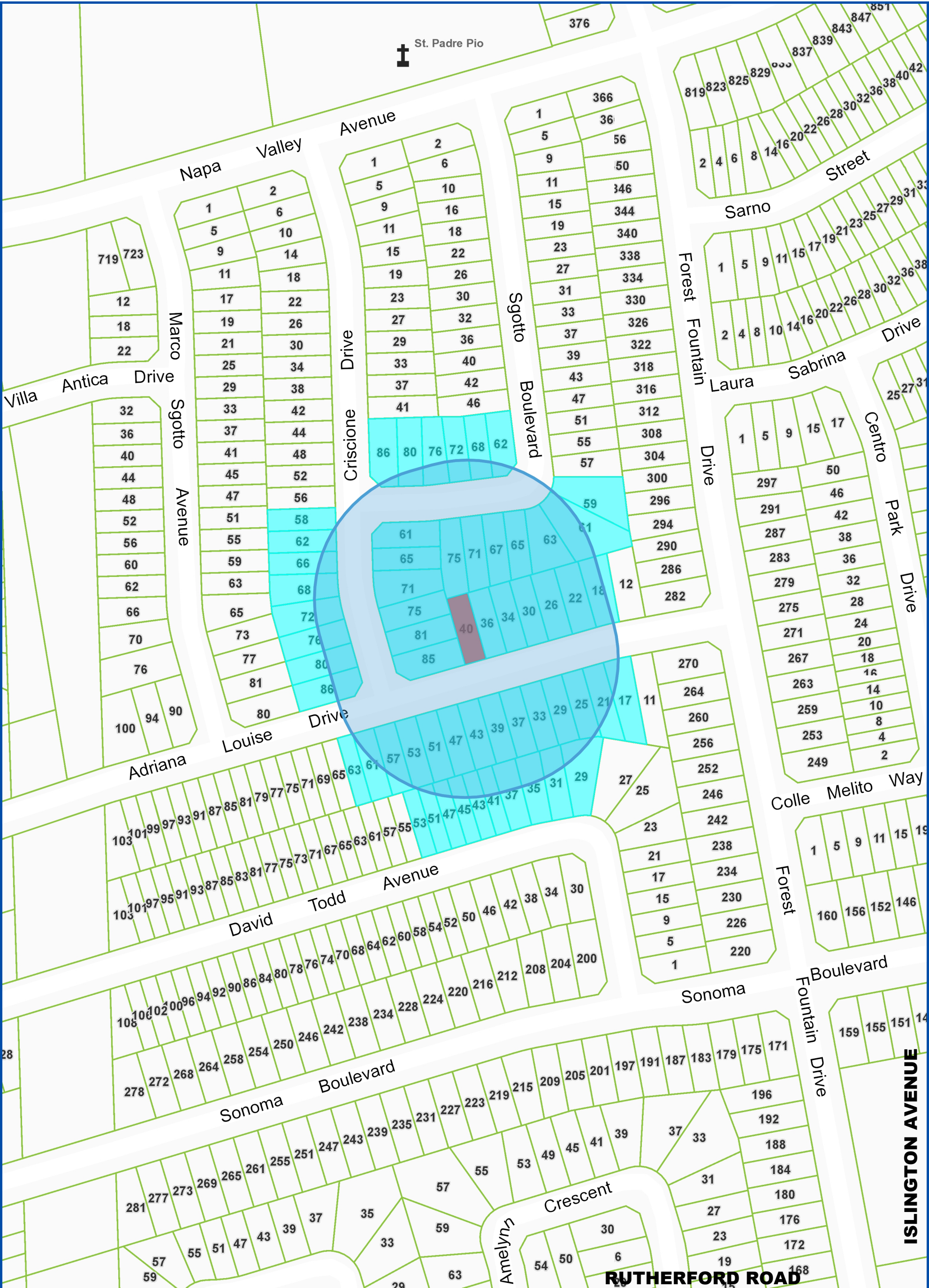
SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions 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:

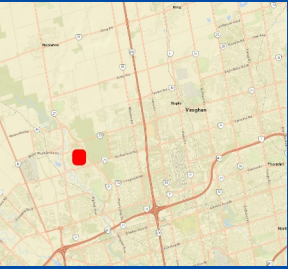
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
	None	

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



Map Information:



Title:

40 ADRIANA LOUISE DRIVE,
WOODBIDGE

NOTIFICATION MAP - A020/22

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: 1:2,401

0 0.04 km



Created By:

Infrastructure Delivery
Department
March 7, 2022 5:52 AM

Projection:
NAD 83
UTM Zone
17N

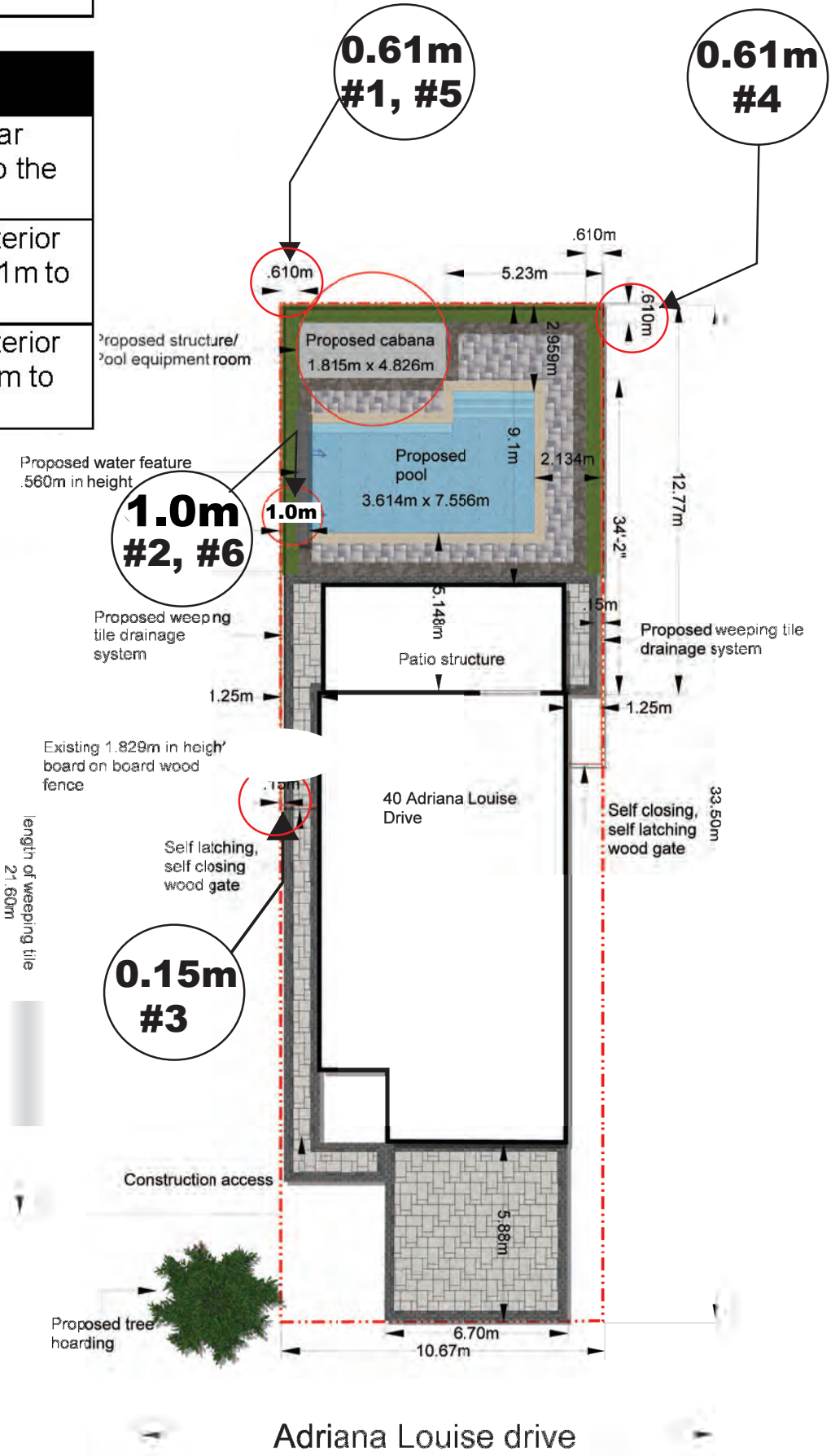
#	Zoning By-law 01-2021 Variance requested
1	To permit a minimum interior side yard setback of 0.61m to the Cabana.
2	To permit a minimum interior side yard setback of 1.0m to the pool.
3	To permit a minimum setback of 0.15m from all property lines.

#	Zoning By-law 1-88 Variance requested
4	To permit a minimum rear yard setback of 0.61m to the cabana.
5	To permit a minimum interior side yard setback of 0.61m to the cabana.
6	To permit a minimum interior side yard setback of 1.0m to the pool.

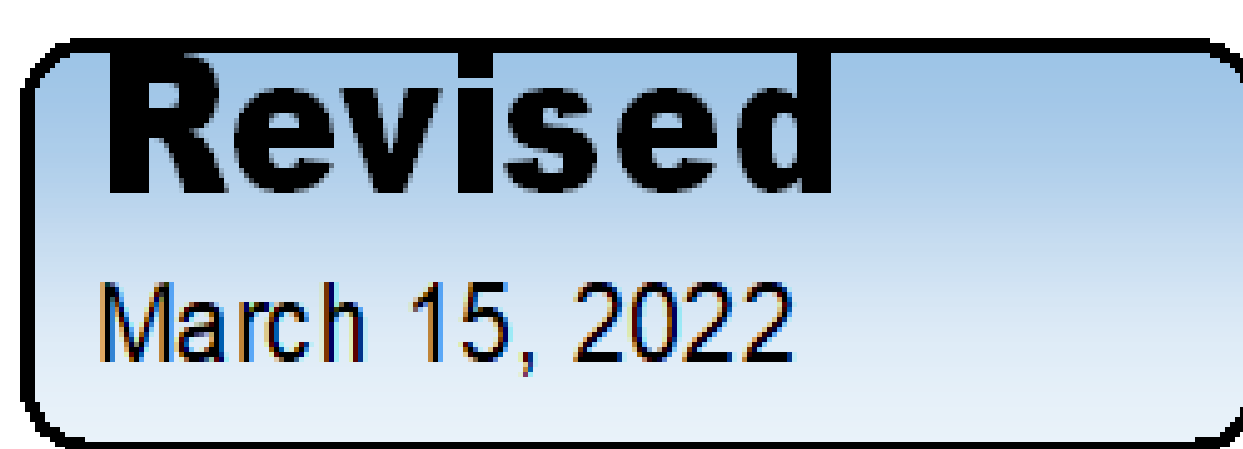
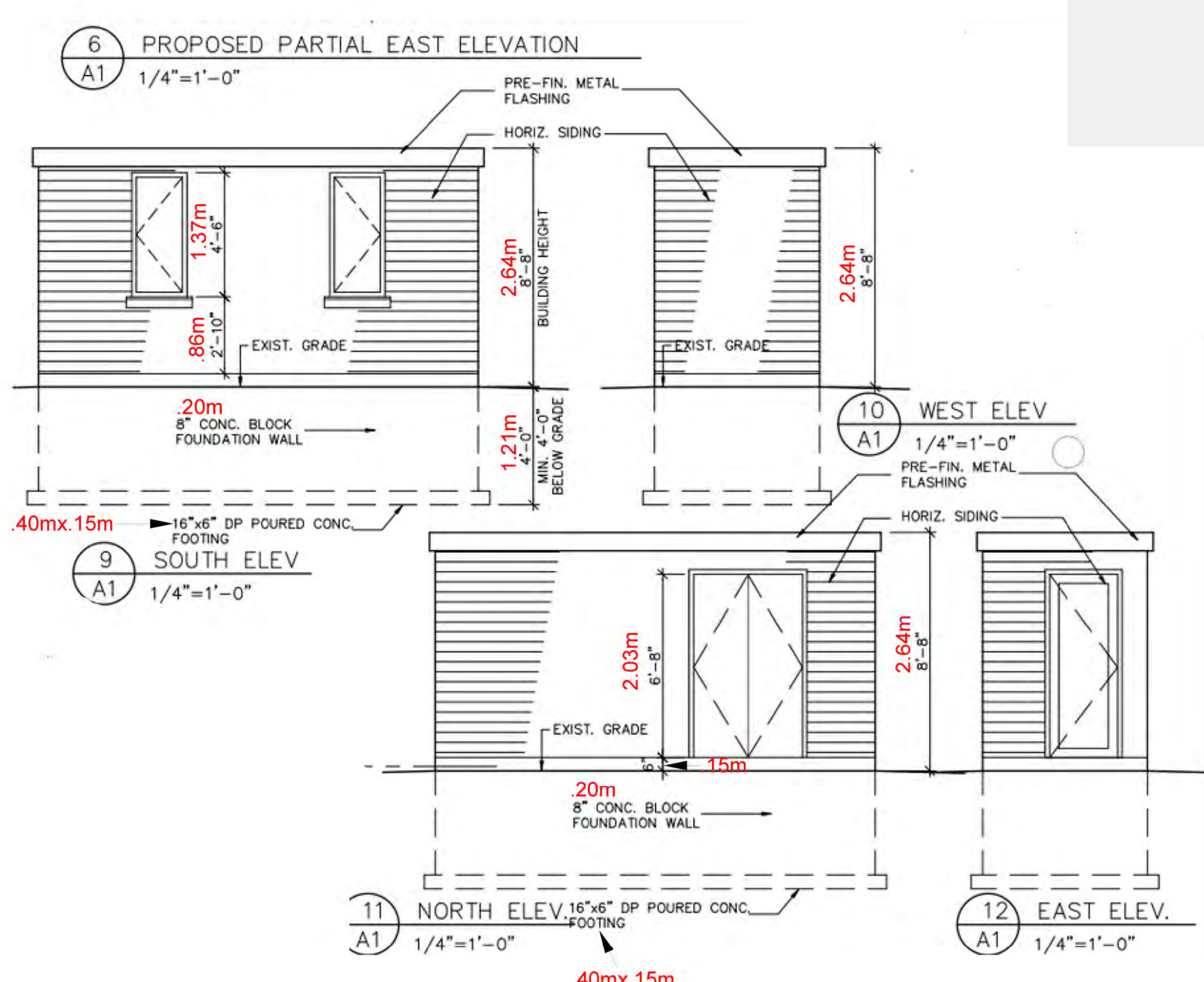
Revised

March 15, 2022

A020/22

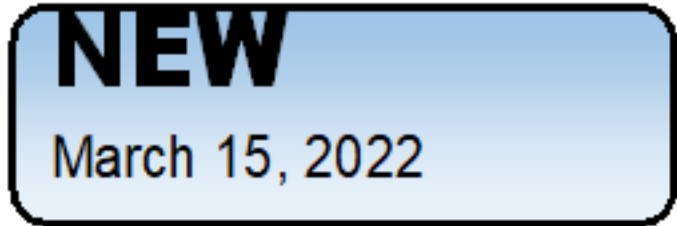
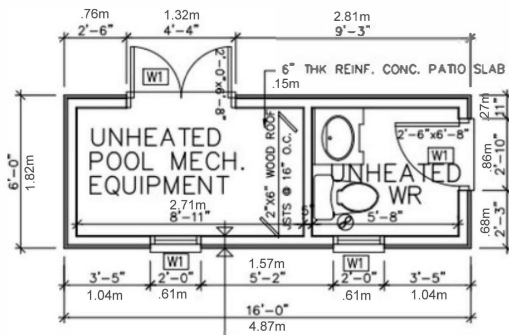
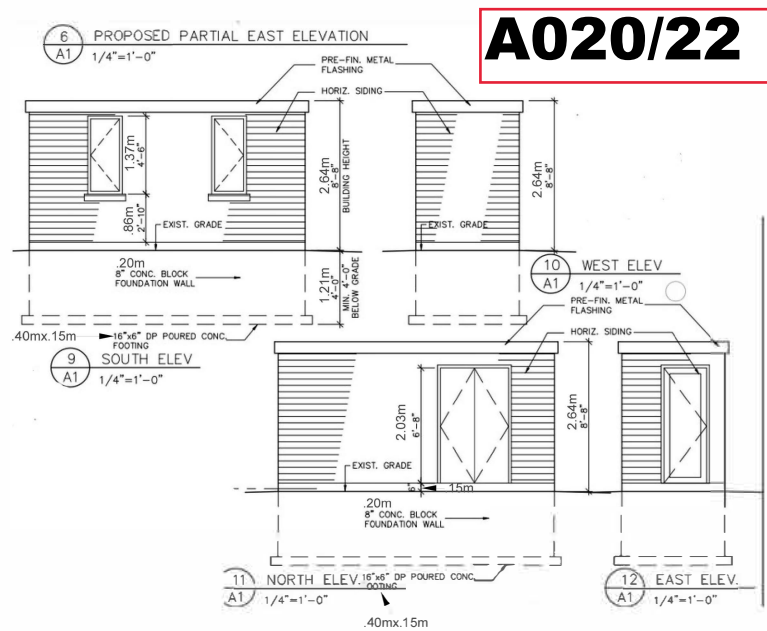
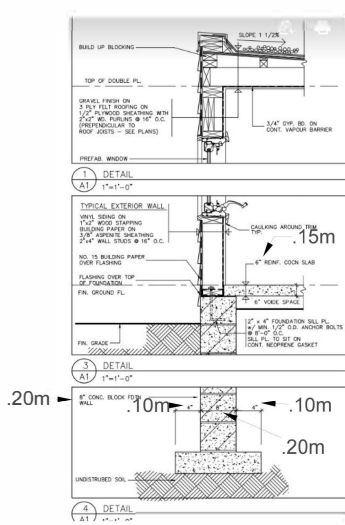


Adriana Louise drive



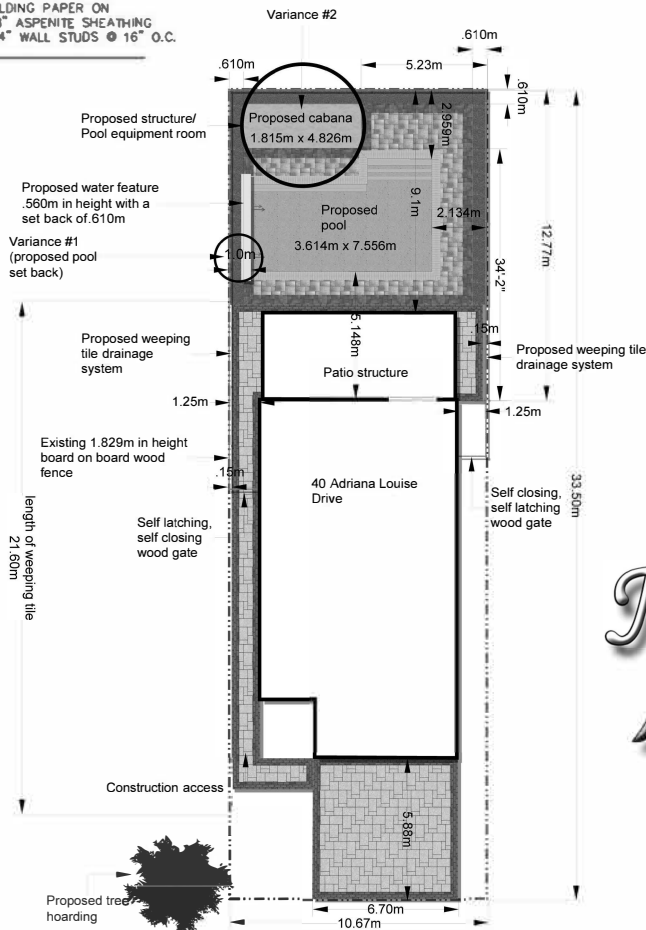
Zoning By-law 1-88	
Variance requested	
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SEASIDE POOLS & LANDSCAPING INC. 6435 DIXIE ROAD, UNIT 2 MISSISSAUGA, ONTARIO L5T 1X4 T: 289-752-2080 F: 647-436-7528 E: SANDRO@SEASIDEPOOLS.CA	
40 Adriana Louise Drive	
LOCATION MAP	N.T
Total backyard area: 137.501sqm	
Total hardscaped area: 91.06sqm	
Total softscape areas: 46.44sqm	
NO.	DATE: Sept 5
ISSUES/REVISIONS	
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF SEASIDE POOLS & LANDSCAPING INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEASIDE POOLS & LANDSCAPING INC. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNLESS INDICATED AS ISSUED FOR CONSTRUCTION, SEALED AND SIGNED BY THE DESIGNER.	
PROJECT TITLE: Steve & Tina	
SCALE:	DATE: Sept 5
DRAWN BY:	CHECKED BY:
PROJECT NO:	REVISION:



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SEASIDE POOLS & LANDSCAPING INC. 6435 DIXIE ROAD, UNIT 2 MISSISSAUGA, ONTARIO L5T 1X4 T: 289-752-2080 F: 647-436-7528 E: SANDRO@SEASIDEPOOLS.CA	
40 Adriana Louise Drive	
LOCATION MAP N.T	
Total backyard area: 137.501sqm Total hardscaped area: 91.06sqm Total softscape areas: 46.44sqm	
NO. DATE: Sept 5	
ISSUES/REVISIONS THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF SEASIDE POOLS & LANDSCAPING INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEASIDE POOLS & LANDSCAPING INC. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNLESS INDICATED AS ISSUED FOR CONSTRUCTION, SEALED AND SIGNED BY THE DESIGNER.	
PROJECT TITLE: Steve & Tina	
SCALE: DATE: Sept 5 DRAWN BY: CHECKED BY: PROJECT NO: REVISION:	

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"/>	General Comments
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

Date: March 1st , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A020-22**

Related Files:

Applicant: Tina Marzilli & Steve Ferrandini

Location 40 Adriana Louise Drive

COMMENTS:

- ☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

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

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

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

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

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Mitchell Penner

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

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

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

From: [Hurst, Gabrielle](#)
To: [Lenore Providence](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: Request for Comments: A020/22 (40 Adriana Louise Drive, Woodbridge)
Date: Monday, March 7, 2022 10:10:05 AM

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

From: lenore.providence@vaughan.ca <lenore.providence@vaughan.ca>
Sent: Sunday, February 27, 2022 1:04 PM
To: rowcentre@bell.ca; carrie.gordon@bell.ca; Development Services <developmentservices@york.ca>; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca; engineeringadmin@powerstream.ca
Cc: Christine.Vigneault@vaughan.ca; lenore.providence@vaughan.ca
Subject: Request for Comments: A020/22 (40 Adriana Louise Drive, Woodbridge)

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MEETING DATE: MARCH 24, 2022
LOCATION: 40 Adriana Louise Drive, Woodbridge

Hello,

Please email comments and recommendations on the above noted application to cofa@vaughan.ca. If you wish to be notified of the decision, please advise.

The deadline to submit comments on this application is March 14, 2022.

Should you have any questions or require additional information, please contact Lenore Providence, Administrative Coordinator, Committee of Adjustment at CofA@vaughan.ca.

Lenore Providence
Administrative Coordinator - Committee of Adjustment
905-832-8585, ext. 8394 Lenore.providence@vaughan.ca

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

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Lenore Providence

Subject: FW: [External] RE: Request for Comments: A020/22 (40 Adriana Louise Drive, Woodbridge)

From: York Plan <yorkplan@trca.ca>

Sent: February-28-22 8:36 AM

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

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

Subject: [External] RE: Request for Comments: A020/22 (40 Adriana Louise Drive, Woodbridge)

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. Furthermore, the site is not within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, so no water balance would be required.

Should further clarification be required, please contact me 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) | [trca.ca](https://www.trca.ca)



To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: March 24, 2022

Name of Owner: Tina Marzilli and Steve Ferrandini

Location: 40 Adriana Louise Drive

File No.(s): A020/22

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

1. To permit a minimum interior side yard setback of 0.61m to the Cabana.
2. To permit a minimum interior side yard setback of 1.0m to the pool.
3. To permit a minimum setback of 0.15m from all property lines.

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

1. The minimum interior side yard setback is 1.2m to the cabana. (West lot line)
2. The minimum interior side yard setback is 1.5m to the pool (West lot line).
3. The minimum required setback for hard landscaping is 0.60m.

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

4. To permit a minimum rear yard setback of 0.61m to the cabana.
5. To permit a minimum interior side yard setback of 0.61m to the cabana.
6. To permit a minimum interior side yard setback of 1.0m to the pool.

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

4. The minimum rear yard setback is 7.5m to the cabana.
5. The minimum interior side yard setback is 1.2m to the cabana. (West lot line)
6. The minimum interior side yard setback is 1.5m to the pool. (West lot line)

Official Plan:

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

Comments:

The Owner is requesting permission to construct a pool, cabana, and a hard landscape walkway to the rear yard, with the above noted variances.

The Development Planning Department has no objection to Variances 1, 4 and 5 for the proposed cabana, as the reduction in setbacks will not impact the abutting properties. The proposed rear yard setback of 0.61m and side yard setback of 0.61m maintains an appropriate area for access and drainage. The proposed cabana will also comply with the height requirements of the Zoning By-law.

The Development Planning Department has no objection to Variances 2 and 6 for the proposed pool. The proposed side yard setback of 1.0m maintains an appropriate area for safe access. The Development Planning Department has no objection to Variance 3 as the proposed hard landscape walkway will consist of a weeping tile drainage system, which the Development Engineering Department has reviewed and is satisfied that drainage along the side yard will be maintained.

Accordingly, the Development Planning Department can support the required variances and 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.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None

Comments Prepared by:

Joshua Cipolletta, Planner I

Chris Cosentino, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None