

3 Erica Rd  
Thornhill, ON L4J 2E9



BY-LAW REQUIREMENT	BY-LAW OLD PROPOSAL	BY-LAW NEW PROPOSAL
MAX 255m <sup>2</sup> GROUND FLOOR AREA	287.22m <sup>2</sup> GROUND FLOOR AREA	260.20m <sup>2</sup> GROUND FLOOR AREA
OLD MAX 9.5m-11.0m NEW BUILDING HEIGHT	10.20m BUILDING HEIGHT	REFER TO ELEVATION
MAX9.0m DRIVEWAY	14.4m DRIVEWAY	REFER TO SITE PLAN
MIN16.76m EX.SIDE YARD SETBACK	13.5m EX.SIDEYARD SETBACK	REFER TO SITE PLAN
ONLY ONE STOREY ALLOWED	TWO-STOREY BUILDING	TWO-STOREY BUILDING
MIN 7.01m SIDE YARD SETBACK	1.5m SIDE YARD SETBACK	REFER TO SITE PLAN
MIN 1.52m REAR YARD SETBACK	1.0m REAR YARD SETBACK	REFER TO SITE PLAN



COMMITTEE OF ADJUSTMENT  
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1  
Tel [905] 832-2281 Fax [905] 832-8535

NOTICE OF DECISION  
MINOR VARIANCES

FILE NUMBER: A444/16  
APPLICANT: SALAR GHASSEM  
PROPERTY: Part of Lot 31, Concession 1 (Part of Lot 35, of Registered Plan 3977), municipally known as 3 Erica Road.  
ZONING: The subject lands are zoned R1V 9(179) and subject to the provisions of Exception under By-law 1-88 as amended  
PURPOSE: To permit the construction of a proposed two-storey dwelling.  
BY-LAW PROPOSAL:  
1. To permit a maximum ground floor area of 287.22m<sup>2</sup>.  
2. To permit a minimum rear yard setback of 1.5 metres to the dwelling and 1.0 metres to the eaves and gutters, as per attached Site Plan.  
3. To permit a minimum interior side yard setback of 1.5 metres to the deck, patio and stairs as per attached Site Plan.  
4. To permit a minimum exterior side yard setback of 14.8 metres to the dwelling, 13.9 metres to the cantilevered window, 13.5 metres to the eaves and gutters and 15.2 metres to the covered porch, as per attached Site Plan.  
5. To permit a maximum building height of 10.2 metres as per attached Site Plan.  
6. To permit a maximum driveway width of 14.4 metres.  
BY-LAW REQUIREMENT:  
1. A maximum ground floor area of 255m<sup>2</sup> is permitted.  
2. A minimum rear yard setback of 1.5 metres is required as per Exception 9(179) and Schedule E-185, Building Envelope.  
3. A minimum interior side yard setback of 7.01 metres is required as per Exception 9(179) and Schedule E-185, Building Envelope.  
4. A minimum exterior side yard setback of 12.8 metres and 16.76 metres is required as shown on Schedule E-185, Building Envelope, as per Exception 9(179).  
5. A maximum building height of 9.5 metres is permitted.  
6. A maximum driveway width of 9.0 metres is permitted.

A sketch is attached illustrating the request.

MOVED BY: Mary Mauti

SECONDED BY: Perrella

THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

☐ The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.A444/16, SALAR GHASSEM, be APPROVED, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

COMMITTEE OF ADJUSTMENT VARIANCE

CHAIR:

A444/16

Signed by all members present who concur in this decision:

H. Zheng,  
Chair

M. Mauti,  
Vice Chair

OPPOSED

R. Buckler,  
Member

J. Cesario,  
Member

A. Perrella,  
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

T. Coles

Todd Coles, ACST(A), MCIP, RPP  
Manager of Development Services  
and Secretary-Treasurer to  
Committee of Adjustment

Date of Hearing: December 08, 2016

Last Date of Appeal: December 28, 2016

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

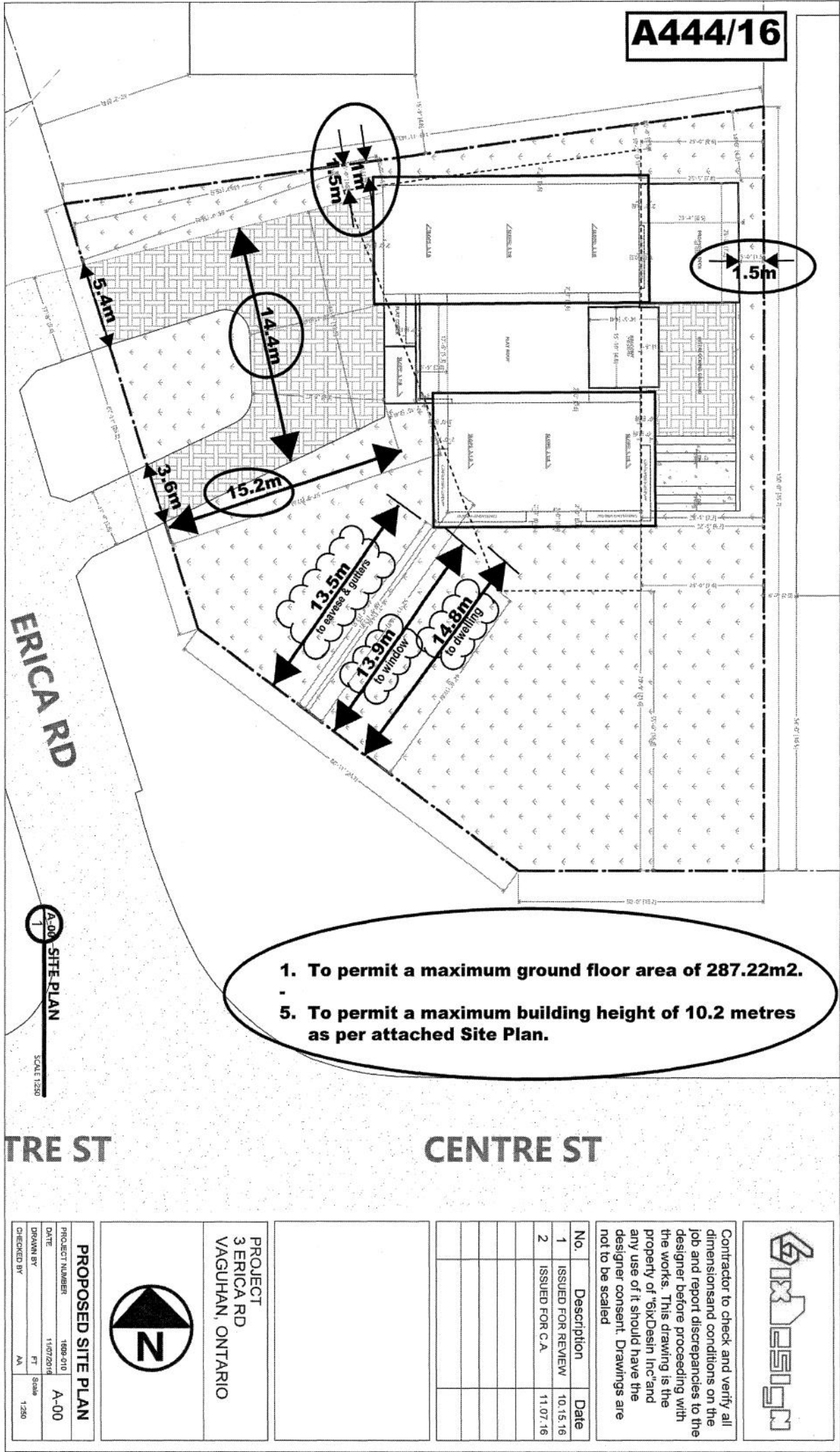
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$300.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: December 28, 2017



1. To permit a maximum ground floor area of 287.22m<sup>2</sup>.  
5. To permit a maximum building height of 10.2 metres as per attached Site Plan.

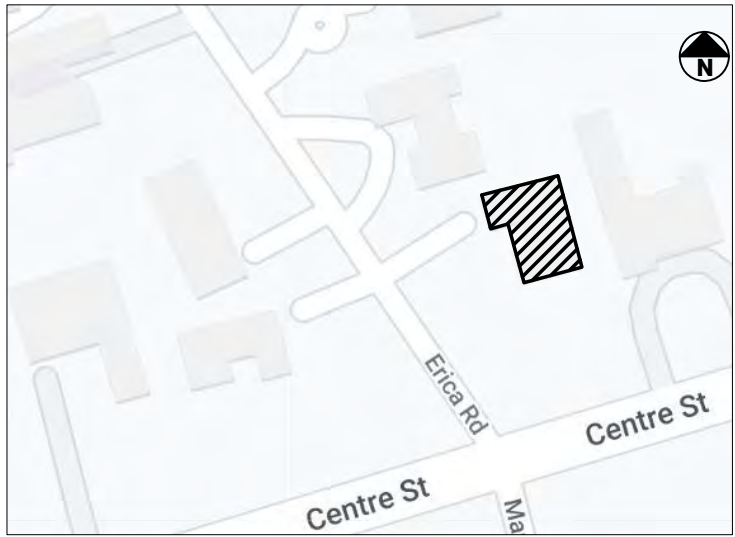


SITE PLAN LEGEND	
	BUILDING ENTRANCE
	GARAGE ENTRANCE
	EX. FENCE
	BUILDING OUTLINE
	LOT BOUNDARY
	PROP. GRADE
	EX. GRADE
	DIMOLITION

PART 2,  
PLAN 64R-5946

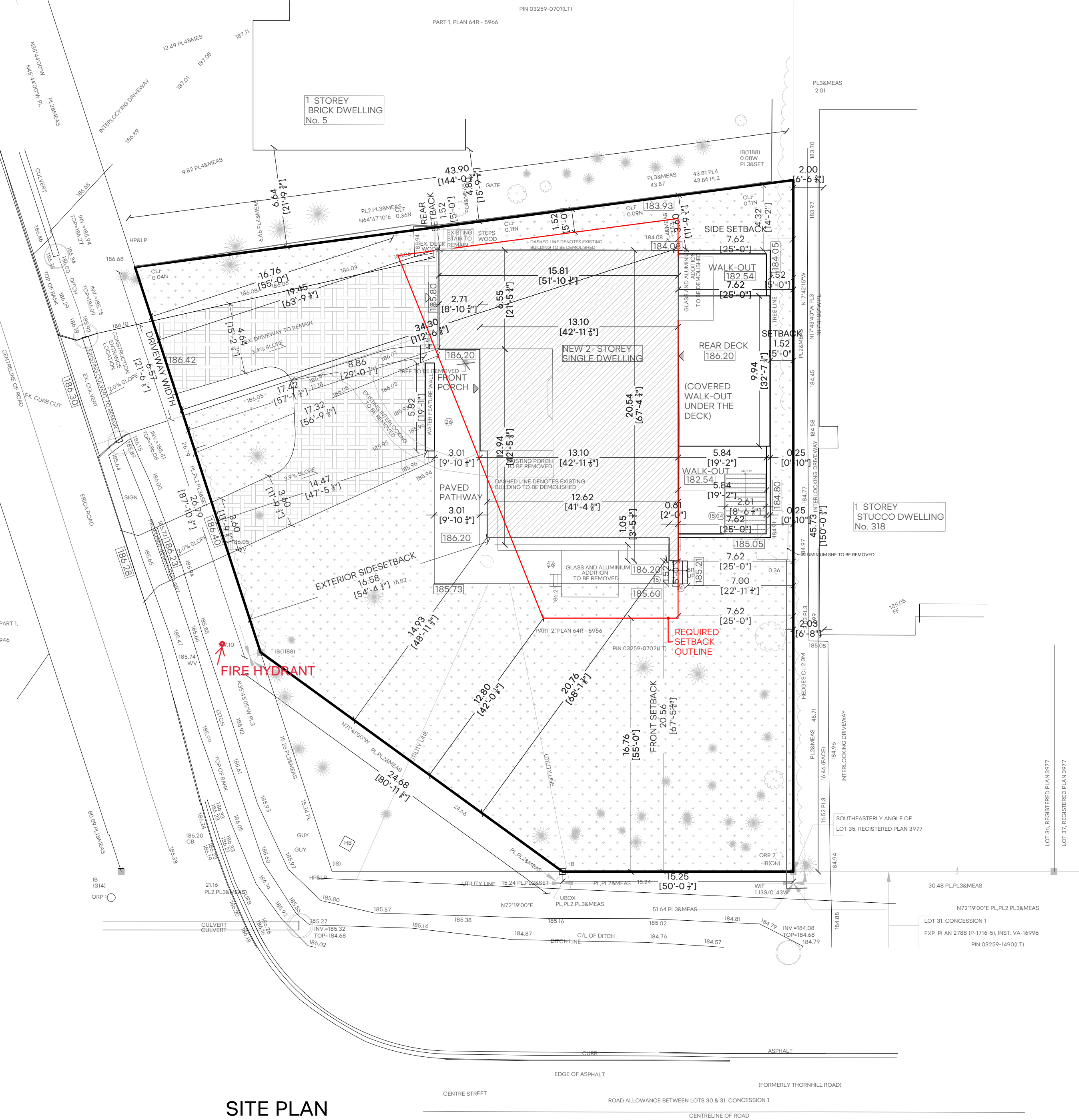
PART 1,  
PLAN 64R-5946

## SITE PLAN

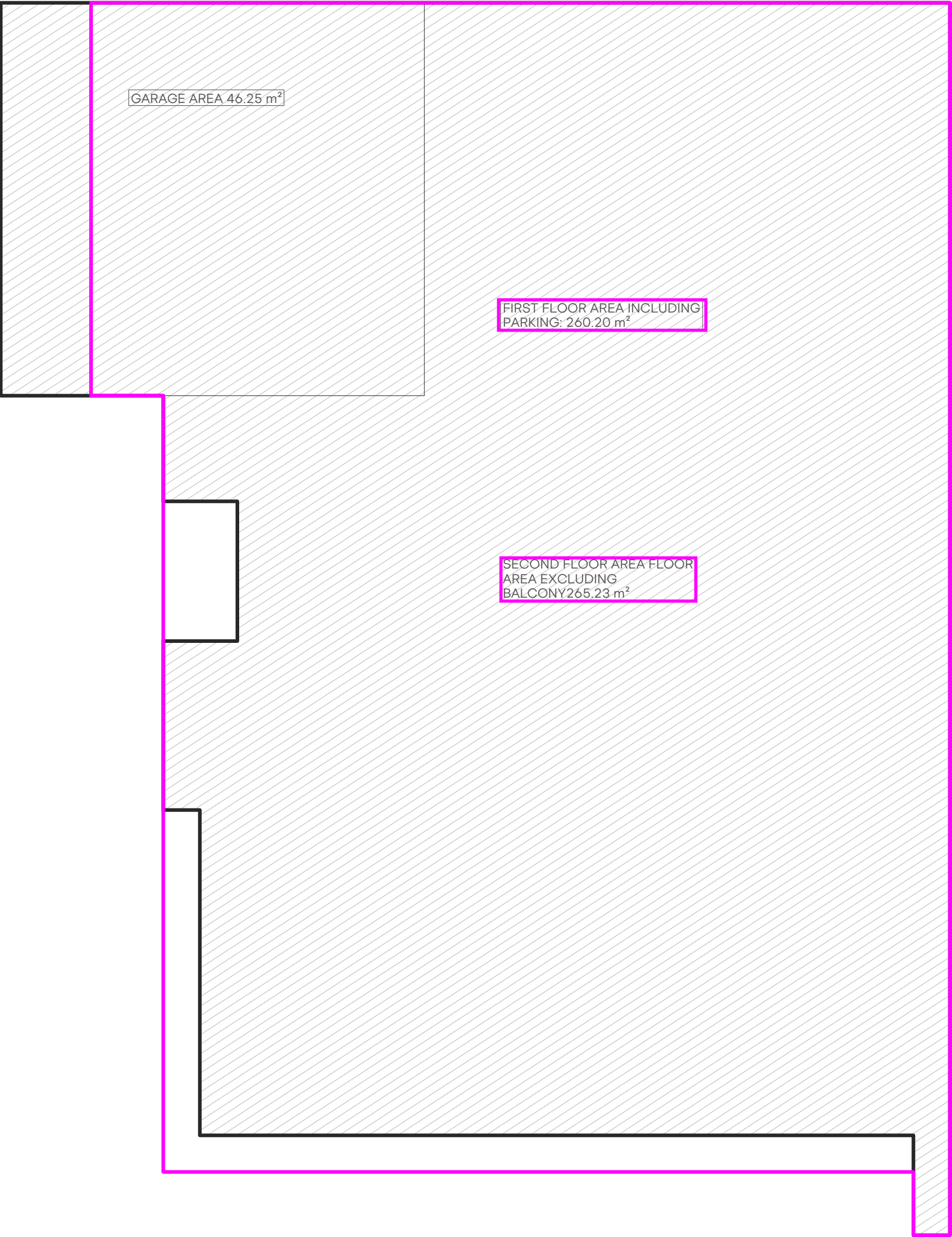


**A001-2**  
SCALE : NTS

KEY MAP



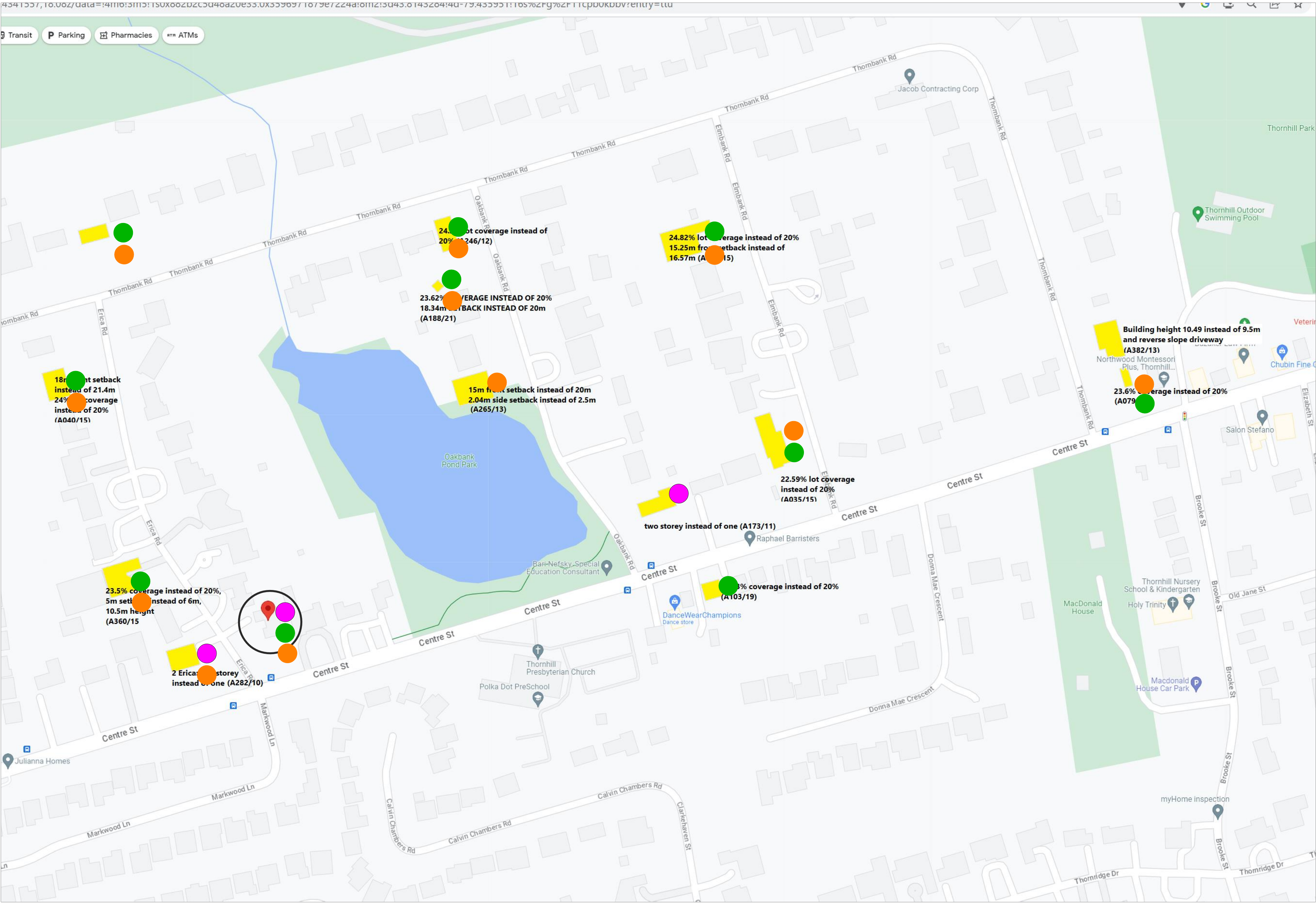
AREA CALCULATION





3 Erica Rd  
Thornhill, ON L4J 2E9

- SECOND STOREY
- GROUND FLOOR  
AREA/COVERAGE
- SETBACK



COMMITTEE APPROVALS



3 Erica Rd  
Thornhill, ON L4J 2E9



PREVIOUS FRONT VIEW RENDER 1



PREVIOUS FRONT VIEW RENDER 2

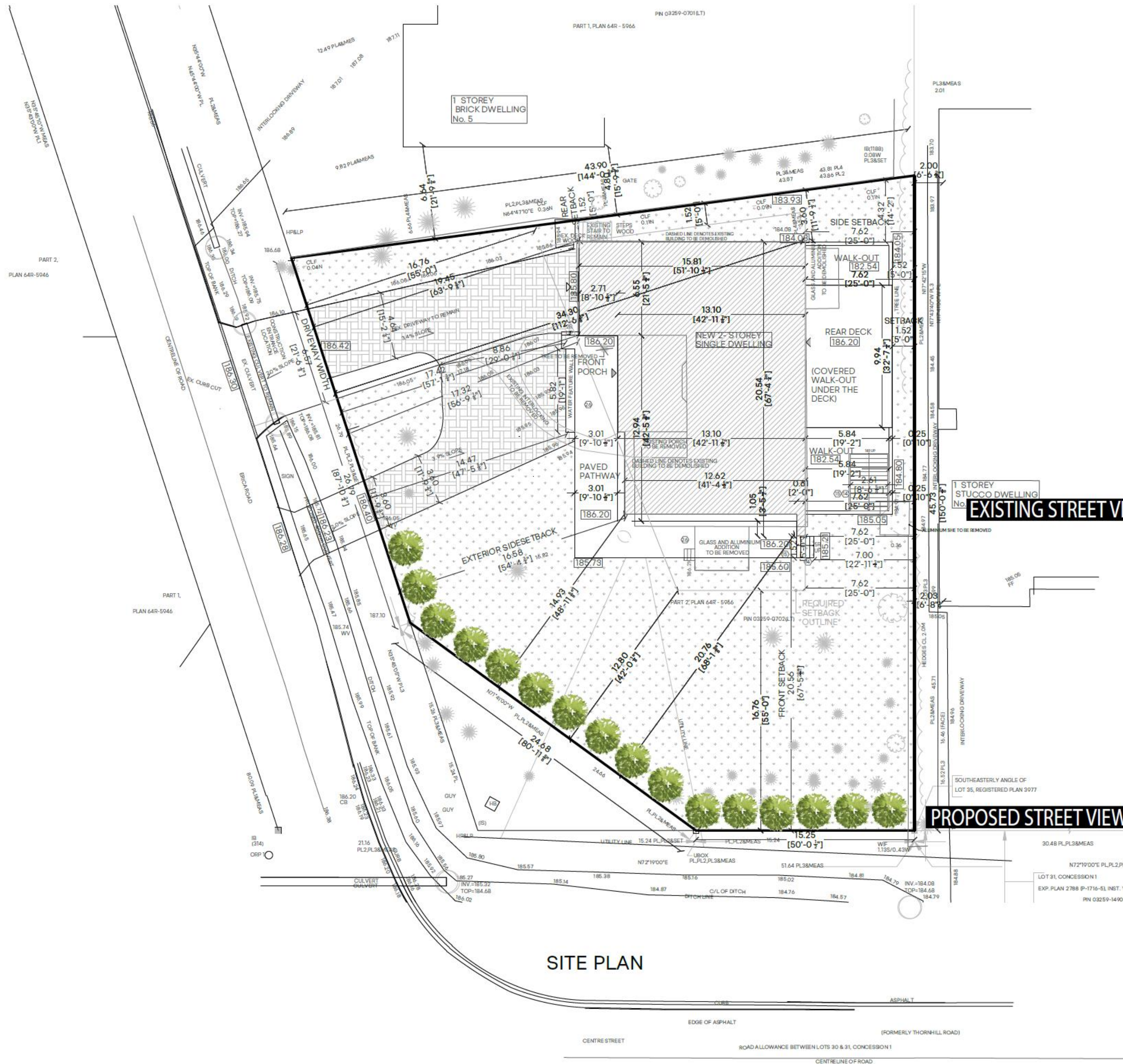


NEW FRONT VIEW RENDER 1



NEW FRONT VIEW RENDER 2





**A001-2**  
SCALE : NTS

**KEY MAP**



**A001-3**  
SCALE : NTS

**EXISTING LANDSCAPE FENCE**



**A001-4**  
SCALE : NTS

**PROPOSED LANDSCAPE FENCE PRECEDENT IN NEIGHBORHOOD**