

<b>ITEM: 6.14</b>	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A261/22 46 INTERSITE PLACE, WOODBRIDGE</b>
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**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"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
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 checked="" type="checkbox"/>	General Comments w/condition
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received 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"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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 Received to Date
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 <b>Schedule C</b> of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b>				
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				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
File Number	Date of Decision	Decision Outcome

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
	MM/DD/YYYY	
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  
A261/22  
46 INTERSITE PLACE, WOODBRIDGE**

<b>ITEM NUMBER: 6.14</b>	<b>CITY WARD #: 2</b>
<b>APPLICANT:</b>	Maria Marotta and Rosemary Marotta
<b>AGENT:</b>	Peggy Chiu Architect Inc
<b>PROPERTY:</b>	46 Intersite Place, Woodbridge
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit a proposed single family dwelling, cabana, swimming pool and increased driveway width.

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

**The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.454 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum Rear yard of 15 metres is required [Table 7-3].	To permit a minimum rear yard of 13.74 metres.
2	A maximum Height of 9.5 metres is required [Section 4.5.1.a.].	To permit a maximum height of 12.20 metres for the dwelling.
3	A maximum lot coverage of 20% is required [14.454.2.1c.].	To permit a maximum lot coverage of 27.23 %
4	An outdoor swimming pool shall only be permitted in the rear yard of a lot [Section 4.21.2].	To permit an outdoor swimming pool not entirely in the rear yard.
5	In any Residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67m2, whichever is less [Section 4.1.3.1].	To permit a maximum lot coverage of 68.37 m2 for accessory buildings and residential accessory structures.
6	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1.b].	To permit a residential accessory structure with a height greater than 2.8 metres to be located 1.56 metres to the rear lot line.
7	A minimum interior side yard of 4.5 metres is required for a residential accessory structure [Section 4.1.2.1. a].	To permit a minimum interior side yard of 2.45 metres for a residential accessory structure.
8	In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 5.94 metres for a residential accessory structure.
9	A maximum driveway width of 9.0 metres is required [Table 6-11].	To permit a maximum driveway width of 19.79 metres.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, June 1, 2023

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

**PUBLIC PARTICIPATION**

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

HEARING INFORMATION

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) no later than NOON on the last business day before the meeting.

**THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

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:	May 18, 2023
Date Applicant Confirmed Posting of Sign:	May 12, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Owner's family requires sufficient amenity space for inter-generational family living. Existing lot is irregular in shape, (pie lot) resulting in setback variances. Cover letter to follow.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	<p><b>On May 16, 2023 Development Planning provided:</b></p> <p>Development Planning has now completed our review of the above noted Minor Variance application. Our Urban Design division has also provided the attached comments. Development Planning would like to reiterate the recommendation for reducing the height of the proposed cabana as we are unable to support this aspect of the Application as shown. We do not believe an increase to 5.94 m for the cabana is minor in nature and a reduction can be made to alleviate the massing impact on the neighbouring properties.</p> <p>Please also explore if a reduction to the height of the dwelling is possible but note that this is only a recommendation and will not hold up support of the application. The attached Landscape comments from Urban Design must be addressed as well. Please note that comments from Environmental Planning are also forthcoming and shall be provided shortly.</p> <p>Due to the scale of the requested changes, we are recommending an adjournment of the Application. Please confirm if you are agreeable to the recommendations and how you would like to proceed.</p> <p><b>On May 25, Development Planning provided:</b></p> <p>I am following up regarding the status of the above noted application. As the meeting is now one week away, I am requesting an adjournment to permit further time for the</p>

COMMITTEE OF ADJUSTMENT COMMENTS	
	<p>review of any forthcoming revisions you submit. Please let us know if you are agreeable to the adjournment or how you would like to proceed.</p> <p><b>On May 25, 2023, Urban Design provided:</b></p> <p>Thank you for providing the rational for the cabana height but the grade difference from the front to the back will not have an effect on the view from the neighbour's back yard plus there are no mature trees at that corner to provide any screening. We kindly ask therefore for the height of the cabana to be reduced by a redesigning of the roof to reduce the visual impact on the neighbouring property and to not create a precedence of such heights in the neighbourhood.</p>
<p><b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b></p> <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>	No
<p><b>Adjournment Fees:</b></p> <p>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.</p> <p>An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.</p>	
<b>Committee of Adjustment Comments:</b>	<p>Should the application require adjournment, an adjournment fee in the amount of \$591.00 is required to reschedule the application.</p> <p>Making any changes to your proposal/development 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 attached to this decision.</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>
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	Should the application require adjournment, an adjournment fee in the amount of \$591.00 is required to reschedule the application.

BUILDING STANDARDS (ZONING) COMMENTS
**See Schedule B for Building Standards (Zoning) Comments

BUILDING STANDARDS (ZONING) COMMENTS	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	TBD

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
<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 the pool permit link provided above to learn how to apply for the pool permit.</p> <p>As the proposed dwelling addition in the subject property is 235.78m2, 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 attached)</p> <p>The Development Engineering (DE) Department does not object to the variance application A261/22 subject to the following condition:</p>	
Development Engineering Recommended Conditions of Approval:	<p>The Owner/applicant shall submit a Lot Grading 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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
See conditions:	
PFH Recommended Conditions of Approval:	<p>Applicant/owner shall obtain a "Private Property Tree Removal &amp; Protection" permit through the forestry division prior to any construction works on the subject property.</p>

DEVELOPMENT FINANCE COMMENTS	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.</p>	
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	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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

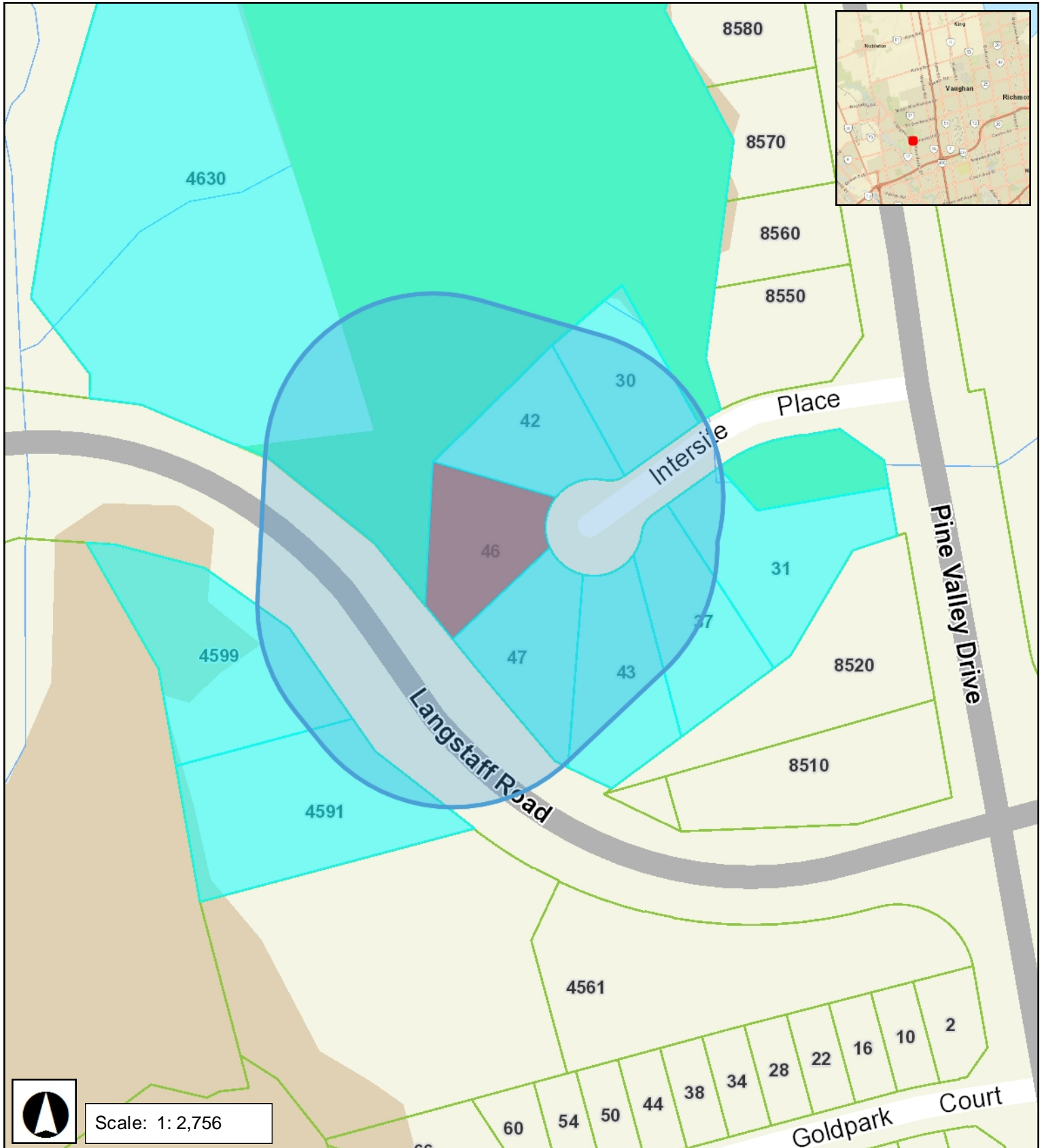
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	Should the application require adjournment, an adjournment fee in the amount of \$591.00 is required to reschedule the application.
2	Development Planning <a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>	TBD
3	Development Engineering <a href="mailto:lan.reynolds@vaughan.ca">lan.reynolds@vaughan.ca</a>	The Owner/applicant shall submit a Lot Grading 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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
4	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.
5	TRCA <a href="mailto:Kristen.Regier@trca.ca">Kristen.Regier@trca.ca</a>	1. That the applicant provides the required fee amount of \$610 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for TRCA pursuant to Ontario Regulation 166/06 for the proposed works.

IMPORTANT INFORMATION – PLEASE READ
<b>CONDITIONS:</b> 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 ( <b>see condition chart above for contact</b> ). 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.

IMPORTANT INFORMATION – PLEASE READ	
<p><b>APPROVALS:</b> 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><b>DEVELOPMENT CHARGES:</b> 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><b>NOTICE OF DECISION:</b> 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 <b>not</b> receive notice.</p>	



**SCHEDULE A: DRAWINGS & PLANS**



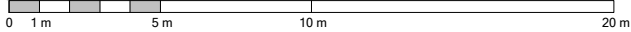
SURVEY CREDIT:



IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: JL		DRAWN BY: KN		PLOT DATE: Feb. 8/23	
FILE NAME: S-12623-Topo_v7					
rev.	Date	byDate	Imported .txt file	Remarks	
1	2018.04.18	PR	S-12623-20180418-JL.TXT	ADDED TSP AND BSP TO TPO	
2	2018.10.07	BU		UPDATED PLAN PER CLIENTS COMMENTS	
3	Feb. 8/23	AL	amend per client comments		

SCALE 1:250



RECEIVED

By Christine Vigneault at 10:35 am, May 03, 2023

PROJECT AND SITE STATISTICS

ADDRESS: 46 Intersite Place, Woodbridge, Ontario  
LOT & PLAN NO.: Lot 8, Registered Plan 5757, City of Vaughan, Regional Municipality of York  
ZONING DESIGNATION: Estate Residential RE(EN)-454 (BY-LAW 001-2021)

SITE STATISTICS

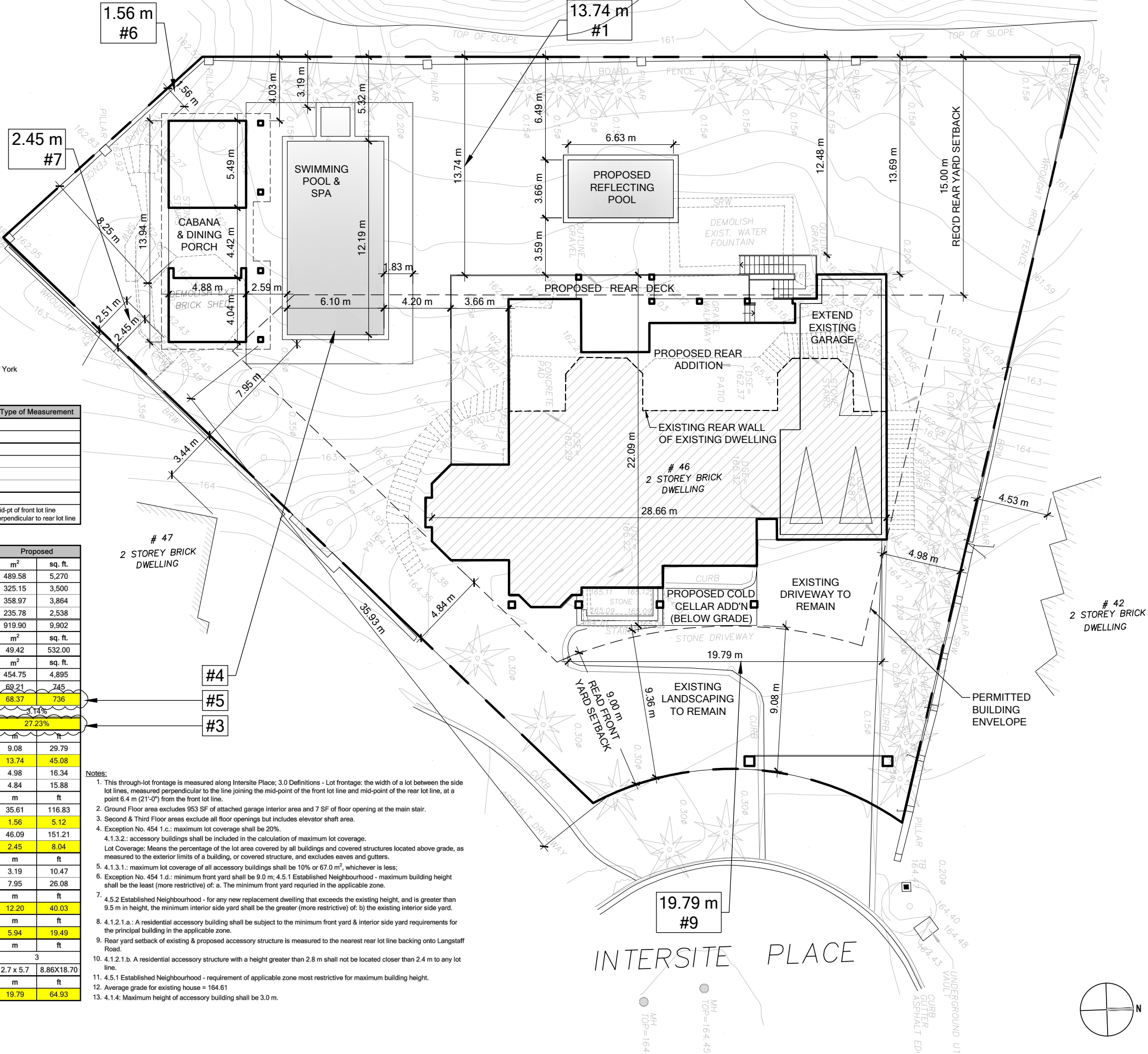
ITEM	Required		Existing		Type of Measurement
LOT AREA (Exception No. 454 1.b.)	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.	
	2000.00	21,528.53	2,175.57	23,417.67	
LOT FRONTAGE (Exception No. 454 1.a.)	m	ft	m	ft	
Front Lot Line <sup>1</sup>	20.00	65.62	28.96	95.01	
Front Arc Width	0.00	0.00	20.52	67.32	
Front Arc Radius	0.00	0.00	18.75	61.52	
LOT DEPTH	m	ft	m	ft	
			44.89	147.28	mid-pt of front lot line perpendicular to rear lot line

PROJECT STATISTICS

ITEM	Permitted/Required		Existing		Proposed	
FLOOR AREA (MAIN HOUSE)	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.
Basement Floor Area			259.75	2,796	489.58	5,270
Ground Floor Area <sup>2</sup>			228.14	2,456	325.15	3,500
Second Floor Area <sup>3</sup>			176.78	1,903	358.97	3,864
Third Floor Area <sup>3</sup>					235.78	2,538
GROSS FLOOR AREA	200.00	2,152.85	404.92	4,359	919.90	9,902
FLOOR AREA (ACCESSORY BLDG)	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.
GROSS FLOOR AREA	180.00	1,937.57	29.21	314.38	49.42	532.00
LOT COVERAGE	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.
Main House			335.78	3,613.87	454.75	4,895
Covered Outdoor Patio/Deck <sup>4</sup>				69.21	745	
Accessory Building <sup>5</sup>	67.00	721.21	29.21	314.42	68.37	736
Accessory Building Coverage <sup>4</sup>	10%		1.34%		3.14%	
TOTAL LOT COVERAGE <sup>4</sup>	20%		16.77%		27.23%	
YARD SETBACKS (MAIN HOUSE)	m	ft	m	ft	m	ft
Front yard (east) <sup>6</sup>	9.00	29.53	9.36	30.71	9.08	29.79
Rear yard (west)	15.00	49.21	18.93	62.11	13.74	45.08
Side yard (north) <sup>7</sup>	4.98	16.34	4.98	16.34	4.98	16.34
Side yard (south) <sup>7</sup>	4.84	15.88	4.84	15.88	4.84	15.88
YARD SETBACKS (ACCESSORY BLDG)	m	ft	m	ft	m	ft
Front yard (east) <sup>8</sup>	9.00	29.53	37.04	121.52	35.61	116.83
Rear yard (west) <sup>9,10</sup>	2.40	7.87	8.25	27.07	1.56	5.12
Interior side yard (north) <sup>8</sup>	4.50	14.76	47.37	155.41	46.09	151.21
Interior side yard (south) <sup>8</sup>	4.50	14.76	2.51	8.23	2.45	8.04
YARD SETBACKS (IN-GROUND POOL)	m	ft	m	ft	m	ft
Rear yard (west)	1.50	4.92			3.19	10.47
Side yard (south)	1.50	4.92			7.95	26.08
BUILDING HEIGHT (MAIN HOUSE)	m	ft	m	ft	m	ft
From average grade elevation = 164.61 <sup>11,12</sup>	9.50	31.17	11.26	36.94	12.20	40.03
BUILDING HEIGHT (ACCESSORY BLDG)	m	ft	m	ft	m	ft
From average grade elevation = 162.15 <sup>13</sup>	3.00	9.84	4.11	13.48	5.94	19.49
PARKING SPACES	m	ft	m	ft	m	ft
No. of spaces required/provided	2		3		3	
Size of each parking space	2.7 x 5.7	8.86X18.70	2.7 x 5.7	8.86X18.70	2.7 x 5.7	8.86X18.70
DRIVEWAY WIDTH	m	ft	m	ft	m	ft
At widest point	9.00	29.53	19.79	64.93	19.79	64.93

LEGEND:

- Minor variance required
- Existing non-conforming condition



Notes:

- This through-lot frontage is measured along Intersite Place; 3.0 Definitions - Lot frontage: the width of a lot between the side lot lines, measured perpendicular to the line joining the mid-point of the front lot line and mid-point of the rear lot line, at a point 6.4 m (21'-0") from the front lot line.
- Ground Floor area excludes 953 SF of attached garage interior area and 7 SF of floor opening at the main stair.
- Second & Third Floor areas exclude all floor openings but includes elevator shaft area.
- Exception No. 454 1.c.: maximum lot coverage shall be 20%.  
4.1.3.2.: accessory buildings shall be included in the calculation of maximum lot coverage.  
Lot Coverage: Means the percentage of the lot area covered by all buildings and covered structures located above grade, as measured to the exterior limits of a building, or covered structure, and excludes eaves and gutters.
- 4.1.3.1.: maximum lot coverage of all accessory buildings shall be 10% or 67.0 m<sup>2</sup>, whichever is less;  
6. Exception No. 454 1.d.: minimum front yard shall be 9.0 m; 4.5.1 Established Neighbourhood - maximum building height shall be the least (more restrictive) of: a. The minimum front yard required in the applicable zone.
- 4.5.2 Established Neighbourhood - for any new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be the greater (more restrictive) of: b) the existing interior side yard.
- 4.1.2.1.a.: A residential accessory building shall be subject to the minimum front yard & interior side yard requirements for the principal building in the applicable zone.
- Rear yard setback of existing & proposed accessory structure is measured to the nearest rear lot line backing onto Langstaff Road.
- 4.1.2.1.b. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
- 4.5.1 Established Neighbourhood - requirement of applicable zone most restrictive for maximum building height.
- Average grade for existing house = 164.61
- 4.1.4.: Maximum height of accessory building shall be 3.0 m.



PROJECT TITLE: PROPOSED RENOVATION-ADDITION TO EXISTING 2-STOREY DWELLING

46 INTERSITE PLACE, WOODBRIDGE, ONTARIO

DWG. NO:

PROJECT NO:

SHEET TITLE: PROPOSED SITE PLAN

CHECKED BY: PC  
DATE: 01 MAY 2023  
SCALE: 1:250

20-03 A0.0

PEGGY CHIU ARCHITECT INC.

124 MERTON STREET SUITE 505 TORONTO ONTARIO CANADA M4S 2Z2  
T: 416-487-6339 F: 416-487-6339 www.peggychiuarchitect.ca

CREATIVITY • SUSTAINABILITY • FUNCTIONALITY



**PEGGY CHIU ARCHITECT INC.**  
124 MERTON STREET SUITE 505 TORONTO ONTARIO CANADA M4S 2Z2  
T: 416.487.6333 F: 416.487.6339 www.peggychiuarchitect.ca

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PROJECT TITLE:

**PROPOSED RENOVATION-ADDITION TO EXISTING 2-STOREY DWELLING  
46 INTERSITE PLACE, WOODBRIDGE, ONTARIO**

SHEET TITLE:

**PROPOSED FRONT (EAST) ELEVATION**

DRAWN BY:

PC

CHECKED BY:

PC

DATE:

01 MAY 2023

SCALE:

1:100

PROJECT NO:

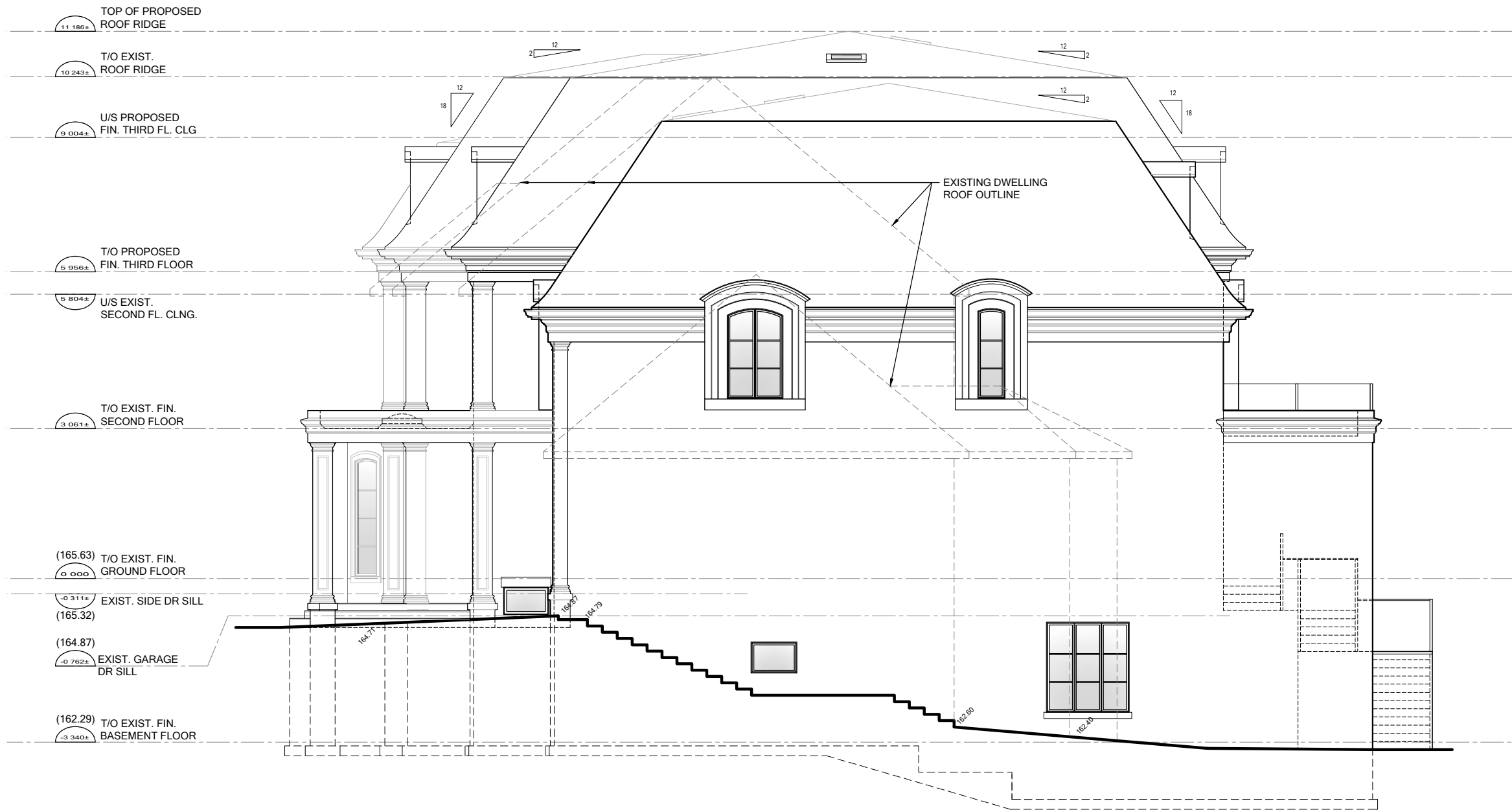
**20-03**

DWG. NO:

**A2.0**







**PEGGY CHIU ARCHITECT INC.**  
124 MERTON STREET SUITE 505 TORONTO ONTARIO CANADA M4S 2Z2  
T: 416.487.6333 F: 416.487.6339 www.peggychiuarchitect.ca

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PROJECT TITLE:  
**PROPOSED RENOVATION-ADDITION TO EXISTING 2-STOREY DWELLING**  
**46 INTERSITE PLACE, WOODBRIDGE, ONTARIO**

SHEET TITLE:  
**PROPOSED NORTH SIDE ELEVATION**

DRAWN BY: PC	CHECKED BY: PC	DATE: 01 MAY 2023	SCALE: 1:100
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PROJECT NO:	DWG. NO:
<b>20-03</b>	<b>A2.1</b>





**PEGGY CHIU ARCHITECT INC.**  
124 MERTON STREET SUITE 505 TORONTO ONTARIO CANADA M4S 2Z2  
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PROJECT TITLE:

**PROPOSED RENOVATION-ADDITION TO EXISTING 2-STOREY DWELLING  
46 INTERSITE PLACE, WOODBRIDGE, ONTARIO**

SHEET TITLE:

**PROPOSED REAR (WEST) ELEVATION**

DRAWN BY:

PC

CHECKED BY:

PC

DATE:

01 MAY 2023

SCALE:

1:100

PROJECT NO:

**20-03**

DWG. NO:

**A2.2**







**PEGGY CHIU ARCHITECT INC.**  
124 MERTON STREET SUITE 505 TORONTO ONTARIO CANADA M4S 2Z2  
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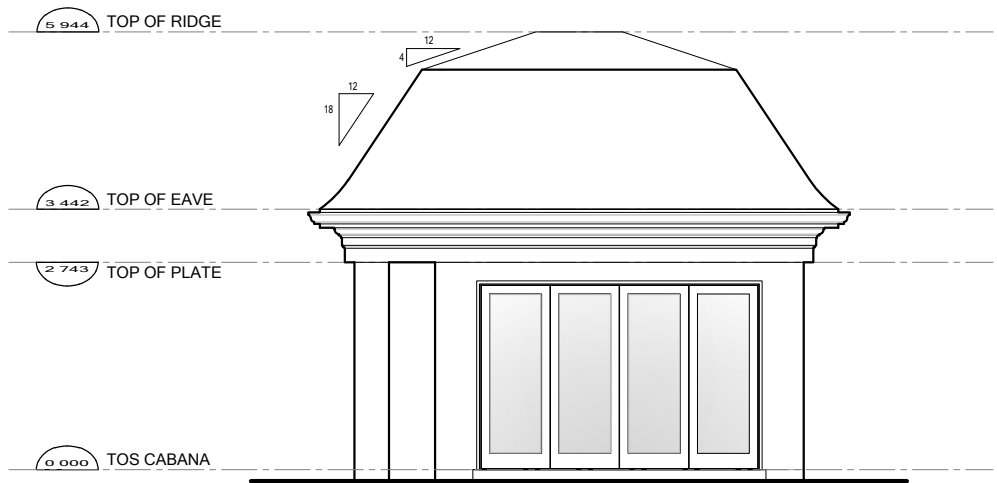
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**PROPOSED RENOVATION-ADDITION TO EXISTING 2-STOREY DWELLING  
46 INTERSITE PLACE, WOODBRIDGE, ONTARIO**

SHEET TITLE:  
**PROPOSED SOUTH SIDE ELEVATION**

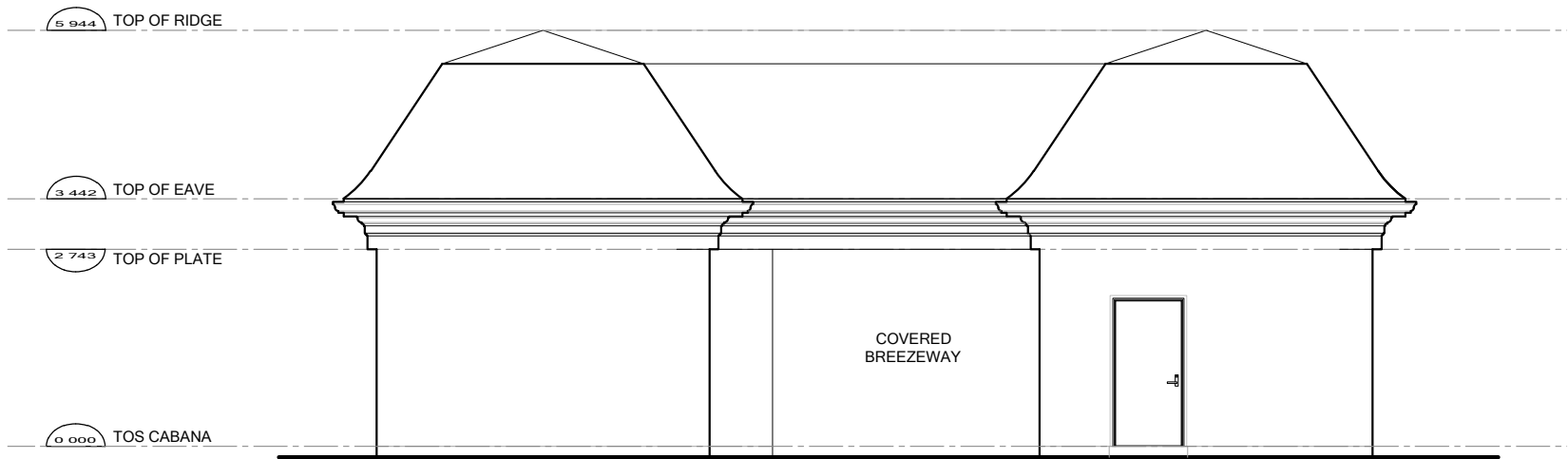
DRAWN BY: PC CHECKED BY: PC DATE: 01 MAY 2023 SCALE: 1:100

PROJECT NO: **20-03** DWG. NO: **A2.3**

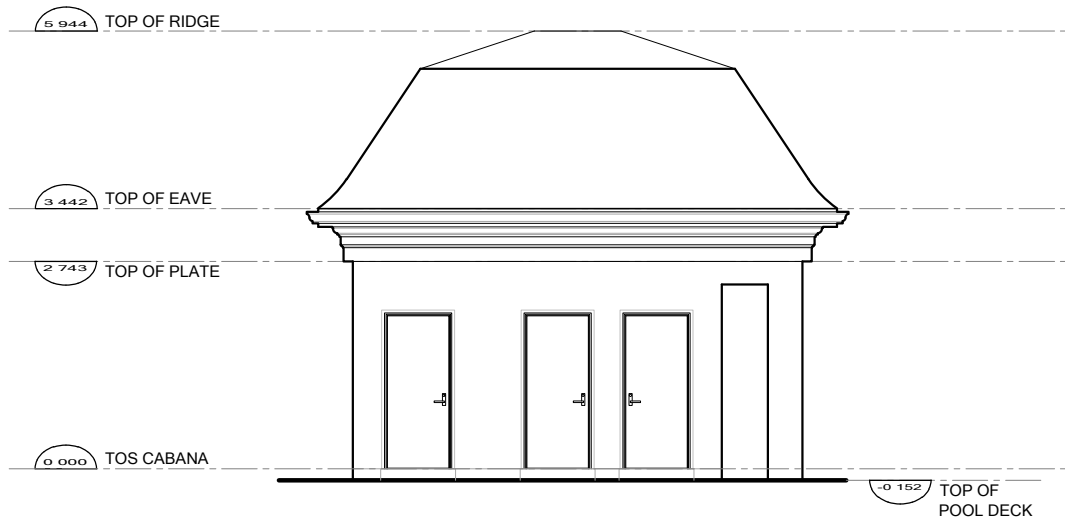




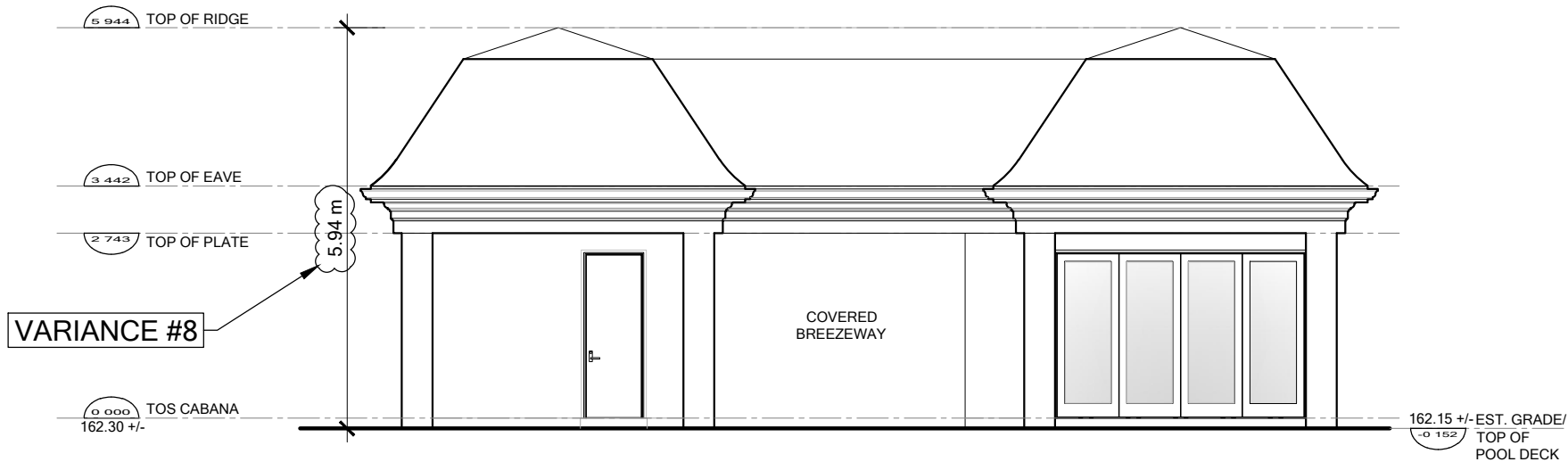
1 WEST ELEVATION  
SCALE:1:100



2 SOUTH ELEVATION  
SCALE:1:100



3 EAST ELEVATION  
SCALE:1:100



4 NORTH ELEVATION  
SCALE:1:100

**PEGGY CHIU ARCHITECT INC.**  
124 MERTON STREET SUITE 505 TORONTO ONTARIO CANADA M4S 2Z2  
T: 416.487.6333 F: 416.487.6339 www.peggychiuarchitect.ca

CREATIVITY • SUSTAINABILITY • FUNCTIONALITY

PROJECT TITLE:

**PROPOSED RENOVATION-ADDITION TO EXISTING 2-STOREY DWELLING  
46 INTERSITE PLACE, WOODBRIDGE, ONTARIO**

SHEET TITLE:

**PROPOSED CABANA ELEVATIONS**

DRAWN BY:

PC

CHECKED BY:

PC

DATE:

01 MAY 2023

SCALE:

AS SHOWN

PROJECT NO:

**20-03**

DWG. NO:

**A2.4**



SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B				No Comments Received to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application Under Review
Building Standards (Zoning)	X	X		General Comments

**Date:** April 18<sup>th</sup> 2023

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A261-22**

**Related Files:**

**Applicant** Maria Marotta and Rosemary Marotta, Peggy Chiu Architect Inc.

**Location** 46 Intersite Place

## 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

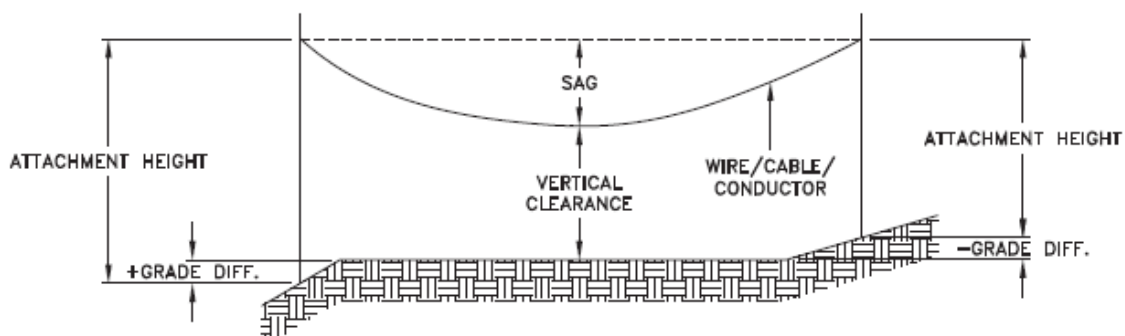
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

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

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 + GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

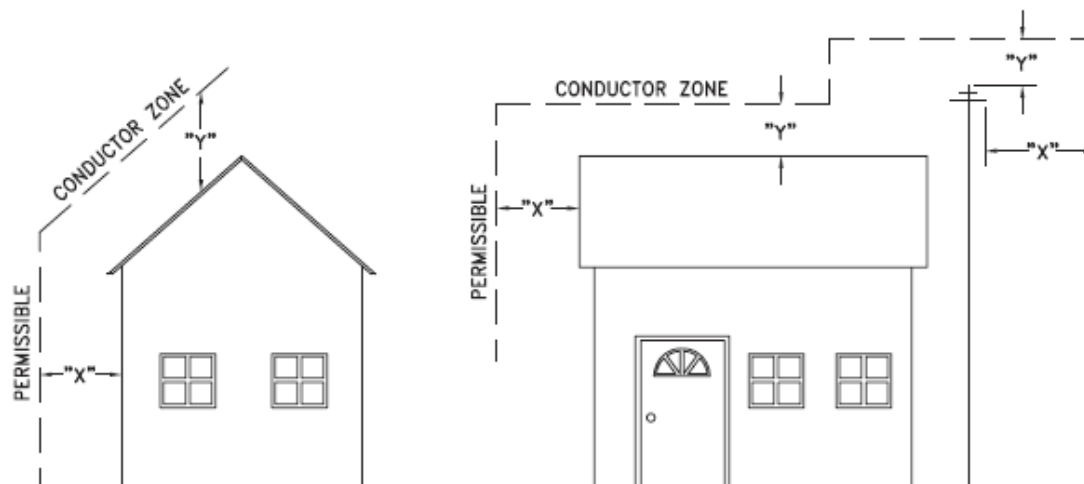
**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

REFERENCES	
SAGS AND TENSIONS	SECTION 02

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier





VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

#### NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

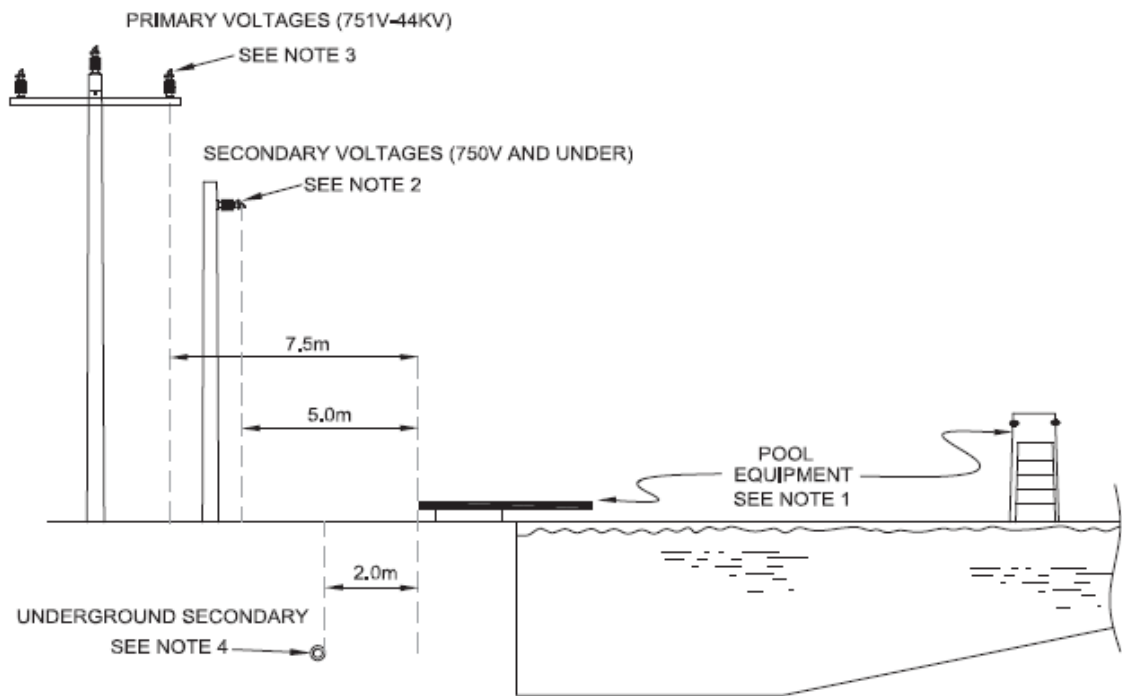
CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

### MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PowerStream Planning and Standards/Standard Design/PowerStream Standards/PowerStream Standards working folder/Section 2/3-4/03-4 R0 May 5, 2010.dwg, 5/5/2010 9:27:02 AM, Adobe PDF

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	



**NOTES:**

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

**REFERENCES**

FIGURE 3, 25-100	SECTION 25
FIGURE 3, 25-101	SECTION 25

**MINIMUM CLEARANCES FOR  
CONDUCTORS ADJACENT  
TO SWIMMING POOLS**

ORIGINAL ISSUE DATE: 2013-JUNE-12      REVISION NO: R0      REVISION DATE:

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2013-JUN-12
Name	Date
P.Eng. Approval By:	Joe Crozier

**To:** Committee of Adjustment  
**From:** Lindsay Haviland, Building Standards Department  
**Date:** May 1, 2023  
**Applicant:** Maria Marotta and Rosemary Marotta, Peggy Chiu Architect Inc  
**Location:** 46 Intersite Place  
PLAN 65M2917 Lot 5  
**File No.(s):** A261/22

**Zoning Classification:**

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.454 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum Rear yard of 15 metres is required [Table 7-3].	To permit a minimum rear yard of 13.74 metres.
2	A maximum Height of 9.5 metres is required [Section 4.5.1.a.].	To permit a maximum height of 12.20 metres for the dwelling.
3	A maximum lot coverage of 20% is required [14.454.2.1c.].	To permit a maximum lot coverage of 27.23 %
4	An outdoor swimming pool shall only be permitted in the rear yard of a lot [Section 4.21.2].	To permit an outdoor swimming pool not entirely in the rear yard.
5	In any Residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67m2, whichever is less [Section 4.1.3.1].	To permit a maximum lot coverage of 68.37 m2 for accessory buildings and residential accessory structures.
6	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1.b].	To permit a residential accessory structure with a height greater than 2.8 metres to be located 1.56 metres to the rear lot line.
7	A minimum interior side yard of 4.5 metres is required for a residential accessory structure [Section 4.1.2.1. a].	To permit a minimum interior side yard of 2.45 metres for a residential accessory structure.
8	In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 5.94 metres for a residential accessory structure.
9	A maximum driveway width of 9.0 metres is required [Table 6-11].	To permit a maximum driveway width of 19.79 metres.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2

**Other Comments:**

By-law 001-2021	
1	The applicant shall be advised that the variances for By-law 1-88 are no longer required.

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

\* Comments are based on the review of documentation supplied with this application.

November 10, 2022

CFN 66448.31  
X-Ref CFN 60764.05

**SENT BY E-MAIL: Christine.Vigneault@vaughan.ca**

Christine Vigneault  
Secretary Treasurer  
Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A261.22  
Part of Lot 11, Concession 7  
46 Intersite Place  
City of Vaughan, Region of York  
Owner: Maria Candida Marotta and Rosemary Rita Marotta  
Agent: Peggy Chiu Architect Inc.**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on November 2, 2022. TRCA staff has reviewed the above noted application, and as per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), provides the following comments as part of TRCA’s commenting role under the *Planning Act*; the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA’s Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice related to provincial plans.

### **Purpose of the Application**

It is our understanding that the purpose of the above noted application is to request a combined 26 variances under both Zoning By-Law 01-2021 and By-Law 1-88 related to yard setbacks, maximum heights, maximum lot coverage, maximum driveway width, minimum landscape requirements, outdoor pool location, eaves and gutters encroachment, and accessory structure location.

The variances are being requested to permit the construction of a 2.5 storey single family residential dwelling, pool, and accessory structure, replacing the existing single family residential dwelling.

**Ontario Regulation 166/06**

A portion of the subject lands are located within TRCA's Regulated Area due to a valley corridor associated with a tributary of the Humber River. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Based on a review of the submitted materials, the proposed works are located within TRCA's Regulated Area. As such, a permit pursuant to Ontario Regulation 166/06 will be required to authorize the works. Details related to TRCA's permit application have been provided in Appendix 'A' of this letter for the proponent's reference.

**Application-Specific Comments**

As noted above, the subject property is regulated by TRCA due to the presence of a valley corridor. Based on a review of digital elevation mapping, the physical top of bank of the valley is located approximately 1.5 – 3 metres from the rear (western) property line.

TRCA policies require a 10 metre setback from the furthest limit of a valley corridor for all habitable structures (i.e., residential dwelling) and a 6 metres setback for all non-habitable accessory structures (i.e., pools, sheds, decks) and minor landscaping.

Based on a review of the materials submitted with this minor variance application, TRCA staff are satisfied that the proposed works are appropriately set back from the adjacent valley corridor. As such TRCA staff have no objections to the requested variances.

**Fees**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$610 (Minor Variance – Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.



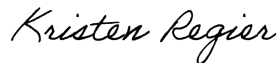
**Recommendation**

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A261/22 subject to the following condition:

1. That the applicant provides the required fee amount of \$610 payable to the Toronto and Region Conservation Authority.
2. That the applicant obtains a permit for TRCA pursuant to Ontario Regulation 166/06 for the proposed works.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2129 or at [Kristen.Regier@trca.ca](mailto:Kristen.Regier@trca.ca)

Sincerely,



Kristen Regier  
Planner I  
Development Planning and Permits

**Appendix 'A': TRCA Permit Requirement Details**

To initiate TRCA's permit review process, the following materials must be provided to TRCA:

1. Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (Residential/Development Projects) (Pursuant to Ontario Regulation 166/06). The application can be downloaded from the following website: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/08115745/4048-Permit-Application-for-DPP-Sept2021-fillable.pdf>
2. A digital copy of the following finalized plans/drawings are required.
  - Site plan – showing dimensions and location of all proposed works
  - Grading plan – identifying existing and proposed grades. If no grade changes are proposed, please include a note on the plans confirming existing grades are to be maintained.
  - Erosion and sediment control plan - Please add relevant TRCA erosion and sediment control notes 1, 2, and 4 for the following link to the site plan. <http://www.trca.on.ca/dotAsset/93458.pdf>. We would also be looking to ensure that a note confirming that a non-woven geotextile filter fabric, TERRAFIX 270R or equivalent silt fence would be installed around the work area during construction.
  - Landscape restoration plans – If any plantings are proposed please ensure that they are native, non-invasive species. For native species within TRCA jurisdiction, please see species ranked L1 to L5 on the following table: [https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2019/07/08142613/2019\\_Flora\\_Ranks\\_Scores.pdf](https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2019/07/08142613/2019_Flora_Ranks_Scores.pdf)
3. Digital copy of a legal survey of the subject property.
4. Permit review fee of \$920 (Works on Private Residential Property – Standard). TRCA's fee schedule can be found by visiting the following site: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/06/10084723/Development-Permitting-Fee-Schedule-2021-06-01-r1-1.pdf>

**From:** [Development Services](#)  
**To:** [Christine Vigneault](#); [Committee of Adjustment](#)  
**Subject:** [External] RE: A261/22 (46 Intersite Place) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Wednesday, November 9, 2022 10:55:00 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hi Christine,

The Regional Municipality of York has completed its review of the above minor variance (A261/22) and has no comment.

Many thanks,  
Niranjan

**Niranjan Rajevan, M.P.I.** | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

None