ITEM: 6.10

REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A185/23

Report Date: May 10, 2024

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES (SEE SCHEDULE B):

Additional comments from departments and agencies received after the publication of the report will be made available on the City's <u>website</u>.

Internal Departments *Comments Received	Conditions Required		Nature of Comments
Committee of Adjustment	Yes □	No ⊠	General Comments
Building Standards (Zoning)	Yes □	No ⊠	General Comments
Development Planning	Yes □	No ⊠	Recommend Approval/No Conditions
Development Engineering	Yes ⊠	No □	Recommend Approval w/Conditions
Development Finance	Yes □	No ⊠	General Comments

External Agencies *Comments Received	Conditions	Required	Nature of Comments *See Schedule B for full comments
Alectra	Yes □	No ⊠	General Comments
TRCA	Yes ⊠	No □	General Comments w/Conditions
Region of York	Yes □	No ⊠	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Evalina Warrington	117 Twin Hills Crescent, Woodbridge, ON	02/16/2024	Letter in Support
Public	Gezim Metani	125 Twin Hills Crescent, Woodbridge, ON	02/16/2024	Letter in Support
Public	Elena Arkhipov	121 Twin Hills Crescent, Woodbridge, ON	02/16/2024	Letter in Support
Public	Fitz McDonald	109 Twin Hills Crescent, Woodbridge, ON	02/16/2024	Letter in Support
Public	various	105,110,118,114 & 106 TWIN HILLS CRES	02/20/2024	Letters in Support
Public	Micheal Ferri	91 twin Hills Crescent	2/14/2024	Letters in Support

BACKGROUND (SCHEDULE D, IF REQUIRED)	
* Background Information contains historical development approvals considered to be related to this file.	
This information should not be considered comprehensive.	
Application No. (City File) Application Description	
(i.e. Minor Variance Application; Approved by COA / OLT)	
N/A	N/A

ADJOURNMENT HISTORY		
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.		
Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)	
March 14, 2024	Minor Variance Application A185/23 was adjourned by the	
	Committee of Adjustment to April 25, 2024, to permit time to	
	address Development Planning comments.	

SCHEDULES		
Schedule A	Drawings & Plans Submitted with the Application	
Schedule B	Comments from Agencies, Building Standards & Development Planning	
Schedule C (if required)	Public & Applicant Correspondence	
Schedule D (if required)	Background	



MINOR VARIANCE APPLICATION FILE NUMBER A185/23

CITY WARD #:	3
APPLICANT:	Alfonso & Diana Giorgi
AGENT:	Great Room Inc. (George Shama)
PROPERTY:	113 Twin Hills Crescent, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".
(2010) DESIGNATION:	
RELATED DEVELOPMENT	None
APPLICATIONS:	
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit an existing shed and cabana located in the rear yard and reduced front yard landscaping requirements.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.866 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	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. [Section 4.1.2]	To permit a minimum rear yard setback of 0.84 m to the existing Residential Accessory Structure (Cabana).
2	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. [Section 4.1.2]	To permit a minimum side yard setback of 0.78 m to the existing Residential Accessory Structure (Cabana).
3	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3]	To permit eaves of a Residential Accessory Structure (Cabana) to encroach up to a minimum distance of 0.30 m from the interior side lot line.
4	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3]	To permit eaves of a Residential Accessory Structure (Cabana) to encroach up to a minimum distance of 0.44 m from the rear lot line.
5	The minimum front yard landscape requirement shall be 50%, of which 60% shall be soft landscaping. [Section 4.19.1 2 b.]	To permit a minimum of 44.10% of front yard soft landscaping.
6	A minimum interior side yard of 1.2m is required for the existing residential accessory structure (Shed). [Section 4.1.2.1.a & table 7-4]	To permit a minimum interior yard of 0.65m for the existing residential accessory structure (Shed).

HEARING INFORMATION

DATE OF MEETING: Thursday, May 16, 2024

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

HEARING INFORMATION

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

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

Email: cofa@vaughan.ca

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

To speak electronically, pre-registration is required by completing the Request to Speak Form on-line and submitting it to 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 <u>NOON</u> 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.

That the requested variatios(s) is/are millor in hatare.

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		
Date Public Notice Mailed:	May 2, 2024	
Date Applicant Confirmed Posting of Sign:	May 1, 2024	
Applicant Justification for Variances: *As provided in Application Form	To permit an existing cabana (accessory structure).	
Was a Zoning Review Waiver (ZRW) Form	Yes □ No ⊠	
*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.		
COMMENTS:		
None		
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING)	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval: None	

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

DEVELOPMENT ENGINEERING

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation

As the proposed dwelling/ structure/ cabana in the subject property is 48.3 m2, the Owner/ Applicant needs to obtain a 'Lot Grading Permit' from the 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 the Development Engineering Reviewer after receiving the

DEVELOPMENT ENGINEERING

<u>Link to Grading Permit</u> <u>Link to Pool Permit</u> <u>Link to Curb Curt Permit</u> <u>Link Culvert Installation</u>

Grading Permit to clear the condition. (Condition attached) The proposed work by the Owner/Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer.

Development Engineering Recommended Conditions of Approval:

The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits | City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca

PARKS, FORESTRY & HORTICULTURE (PFH)		
No comments received to date.		
PFH Recommended Conditions of Approval:	None	

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

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

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

FIRE DEPARTMENT				
No comments received to date.				
Fire Department Recommended Conditions of Approval:	None			

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Engineering jonal.hall@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

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

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION

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.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

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.

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.

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.

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.

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.

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.

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

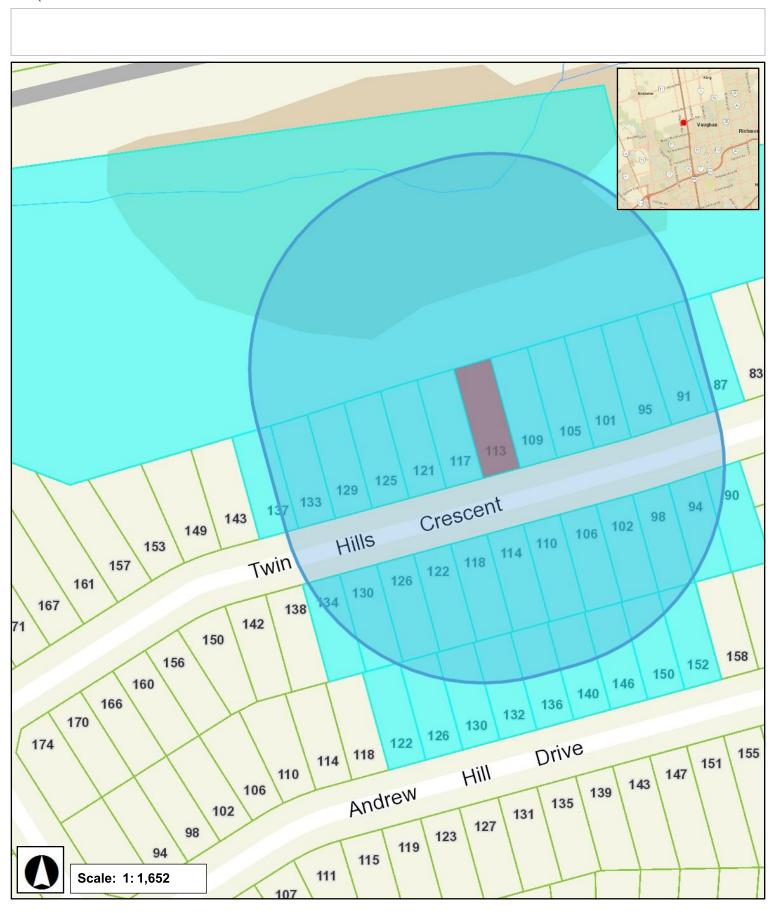
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

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.

SCHEDULE A: DRAWINGS & PLANS



VAUGHAN LOCATION MAP - A185/23



RECEIVED

By Prabhdeep Kaur at 12:29 pm, Apr 26, 2024

SITE PLAN & BUILDING STATISTICS Lot 6

REG. PLAN 65M-4209 CITY of VAUGHAN MUNICIPALITY of YORK

SCALE 1: 150

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GRADE CONDITION

PLEASE NOTE: ALL EXISTING CONTROL GRADES TO REMAIN UNCHANGED

CURB CUT NOTE

A SEPARATE PERMIT WILL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, PRIOR TO INSTALLATION AND/OR EXTENSION OF THE CURB CUT.

CONSTRUCTION NOTE

THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWNINGS, AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE WORK COMMENCES, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL SUCH UTILITIES AND SHALL ASSUME THE LIABILITY FOR ALL DAMAGED.

SUMP PUMP NOTE

SUMP PUMP TO DISCHARGE TO CONCRETE SPLASH PAD OR OTHER APPROVED SOLID LANDSCAPE SURFACE.

SITING INFORMATION ALL INFORMATION TAKEN FROM FINAL SURVEY PLAN DATED: DECEMBER 17, 2010 ISSUED BY: P.SALNA COMPANY LTD.

CITY OF VAUGHAN

RESIDENTIAL LOT GRADING NOTES

- ALL SITE PLANS, DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH CITY OF VAUGHAN LOT GRADING CRITERIA, ENGINEERING STANDARDS, A APPLICABLE PROVINCIAL STANDARDS, THE ONTARIO BUILDING CODE, SUBDIVISION AGREEMENT & BY-LAW'S UNLESS OTHERWISE APPROVED.
- APPROVAL OF THIS SITE PLAN DOES NOT RELEASE THE BUILDER/APPLICANT/OWNER OF THEIR RESPONSIBILITIES TO ENSURE THE PROPOSED BRANGE WORKS ARE COMPATIBLE WITH THE OVERALL DRAINAGE WITHIN THE SUBDIVISION. PROPOSED LOT DRAINAGE SHALL NOT ADVENSELY AFFOCT ADJACENT PROPERIES.
- ALTERIONS TO EXISTING CRADES SHALL HOT BE PERMITTED WITHIN 600mm OF LO LINES UNLESS SPECIFICALLY REPROVED AS PRIOR TO IT HIS PERMIT. THE APPROVED GRADING/DRAINAGE PAITERN FOR THIS LOT/BLOCK SHALL BE MAINTAINED AND ALTERNIONS NOT APPROVED AS PART OF THIS PERMIT SHALL BE RESTORED BY THE BULLDER/APPLICANT/OWNER TO THE SATISFACTION OF THE CITY OF

- PROVIDE ELEVATION FOR: TOP OF FOUNDATION WALL, UNDERSIDE OF FOOTING, TOP OF BASEMENT FLOOR AND FINISHED FLOOR.
- 7. SHOW REVERSE VENEER WALL WHERE APPLICABLE.
- SANITARY AND STORM INVERT ELEVATIONS SHALL BE SHOWN AT MAIN LATERAL CONNECTION AND AT PROPERTY LINE. CITY ENDINEERING DEPARTMENT/YORK REGION APPROVAL IS REQUIRED FOR SANITARY, STORM AND WATER BOX LOCATION AND INSTALLATION TO THE LOT LINE PRIOR TO CONSTRUCTION.
- WATER, STORM AND SANITARY SERVICES THAT ARE TO BE REUSED OR DECOMMISSIONED ARE TO BE IDENTIFIED ON THE DRAWING.
- OUTS OF RAIN WATER LEADERS SHALL DISCHARGE ONTO SPLASI ID DRAIN TOWARDS THE STREET, SPLASH PADS SHALL OUTLET DODED LAND WHERE POSSIBLE TO ENCOURAGE INFILTRATION OF RUNOFF.
- HIGH POINT ON SPLIT LOT DRAINAGE TO BE A MIN. OF 2.0m BEHIND FRONT DOWNSPOUT LOCATION TO ENSURE DRAINAGE OUTLETS TO STREET
- TOP OF FOUNDATION WALLS, EXTERIOR CLADDING, WINDOW AND DOOR SILLS SHALL BE A MIN. OF 150mm ABOVE FINISHED GRADE.
- ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADIENT WITHIN 5.0m OF THE BUILDING.
- 15. DRAINAGE SWALES SHALL BE GRADED WITH A 2%-5% GRADIENT.
 DESIRABLE SWALE DEPTH IS 250mm. MIN. SWALE DEPTH IS 150mm.
 MAX. SWALE DEPTH IS VARIABLE AND DEPENDS ON LOCATION AND SAFETY
 CONSIDERATIONS, BUT MUST NOT EXCEED 450mm.
- CENTERLINE OF SWALES SHALL BE LOCATED 600mm FROM LOT LINES UNLESS OTHERWISE APPROVED.
- 17. CENTERLINE OF SWALES MUST NOT BE LOCATED LESS THAN 600mm FROM ANY FOUNDATION WALL.
- ARTIFICIAL EMBANKMENTS AND/OR RETAINING WALLS SHALL NOT BE PERMITTED UNLESS APPROVED AS PART OF THIS PERMIT. THE MAX. EMBANKMENT SLOPE SHALL BE 3:1 (HORIZONTAL TO VERTICAL) WITH J MAX. GRADE DIFFERENTIAL OF 600mm.
- 20. DRIVEWAY GRADES SHALL BE 1.5%-8% AND COMPATIBLE WITH APPROVED SIDEWALK GRADES. BOULEVARD GRADES SHALL BE 2%-5%.
- DRIVEWAYS SHALL BE A MIN. 1.0m FROM ANY TREE, CATCH BASIN OR ABOVE GROUND UTILITY OR OTHER OBSTRUCTION.
- 22. WATER SERVICE STOPS ARE TO BE LOCATED IN THE GRASS PORTION OF THE FRONT YARD, AS PER CITY OF VAUGHAN STANDARDS I-1.
- 23. DRIVENINS, CURB CUTS AND PRIFERNY CULVERTS SHALL BE LOCATED, APPROVED AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY ENGINEERING DEPARTMENT, YORK REGION AND BY-LAW'S. A SEPARATE PERMIT IS REQUIRED FROM THE TOWN'S ENGINEERING/PUBLIC WORKS DEPARTMENT FOR CURB CUTS AND/OR PROPOSED CULVERTS.

- SUBMINIED TO THE OTHER PRODUCTS.

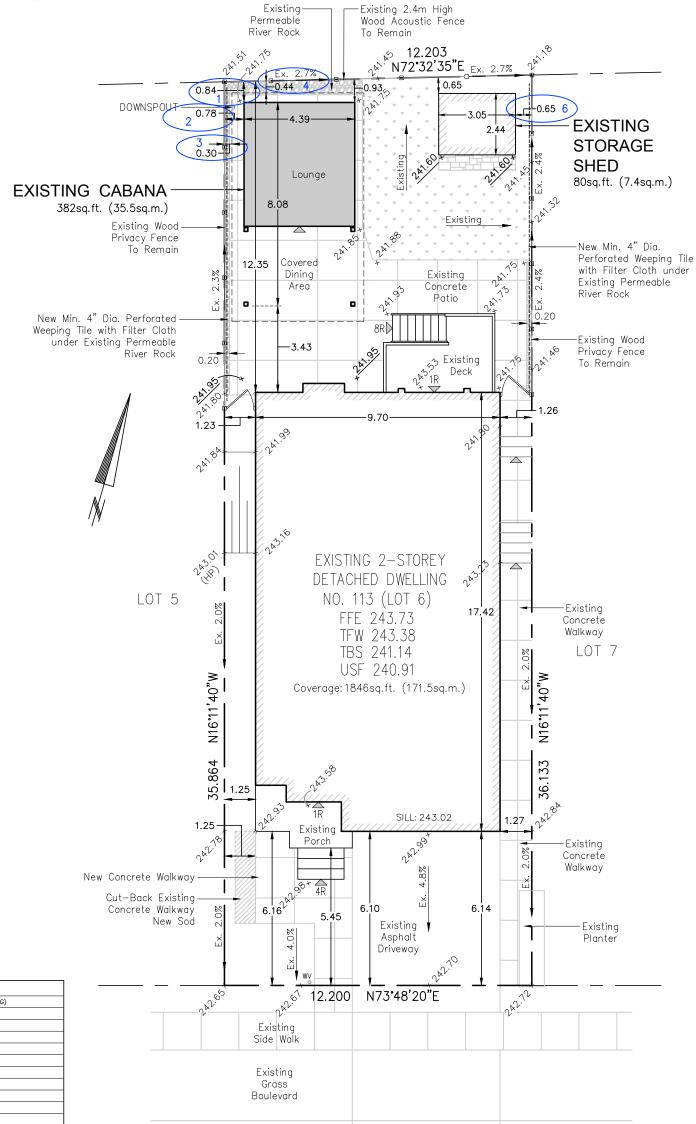
 POST CONSTRUCTION FLOWS, FROM A 5 YEAR STORM FREQUENCY,
 SMAL NOT EXCRED THE FLOWS FOR THE PRECONSTRUCTION
 CONDITIONS, FOR THE SAME STORM, JURIES IT IS DEMONSTRATED TO
 THE SATISFACTION OF THE CITY THAT CONTROLLED FLOWS WILL NOT
 ADVERSELY AFRECT THE EXISTING DRAINAGE PATTERNS (THESE FLOWS
 SHALL BE COMPUTED USING THE RATIONAL METHOD ONLY).
- 28. "THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO
 THAT THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND
 WILL NOT ADVICEDELY AFFECT AD INCENT PROPERTIES." OPIC 214.6.1.(1).

LANDSCAPE AREA SUMMARY OF TOTAL LOT				
TOTAL LOT AREA	439.8 SQ.M. (EXISTING)			
TOTAL IMPERVIOUS AREA (345.5 SQ.M.)				
BUILDING (DWELLING + FRONT PORCH)	171.5 SQ.M. (39.0%)			
NEW FRONT HARD LANDSCAPE AREA	21.3 SQ.M.			
EXISTING GARAGE SIDE CONCRETE WALKWAY	22.0 SQ.M.			
EXISTING REAR YARD PATIO & DECK	61.0 SQ.M.			
EXISTING CABANA	35.5 SQ.M.			
EXISTING DRIVEWAY	34.2 SQ.M.			
TOTAL PERVIOUS AREA (94.3 SQ.M.)				
NEW REAR YARD SOFT LANDSCAPE AREA	57.0 SQ.M.			
EXISTING HOUSE SIDE GRASS AREA	21.6 SQ.M.			
NEW FRONT YARD SOFT LANDSCAPE AREA	15.7 SQ.M.			

FRONT YARD LANDSCAPE AREA SUI	MMARY
TOTAL FRONT YARD AREA	71.2 SQ.M. (EXISTING)
NEW FRONT YARD HARD LANDSCAPE AREA	21.3 SQ.M. (29.9%)
NEW FRONT YARD SOFT LANDSCAPE AREA	15.7 SQ.M. (22.1%) (44.1% per Zoning)
EXISTING DRIVEWAY	34.2 SQ.M. (48.0%)

ZONING SUMMARY: R3 (866) REQUIRED PROPOSED OR EXISTING ZONING SUMMARY: ACCESSORY STRUCTURE (CABANA) 12.20M (40'-0") (EXISTING) 12.0M (39'-4") LOT AREA 315.0 SQ.M. (3390.7 SQ.FT.) 439.8 SQ.M. (4734.1 SQ.FT.) (EXISTING) EXISTING DWELLING LOT COVERAGE 50.0% (219.9 SQ.M.) (2367.1 SQ.FT.) 39.0% (171.5 SQ.M.) (1846.0 SQ.FT.) (EXISTING) CABANA REAR YARD SETBACK (NORTH) 2.4M (7'-10¹/₂") 0.84M (2'-9") (EXISTING) CABANA SIDE YARD SETBACK (WEST) 2.4M (7'-10½") 0.78M (2'-6 $\frac{1}{2}$ ") (EXISTING) 10.0% (43.9 SQ.M.) OR 67.0 SQ.M. LOT COVERAGE (CABANA) 8.1% (35.5 SQ.M.) (382 SQ.FT.) (NEW) 50.0% (219.9 SQ.M.) (2367.1 SQ.FT.) 48.8% (35.5 SQ.M. + 171.5 SQ.M. + 7.4 SQ.M. = 214.4 SQ.M.) (NEW) TOTAL LOT COVERAGE CABANA BUILDING HEIGHT 3.0M (9'-10") (TO MID-P.) 2.98M (9'-9") (TO MID-P.) (NEW) 9.9 SQ.M. (151.5-135.0 SQ.M. x 60%) MIN. REAR YARD SOFT LANDSCAPE AREA 45.9 SQ.M. (FXISTING) MIN. FRONT YARD LANDSCAPE AREA 50.0% OF 71.2 SQ.M. = 35.6 SQ.M. 52% (37.0 SQ.M.) (EXISTING) 5 5 MIN. FRONT YARD SOFT LANDSCAPE AREA 60.0% OF 35.6 SQ.M. = 21.4 SQ.M. 44.1% (15.7 SQ.M.) (EXISTING)

Existing



CRESC TWIN HILLS

(DEDICATED BY REGISTERED PLAN 65M-4101)

		S-1
REG. PLAN 65M-4209	Drawing	
LOT 6	Area:	N A
Legal:	Drawn B	iy: GS
PROPOSED SITE PLAN	Date:	SEPT. 25/2023
PROPOSED SITE PLAN	Scale:	1:150
Project: NEW RESIDENTIAL REAR YAF 113 TWIN HILLS CRESC., WOODBRIL CITY OF VAUGHAN		

MRS. DIANA GIORGI



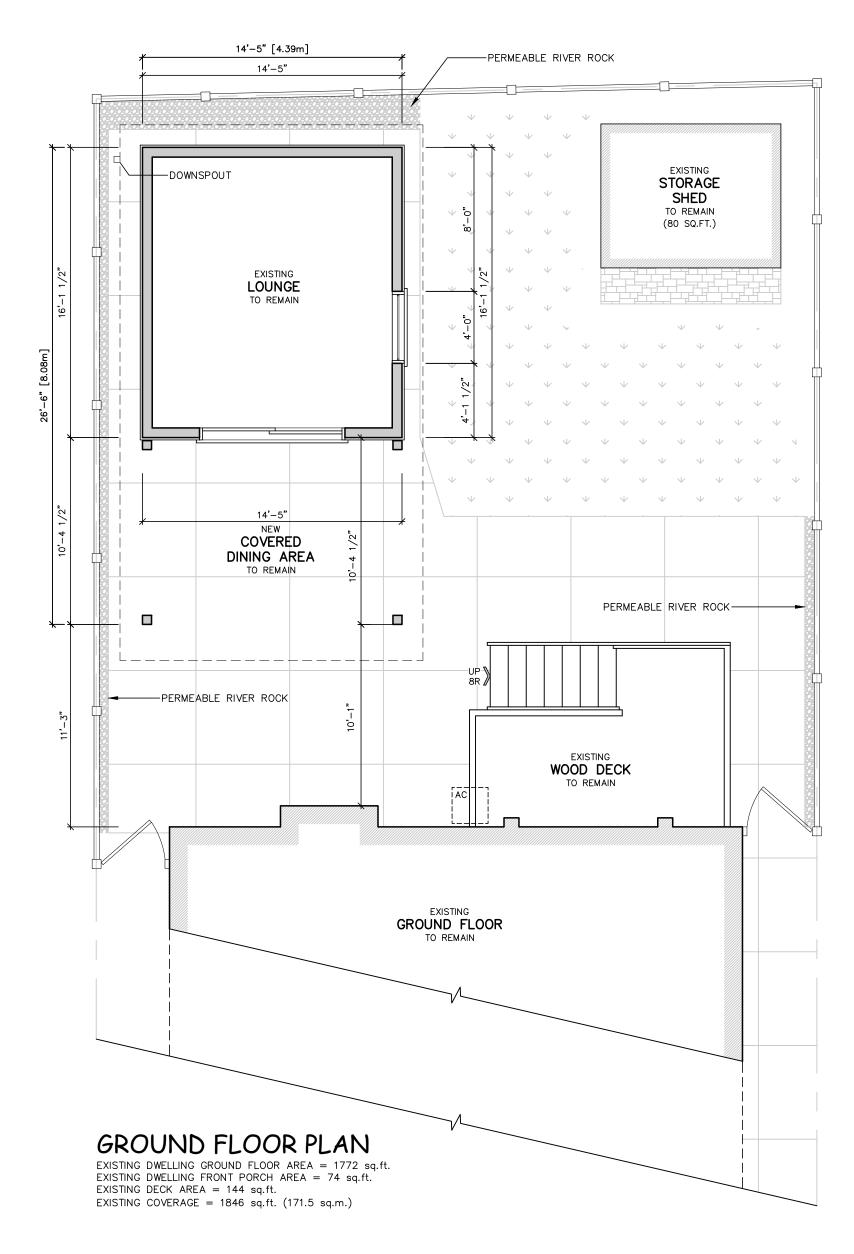
8	4/2/2024	REVISED FOR M.V. APPLICATION
9	4/18/2024	REVISED FOR M.V. APPLICATION
10	4/26/2024	REVISED FOR M.V. APPLICATION
4	12/5/2023	REVISED FOR M.V. APPLICATION
5	1/3/2024	REVISED FOR M.V. APPLICATION
6	1/29/2024	REVISED FOR M.V. APPLICATION
7	3/6/2024	REVISED FOR M.V. APPLICATION

BEFORE PRO	CTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE CEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
ENGINEERING	INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR I INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED EISSUANCE OF A BUILDING PERMIT.
AS CONSTRU	CTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
AND ASSUME	I INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK S NO RESPONSIBILTY FOR THE FAILURE OF THE CONTRACTOR OR SUB R TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
THIS DESIGNA	O IO AN INOTELIMENT OF DEBUTOE IN DECUMEN BY AND IN THE DEGREE TY OF

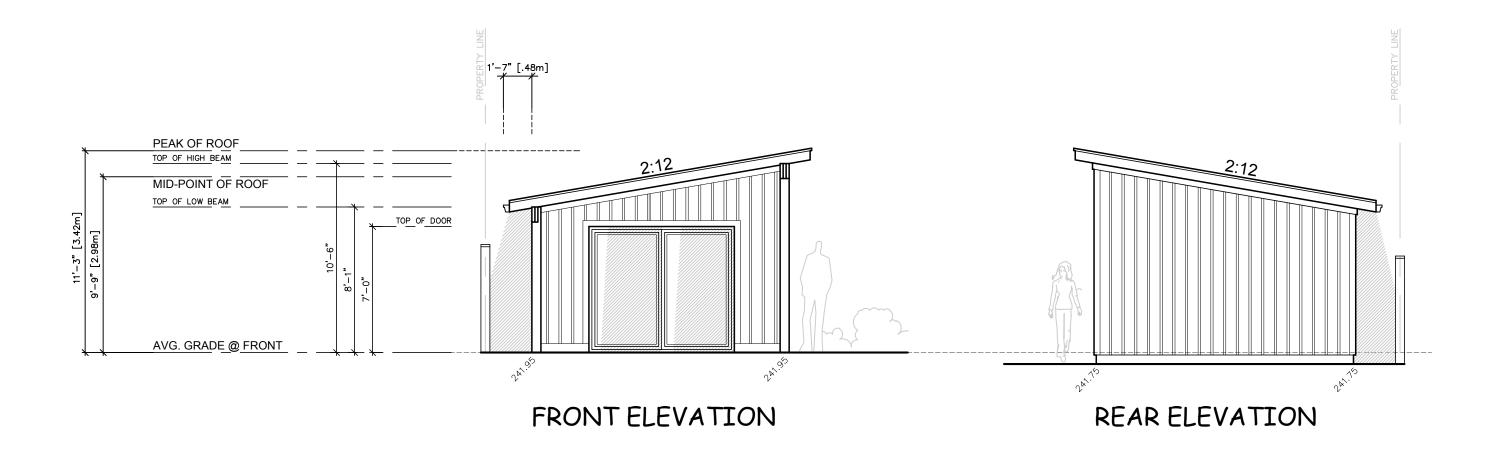
<u>LEGEND</u>						
■ DENOTES SURVEY MONUMENT FOUND	MH		MAN HOLE	CTB		CABLE TELEVISION BOX
SURVEY MONUMENT SET SIB STANDARD IRON BAR	INV.		INVERT	FH		FIRE HYDRANT
	CUL	٠	CULVERT	wv		WATER VALVE
IB RON BAR CP CONCRETE PIN	DS		DOWNSPOUT	WC		WATER CHAMBER
	LS		LIGHT STANDARD	GV		GAS VALVE
	ÜP		UTILITY POLE	SS		STREET SIGN
	HV		HYDRO VAULT	DT		DECIDUOUS TREES
	HT	٠	HYDRO TRANSFORMER	CT		CONIFEROUS TREES
	BP		BELL POLE	BC		BOTTOM OF CURB
OU " ORIGIN UNKNOWN M " MEASURED	BB		BELL BOX	TC		TOP OF CURB
RP REGISTERED PLAN	AC		AIR CONDITIONING UNIT			DOWNSPOUT
" REGISTERED I EAR	GM		GAS METER			DOMINO GO I
N,S,E,W NORTH,SOUTH,EAST,WEST	HM		HYDRO METER	× 460		EXISTING ELEVATION
WD WOOD RAIL FENCE	SPP		CHIEF DOOL DILLIO	10,10)	(ADD/REMOVE FILL)
RCC " REMAINS OF CONCRETE CURB			OVERHEAD WIRES	r,02.1.		
CB " CATCH BASIN	SW		SWALE (%)	+ 101	•	EX. ELEV. TO REMAIN
FF FINISHED FLOOR ELEVATION						
TFW * TOP OF FOUNDATION WALL ELEVATION	1111		3:1 SLOPE [2	30.88	•	NEW PROPOSED ELEV.
BF " BASEMENT FLOOR ELEVATION			12	70.00		LIEU DOGOGOGO ELEL
UF " UNDERSIDE OF FOOTING ELEVATION	*	•		30.88	-	NEW PROPOSED ELEV. HIGH POINT
T.R.E. " TOP OF ROOF ELEVATION			LOT			nion Fulki

CABANA FLOOR PLAN

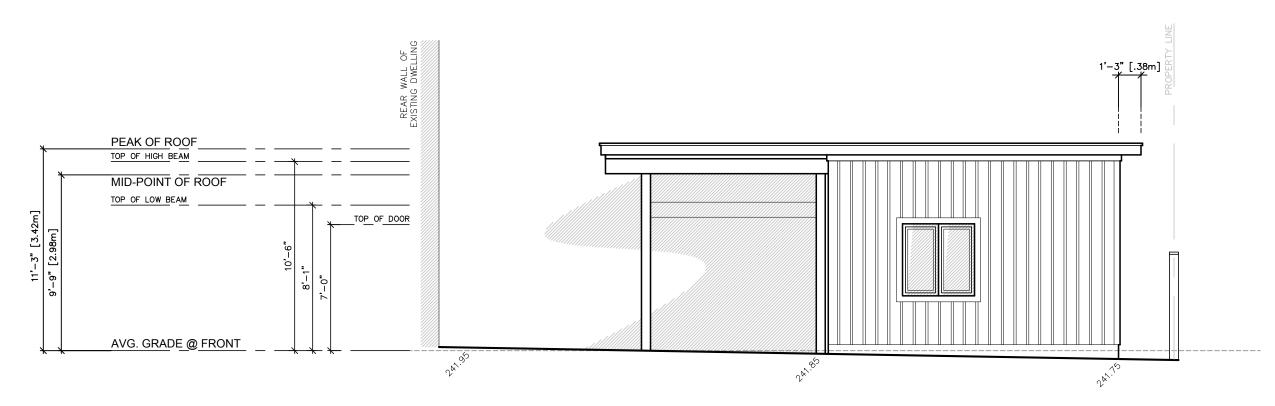
EXISTING ENCLOSED AREA = 232 sq.ft. EXISTING COVERED AREA = 150 sq.ft. EXISTING COVERAGE = 382 sq.ft. (35.5 sq.m.)





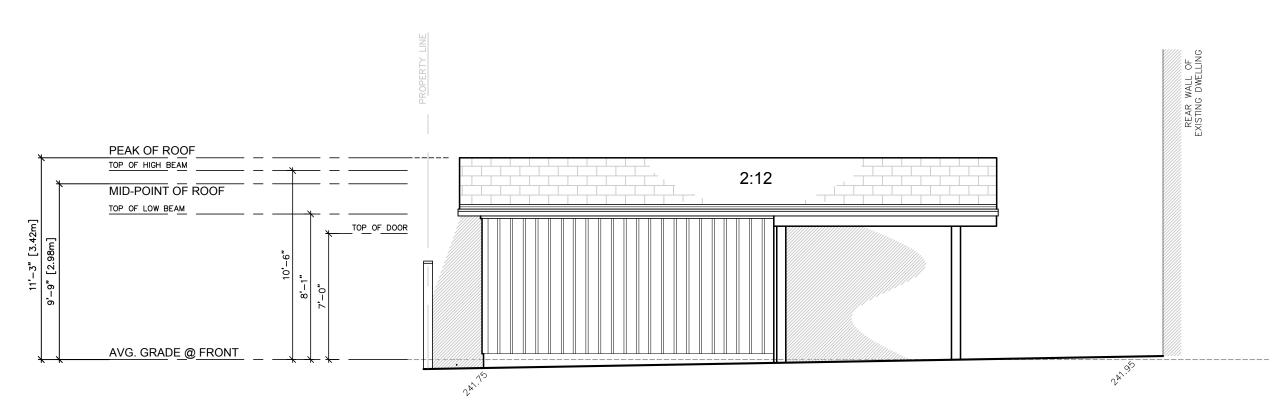






RIGHT SIDE ELEVATION





LEFT SIDE ELEVATION



SCHEDULE B: COMMENTS FROM AGENCIES, BUILDING STANDARDS & DEVELOPMENT PLANNING

Department / Agency	Conditions Required		Nature of Comments		
*Comments Received					
Building Standards (Zoning) *See	Yes □ No ⊠		General Comments		
Schedule B					
Development Planning	Yes □	No ⊠	Recommend Approval/No Conditions		

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes □	No ⊠	General Comments
TRCA	Yes ⊠	No □	General Comments w/Conditions
Region of York	Yes □	No ⊠	General Comments



Date: January 29th 2024

Attention: Christine Vigneault

RE: Request for Comments

File No.: A185-23

Related Files:

Applicant Great Room Inc.

Location 113 Twin Hill Crescent



COMMENTS:

	We have reviewed the proposed Variance Application and have no comments or objections to its approval.
X	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), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Mr. Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)

Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com



Power Stream 1

Construction Standard

03-1

	SYSTEM VOLTAGE			
LOCATION OF WIRES, CABLES OR CONDUCTORS	SPAN GUYS AND COMMUNICATIONS WIRES		4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2			NOTE 2)	
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	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:

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

<u>\G</u>	340cm	11'-4"		
	310cm	10'-4"		
VALUES.	250cm	8'-4"		
VALUES.				
REFERENCES				
SAGS AND	FNSIONS 1	SECTION 02		

METRIC

810cm

760cm 730cm

520cm 480cm

442cm 370cm

CONVERSION TABLE

IMPERIAL (APPROX)

27'-0" 25'-4"

24'-4" 17'-4"

15'-5" 12'-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

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



Construction Standard

03 - 4





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

- 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.
- 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.
- 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 CONJUCTION 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).

ON TABLE	
IMPERIAL	
(APPROX)	
16'-0"	
10'-0"	
8'-4"	
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:
PEgystem Planning and Standards/Standard Design/PowerStream Standards/soundard working (lighter/Seedlan 3/3-4/c/wg d3-4 Ro May 5, 2010, s/wg, %/3/2010 8/2/202 AM, Adobe POF



To: Committee of Adjustment

From: Faegheh Gholami, Building Standards Department

Date: April 29, 2024

Applicant: Great Room Inc.

Location: 113 Twin Hills Crescent

PLAN 65M4209 Lot 6

File No.(s): A185/23

Zoning Classification:

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.866 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	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. [Section 4.1.2]	To permit a minimum rear yard setback of 0.84 m to the existing Residential Accessory Structure (Cabana).
2	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. [Section 4.1.2]	To permit a minimum side yard setback of 0.78 m to the existing Residential Accessory Structure (Cabana).
3	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3]	To permit eaves of a Residential Accessory Structure (Cabana) to encroach up to a minimum distance of 0.30 m from the interior side lot line.
4	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3]	To permit eaves of a Residential Accessory Structure (Cabana) to encroach up to a minimum distance of 0.44 m from the rear lot line.
5	The minimum front yard landscape requirement shall be 50%, of which 60% shall be soft landscaping. [Section 4.19.1 2 b.]	To permit a minimum of 44.10% of front yard soft landscaping.
6	A minimum interior side yard of 1.2m is required for the existing residential accessory structure (Shed). [Section 4.1.2.1.a & table 7-4]	To permit a minimum interior yard of 0.65m for the existing residential accessory structure (Shed).

Staff Comments:

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

Order No. 23-121571, Order to Comply for Construction of a detached accessory structure on the northwest side of the property has been undertaken prior to obtaining the required building permit., Issue Date: Jun 12, 2023

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:





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.

Conditions of Approval:

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

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





To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: May 6, 2024

Name of Owners: Diana and Alfonso Giorgi

Location: 113 Twin Hills Crescent

File No.: A185/23

Proposed Variances (By-law 001-2021):

1. To permit a minimum rear yard setback of **0.84 m** to the existing Residential Accessory Structure (Cabana).

- 2. To permit a minimum side yard setback of **0.78 m** to the existing Residential Accessory Structure (Cabana).
- 3. To permit eaves of a Residential Accessory Structure (Cabana) to encroach up to a minimum distance of **0.30 m** from the interior side lot line.
- 4. To permit eaves of a Residential Accessory Structure (Cabana) to encroach up to a minimum distance of **0.44 m** from the rear lot line.
- 5. To permit a minimum of **44.10%** of front yard soft landscaping.
- 6. To permit a minimum interior yard of **0.65 m** for the existing residential accessory structure (Shed).

By-Law Requirements (By-law 001-2021):

- 1. 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.
- 2. 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.
- 3. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.
- 4. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.
- 5. The minimum front yard landscape requirement shall be **50%**, of which **60%** shall be soft landscaping.
- 6. A minimum interior side yard of **1.2 m** is required for the existing residential accessory structure (Shed).

Official Plan:

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

Comments:

The Owners are requesting relief to permit two (2) existing residential accessory structures (Cabana and Shed) proposed in the rear yard of 113 Twin Hills Crescent with the above noted variances. The Cabana has 2 components; an enclosed northerly portion and an unenclosed southerly dining area.

Development Planning Department Staff ('Development Planning Staff') has no objection to Variances 1 through 4 to permit encroachments into the minimum required distances from the rear lot line (Variances 1 & 4) and west interior side lot line (Variances 2 & 3) for the existing Cabana. The rear lot line abuts an Environmental Protection Zone (EP Zone) with a publicly accessible path (Purpleville Creek Trail). The proposed Cabana complies with maximum height and lot coverage requirements for accessory structures of Zoning By-law 001-2021. The 0.84 metre rear yard setback measured to the wall of the Cabana (Variance 1) and the 0.44 metre rear yard setback measured to the Cabana eaves (Variance 4) provides sufficient space for maintenance and access purposes. As such, staff are of the opinion that the proposed Cabana will have minor massing and visual (privacy) impacts on the property to the north and not impact the function of the existing trail area.

memorandum



Variances 2 and 3 are to permit the proposed Cabana to maintain a minimum distance of 0.78 metres measured to the wall (Variance 2) and 0.30 metres measured to the roof overhang of the Cabana (Variance 3). The proposed minimum setbacks to the interior side lot line for the Cabana are not anticipated to pose significant adverse impacts to the abutting property to the west (117 Twin Hills Crescent) as the eaves and gutters do not overhang over the property line, sufficient space for maintenance and safe access is provided, and sufficient spatial separation is provided between it and the dwelling to mitigate potential massing impacts. At the request of Development Planning and Urban Design Staff, the applicant increased the spatial separation between the dwelling and the Cabana and to help alleviate any anticipated massing impacts resulting from the west wall and roof's proximity to the west lot line.

Additionally, the roof of the Cabana slants upward, away from the western interior side lot line. Further, over one-third of the Cabana (dining area) is open with no walls. As such, the reduced mass of the Cabana through the proposed design and footprint are not anticipated to pose adverse use, massing, or privacy impacts to the neighbouring properties. Development Engineering Department Staff have also reviewed the proposal and are satisfied that drainage will be maintained. Therefore, the proposed structure is not anticipated to have adverse use or massing impacts on the neighbouring property to the west (117 Twin Hills Crescent), or the EP Zone to the north and the 0.78 metre minimum interior side lot line setback from the Cabana wall and 0.30 metre minimum interior side lot line setback from the eaves of the Cabana, provides sufficient space for safe maintenance and access.

Development Planning Staff have no objection to Variance 5 for the proposed reduction in soft landscaping in the front yard. At the request of Development Planning Department Staff, improvements were made to reduce the existing hardscaping and provide additional soft landscaping on the west side of the walkway in the front yard. The proposed 44.1% of soft landscaping in the front yard is anticipated better fit into the existing neighbourhood streetscape by providing a more appropriate distribution of soft landscaping and providing additional space for stormwater infiltration and snow storage. Development Engineering Staff have also reviewed the application and do not have any concerns regarding drainage.

The Development Planning Department has no objection to Variance 6. The accessory structure (Shed) presents minimal mass and is within the height and coverage requirements of the Zoning By-law, and the 0.65 metre setback provides sufficient space for maintenance and access purposes. As such the accessory building is not anticipated to have adverse use or massing impacts on the neighbouring property.

Accordingly, Development Planning Department Staff support the requested variances and are 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:

Development Planning Department Staff 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:

Nicholas Del Prete, Planner 1 David Harding, Senior Planner































January 29, 2024 CFN 70450.04 X-Ref: 69875

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 A185/23
PLAN 65M4209 Lot 6
113 Twin Hills Crescent
City of Vaughan, Region of York

Applicant: Great Room 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 January 26, 2024 TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variances under By-Law 001-2021:

By-Law 001-2021:

- To permit a minimum rear yard setback of 0.84 metres to the existing residential accessory structure (cabana), whereas a residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line.
- To permit a minimum side yard setback of 0.78 metres to the existing residential accessory structure (cabana), whereas a residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line.
- To permit a maximum height of 3.14 metre for the existing residential accessory structure (cabana), whereas a maximum height of 3.0 metres for the existing residential accessory structure (cabana) is permitted.
- To permit eaves of a residential accessory structure (cabana) to encroach up to a minimum distance of 0.30 metres from the interior side lot line, whereas a minimum distance of 0.60 metres shall be required from any permitted encroachment to the nearest lot line.
- To permit eaves of a residential accessory structure (cabana) to encroach up to a minimum distance of 0.44 metres from the rear lot line, whereas a minimum distance of 0.6 metres shall be required from any permitted encroachment to the nearest lot line.

- To permit a maximum lot coverage of 12.7% for residential accessory structures, whereas the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67 sq. m. whichever is less.
- To permit a minimum side yard setback of 0.65 metres to the existing residential accessory structure (shed), whereas a minimum side yard setback of 1.2 metres to the existing residential accessory structure (shed) is required.
- To permit a maximum lot coverage of 51.70%, whereas a maximum lot coverage of 50% is permitted.
- To permit a minimum front yard landscape requirement of 49% of which 35.39% shall be soft landscaping, whereas the minimum front yard landscape requirement shall be 50% of which 60% shall be soft landscaping.

The noted variances are being requested to recognize the construction of a cabana and shed in the rear yard of an existing residential dwelling, and the existing front yard landscaping.

Ontario Regulation 166/06

The subject property is located within TRCA's Regulated Area because of a valley corridor associated with a tributary of the Humber River located to the west of the subject property. 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.

Application-Specific Comments

TRCA staff issued a permit to recognize the construction of the cabana on November 8, 2023 (TRCA Permit No. C-231322).

Based on a review of the plans submitted with this variance application, the noted works are generally consistent with the plans that were approved as part of TRCA Permit No. C-231322. As such, TRCA has no concerns with the proposed 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 \$660.00 (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.

Recommendations

Based on the comments noted above, TRCA has no objection to the approval of Minor Variance Application A185.23 subject to the following conditions:

1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

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

Sincerely,

Kristen Řegier

Planner

Development Planning and Permits

KR/sb

Pravina Attwala

Subject: FW: [External] RE: A185/23 (113 Twin Hills Crescent) - REQUEST FOR COMMENTS, CITY OF

VAUGHAN

From: Development Services <developmentservices@york.ca>

Sent: Tuesday, February 13, 2024 5:21 PM

To: Prabhdeep Kaur < Prabhdeep. Kaur@vaughan.ca> **Cc:** Committee of Adjustment < CofA@vaughan.ca>

Subject: [External] RE: A185/23 (113 Twin Hills Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Prabhdeep,

The Regional Municipality of York has completed its review of the minor variance application – A185/23 (113 Twin Hills Crescent) and has no comment.

Please provide us with a digital copy of the notice of decision for our records.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1 1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: Working together to serve our thriving communities – today and tomorrow

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Evalina Warrington	117 Twin Hills Crescent, Woodbridge, ON	02/16/2024	Letter in Support
Public	Gezim Metani	125 Twin Hills Crescent, Woodbridge, ON	02/16/2024	Letter in Support
Public	Elena Arkhipov	121 Twin Hills Crescent, Woodbridge, ON	02/16/2024	Letter in Support
Public	Fitz McDonald	109 Twin Hills Crescent, Woodbridge, ON	02/16/2024	Letter in Support
Public	various	105,110,118,114 & 106 TWIN HILLS CRES	02/20/2024	Letters in Support
Public	Micheal Ferri	91 twin Hills Crescent	2/14/2024	Letters in Support

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres. This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name): MILLAGE FERRI
Address: MITWH HUS CROSCOLET

Signature: ___

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres.

This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Name (print name): /ijwan Wu

RECEIVED By providel at 4:10 pm, Feb 20, 2024

February 14, 2024

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres.

This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name):

Addi 633. _

Signature:

) FERMADES & Michele Fernandes

mande & AND

RECEIVED By providel at 4:10 pm, Feb 20, 2024

February 14, 2024

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres. This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres. This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name): Gluseppe Morra

Address: 114 Twin Hills Crosent

Signature:

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres.

This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name): ______ Caroling Arboled 9

Address: 106 Win Hills. Cres

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres.

This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name

Address:

Signature:

ame): EValina Warrington

Cres, Woodbridge

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres.

This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name

Address:

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres. This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name): ELENA ARKHIPOV

Address: 121 Twin Mills Crescent

Signature:

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres.

This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name): ++2 Weborold

Address: 109 Two Hill

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres.

This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name): Concetta Giordano

Address: 134 TWIN HILLS CR.

Signature: Conlette fin News

Dear Alfonso, and Diana,

I/we the neighbours of 113 Twin Hills Cres have reviewed the backyard pertaining the cabana/covered roof structure at your house located at 113 Twin Hills Cres.

This letter is to confirm that we support your application for a minor variance to allow the existing structure to be permitted, as per the application drawings submitted.

Sincerely,

Name (print name): ANNIE MADAPALLIMATTAM

Address: 133 TWIN HILLS CITES.

Signature: A Merchy allimation

SCHEDULE D: BACKGROUND

None