

ITEM: 6.7	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A146/23 217 COPPER RIDGE DR, WOODBRIDGE
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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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

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

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

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

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			09/05/2023	Application Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A146/23
217 COPPER RIDGE DR, WOODBRIDGE**

ITEM NUMBER: 6.7	CITY WARD #: 3
APPLICANT:	840999 Ontario Limited
AGENT:	Brutto Consulting
PROPERTY:	217 Copper Ridge Drive, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Density Residential" by Volume 2, Section 12.13 - Block 40/47
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed dwelling and driveway widening.

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

The subject lands are zoned R1 and subject to the provisions of Exception 14.1080 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum building height of 9.5 metres is permitted. [Table 7-3]	To permit a maximum building height of 10.21 metres.
2	A maximum driveway width of 9.0 metres is permitted. [Table 6-11]	To permit a maximum driveway width of 10.13 metres.

The subject lands are zoned RD1 and subject to the provisions of Exception 9(1455) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	A maximum interior garage width of 9.0 metres is permitted. [Schedule A3]	To permit a maximum interior garage width of 10.67 metres.
5	A maximum driveway width of 9.0 metres is permitted. [Section 4.1.4]	To permit a maximum driveway width of 10.13 metres.
6	The portion of the driveway between the street line and the street curb shall not be 6.0 metres in width. [Section 4.1.4]	To permit the portion of the driveway between the street line and the street curb to be a maximum width 9.0 metres.

HEARING INFORMATION

DATE OF MEETING: Thursday, November 16, 2023
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

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

HEARING INFORMATION

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 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:	November 2, 2023	
Date Applicant Confirmed Posting of Sign:	October 25, 2023	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	To seek relief from both By-law 1-88 and 01-2021 to permit an increased driveway width, curb cut width, interior garage width, and building height.	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>		No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	That the Owner submits approved and stamped drawings by the Control Architect (John G Williams Architect) to the satisfaction of Development Planning staff and Urban Design staff.
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

The Owner/Applicant must acquire a Lot Grading Permit from the Development Inspection and Lot Grading Division of the City's Development Engineering Department. It's important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application.

The Development Engineering Department does not object to the Minor Variance application A146/23, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	<p>The Owner/Applicant shall ensure that the Developer/Builder receives adequate notification regarding the proposed work before any construction commences. Furthermore, the Owner/Applicant shall submit a duly signed copy of the Developer's Acknowledgment Letter to the Development Engineering Department prior to the approval of the application. To obtain the City's Acknowledgment Letter template, please contact the Development Engineering Reviewer.</p> <p>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</p>
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No objections or comments

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No Comments Received to Date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No Comments Received to Date.

Fire Department Recommended Conditions of Approval:	None
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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	Development Engineering Rex.bondad@vaughan.ca	<p>The Owner/Applicant shall ensure that the Developer/Builder receives adequate notification regarding the proposed work before any construction commences. Furthermore, the Owner/Applicant shall submit a duly signed copy of the Developer's Acknowledgment Letter to the Development Engineering Department prior to the approval of the application. To obtain the City's Acknowledgement Letter template, please contact the Development Engineering Reviewer.</p> <p>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</p>
2	TRCA Kristen.Regier@trca.ca	<ol style="list-style-type: none"> 1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit from TRCA pursuant on Ontario Regulation 166/06 for the proposed grading and retaining wall system.
3	Development Planning Nicholas.DelPrete@vaughan.ca	That the Owner submits approved and stamped drawings by the Control Architect (John G Williams Architect) to the satisfaction of Development Planning staff and Urban Design staff.

IMPORTANT INFORMATION – PLEASE READ
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.

IMPORTANT INFORMATION – PLEASE READ

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.

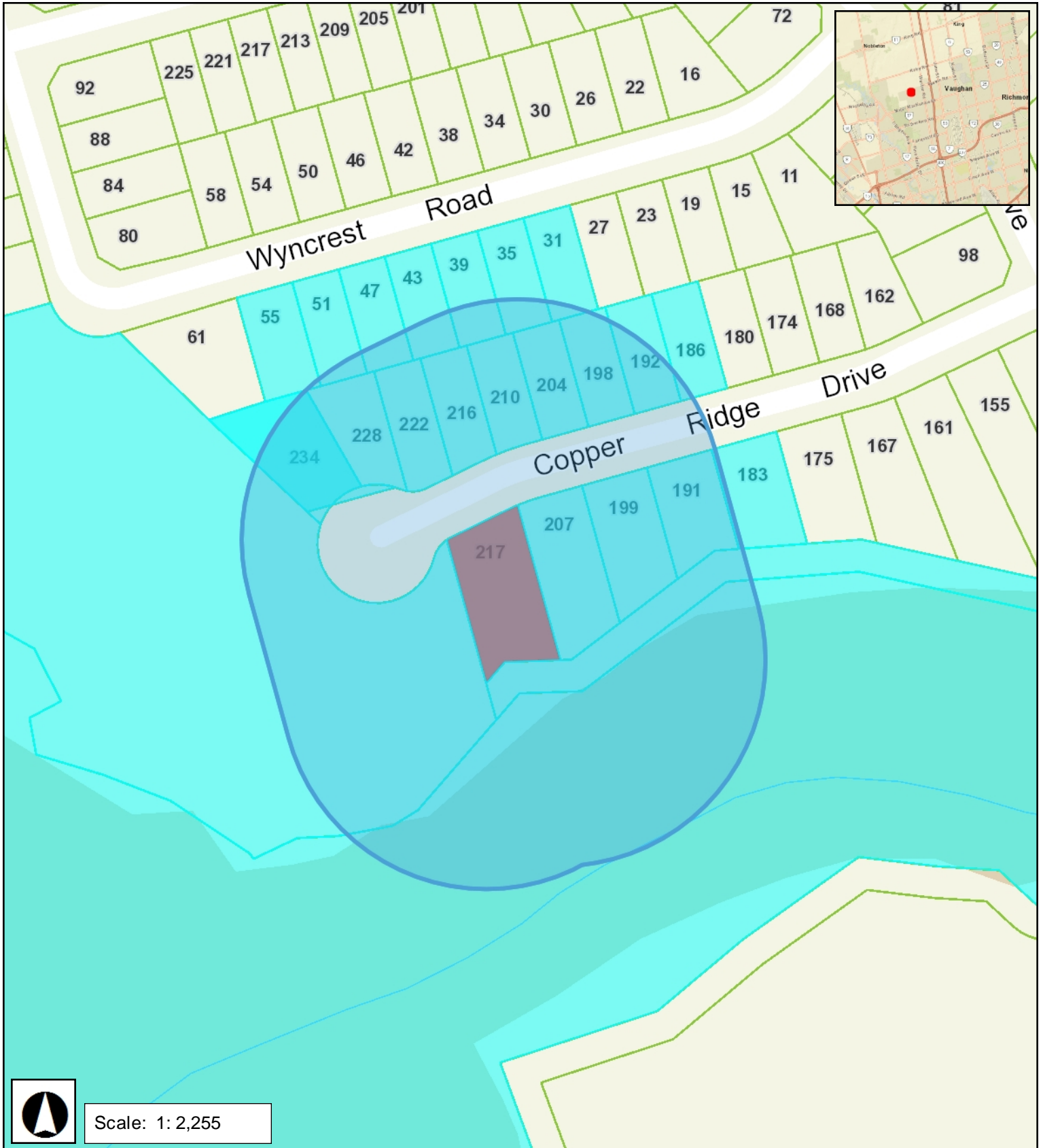
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

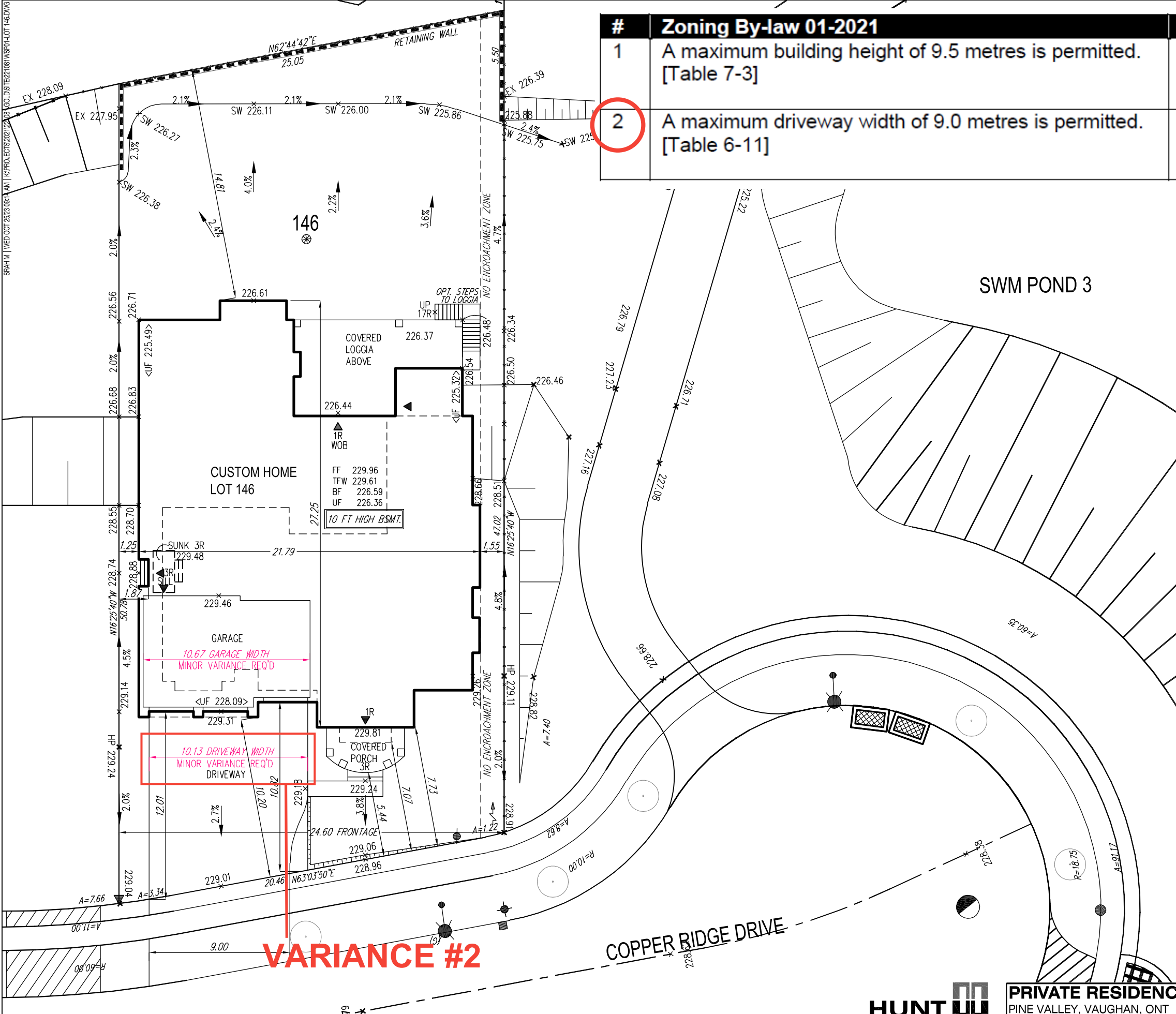
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

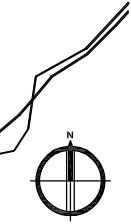
SCHEDULE A: DRAWINGS & PLANS

217 Copper Ridge Drive, Woodbridge





#	Zoning By-law 01-2021	Variance requested
1	A maximum building height of 9.5 metres is permitted. [Table 7-3]	To permit a maximum building height of 10.21 metres.
2	A maximum driveway width of 9.0 metres is permitted. [Table 6-11]	To permit a maximum driveway width of 10.13 metres.



KEY MAP
NOT TO SCALE

SITE PLAN
LOT 146-PINE VALLEY, VAUGHAN, ON

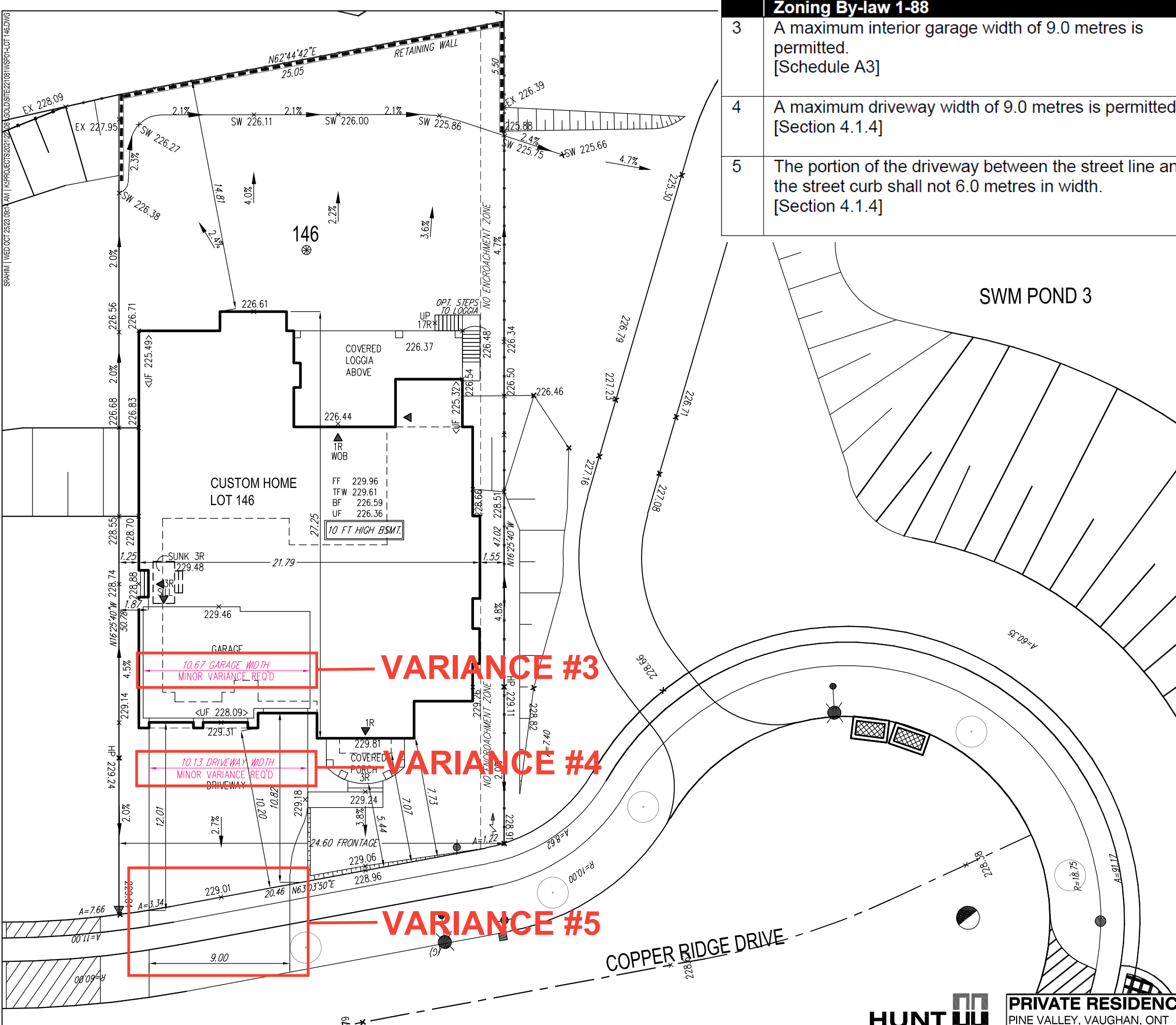
PARENT BY-LAW	ZONING BY-LAW 083-2020 + 1-88	
PROPOSED ZONE	RD ZONE	RD1
ZONING CHART:	SCHEDULE A3 REQUIREMENT	PROPOSED
BUILDING HEIGHT	HT 11 m	10.21 m
LOT AREA	540 sq.m.	1291.88 sq.m.
FRONTAGE	18 m	24.60 m
MAX DRIVEWAY WIDTH	9.0 m	10.13 m * MINOR VARIANCE REQ'D
MAX CURB CUT WIDTH	6.0 m	9.0 m
MAX INTERIOR GARAGE WIDTH	9.0 m	10.67 m * MINOR VARIANCE REQ'D
FRONT YARD	TO GARAGE 6.0 m TO HOUSE 4.5 m	TO GARAGE 10.2 m TO HOUSE 7.07 m
REAR YARD	7.5 m	14.81 m
SIDE YARD 1	1.2 m 1.8 m (SIDE DOOR)	1.25 m
SIDE YARD 2 (FLANKING SWM)	1.5 m	1.55 m
LANDSCAPE AREA	Min. 50% Landscaped Front or Exterior side yard AND Min. 60% OF MIN LANDSCAPED FRONT OR EXTERIOR SIDE YARD SHALL BE SOFT LANDSCAPE	
FRONT YARD AREA	N/A	151.63 sq.m.
LANDSCAPED AREA	75.82 sq.m. (50%)	79.12 sq.m. (52%)
MIN FRONT YARD SOFT LANDSCAPED AREA	47.47 sq.m. (60%)	73.14 sq.m. (92%)
ENCROACHMENTS:	SCHEDULE A3 REQUIREMENT	PROPOSED
PORCH ENCROACHMENTS	2.5 m	0 m

VARIANCE #2

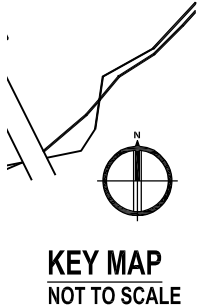


PRIVATE RESIDENCE - 222037
PINE VALLEY, VAUGHAN, ONT

LOT 146 SITING



Zoning By-law 1-88		Variance requested
3	A maximum interior garage width of 9.0 metres is permitted. [Schedule A3]	To permit a maximum interior garage width of 10.67 metres.
4	A maximum driveway width of 9.0 metres is permitted. [Section 4.1.4]	To permit a maximum driveway width of 10.13 metres.
5	The portion of the driveway between the street line and the street curb shall not 6.0 metres in width. [Section 4.1.4]	To permit the portion of the driveway between the street line and the street curb to be a maximum width 9.0 metres.



SITE PLAN
LOT 146-PINE VALLEY, VAUGHAN, ON

PARENT BY-LAW	ZONING BY-LAW 083-2020 + 1-88	
PROPOSED ZONE	RD ZONE	RD1
ZONING CHART:		
	SCHEDULE A3 REQUIREMENT	PROPOSED
BUILDING HEIGHT	HT 11 m	10.21 m
LOT AREA	540 sq.m.	1291.88 sq.m.
FRONTAGE	18 m	24.60 m
MAX DRIVEWAY WIDTH	9.0 m	10.13 m * MINOR VARIANCE REQ'D
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MAX INTERIOR GARAGE WIDTH	9.0 m	10.67 m * MINOR VARIANCE REQ'D
FRONT YARD	TO GARAGE 6.0 m TO HOUSE 4.5 m	TO GARAGE 10.2 m TO HOUSE 7.07 m
REAR YARD	7.5 m	14.81 m
SIDE YARD 1	1.2 m 1.8 m (SIDE DOOR)	1.25 m
SIDE YARD 2 (FLANKING SWM)	1.5 m	1.55 m
LANDSCAPE AREA	Min. 50% Landscaped Front or Exterior side yard AND Min. 60% OF MIN LANDSCAPED FRONT OR EXTERIOR SIDE YARD SHALL BE SOFT LANDSCAPE	
FRONT YARD AREA	N/A	151.63 sq.m.
LANDSCAPED AREA	75.82 sq.m. (50%)	79.12 sq.m. (52%)
MIN FRONT YARD SOFT LANDSCAPED AREA	47.47 sq.m. (60%)	73.14 sq.m. (92%)
ENCROACHMENTS:		
	SCHEDULE A3 REQUIREMENT	PROPOSED
PORCH ENCROACHMENTS	2.5 m	0 m

#	Zoning By-law 01-2021	Variance requested
1	A maximum building height of 9.5 metres is permitted. [Table 7-3]	To permit a maximum building height of 10.21 metres.
2	A maximum driveway width of 9.0 metres is permitted. [Table 6-11]	To permit a maximum driveway width of 10.13 metres.

RECEIVED
By Christine Vigneault at 2:50 pm, Oct 26, 2023

VARIANCE #1



SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval/ w/Conditions
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments

To: Committee of Adjustment
From: Sarah Scauzillo, Building Standards Department
Date: October 26, 2023
Applicant: Brutto Consulting
Location: 217 Copper Ridge Drive
 Lot 146, PLAN 65M4733
File No.(s): A146/23

Zoning Classification:

The subject lands are zoned R1 and subject to the provisions of Exception 14.1080 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum building height of 9.5 metres is permitted. [Table 7-3]	To permit a maximum building height of 10.21 metres.
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The subject lands are zoned RD1 and subject to the provisions of Exception 9(1455) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	A maximum interior garage width of 9.0 metres is permitted. [Schedule A3]	To permit a maximum interior garage width of 10.67 metres.
4	A maximum driveway width of 9.0 metres is permitted. [Section 4.1.4]	To permit a maximum driveway width of 10.13 metres.
5	The portion of the driveway between the street line and the street curb shall not 6.0 metres in width. [Section 4.1.4]	To permit the portion of the driveway between the street line and the street curb to be a maximum width 9.0 metres.

Staff 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.
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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 6, 2023
Name of Owner: Peter Cipriano - 840999 Ontario Limited
Location: 217 Copper Ridge Drive
File No.(s): A146/23

Proposed Variances (By-law 001-2021):

1. To permit a maximum building height of 10.21 metres.
2. To permit a maximum driveway width of 10.13 metres.

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

1. A maximum building height of 9.5 metres is permitted.
2. A maximum driveway width of 9.0 metres is permitted.

Proposed Variances (By-law 1-88):

3. To permit a maximum interior garage width of 10.67 metres.
4. To permit a maximum driveway width of 10.13 metres.
5. To permit the portion of the driveway between the street line and the street curb to be a maximum width 9.0 metres.

By-Law Requirements (By-law 1-88):

3. A maximum interior garage width of 9.0 metres is permitted.
4. A maximum driveway width of 9.0 metres is permitted.
5. The portion of the driveway between the street line and the street curb shall not 6.0 metres in width.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Density Residential" by Volume 2, Section 12.13 - Block 40/47.

Comments:

The Owner is requesting relief to facilitate the construction of a new dwelling and driveway at 217 Copper Ridge with the above noted variances. The subject property is located in a new subdivision and abuts an Open Space Zone at the rear. A two-storey dwelling with walkout basement is proposed.

The Development Planning Department has no objection to Variance 1 to permit a maximum building height of 10.21 metres. The height is measured to the roof's mid-point due to the roof's multi-hipped design. When viewed from the street, about 40% of the building's perceived mass is comprised of steeply pitched roof. Any perceived scale and massing concerns on the streetscape associated with the increase in height is lessened by the multi-hip roof design. Further, any perceived scale and massing concerns associated with the neighbouring lot to the east, 207 Copper Ridge Drive, is mitigated through the stepping down of the building as it progresses further into the lot.

The Development Planning Department has no objection to Variances 2, and 3 to permit an increased maximum interior garage width of 10.67 metres, an increased maximum driveway width of 10.13 metres, and the portion of the driveway between the street line and the street curb to be 9.0 metres in width. The intent of the maximum interior garage width is to ensure the garage (storage use) does not become the primary focal point of the dwelling within the front yard. Three separate garage doors are also proposed, with one being slightly stepped back from the other two. These design adjustments break up the façade of the dwelling dedicated to storage use and add visual interest. Due to the scale of the dwelling proposed along with the more generous lot width (24.60 metres) and façade treatments, the garage does not become the focal point of the dwelling when viewed from the street. As such, no adverse massing or streetscape impacts are anticipated to the neighbouring properties. The increased maximum driveway width of

10.13 metres better facilitates access to the 3-car garage and is proportionate to the proposed garage width.

At the request of the Development Planning Department, the Owner revised the proposal to address concerns with the driveway width (Variance 4). The 10.13 metre driveway width is measured at the top of the driveway. Where the front walkway connects with the driveway at about mid-depth, the proposed width tapers from the requested 10.13 metres to the permitted 9.0 metre width at the front lot line. The 9.0 metre length is proposed to be maintained between the front lot line and the curb (Variance 5). This will permit the establishment of some additional soft landscaping within the front yard. The widened, tapered driveway is not anticipated to have adverse impacts to the existing streetscape due to the greater lot frontage and driveway taper, which collectively provide for the establishment and retention of more soft landscaping within the front yard. Variances 4 and 5 for the proposed driveway are considered minor in nature and are not anticipated to adversely impact the streetscape or neighbouring properties.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application with the following condition of approval:

Condition of Approval:

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

1. That the Owner submits approved and stamped drawings by the Control Architect (John G Williams Architect) to the satisfaction of Development Planning staff and Urban Design staff.

Comments Prepared by:

Nicholas Del Prete, Planner I
David Harding, Senior Planner

October 11, 2023

CFN 68446.35
X-Ref: 50916

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 A146/23
Concession 6, Lot 24
Lot 146, Plan 65M4733
City of Vaughan, Region of York
Applicant: Brutto Consulting**

This letter acknowledges receipt of the above-noted applications circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on September 18, 2023. TRCA staff have reviewed the applications 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 applications is to request the following variances under both the By-Law 01-2021 and By-Law 1-88:

By-Law 01-2021:

- To permit a maximum building height of 10.1 metres, whereas a maximum building height of 9.5 metres is permitted.
- To permit a maximum driveway width of 10.13 metres, whereas a maximum driveway width of 9.0 metres is permitted.

By-Law 1-88:

- To permit a maximum interior garage width of 10.67 metres, whereas a maximum interior garage width of 9.0 metres is permitted.
- To permit a maximum driveway width of 10.13 metres, whereas a maximum driveway width of 9.0 metres is permitted.
- To permit the portion of the driveway between the street line and the street curb to be a maximum width of 10.13 metres.

The noted variances are being requested to facilitate the construction of a single detached dwelling.

Ontario Regulation 166/06

The subject property is located within TRCA's Regulated Area due to a valley corridor associated with Purpleville Creek. In addition, the subject property is within the area of influence of a provincially significant wetland. 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 were previously involved in the review of *Planning Act* applications for the subject lands including Draft Approved Plan of Subdivision 19T-03V05 and Zoning By-Law Amendment Z.03.024. The Ontario Land Tribunal approved the applications and issued conditions of draft approval for the subdivision on April 6, 2016. As part of the approval of the subject applications, a 10 metre buffer was established between the erosion hazard associated with valley corridor and the proposed residential lots. Furthermore, it was agreed that the valley corridor and the associated buffer areas would be conveyed into TRCA ownership for long term stewardship.

TRCA issued permits for the development of the subdivision lands and provided a clearance letter to the City of Vaughan on January 25, 2022, confirming that the conditions relevant to TRCA for the Phase 2 lands had been adequately addressed.

TRCA policies require a 10 metre setback from an erosion hazard for habitable structures, and a 6 metre setback from for non-habitable accessory structures (i.e., swimming pools, sheds, decks, landscaping etc.).

Based on a review of the circulated plans, the proposed variances do not impact the required setbacks from the erosion hazard. As such, TRCA has no concerns with the proposed variances.

The proposed plans appear to show a rear property line that is not consistent with the draft plan of subdivision. Furthermore, the plans identify grading and installation of a retaining wall system at the rear of the property. These site alteration and construction works are located within TRCA's Regulated Area. The noted works were not included in the approved permit TRCA issued for the final grading of the subdivision lands. A permit from TRCA would be required for any grading or retaining wall works in the rear portion of the site. Please refer to Appendix 'A' for permit requirements.

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 provides conditional approval to the approval of Minor Variance Applications A146.23 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.
2. That the applicant obtains a permit from TRCA pursuant on Ontario Regulation 166/06 for the proposed grading and retaining wall system.

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 Regier

Kristen Regier
Planner I
Development Planning and Permits

KR/sb

Appendix 'A' – TRCA Permit Application Requirements

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 grading plan
 - Erosion and sediment control plan
 - Retaining wall details – plan view and cross section drawings identifying design details (i.e., height, materials, drainage specifications etc.).
3. Permit review fee of \$535 (Works on Private Residential Property – Minor). TRCA's fee schedule can be found by visiting the following site: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/11/24150738/DevelopmentPermittingFeeSchedule-20221124.pdf>

Pravina Attwala

Subject: FW: [External] RE: A146/23 (217 COPPER RIDGE DRIVE) - REQUEST FOR COMMENTS

From: Development Services <developmentsservices@york.ca>
Sent: October-10-23 5:46 PM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A146/23 (217 COPPER RIDGE DRIVE) - REQUEST FOR COMMENTS

Hi Pravina,

The Regional Municipality of York has completed its review of the updated minor variance application – A146/23 (217 Copper Ridge Drive) and has no comment.

Please provide us with a 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
Applicant			09/05/2023	Application Cover Letter

September 5th, 2023

Attention: Christine Vigneault

Manager Development Services & Secretary Treasurer Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

**Re: Minor Variance Application – 217 Copper Ridge Drive, City of Vaughan
840999 Ontario Limited
Part Lots 24 & 25, Concession 6
Related City File No: Approved Plan of Subdivision (19T-03V05 - Phase 3)**

Brutto Consulting is pleased to submit this Minor Variance Application on behalf of our client, 840999 Ontario Limited, to facilitate the development of a single detached dwelling at 217 Copper Ridge Drive in the City of Vaughan. The proposed building would have a frontage on Copper Ridge Drive.

The proposed development consists of an area of 1,291.88 sq. metres, a lot frontage of 24.60 metres along Copper Ridge Drive and a depth of 52.52 metres. The proposed single detached dwelling will have a ground-floor area of 407.10 sq. metres and a gross-floor area of 597.74 sq. metres. The proposed dwelling will be provided with full municipal services existing on Copper Ridge Drive including water supply, sanitary sewage, and storm sewers.

Requested Minor Variances:

The purpose of this Minor Variance Application to the Committee of Adjustment is to seek relief for the following zoning deficiencies:

Zoning By-law 1-88:

- 1) To permit a driveway width of 10.13 metres; whereas a maximum driveway width of 9.0 metres is permitted;
- 2) To permit a curb cut width of 10.13 metres; whereas a maximum curb cut width of 6.0 metres is permitted;
- 3) To permit an interior garage width of 10.67 metres; whereas a maximum interior garage width of 9.0 metres is permitted;

Zoning By-law 01-2021:

- 1) To permit a building height of 10.09 metres; whereas a maximum building height of 9.0 metres is permitted; and,
- 2) To permit a driveway width of 10.13 metres; whereas a maximum driveway width of 9.0 metres is permitted.

Reasons for Requested Variances:

The Subject Property along with the rest of the Prima Vista Subdivision (Blocks 40 and 47) went through a Zoning By-law Amendment when By-law 1-88 was in-place. These By-laws were 067-2018 and 083-2020.

Zoning By-law 067-2018 zoned the property as RD1(H) with the holding symbol being subject to removal as long as the detailed design of the proposed pedestrian bridge and stormwater management ponds and infiltration galleries were completed to the satisfaction of the City and the TRCA. This condition was satisfied and the “H” symbol was removed through Zoning By-law 083-2020, which zoned the lands as “RD1 Residential Detached One Zone”. However, this process has not been adequately transitioned into the new Zoning By-law as Exception No. 1080 of By-law 01-2021 incorrectly continues to show the “H” symbol on the Subject Property as well as the condition to lift it which has already been satisfied.

This matter has been discussed with the City and we have come to the understanding that in cases where these transition oversights occur we have to apply for variances for both the old Zoning By-law 1-88 and the new Zoning By-law 01-2021. As such, this is the reason we are applying for the 3 variances noted above for By-law 1-88, and for the building height variance for By-law 01-2021. These would not be required should the provisions of By-laws 067-2018 and 083-2020 been transitioned accordingly.

The primary variance where we are seeking relief is for the proposed driveway width of 10.13 metres. The purpose of this variance is to be able to accommodate a slightly wider driveway that will provide enhanced safety and functionality for resident and guest parking, improved accessibility for individuals with mobility challenges, and complementary aesthetic appeal to the large dwelling that is being proposed. Most importantly, the proposed driveway width will not impact surrounding properties nor the character and functionality of the neighbourhood, which is composed of wide single detached lots of similar characteristics.

Submission Materials:

To assist the Committee of Adjustment with their review of this application, we hereby submit the following materials:

- Payment to the City of Vaughan in the amount of \$6,100.00 for the Minor Variance fee for Major Development;
- Signed Owner Authorization Form;
- Commissioned Sworn Declaration Form;
- Signed Authorizing Statements Form;
- Setback Chart, prepared by Brutto Consulting;
- Size of Structure Chart, prepared by Brutto Consulting;
- Variance Chart, prepared by Brutto Consulting;
- Tree Declaration Form, prepared by Brutto Consulting;
- Site Plan, prepared by Hunt Design Associates Inc; and,
- Floor Plans and Building Elevations, prepared by Hunt Design Associates Inc.

We trust that the information and materials provided are sufficient for your review and circulation to each commenting department. Should you have any questions or require any additional information please do not hesitate to contact me.

Yours Truly,



Francesco Fiorani, BURPI
Senior Planner and Project Manager
Brutto Planning Consultant Ltd.
ffiorani@bruttoconsulting.ca

CC Claudio Brutto by email (cbrutto@bruttoconsulting.ca)

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None