

File: A083/19**Applicant:** Sergio & Manuela Cappuccitti**Address:** 75 Inverness Cl Maple**Agent:** Enzo Loccisano

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, July 25, 2019



Minor Variance
Application

Agenda Item: 12

A083/19

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing:	Thursday, July 25, 2019
Applicant:	Sergio & Manuela Cappuccitti
Agent:	Enzo Loccisano
Property:	75 Inverness Cl Maple
Zoning:	The subject lands are zoned R3 and subject to the provisions of Exception 9(840) under By-law 1-88 as amended.
OP Designation:	VOP 2010: "Low-Rise Residential"
Related Files:	None
Purpose:	Relief from the by-law is being requested to permit the construction of a proposed one storey addition to the rear of the existing dwelling. Relief is also being sought to permit the existing shed located in the rear yard.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum rear yard setback of 9.0m to the dwelling is required.	1. To permit a minimum rear yard setback of 7.10 to the dwelling.
2. A minimum rear yard setback of 9.0m to the existing shed is required.	2. To permit a minimum rear yard setback of 0.61m to the existing shed.
3. A minimum interior side yard setback of 1.2m to the existing shed is required.	3. To permit a minimum interior side yard setback of 0.61m to the existing shed.

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on July 10, 2019

Applicant confirmed posting of signage on June 26, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	March 1994
Shed	2004

Applicant has advised that they cannot comply with By-law for the following reason(s): Due to existing conditions.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: None

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

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The height of the existing shed is 2.1m from finished ground level to the highest point of the structure.

Building Inspections (Septic):

No comments or concerns

Development Planning:

VOP 2010: "Low-Rise Residential"

The Development Planning Department has reviewed the application and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A083/19 subject to the following condition:

The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final Lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment no concerns

Fire Department: Prepared by: André Clifton

No comment no concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers 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.

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 Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	1) The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final Lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

Notice to the Applicant – 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 to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

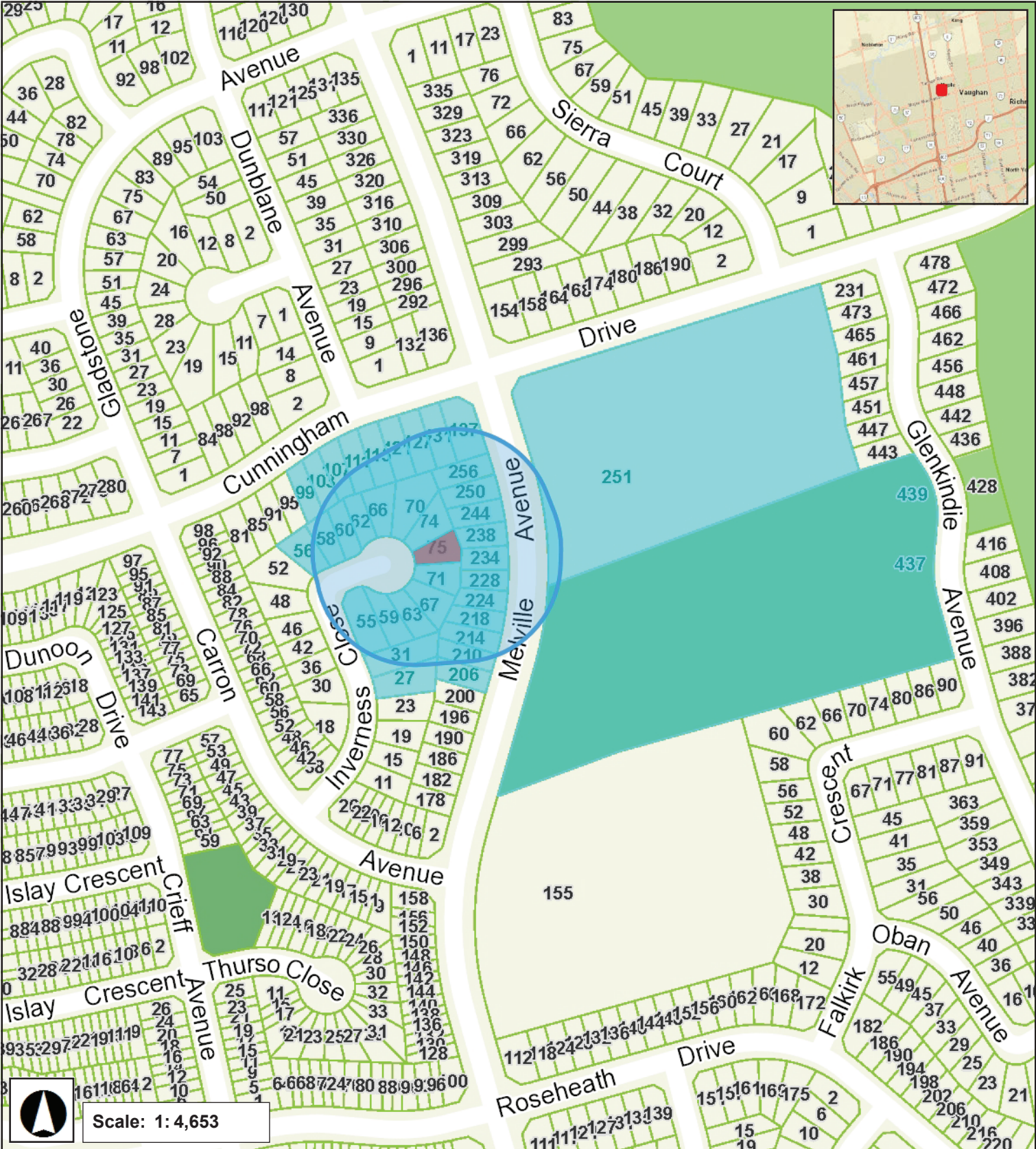
Location Map
Sketches



LOCATION MAP - A083/19

75 INVERNESS CLOSE, MAPLE

Teston Road

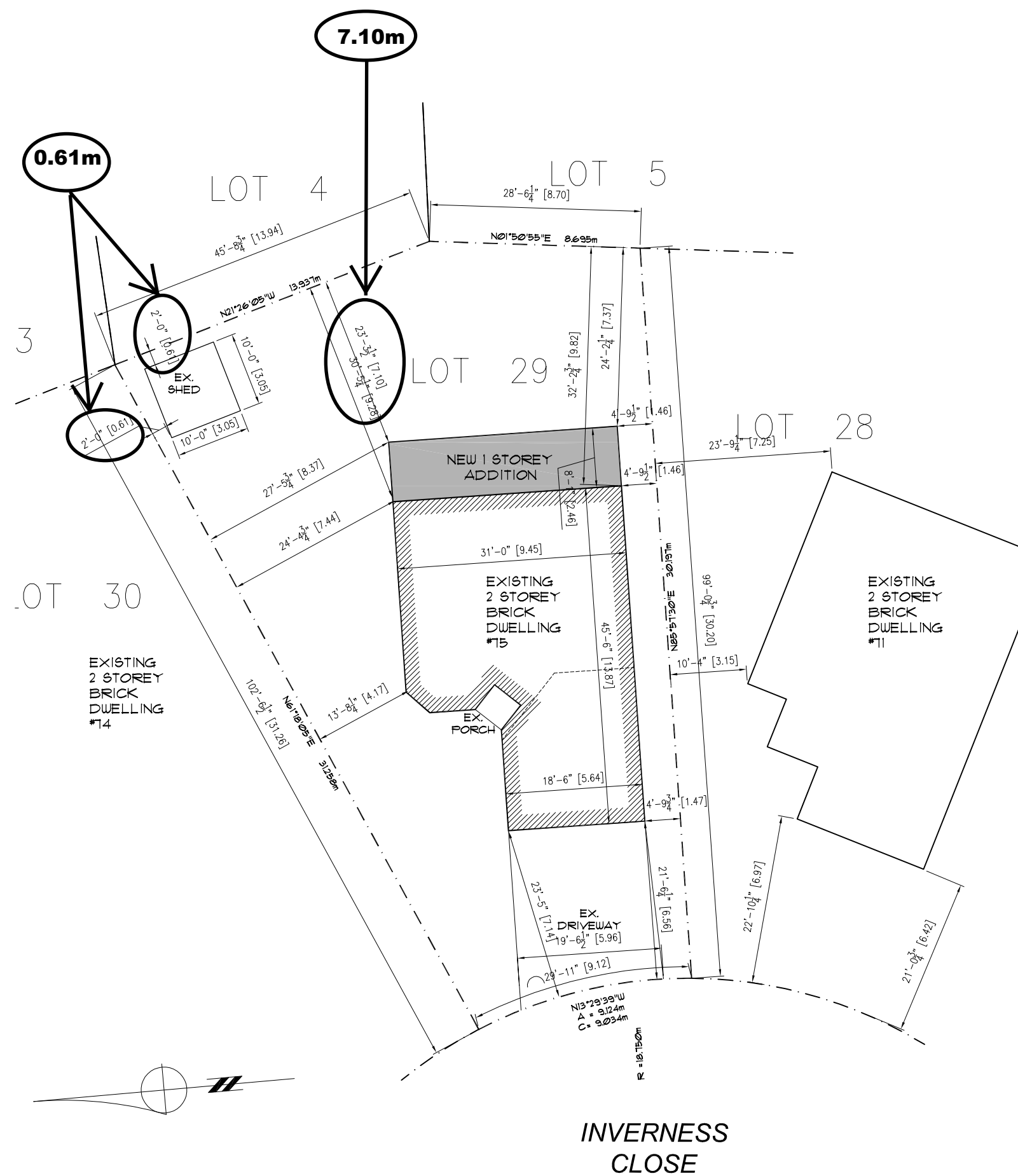


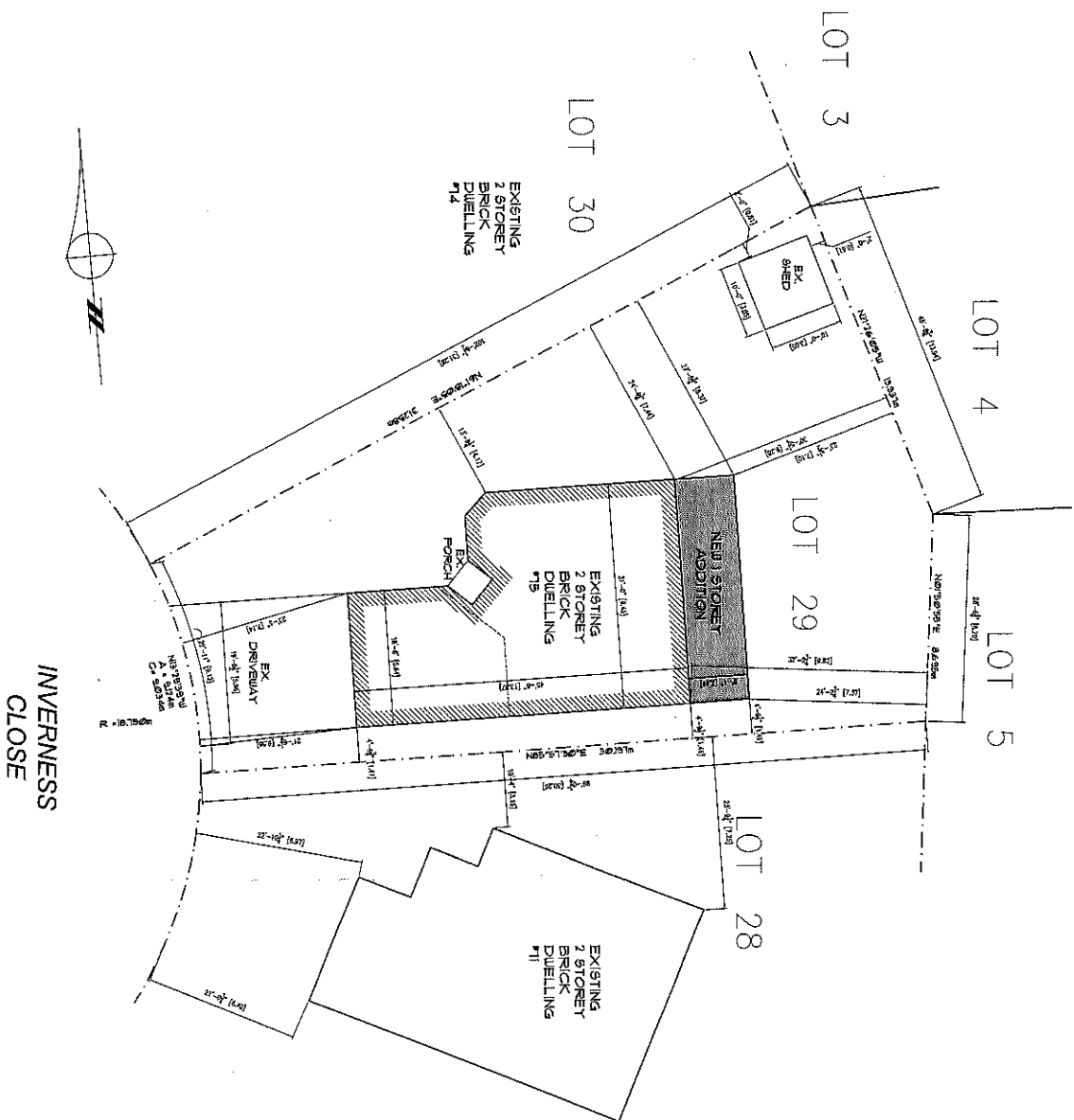
Keele Street

Major Mackenzie Drive

July 9, 2019 3:43 PM

A083/19





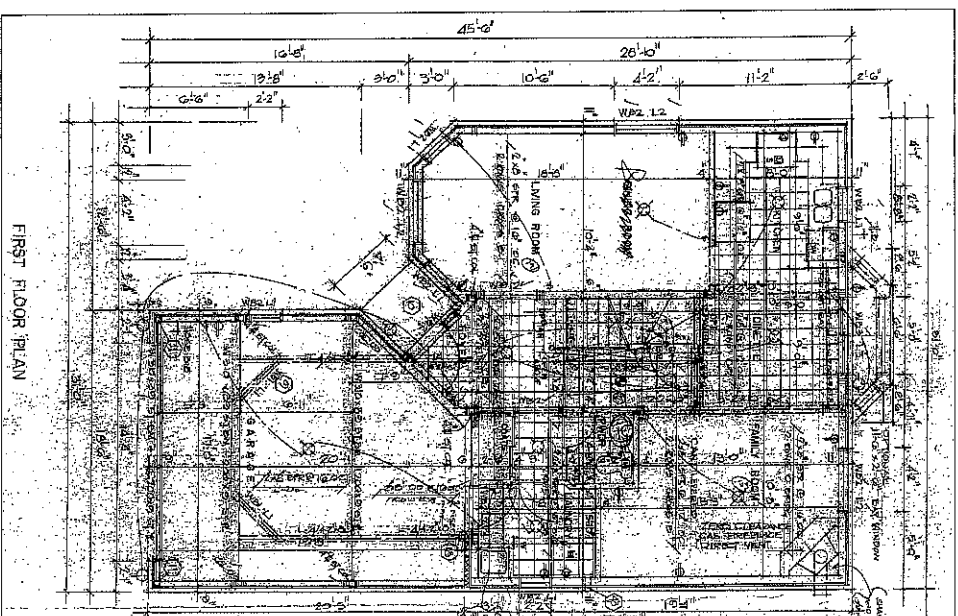
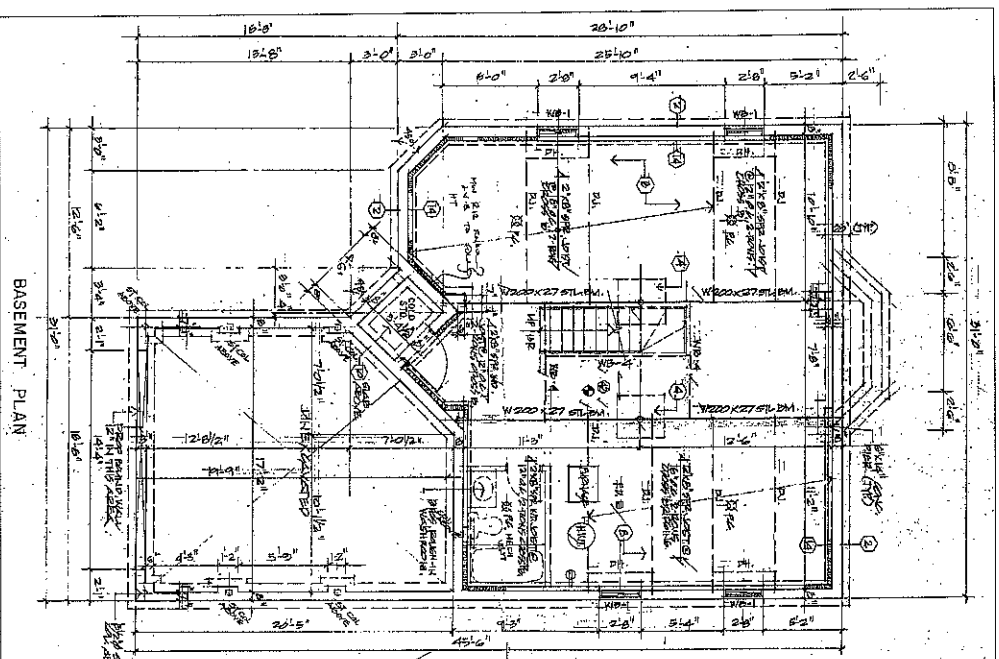
SITE STATISTICS			
ZONING CLASSIFICATION	R3 EXC. 840		
	SQ. FT.	SQ. M.	
SITE AREA	5254.87	488.17	
MAX COVERAGE (40%)	2101.95	195.27	
EXIST GFA (0.346)	1819.83	168.06	
EXIST BASEMENT FLOOR AREA	854.58	79.39	
EXIST GROUND FLOOR AREA	830.38	77.19	
EXIST GARAGE AREA	392.82	36.25	
EXIST SECOND FLOOR AREA	988.85	91.86	
EXIST COVERED PORCH	19.05	1.76	
EXIST SHED	100.00	9.29	
EXIST COVERAGE (24.78%)	1302.65	121.01	
NEW (GFA) (0.046)	260.58	23.27	
NEW BASEMENT FLOOR AREA	250.58	23.27	
NEW GROUND FLOOR AREA	250.58	23.27	
NEW COVERAGE (4.9%)	250.58	23.27	
TOTAL (GFA) (0.394)	2070.41	192.34	
TOTAL BASEMENT FLOOR AREA	1105.24	102.67	
TOTAL GROUND FLOOR AREA	1081.58	100.47	
TOTAL SECOND FLOOR AREA	988.85	91.86	
TOTAL COVERAGE (29.55%)	1553.23	144.29	

SITE PLAN INCORPORATION TAKEN FROM
PLAN OF SURVEY OF PART OF
PLAN OF LOTS 26, 27, 28, AND 29
PLAN 6847-7848
PREPARED BY T. BISH O.L.S.
REGIONAL MUNICIPALITY OF YORK
SIGNED BY T. BISH O.L.S.
DATED: MARCH 4, 1984
SCALE: 1:8000






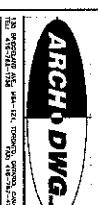
Project:
Existing AS-BUILT'S
for
Inverness Close,
Vaughan, Ont.
Scale:
1/8" = 1'-0"
Drawn by:
G
Checked by:
G
Date: 11/8

A1



LEGEND

	NEW WALL (SEE NOTES)
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED

[illegible]

Project
EXISTING AS-BUILT
for
TB Inversos Close,
Vaughan, Ont.

Project No.	Student
15	1/4" = 1'-0"
Drawn by	Reviewed by
15	15

EXIST. BASEMENT &
GROUND FLOOR PLANS

A2

LEGEND

NEW WALL	NEW WALL
(SEE NOTES)	(SEE NOTES)
EXISTING WALLS	EXISTING WALLS
TO REMAIN	TO REMAIN
EXISTING WALLS	EXISTING WALLS
TO BE REMOVED	TO BE REMOVED

REVISION	
NO.	DESCRIPTION
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100	100

ARCH-DWG.

100 WEST 10TH STREET, SUITE 100, DENVER, CO 80202

EXISTING AS-BUILT
TO REMAIN
VIRGINIA, OKL.

SECOND FLOOR PLAN

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

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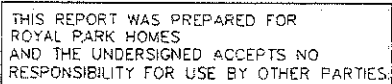
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RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 1994.

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

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS : NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



■	DENOTES MONUMENT FOUND
□	DENOTES MONUMENT SET
SS18	DENOTES SHORT STANDARD IRON BAR
SI6	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
PL	DENOTES PLAN 65M-2943
D.U.C.	DENOTES DWELLING UNDER CONSTRUCTION
PCL	DENOTES PARCEL

ALL FOUND MONUMENTS BY J.D. BARNES LTD., O.L.S.
ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHEAST LIMIT OF INVERNESS CLOSE AS SHOWN ON PLAN 65M-2943
HAVING A CHORD BEARING OF N12° 23' 00"W

© RADY-PENTEK & EDWARD SURVEYING LTD. Q.L.S.1984

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED
ON THE 4th DAY OF MARCH, 1994
DATE MARCH 11, 1994 J.P.

[Signature]

ONTARIO LAND SURVEYOR

C

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
465 WILSON AVENUE, DOWNSVIEW, ONTARIO
635-5000
DRAWN Y.W. CHECKED I.S.

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



COMMENTS:

☐

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

☒

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

☐

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

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

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

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

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

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), 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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: A083/19 - REQUEST FOR COMMENTS

From: Wong, Tiffany <Tiffany.Wong@york.ca>
Sent: July-08-19 2:28 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: FW: A083/19 - REQUEST FOR COMMENTS

Hello Pravina,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A083/19 (75 Inverness Close) and has no comments. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,
Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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