ITEM: 6.10

## REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A148/24

Report Date: April 4, 2025

### 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	Condition	s 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 □	General Comments w/Conditions
Development Finance	Yes □	No ⊠	General Comments
Forestry	Yes ⊠	No □	General Comments w/Conditions

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

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)		
N/A	N/A	

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 A148/24

CITY MADD #	
CITY WARD #:	1
APPLICANT:	Frank & Elaine Liorti
AGENT:	N/A
PROPERTY:	411 Nashville Road, Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
(2010) DESIGNATION:	
RELATED DEVELOPMENT	N/A
APPLICATIONS:	
PROPOSAL:	Relief from the Zoning By-law is being requested to permit a swimming pool located in the interior side yard of the lot. Relief is also being requested to permit a gazebo in the rear yard.

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

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.33 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An outdoor swimming pool shall only be permitted in the rear yard of a lot.	To permit a swimming pool to be located in the interior side yard of the lot.
	Section 4.21, 2.]	interior side yard of the lot.
2	In any Residential Zone, the maximum height of	To permit an accessory building (gazebo) with a
-	an accessory building and residential accessory	maximum height of 4.0 metres.
	structure shall be 3.0 metres.	
	[Section 4.1.4, 1.]	

#### **HEARING INFORMATION**

**DATE OF MEETING:** Thursday, April 10, 2025

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

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

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

#### 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

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.

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		
	14	
Date Public Notice Mailed:	March 27, 2025	
	14 40 000	
Date Applicant Confirmed Posting of	March 18, 2025	
Sign:		
Applicant Justification for Variances:	Existing Pool encroaches on the neighbouring property	
	and want to put the new pool approx. to the west and not	
	' ''	
	encroaching	
Was a Zoning Review Waiver (ZRW) Form	Yes □ No ⊠	
submitted by Applicant:		
*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:		
<b>Committee of Adjustment Recommended</b>	None	
Conditions of Approval:		
Conditions of Approval.		

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

The Owner/Applicant must ensure that the proposed swimming pool does not negatively affect neighboring properties due to surface water runoff. The property must be graded appropriately to prevent surface water from the proposed addition from flowing onto adjacent lots. Please note that a Pool Permit is required for the swimming pool, and a Grading Permit is required for the existing cabana, as additions exceeding 10 m² mandate a Grading Permit. Once the Grading Permit is issued, contact the Development Engineering Reviewer to clear the condition imposed on this application. The Owner / Applicant shall apply for a Pool Grading Permit with the Development Engineering (DE) Department. Please visit the grading permits page at City of Vaughan website to learn how to apply for the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca. The Development Engineering Department does not object to the Minor Variance application A148/24, subject to the following condition(s):

Development Engineering	The Owner/Applicant shall submit an application and
Recommended Conditions of	obtain an approved Grading Permit before initiating any
Approval:	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)		
Recommended conditions of approval:		
PFH Recommended Conditions of Approval:	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.	

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 Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before
	Rex.bondad@vaugnan.ca	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	Parks, Forestry and Horticulture	Applicant/owner shall obtain a "Private Property
	Operations	Tree Removal & Protection" permit through the
	zachary.guizzetti@vaughan.ca	forestry division prior to any construction works on
	-	the subject property.

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.

#### **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.

#### **IMPORTANT INFORMATION**

**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

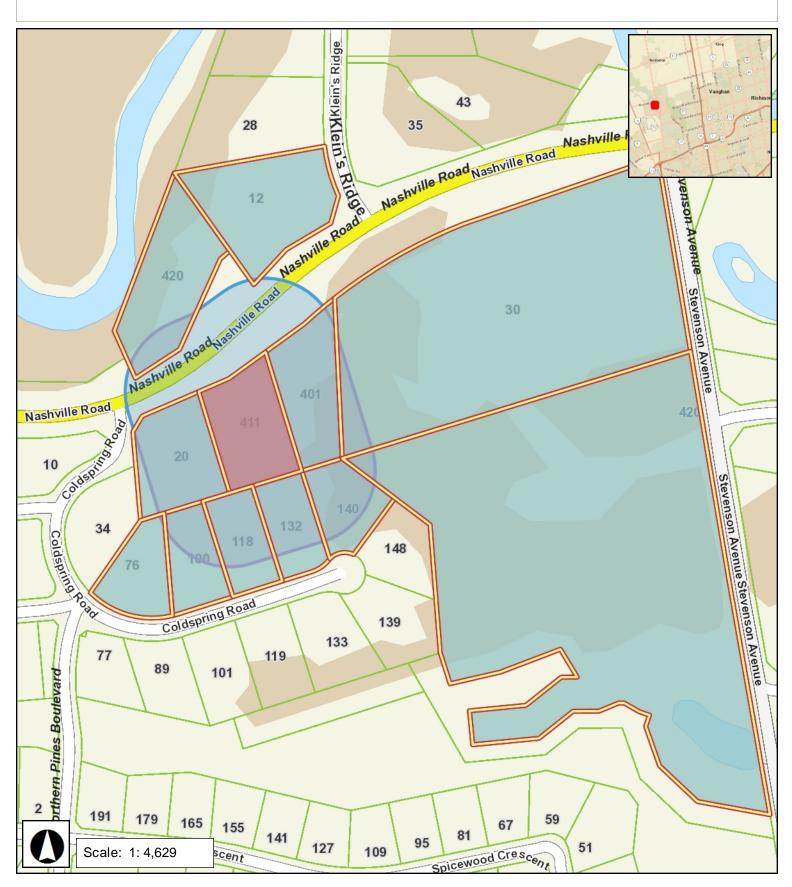
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the 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 Minor Variance Application A148/24



# RECEIVED

By Christine Vigneault at 2:34 pm, Mar 18, 2025



# 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
Alectra	Yes □	No ⊠	General Comments
Region of York	Yes □	No ⊠	General Comments

No  $\boxtimes$ 

Yes □

**General Comments** 

TRCA



**Date:** February 27<sup>th</sup> 2025

Attention: Christine Vigneault

**RE:** Request for Comments

File No.: A148-24

**Related Files:** 

**Applicant** Frank Liorti

**Location** 411 Nashville Road



#### **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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

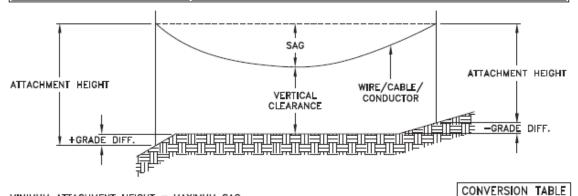
Supervisor, Distribution Design-Subdivisions

Supervisor, Distribution Design-Subdivisions

**Phone**: 1-877-963-6900 ext. 31297 **Phone**: 416-302-6215



	SYSTEM VOLTAGE				
LOCATION OF WIRES, CABLES OR CONDUCTORS	SPAN GUYS AND COMMUNICATIONS WIRES		4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44 <b>k</b> V	
	MINIMUM	VERTICAL CLEA	ARANCES (SEE	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 MAXIMUM SAG CONDITIONS.
- 3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
- 4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

REFERENCES				
SAGS	AND	TENSIONS	SECTION	02

METRIC

810cm

760cm 730cm

520cm

480cm

442cm 370cm

340cm

310cm 250cm IMPERIAL (APPROX)

27'-0" 25'-4"

24'-4" 17'-4"

16'-0' 15'-5

10'-4

8'-4

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

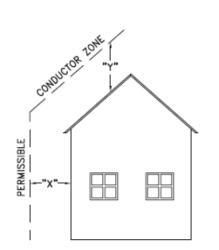
ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

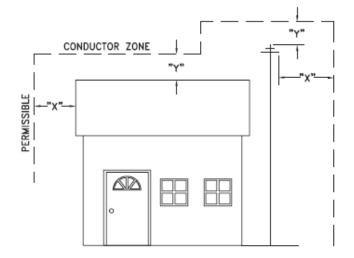
Certificate of Approval  This construction Standard meets the safety requirements of Section 4 of Regulation 22/04		
Joe Crozier, P.Eng. Name	2012-JAN-09 Date	
P.Eng. Approval By:	Joe Crozier	



#### 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

- $\underline{\mathsf{NOTES}}$  under no circumstances shall a conductor be permitted to penetrate the envelope shown by the dotted line.
- 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.
- 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 03-1SHALL APPLY.
- 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).

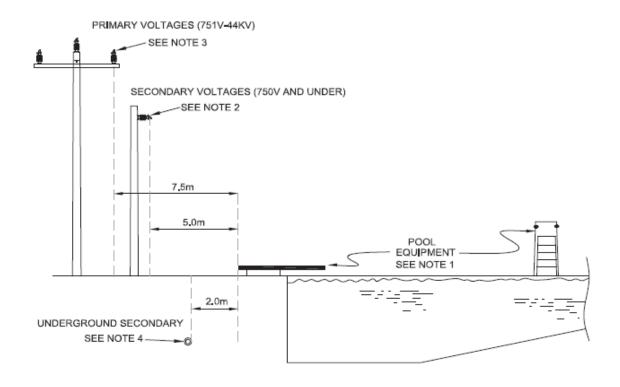
CONVERSION TABLE			
METRIC	(APPROX)		
480cm	16'-0"		
300cm	10'-0"		
250cm	8'-4"		
100cm	¥1_4**		

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

Certificate of Approval This construction Standard meets the safety requirements of Section 4 of Regulation 22/04 Debbie Dadwani, P.Eng. P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010—MAY—05 REVISION NO: REVISION DATE: PSSystem Planching and Standards/Standard Design/PowerStream Standards/PowerStream Standards worthing (editor/Section 33-9/JWG 03-4 RD May 5, 2010, d V5/2010 8:22502 AM.





#### NOTES:

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

MINIMUM CLEARANCES FOR
CONDUCTORS ADJACENT
TO SWIMMING POOLS

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

CONVERSION TABLE		
METR <b>I</b> C	(APPROX.)	
7.5m	24'-6"	
5.0m	16'-3"	
2.0m	6'-6"	

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

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



To: Committee of Adjustment

From: Christian Tinney, Building Standards Department

**Date:** March 18, 2025

**Applicant:** Frank Liorti

**Location:** 411 Nashville Road

PLAN 65R6982 Part 3 CONC 9 Part of Lot 24

File No.(s): A148/24

#### **Zoning Classification:**

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.33 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested	
1	An outdoor swimming pool shall only be permitted in the rear	To permit a swimming pool to be	
	yard of a lot.	located in the interior side yard of	
	[Section 4.21, 2.]	the lot.	
2	In any Residential Zone, the maximum height of an accessory	To permit an accessory building	
	building and residential accessory structure shall be 3.0 metres.	(gazebo) with a maximum height	
	[Section 4.1.4, 1.]	of 4.0 metres.	

#### **Staff Comments:**

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

There are no outstanding Orders on file

#### **Building Permit(s) Issued:**

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

#### **Other Comments:**

Ge	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.

<sup>\*</sup> 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 and Parks Planning

**Date:** March 28, 2025

Name of Owner: Frank Liorti, Elaine Liorti

Location: 411 Nashville Road

File No.(s): A148/24

#### **Proposed Variance(s):**

1. To permit a swimming pool to be located in the interior side yard of the lot.

2. To permit an accessory building (gazebo) with a maximum height of **4.0 m**.

#### By-Law 001-2021 Requirement(s):

1. An outdoor swimming pool shall only be permitted in the rear yard of a lot.

**2.** In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be **3.0 m**.

#### Official Plan:

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

#### Comments:

The Owner is seeking relief to permit a swimming pool to be located in the interior side yard and a gazebo in the rear yard with the above noted variances.

The Development and Parks Planning Department has no objections to Variance 1 to locate the swimming pool in the interior side yard. A swimming pool currently exists in the interior side yard and is partially encroaching onto the neighbouring property to the east. The proposed new location of the swimming pool is fully within the boundaries of the subject property and adequately setback from all lot lines. The proposed new location of the swimming pool will maintain access to the interior and rear yards and will be screened by the dwelling from the public realm. The proposed relocation of the swimming pool fully within the subject property is desirable and appropriate for the development of the land.

The Development and Parks Planning Department has no objections to Variance 2 to increase the maximum height of the existing pitch-roofed gazebo from 3 m to 4 m. The gazebo is adequately setback from all neighbouring properties and is not anticipated to incur negative massing or shadowing impacts.

Accordingly, the Development and Parks Planning Department supports 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-law, and is desirable for the appropriate development of the land.

#### Recommendation:

The Development and Parks Planning Department 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:**

Harry Zhao, Planner 1 Janany Nagulan, Senior Planner From: <u>Cameron McDonald</u>

To: <u>Committee of Adjustment Mailbox</u>

Subject: [External] RE: A148/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

**Date:** Thursday, February 27, 2025 2:28:35 PM

**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.

Hello,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from the TRCA.

Based on the above, we have no comments/requirements.

Regards,

#### Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: (437) 880-1925

E: cameron.mcdonald@trca.ca

A: 5 Shoreham Drive, Toronto, ON, M3N 1S4 | trca.ca





From: <u>Hurst, Gabrielle</u>

To: <u>Committee of Adjustment Mailbox</u>

Subject: [External] RE: A148/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

**Date:** Tuesday, February 25, 2025 11:37:50 AM

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#### Good morning,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Regards,

#### Gabrielle

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#### SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

	Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
١	J/A				

#### **SCHEDULE D: BACKGROUND**

None