



File: A081/19

Applicant: Danielle Vaniglia

Address: 6 Clemson Cr Maple ON L6A 1C8

Agent: Dan Berry - Vulcan Design Inc.

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

Adjournment History: September 19, 2019 (see next page for details)

Background History: A305/17 (see next page for details)



Minor Variance
Application

A081/19

Agenda Item: 15

Ward: 1

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, September 19, 2019

Applicant: Danielle Vaniglia

Agent: Vulcan Design Inc.

Property: 6 Clemson Crescent, Maple

Zoning: The subject lands are zoned R1V Old Village Residential 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 addition to the front of the existing garage and a cabana partially located in the side yard of the existing dwelling.

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 9.0 metres is required to the accessory building.	1. To permit a minimum rear yard setback of 5.63 metres to the accessory building.
2. A maximum lot coverage of 20% is permitted.	2. To permit a maximum lot coverage of * 25.63% (23.83% main dwelling, 0.38% porch, 1.42% cabana). * Subsequent to the September 19, 2019 meeting, the applicant has revised the application to reduce the coverage of the accessory structure (cabana) from 3.64% to 1.42%. Original Request: To permit a maximum lot coverage of 27.85% (23.83% main dwelling, 0.38% porch, 3.64% cabana)
3. An accessory building shall be entirely located in the rear yard.	3. To permit the location of the accessory building in the interior side yard.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A305/17	To permit the construction of a proposed single family dwelling: 1- A minimum 8.78 meters front yard setback. 2- A maximum 23.4 % lot coverage (23% Dwelling, 0.4% Porch).	APPROVED, Jan. 11, 2018

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:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
Sep. 19/19	None	Oct. 31/19	To permit time for additional consultation and revision to the application.

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 September 4, 2019

Applicant confirmed posting of signage on September 4, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2017
Cabana and pool	Proposed

Applicant has advised that they cannot comply with By-law for the following reason(s): 1) The lot configuration isn't allowing room for cabana to be located in the "rear yard". 2) Garage extension (see schedule "B" A1 and A2) – Excerpt from A1...Given the circumstances onsite, meaning that this increase in garage space is out of function, not desire. Given the grading issue that developed, the one bay in the garage is not going to be usable for parking a car inside. The increase in space is to allow that parking to still be accessible. It's not a matter of 'desiring' a larger space and obviously wasn't intended. We are great full Committee had approved us the previous increase on this file, we're just asking now for a chance to explain to Committee the current situation.

Adjournment Request: Applicant provided staff comments on August 30, 2019 and provided an opportunity to adjourn prior to the issuance of public notice.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

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

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

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and shall be setback a minimum of 7.5 metres from the rear lot line.

The accessory building shall not be used for human habitation.

Building Inspections (Septic):

No comments or concerns

Development Planning:

VOP 2010: "Low-Rise Residential"

The Owner has previously applied for a minor variance application (A305/17) to permit a reduced front yard setback of 8.78 metres and increase the maximum lot coverage from 20% to 23.4% (23% main dwelling, 0.4% porch). The minor variance application had been supported by the Planning Department with the understanding that the general characteristic of an R1V Old Village Residential Zone was being maintained with the dwelling coverage not exceeding 23%. The minor variance application was approved by Committee of Adjustment on January 11, 2018.

The Owner is now requesting permission to extend the existing garage of the main dwelling and construct an accessory structure on the subject property with the above noted variances.

The Planning Department has no objections to minor variance #1 and #3, as the Subject Property is properly screened by existing vegetation while providing a reasonable distance to adjacent properties. As such, the potential impact viewed from the right-of-way is minimized and considered minor in nature.

Planning staff is of the opinion that minor variance #2 should be refused on the basis that it does not uphold the maximum lot coverage increase from 20% to 23% for dwellings in R1V zones approved by Council in 2004. Additionally, it exceeds past approvals supported by the Development Planning Department in the area and will set forth an undesirable precedent in the R1V Zone that would alter the existing character of the surrounding neighborhood.

The variance requesting a total lot coverage of **25.63%** (23.83% main dwelling, 0.38% porch, 1.42% accessory structure) is not desirable for the appropriate development of the land or minor in nature. On this basis, the Planning Department does not support the proposed increase in maximum lot coverage, specifically with a main dwelling exceeding 23%.

The Development Planning Department recommends refusal of the application.

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

Advisory Comments:

Once the Owner/applicant is ready to construct the proposed pool, they shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply.

The Development Engineering (DE) Department does not object to variance application A081/19 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 for the proposed Cabana prior to any work being undertaken on the property (greater then 10m2 and therefore requires a grading permit). Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

Parks Development:

Please forward to Kirk Scarlett for review of proposed curb cut and new culvert installation.
Response from Kirk Scarlett: the proposed designs will not affect the City of Vaughan’s boulevard or curbs.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Letter of Objection – L Tantalo, 1 Clemson Cres.
Justification Letter (Agent)

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)

Minor Variance Application: A305/17

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	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 for the proposed Cabana prior to any work being undertaken on the property (greater then 10m2 and therefore requires a grading permit). 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.

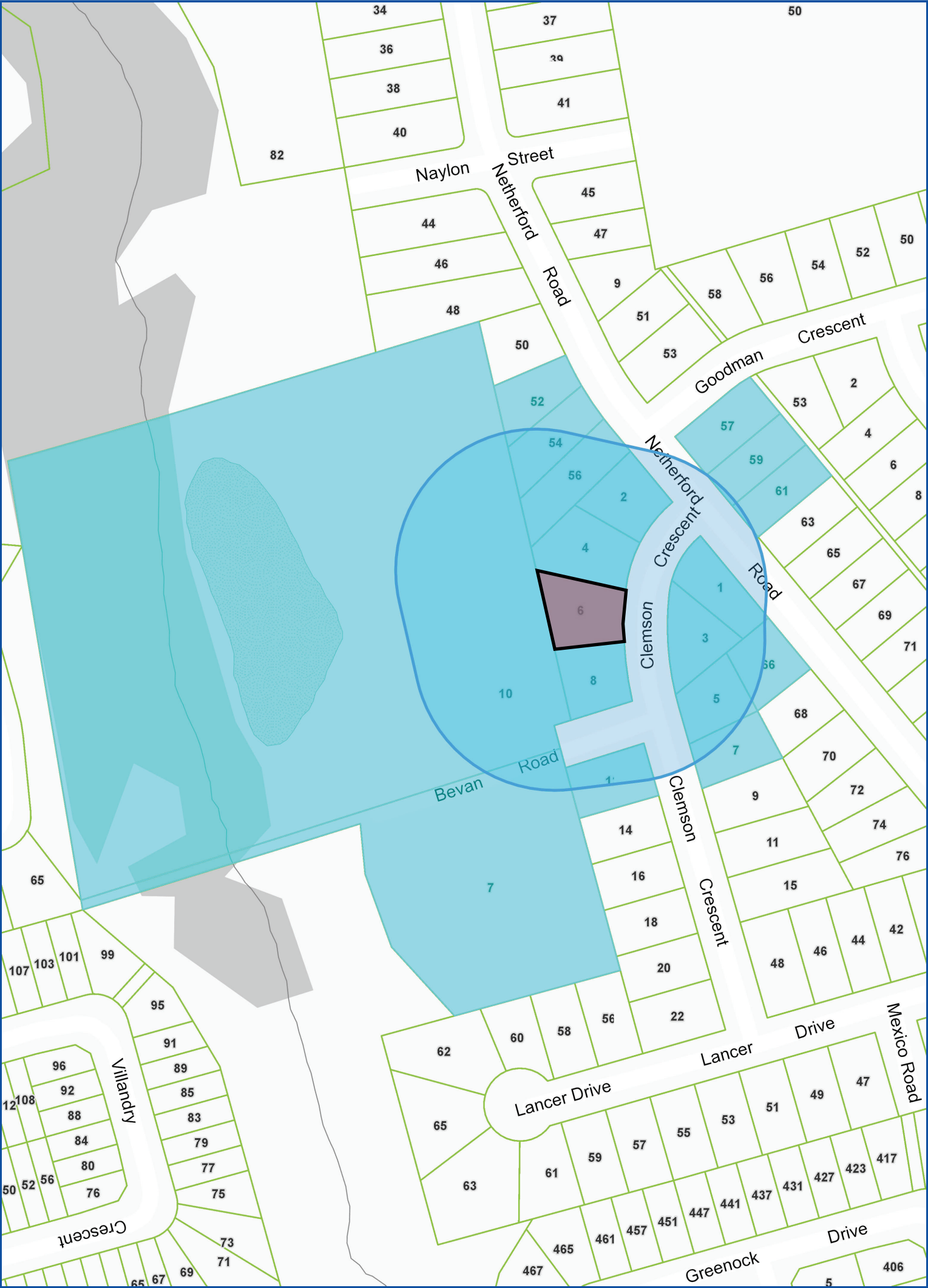
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

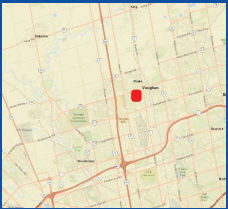
Schedule A: Plans & Sketches

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



Map Information:



Title:

NOTIFICATION MAP - A081/19

6 CLEMSON CRESCENT, MAPLE

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:2,257

0 0.04 km



Created By:

Infrastructure Delivery
Department
August 16, 2019 9:58 PM

Projection:
NAD 83
UTM Zone
17N

October 11, 2019

=25.63%

Dwelling=23.83%

Cabana=1.42%

& Covered Porch=0.38%

A081/19

19,

N C E S S I O N

To permit the location of the accessory building in the interior side yard.

PART 5, PLAN 65R - 17027

P.I.N. 03330 - 0405

Subject To An Easement As
(REFERENCE BEARING)

N13°01'25"W N13°01'W(RP)
 37.19 1.5 Chain Link Fence

5.63m

PIN 03330 - 1272

LOT 53

P.I.N. 03330 - 1274

CLEMSON CRESCENT
(BY REGISTERED PLAN 5590)
P.I.N. 03336

P.I.N. 03336 - 0001

LANDSCAPE STATISTICS

FRONT YARD LANDSCAPE AREA (m²)

TOTAL AREA= 237.7

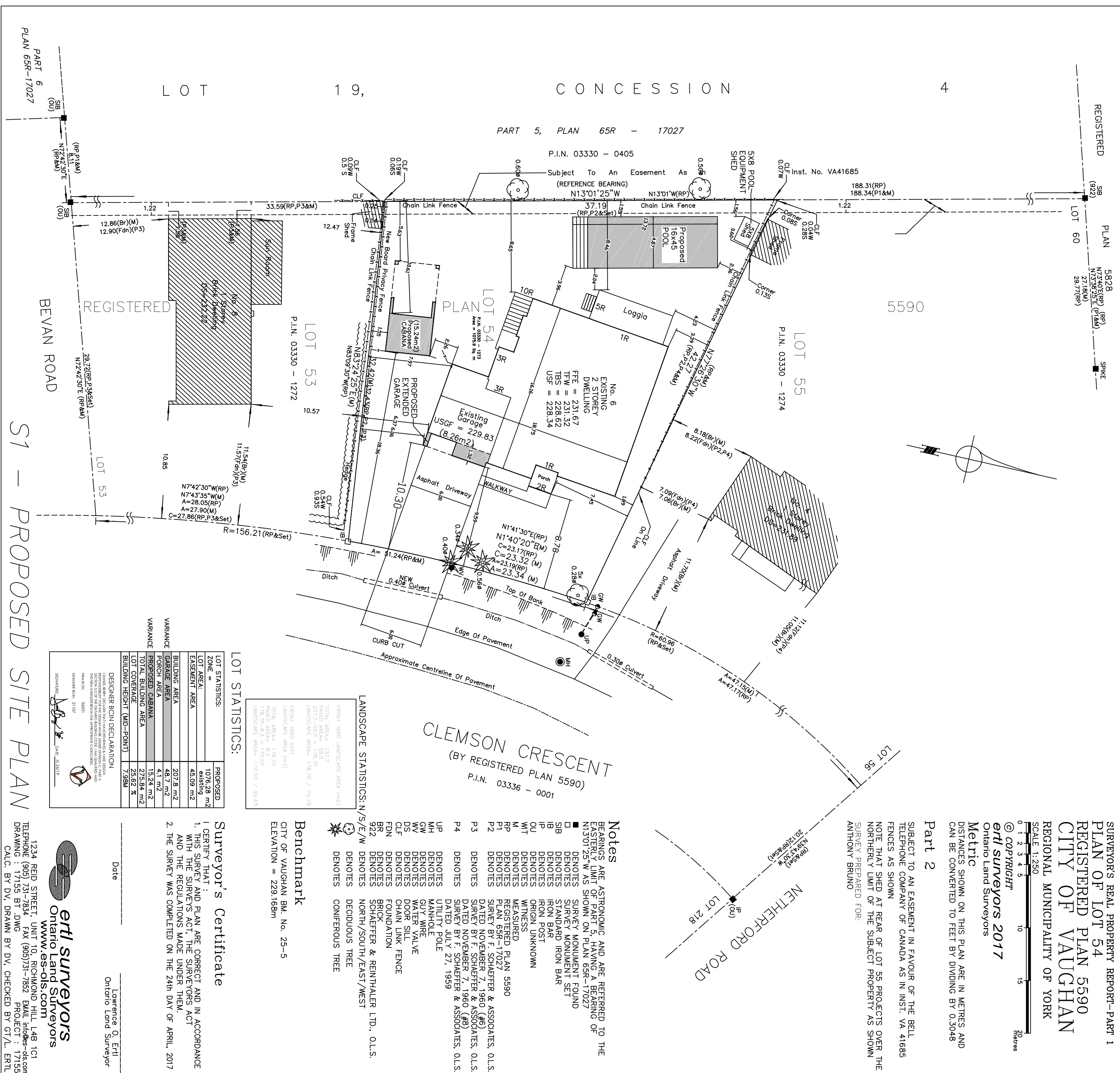
FWLD MICH- 03.0
2377-590 = 17870

LANDSCAPE AREA= 17

1004

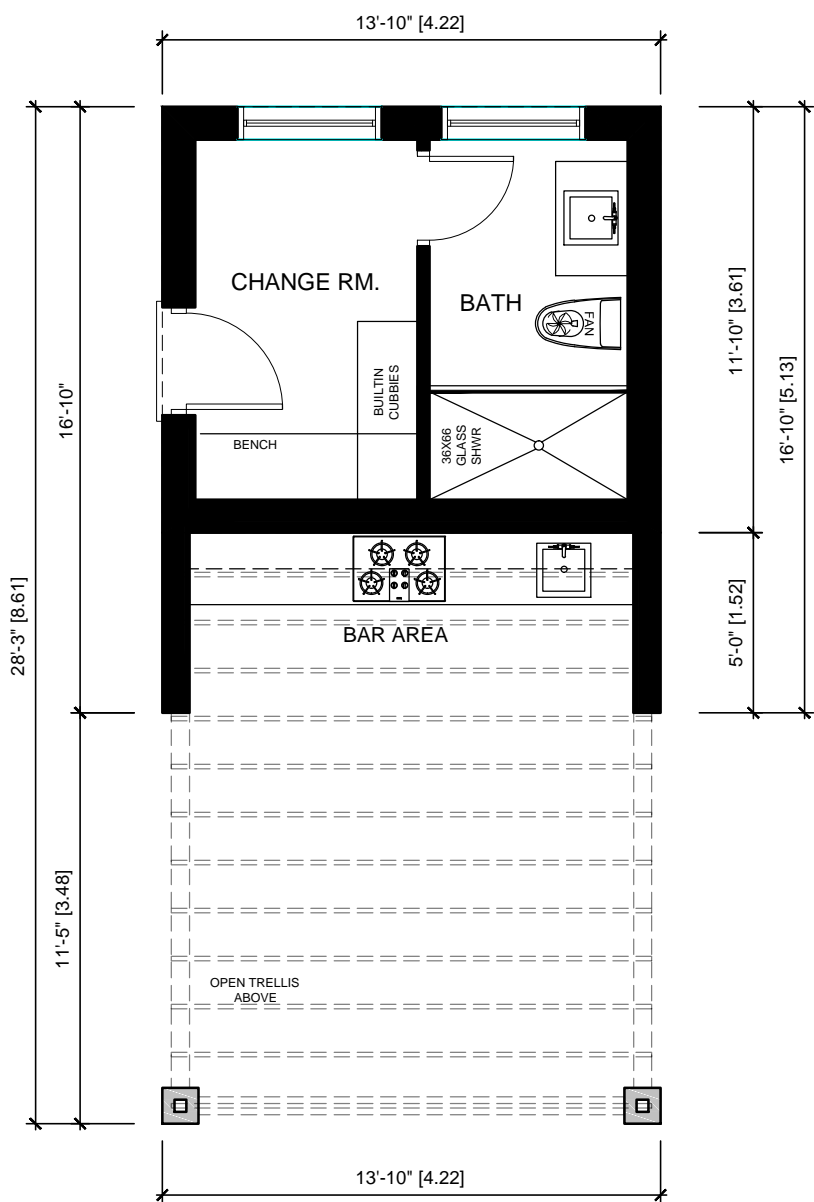
October 11, 2019

A081/19

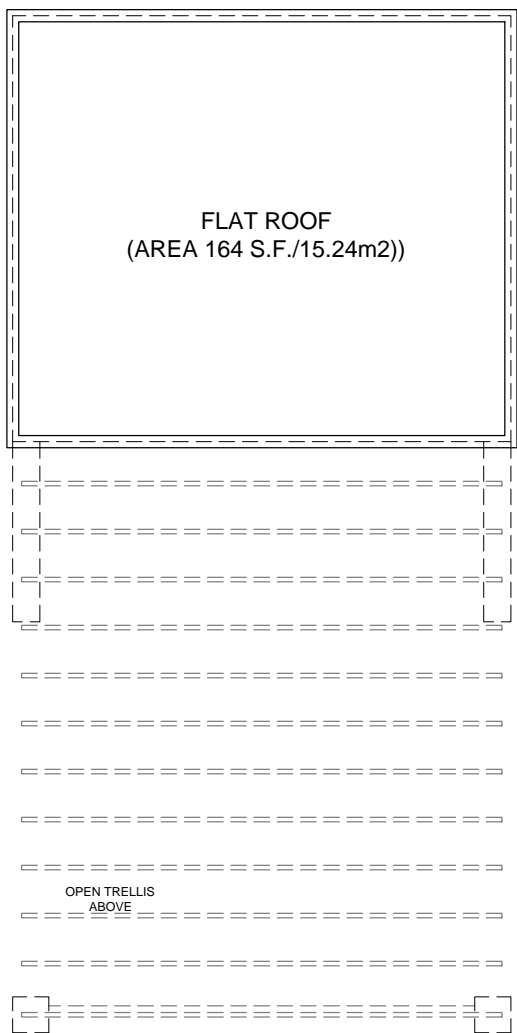


Revised

October 11, 2019

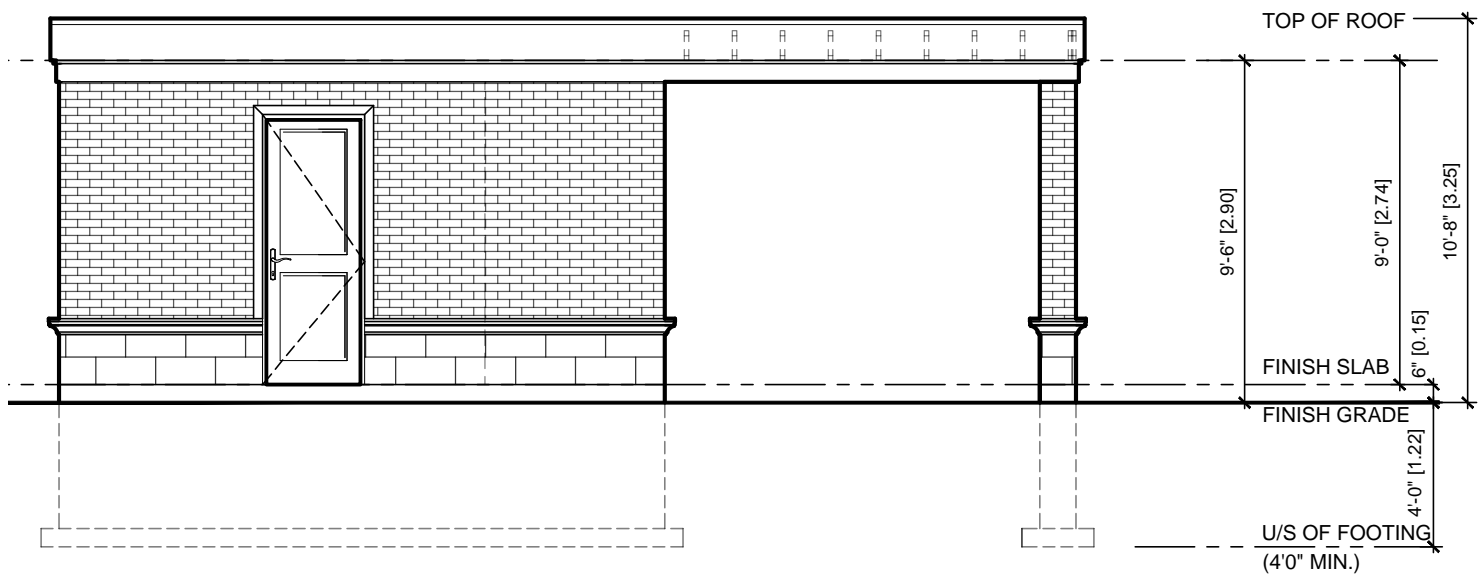


CABANA PLAN
SCALE: AS NOTED ON PAGE
(COVERED AREA 164 S.F./15.24m2))

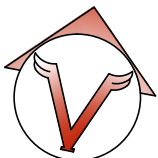


CABANA ROOF PLAN
SCALE: AS NOTED ON PAGE
(COVERED AREA 164 S.F./15.24m2))

Revised
October 11, 2019



 **CABANA NORTH ELEVATION**
SCALE: AS NOTED ON PAGE



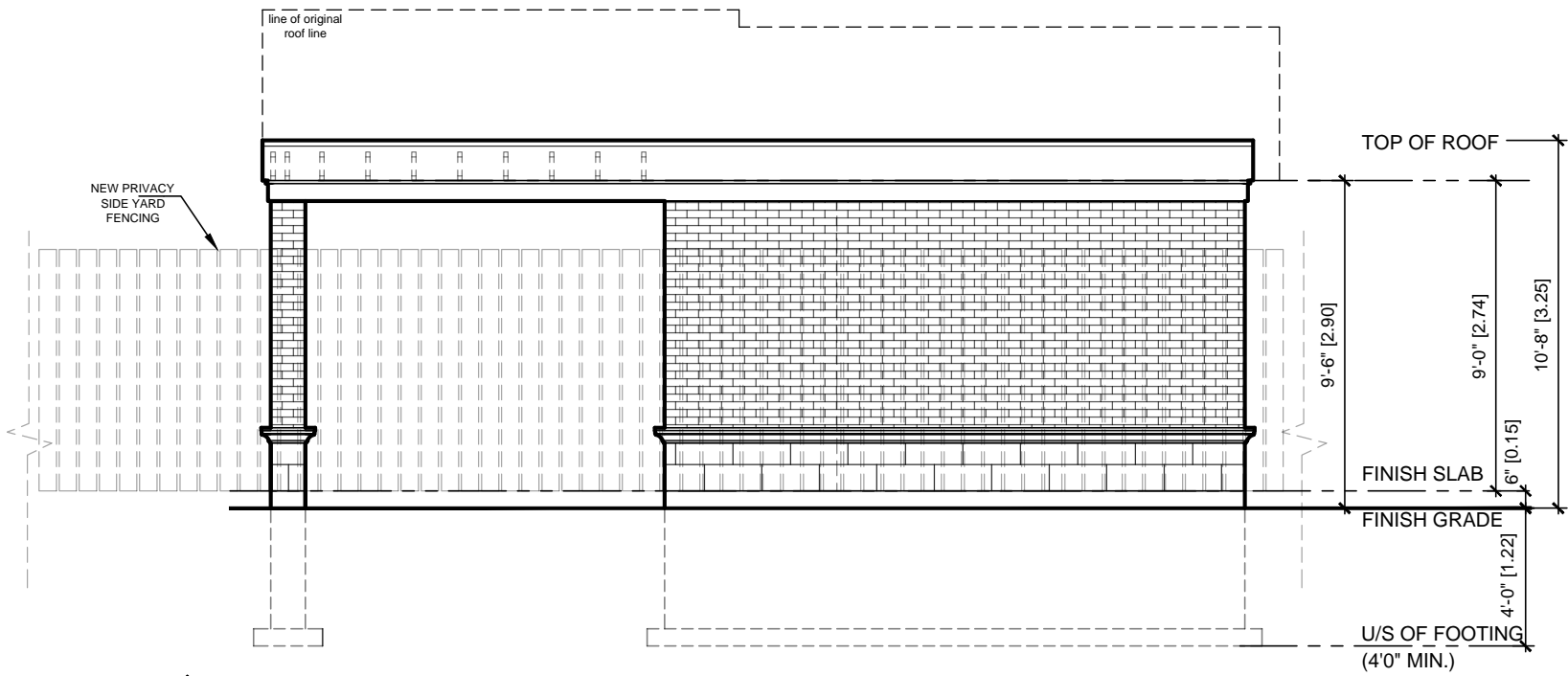
VULCAN DESIGN INC.

PROJECT/LOCATION: 6 CLEMSON CRESCENT VAUGHAN, ON	CLIENT: Private Residence	DATE: 05-16-19	DWN BY: dcb	DATE:	DWN BY:	NOTE: 1.DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER 2.PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.
SQAURE FEET: 807 S.F. / 75.0m2		09-30-19	dcb			

Revised

October 11, 2019

A081/19

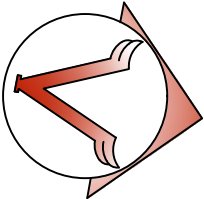
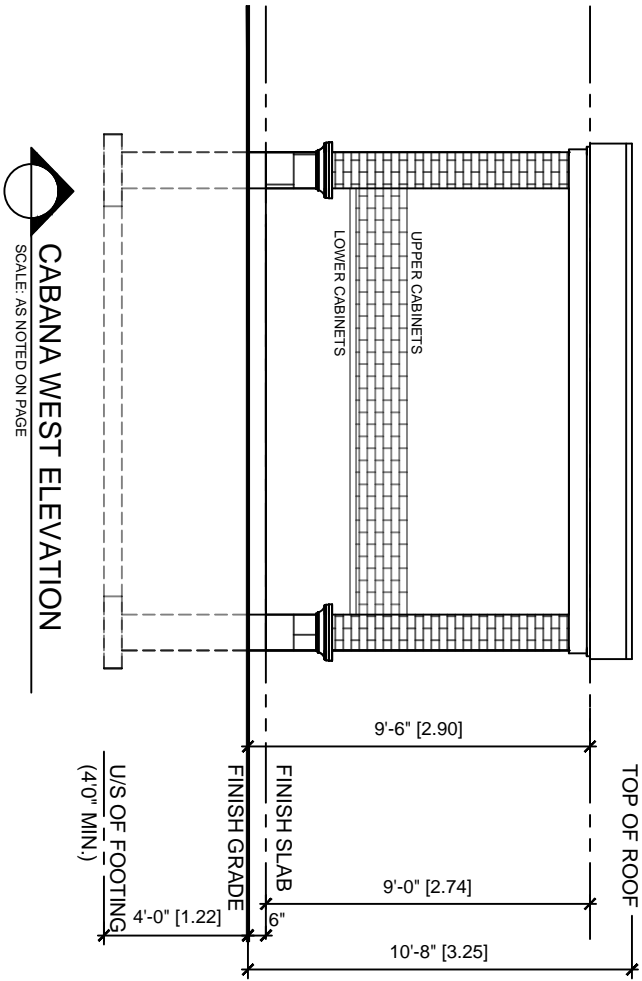


 **CABANA SOUTH ELEVATION**
SCALE: AS NOTED ON PAGE

PROJECT/LOCATION: 6 CLEMSON CRESCENT VAUGHAN, ON	CLIENT: Private Residence	DATE: 05-16-19	DWN BY: dcb	DATE:	DWN BY:	NOTE:
SQAURE FEET: 807 S.F. / 75.0m2		09-30-19	dcb			1.DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER 2.PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.

Revised

October 11, 2019



VULCAN DESIGN INC.

DATE:	DWN BY:
05-16-19	dcb
09-30-19	dcb

PROJECT/LOCATION:

6 CLEMSON CRESCENT
VAUGHAN, ON

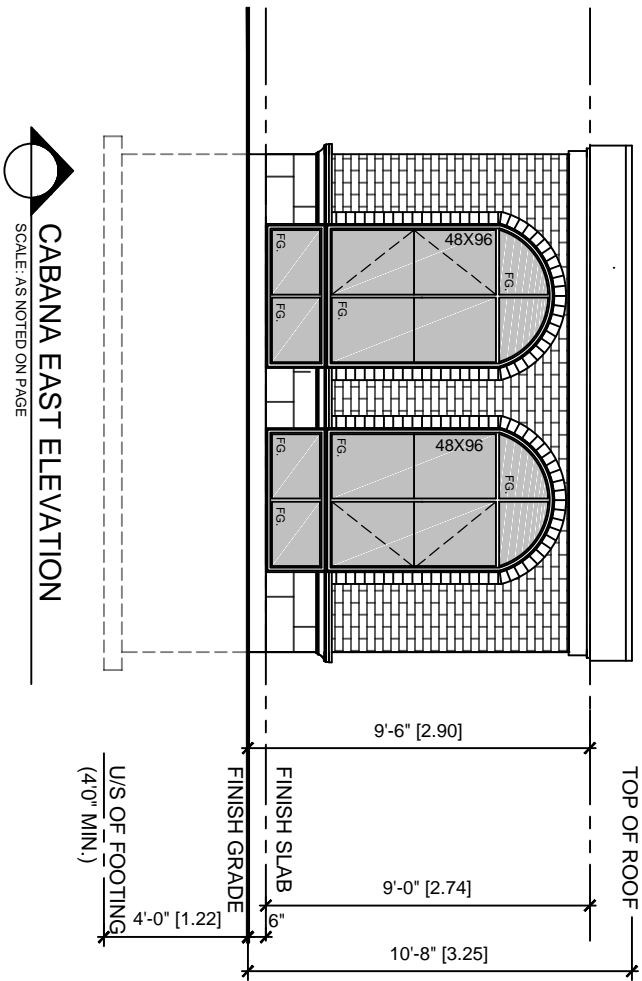
CLIENT:

Private
Residence

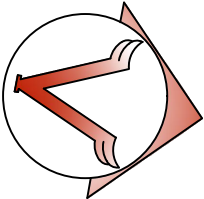
NOTE:
1. DRAWINGS NOT TO BE USED
FOR CONSTRUCTION OR BY
OTHER PARTIES WHO WRITEN
PERMISSION FROM DESIGNER
2. PRELIMINARY DESIGN, SUBJECT
TO CHANGE UPON VERIFICATION
W/ SITE SURVEY TO BE PROVIDED
BY CLIENT.

Revised

October 11, 2019



CABANA EAST ELEVATION
SCALE: AS NOTED ON PAGE



VULCAN DESIGN INC.

DATE: 05-16-19 DWN BY: dcb

09-30-19 dcb

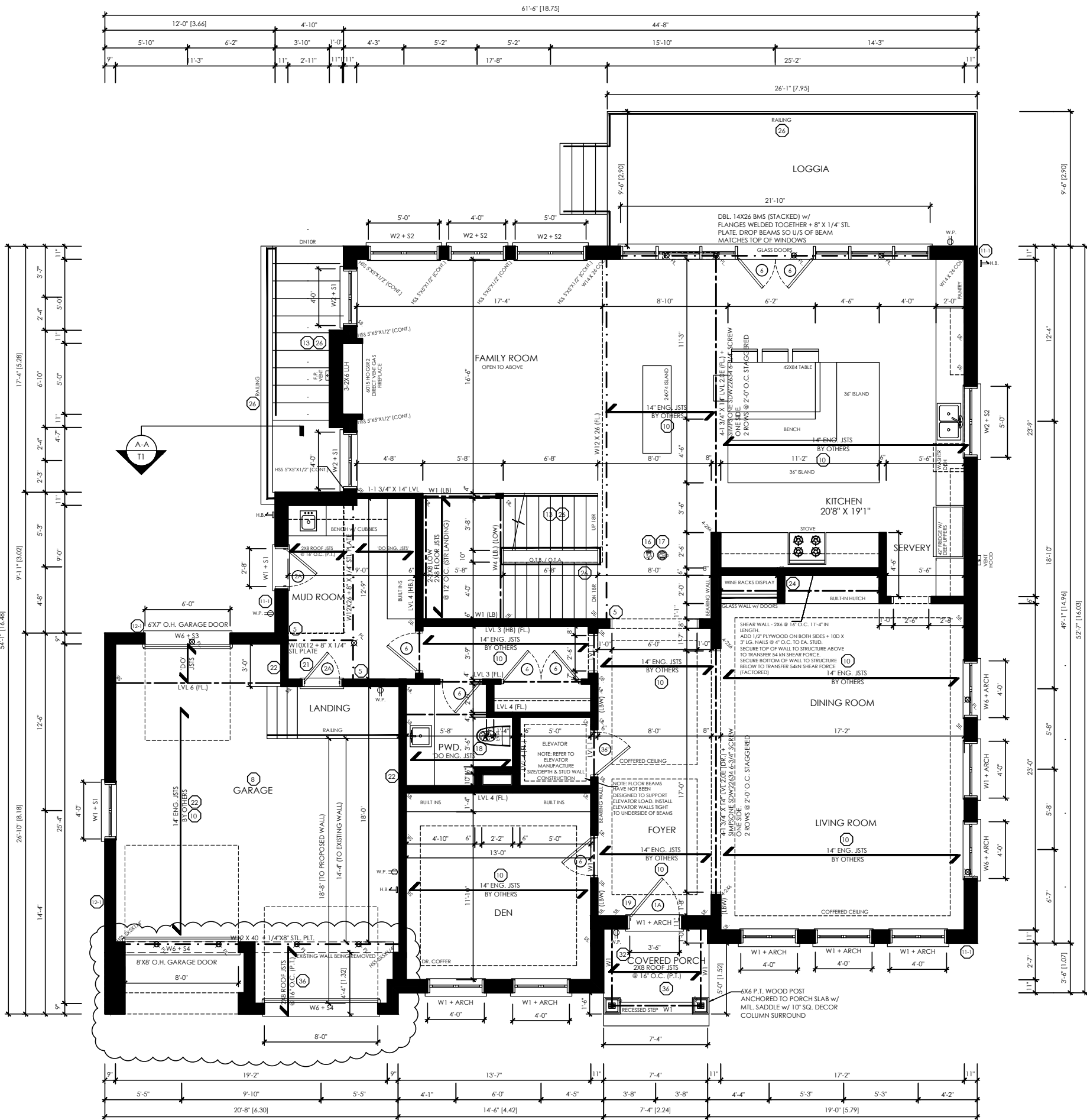
PROJECT/LOCATION:

6 CLEMSON CRESCENT
VAUGHAN, ON

CLIENT:

Private
Residence

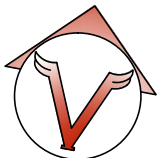
NOTE:
1. DRAWINGS NOT TO BE USED
FOR CONSTRUCTION OR BY
OTHER PARTIES W/O WRITTEN
PERMISSION FROM DESIGNER
2. PRELIMINARY DESIGN. SUBJECT
TO CHANGE UPON VERIFICATION
W/ SITE SURVEY TO BE PROVIDED
BY CLIENT.



PROPOSED GROUND FLOOR PLAN
SCALE: AS NOTED ON PAGE

- REFER TO APPROVED ENGINEERED ROOF TRUSS DWGS FROM TRUSS MANUFACTURE FOR EXACT LOCATION & DIMENSIONS OF TRUSS LAYOUT
- CONTRACTOR TO CONFIRM ROUGH WINDOW OPENINGS W/ SELECTED WINDOW MANUFACTURE
- MINIMUM FLOOR DESIGN LOADS:
LIVE LOAD - 40 PSF
SUPERIMPOSED DEAD LOAD:
- BEDROOMS & HALLWAYS - 15 PSF
- BATHROOMS - 25 PSF AS NOTED
- MINIMUM ROOF DESIGN LOADS:
SNOW - 21 PSF
($C_b = 0.55$, $S_s = 1.1$ kPa, $S_r = 0.4$ kPa)

DEAD LOAD:
- TOP CHORD - 8 PSF
- BOTTOM CHORD - 7 PSF



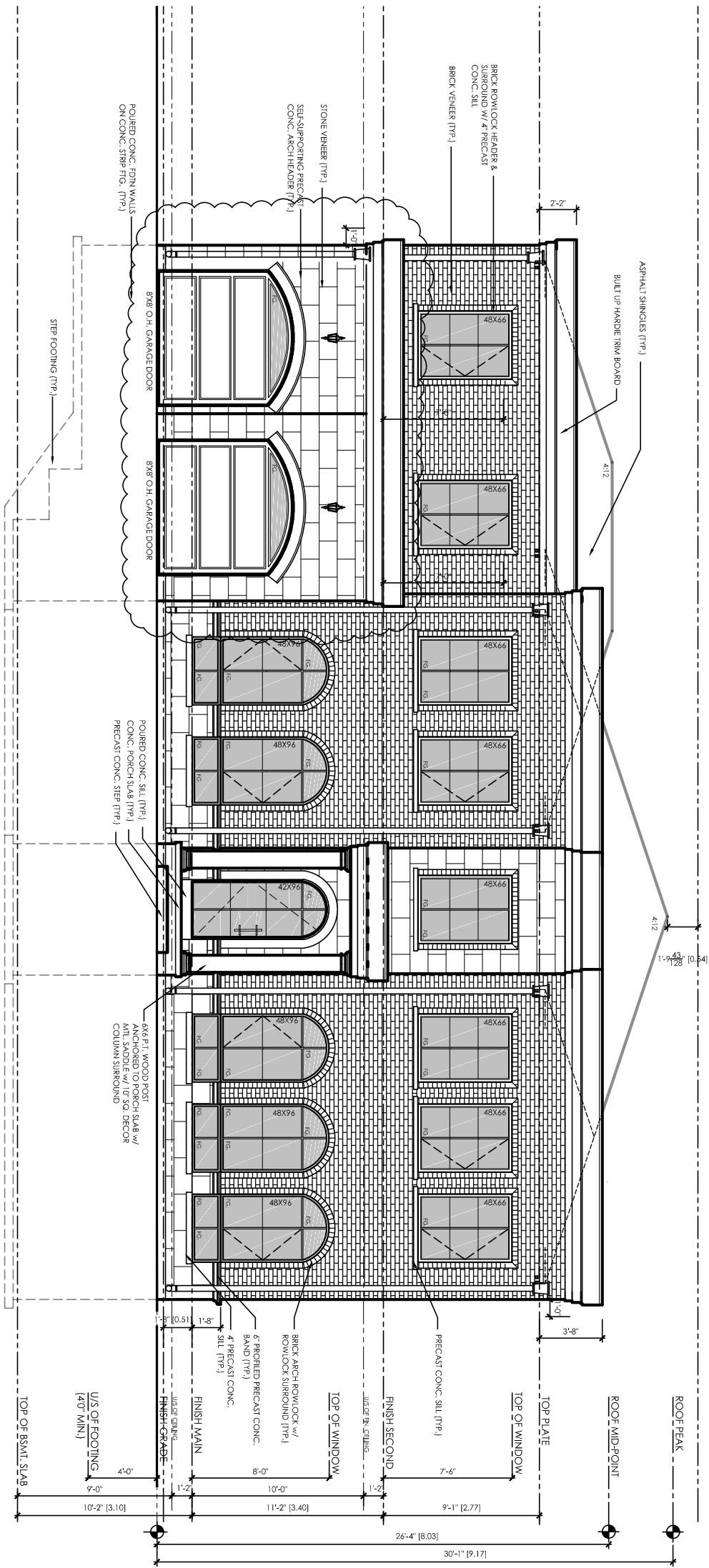
VULCAN DESIGN INC.

PROJECT/LOCATION: 6 CLEMSON CRST. VAUGHAN, ON	CLIENT: PRIVATE RESIDENCE	DATE: 11/14/17	DRAWN BY: dcb	DATE:	DRAWN BY:	NOTE: 1.DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER 2.PRELIMINARY DESIGN SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.
SQAURE FEET: 4595		26/07/19	dcb			
SCALE: 1/8" = 1'-0"		30/09/19	dcb			

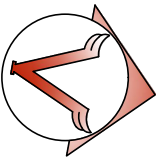
A081/19

Revised

October 11, 2019



PROPOSED FRONT ELEVATION
SCALE AS NOTED ON PAGE

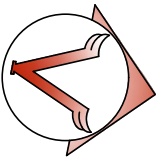
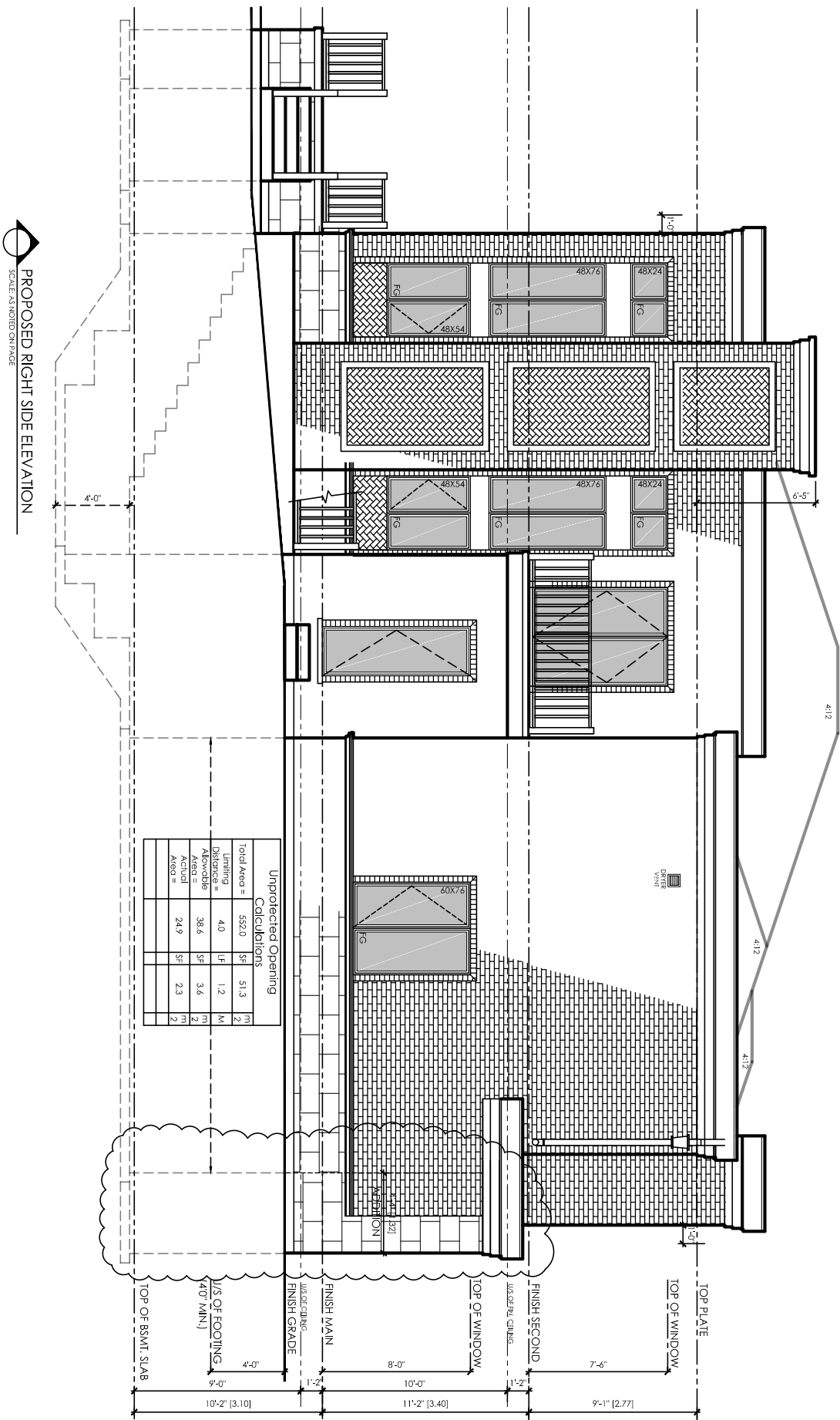


VULCAN DESIGN INC.

PROJECT/LOCATION: 6 CLEMSON CRST. VAUGHAN, ON		CLIENT:		DATE:	DRAWN BY:	DATE:	DRAWN BY:	NOTE: 1.DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION OF DESIGNER 2.PRELIMINARY DESIGN SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.
SCALE: 1/8" = 1'-0"		PRIVATE RESIDENCE		03/08/17	dcb			
SQAURE FEET:				26/07/19	dcb			
				30/09/19	dcb			

Revised

October 11, 2019

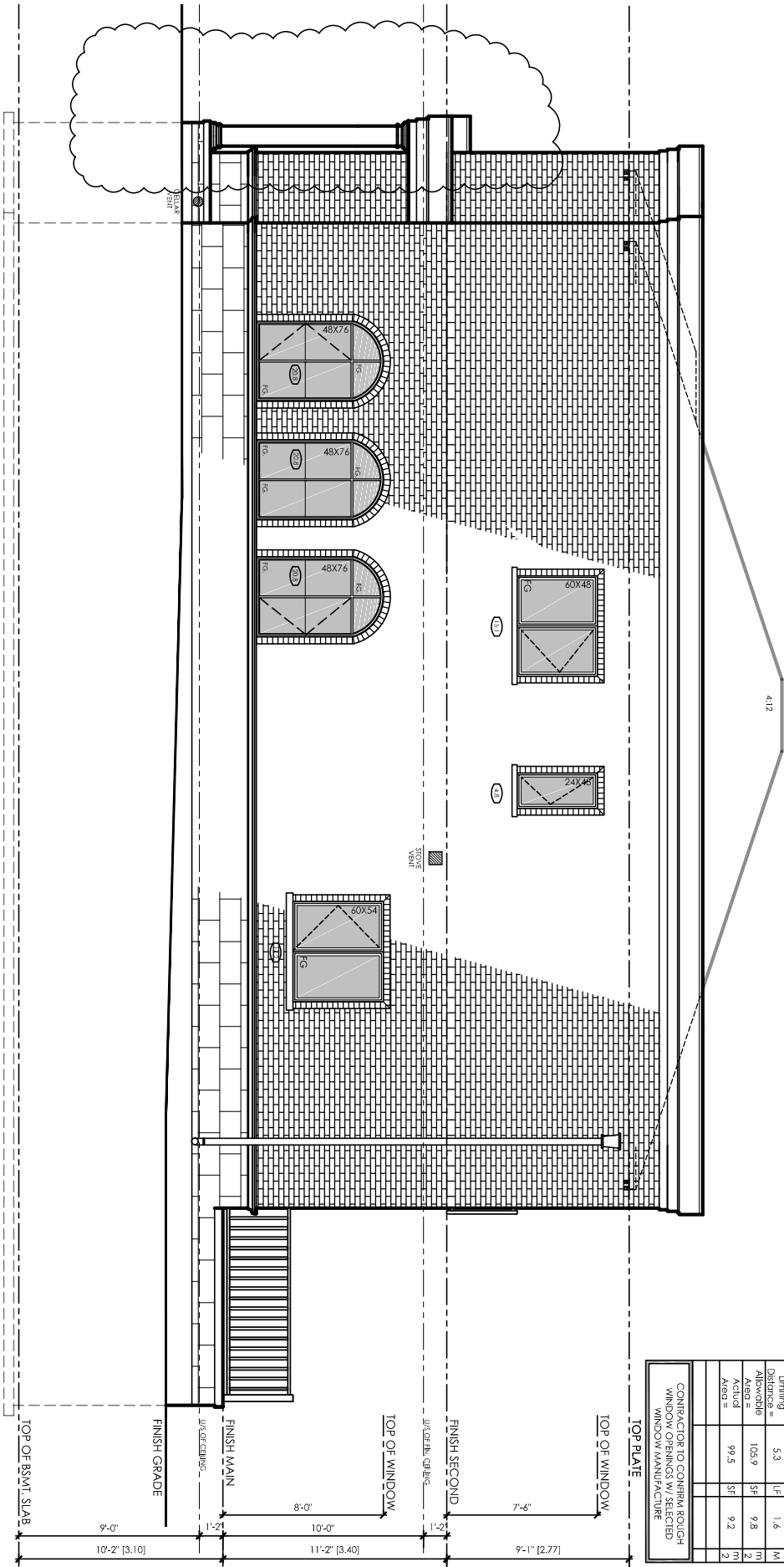


VULCAN DESIGN INC.

PROJECT/LOCATION: 6 CLEMSON CRST. VAUGHAN, ON		CLIENT:		DATE:	DRAWN BY:	DATE:	DRAWN BY:	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION OF DESIGNER. 2. PRELIMINARY DESIGN. SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.
SCALE: 1/8" = 1'-0"		PRIVATE RESIDENCE		03/08/17	dcb			
SQAURE FEET:				26/07/19	dcb			
				30/09/19	dcb			

Revised

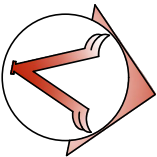
October 11, 2019



Unprotected Opening Calculations				
Total Area =	1324.0	SF	123.0	M
Lintel =	5.3	SF	1.6	M
Door =	105.9	SF	9.8	M
Window =	99.5	SF	9.2	M
Actual Area =				

CONTRACTOR TO CONTRADIT ROUGH WINDOW OPENINGS W/ SELECTED WINDOW MANUFACTURE

PROPOSED RIGHT SIDE ELEVATION
SCALE: AS NOTED ON PAGE



VULCAN DESIGN INC.

PROJECT/LOCATION: 6 CLEMONSON CRST. VAUGHAN, ON		CLIENT:		DATE:		DRAWN BY:		DATE:		DRAWN BY:		NOTE:	
SQAURE FEET:		PRIVATE RESIDENCE		03//08/17		dcb						1.DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER 2.PRELIMINARY DESIGN SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.	
				26//07/19		dcb							
				30//09/19		dcb							
SCALE: 1/8" = 1'-0"													

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.

**Letter of Objection – L Tantalo, 1 Clemson Cres.
Justification Letter (Agent)**

Providence, Lenore

Subject: FW: Addendum: 6 Clemson Cres, Minor Variance Application A081/19

From: Leo Tantalo <[REDACTED]>

Sent: Sunday, September 15, 2019 4:12 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: 6 Clemson Cres, Minor Variance Application A081/19

Good Afternoon,

I am in OPPOSITION of this application because:

1. Too much lot coverage has been requested.

The beauty of this neighbourhood is the green space that exists.
More and bigger structures will make it into a 'concrete-jungle'.

Thank you,
Leo Tantalo
1 Clemson Cres.

From: [Dan Berry](#)
To: "Simbana, Roberto"
Cc: [REDACTED]; ["Providence, Lenore"](#)
Subject: RE: Minor Variance Application (A081/19) for 6 Clemson Crescent
Date: August-19-19 11:45:00 AM

Hello Roberto,

Thanks for your email and explanation below.

I understand that you, meaning Planning, does not want to support the increase of the additional garage space to respect the By-law intent. So I am clear on that position you are taking.

Please understand though, that respectfully we want to continue with this variance request to committee for consideration, understanding that you won't be supporting it. Given the circumstances onsite, meaning that this increase in garage space is out of function, not desire. Given the grading issue that developed, the one bay in the garage is not going to be usable for parking a car inside. The increase in space is to allow that parking to still be accessible. It's not a matter of 'desiring' a larger space and obviously wasn't intended. We are great full Committee had approved us the previous increase on this file, we're just asking now for a chance to explain to Committee the current situation. We understand they may not support this variance and refuse it, but we would like the opportunity non-the-less.

We thank you for your support on the Cabana variances & reductions we made there, and hope you understand we would like to discuss with Committee the specific garage condition variance.

(Note: I will be on Holidays August 30th thru September 6th, 2019)

Regards,

Daniel



Vulcan Design Inc.

39 Victoria Street E. Unit 1

Alliston, ON L9R 1T3

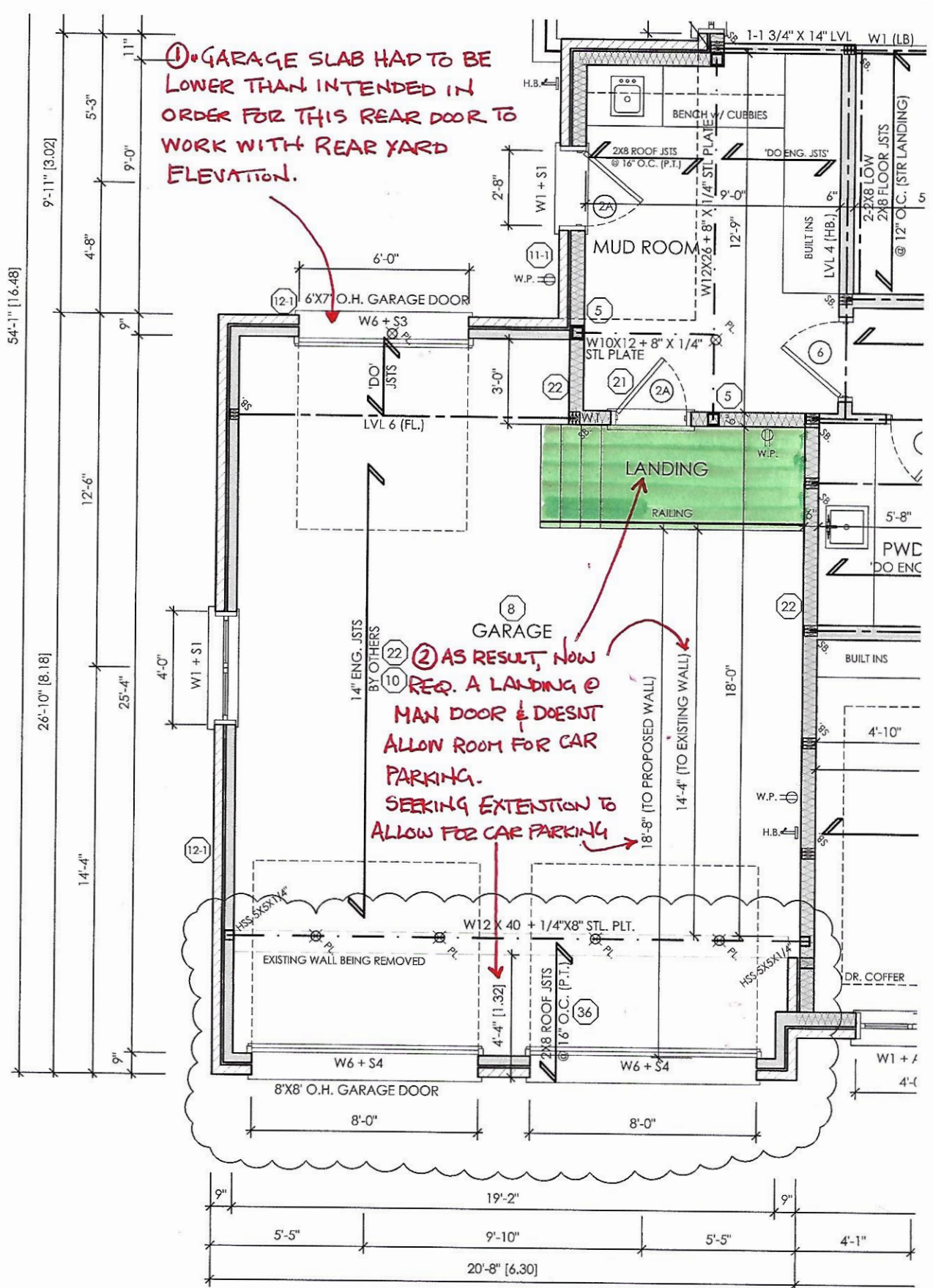
Tel: 416-885-5200

email: dberry@vulcandesigninc.com

web: www.vulcandesigninc.com

Hours of Operation: Mon - Fri 9am to 5pm

- Creators of Award Winning Designs -



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

Providence, Lenore

Subject: FW: A081/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: September-03-19 9:09 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: RE: A081/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

Good Morning Lenore,

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

Regards,

Gabrielle

Gabrielle Hurst MCIP, RPP, C. Tech

Associate Planner |Community Planning and Development Services | Planning and Economic Development Branch | Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O 1-877-464-9675 ext. 71538 | gabrielle.hurst@york.ca | Our Values: Integrity, Commitment, Accountability, Respect, Excellence

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application: A305/17

NOTICE OF DECISION
Minor Variance Application A305/17
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, January 11, 2018
Applicant: Danielle Vaniglia
Agent Vulcan Design Inc.
Property: 6 Clemson Cr, Maple
Zoning: The subject lands are zoned R1V zone.
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 single family dwelling.

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 10.08 meters front yard setback is permitted.	1- To permit a dwelling with a minimum 8.78 meters front yard setback.
2- A maximum 20 % lot coverage is permitted.	2- To permit a dwelling with a maximum 23.4 % lot coverage (23% Dwelling, 0.4% Porch).

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A305/17 on behalf of Danielle Vaniglia be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Christopher Cosentino 905-832-8585 x christopher.cosentino@vaughan.ca	The Owner shall provide a Letter prepared by an ISA Certified Arborist indicating that the preconstruction, construction, and post-construction recommendations to minimize the damage to neighbouring trees are satisfactorily conducted by an ISA Certified Arborist and in accordance with industry standards, to the satisfaction of the Development Planning Department.
2	Development Engineering Steve Lysecki 905-832-8585 x steve.lysecki@vaughan.ca	The Owner is required to submit the final grading drawing 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.

For the following reasons:

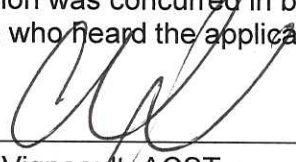
- 1. The general intent and purpose of the by-law will be maintained.
- 2. The general intent and purpose of the official plan will be maintained.
- 3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- 4. The requested variance(s) is/are minor in nature.

Written & oral submissions considered in the making of this decision were received from the following:

Written Submissions	Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , January 11, 2018 meeting for submission details.

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	M. Mauti Chair	R. Buckler Member
		
J. Cesario Member		A. Perrella Member

DATE OF HEARING:	Thursday, January 11, 2018
DATE OF NOTICE:	January 19, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	January 31, 2018 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Municipal Board

The *Planning Act*, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Municipal Board against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board under the *Ontario Municipal Board Act* as payable on an appeal from a Committee of Adjustment to the Board.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Ontario Municipal Board: The OMB appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OMB Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (Appellant Form A1 – Minor Variance) can be obtained at www.omb.gov.on.ca or by visiting our office.

City of Vaughan OMB Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

Conditions

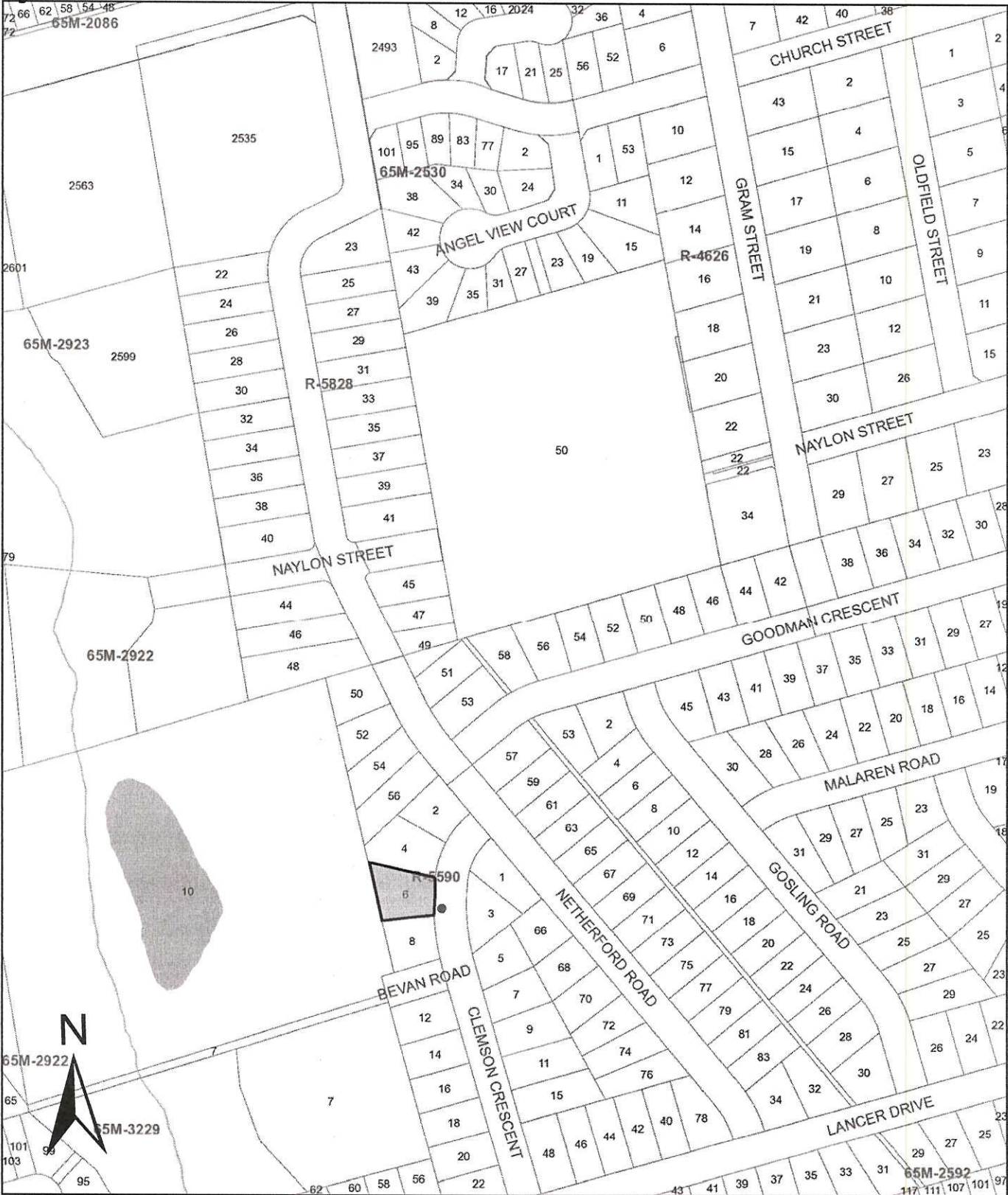
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.



Location Map - A305/17

Major Mackenzie Drive

6 Clemson Crescent, Maple



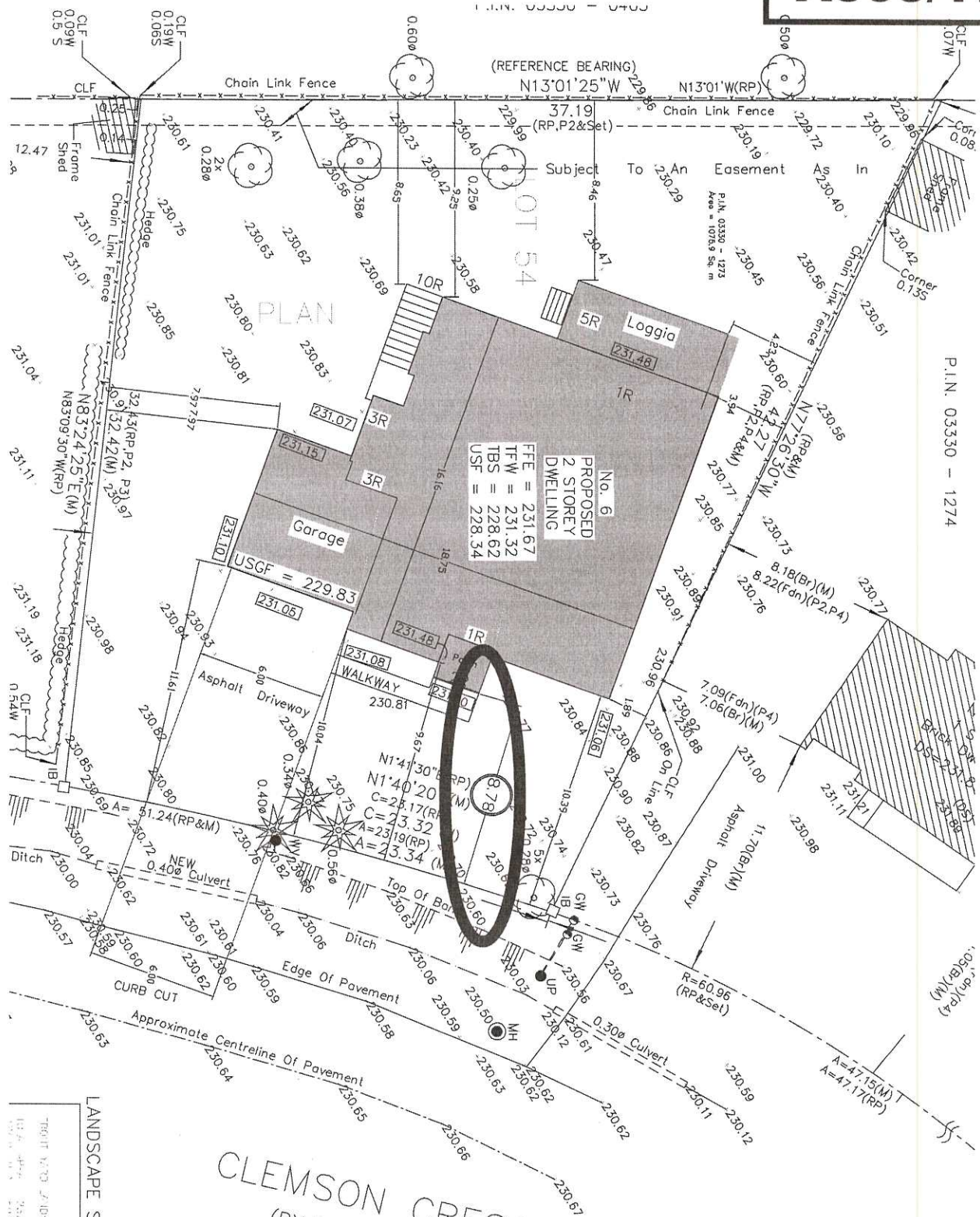
Keele Street

City of Vaughan

0 0.05 0.1 0.2 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

A305/17



LOT COVERAGE **23.0% (dwelling), 0.4% (Covered Porch)**

TOTAL LOT COVERAGE = 23.4%