

File: A178/19

Applicant: Diane and Lorenzo Paravani

Address: 64 Brownlee Ave Woodbridge

Agent: Great Room 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"/>	
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
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"/>	

Adjournment History: N/A

Background History: A038/19 (see next page for details)

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, February 6, 2020



Minor Variance
Application

Agenda Item: 13

A178/19

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, February 6, 2020

Applicant: Diane and Lorenzo Paravani

Agent: Great Room Inc.

Property: 64 Brownlee Ave Woodbridge

Zoning: The subject lands are zoned R2, Residential Zone, and subject to the provisions of Exception 9(769) under By-law 1-88 as amended.

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

Related Files: None

Purpose: Relief from the by-law is being requested to permit the construction of a proposed cabana at the rear of the existing dwelling and to permit the proposed swimming pool.

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 interior side yard setback of 1.5 metres is required.	1. To permit a minimum interior side yard setback of 1.22 metres to an accessory structure (cabana).
2. A maximum lot coverage of 35% is permitted.	2. To permit a maximum lot coverage of 40%. (33.1% dwelling; 6.9% cabana)
3. A maximum encroachment of 0.3 metres is permitted.	3. To permit a maximum eave encroachment of 0.41 metres.
4. A private swimming pool shall be located entirely in the rear yard.	4. To permit a private swimming pool not to be entirely located in the rear yard.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A038/19	Rear yard 1.37m; 61.2m2 soft landscape in the rear.	Approved June 27, 2019

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 January 22, 2020

Applicant confirmed posting of signage on January 10, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	Approx. 1988 (Land Purchase 2018)

Applicant has advised that they cannot comply with By-law for the following reason(s): Given the size of the rear yard and proposed pool, the by-law limitations are too restrictive to accommodate the desired cabana.

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

Building Permit No. 19-000193 for Single Detached Dwelling - Alteration, Issue Date: Apr 01, 2019.

Building Permit No. 19-001625 for Shed/Gazebo - New: (Not Yet Issued).

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

The Applicant shall be advised that drawings submitted for minor variance must match those submitted under building permit application no. 19-1625.

Building Inspections (Septic):
No comments or concerns

Development Planning:
Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): Low-Rise Residential.

The Owner is requesting permission to construct a pool, covered porch and an attached cabana in the rear yard with the above-noted variances. The Committee of Adjustment previously approved Minor Variance file A038/19 for the proposed works on June 27, 2019.

During the building permit stage, it was determined by Zoning Services that three additional variances are required to facilitate the previous approval. Variances #1 and #3 respecting a reduced interior yard setback and eave encroachment are considered minor in nature. The Development Planning Department does not object to Variance #2 for the increase in lot coverage as it is for an accessory structure and a covered and unenclosed patio located in the rear yard. Variance #4 is technical in nature and is considered minor.

The Development Planning Department 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.

Development Engineering:
The Development Engineering (DE) Department does not object to minor variance application A178/19.

Parks, Forestry and Horticulture Operations:
Ensure no excavation is done within 1m of North property line to protect neighboring spruce tree.

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
Public Correspondence – 77 Mellings Drive

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 A038/19

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.

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.

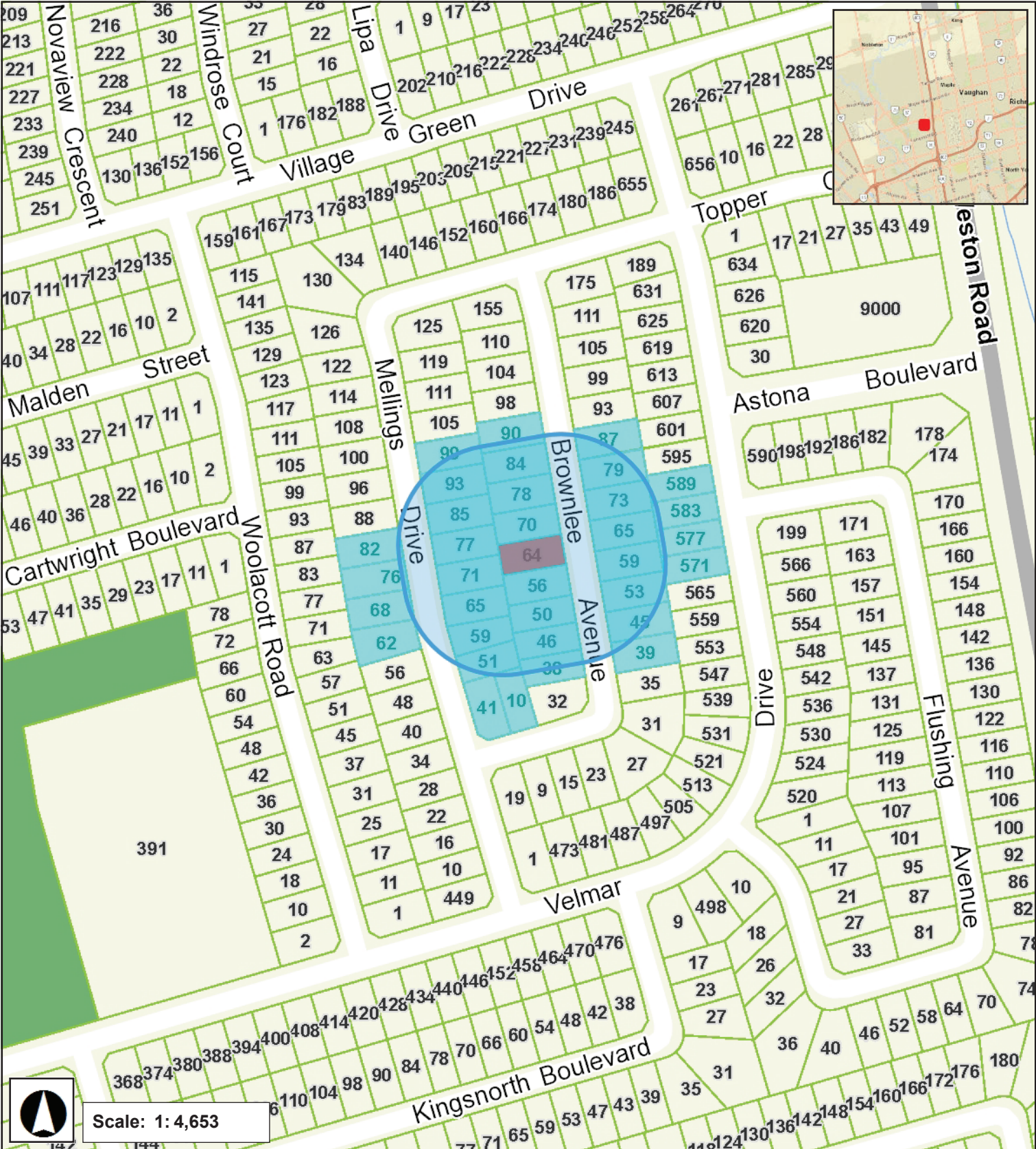
Location Map
Sketches



LOCATION MAP - A178/19

64 BROWNLEE AVENUE, WOODBRIDGE

Rutherford Road



Langstaff Road

January 9, 2020 2:38 PM

Revised January 27, 2020

Revised December 20, 2019

SITE PLAN & BUILDING STATISTICS

Lot 6
REG. PLAN 65M-2701
CITY of VAUGHAN
MUNICIPALITY of YORK

SCALE 1 : 250



LOT COVERAGE = 40%

(33.1% DWELLING; 6/9% CABABA)

A178/19

BROWNLEE AVENUE

METRIC

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

GRADE CONDITION

PLEASE NOTE:
ALL EXISTING CONTROL GRADES TO REMAIN UNCHANGED

CURB CUT NOTE

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

CONSTRUCTION NOTE

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

SITING INFORMATION

ALL INFORMATION TAKEN FROM
SURVEY DATED:
MARCH 27, 1989. PREPARED BY:
JOSEPH RADY-PENITEK LTD.
ONTARIO LAND SURVEYORS
678 SHEPPARD AVE. W.
DOWNSVIEW, ONTARIO

CITY OF VAUGHAN

RESIDENTIAL LOT GRADING NOTES

1. ALL SITE PLANS, DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA, ENGINEERING STANDARDS, AND APPLICABLE PROVINCIAL STANDARDS, THE ONTARIO BUILDING CODE, AND BY-LAW 1-88 UNLESS OTHERWISE APPROVED.
2. APPROVAL OF THIS SITE PLAN DOES NOT RELEASE THE BUILDER/APPLICANT/OWNER OF THEIR RESPONSIBILITIES TO ENSURE THE PROPOSED DRAINAGE WORKS ARE COMPATIBLE WITH THE OVERALL DRAINAGE WITHIN THE SUBDIVISION. PROPOSED LOT DRAINAGE SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
3. ALTERATIONS TO EXISTING GRADES SHALL NOT BE PERMITTED WITHIN 600mm OF LOT LINES UNLESS SPECIFICALLY APPROVED AS PART OF THIS PERMIT. THE APPROVED GRADING/DRAINAGE PATTERN FOR THIS LOT/BLOCK SHALL BE MAINTAINED AND ALTERATIONS NOT APPROVED AS PART OF THIS PERMIT SHALL BE RESTORED BY THE BUILDER/APPLICANT/OWNER TO THE SATISFACTION OF THE CITY OF VAUGHAN.
4. SEDIMENTATION/SILTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND OFFSET A MIN. OF 600mm FROM LOT LINES. THESE MEASURES SHALL BE MAINTAINED IN ORDER TO PREVENT ADVERSEITIES TO ADJACENT LANDS. REFER TO ATTACHED SAMPLE DRAWING.
5. BUILDER SHALL VERIFY EXISTING AND PROPOSED GRADE ELEVATIONS PRIOR TO CONSTRUCTION. FOOTINGS MUST BEAR ON NATIVE, UNDISTURBED SOIL OR ROCK, AND BE A MIN. OF 1.22m BELOW FINISHED GRADE.
6. BUILDER TO VERIFY SANITARY AND STORM INVERT ELEVATIONS PRIOR TO CONSTRUCTION. CITY ENGINEERING DEPARTMENT/REGION APPROVAL IS REQUIRED FOR SANITARY, STORM AND WATER BOX LOCATION AND INSTALLATION TO THE LOT LINE PRIOR TO CONSTRUCTION.
7. DOWNSPOUTS OF RAIN WATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND DRAIN TOWARDS THE STREET. SPLASH PADS SHALL OUTLET OVER SODDED LAND WHERE POSSIBLE TO ENCOURAGE INFILTRATION OF SURFACE RUNOFF.
8. HIGH POINT ON SPLIT LOT DRAINAGE TO BE A MIN. OF 2.0m BEHIND FRONT DOWNSPOUT LOCATION TO ENSURE DRAINAGE OUTLETS TO STREET.
9. TOP OF FOUNDATION WALLS, EXTERIOR CLADDING, WINDOW AND DOOR SILLS SHALL BE A MIN. OF 150mm ABOVE FINISHED GRADE.
10. THE DESIGNER/CONSULTANT/ENGINEER/ARCHITECT IS RESPONSIBLE TO ENSURE THAT HEIGHT THICKNESS, LATERAL BRACING, ETC. OFF ALL FOUNDATION WALLS CONFORM TO OBC. OBC SUBSECTION 9.15.4 SHALL APPLY.
11. ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADIENT WITHIN 5.0m OF THE BUILDING.
12. DRAINAGE SWALES SHALL BE GRADED WITH A 2%-5% GRADIENT. DESIRABLE SWALE DEPTH IS 250mm. MIN. SWALE DEPTH IS 150mm. MAX. SWALE DEPTH IS VARIABLE AND DEPENDS ON LOCATION AND SAFETY CONSIDERATIONS, BUT MUST NOT EXCEED 450mm.
13. CENTERLINE OF SWALES SHALL BE LOCATED 600mm FROM LOT LINES UNLESS OTHERWISE APPROVED.
14. CENTERLINE OF SWALES MUST NOT BE LOCATED LESS THAN 600mm FROM ANY FOUNDATION WALL.
15. ARTIFICIAL EMBANKMENTS AND/OR RETAINING WALLS SHALL NOT BE PERMITTED UNLESS APPROVED AS PART OF THIS PERMIT. THE MAX. EMBANKMENT SLOPE SHALL BE 3:1 (HORIZONTAL TO VERTICAL) WITH A MAX. GRADE DIFFERENTIAL OF 600mm.
16. PROPOSED RETAINING WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA AND BY-LAW'S. RETAINING WALLS EXCEEDING 1.0m IN HEIGHT SHALL BE DESIGNED, INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER AND SHALL BE SERVED BY GUARDS OR OTHERWISE TREATED TO REDUCE ANY PUBLIC HAZARD. ALL RETAINING WALLS SHALL BE CONSTRUCTED OF STONE, PRECAST BLOCKS OR CONCRETE. A RETAINING WALL THAT EXCEEDS 1.0m IN HEIGHT MUST BE SETBACK FROM THE NEAREST PROPERTY LINE OR DISTANCE OR DISTANCE EQUAL TO ITS HEIGHT.
17. DRIVEWAY GRADES SHALL BE 1.5%-5% AND COMPATIBLE WITH APPROVED SIDEWALK GRADES. BOULEVARD GRADES SHALL BE 2%-5%.
18. DRIVEWAYS SHALL BE A MIN. 1.0m FROM ANY TREE, CATCH BASIN OR ABOVE GROUND UTILITY OR OTHER OBSTRUCTION.
19. WATER SERVICE STOPS ARE TO BE LOCATED IN THE GRASS PORTION OF THE FRONT YARD, AS PER CITY OF VAUGHAN STANDARDS.
20. DRIVEWAYS, CURB CUTS AND DRIVEWAY CULVERTS SHALL BE LOCATED, APPROVED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT, YORK REGION AND BY-LAW'S. A SEPARATE PERMIT IS REQUIRED FROM THE TOWN'S ENGINEERING/PUBLIC WORKS DEPARTMENT FOR CURB CUTS AND/OR PROPOSED CULVERTS.
21. FOOTINGS CONSTRUCTED NEXT TO CATCH BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICE SHALL BE INSPECTED BELOW LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL OR SOIL CONSULTANTS VERIFICATION REQUIRED.
22. IF THE PROPOSED CONSTRUCTION IS IN THE AREA OF FILL A PROFESSIONAL ENGINEER IS TO INSPECT THE EXCAVATION AND CERTIFY THE STABILITY AND BEARING CAPACITY OF THE SOIL PRIOR TO CONSTRUCTION.
23. PRIOR TO LETTER OF CREDIT RELEASE THE OWNER SHALL SUBMIT AN AS-BUILT SURVEY ILLUSTRATING BOTH PROPOSED AND AS CONSTRUCTED GRADE ELEVATIONS. A STORM WATER MANAGEMENT REPORT AUTHORED BY PROFESSIONAL ENGINEER AND/OR LOT GRADING CERTIFICATION BY A PROFESSIONAL ENGINEER OR ONTARIO LAND SURVEYOR SHALL BE SUBMITTED TO THE CITY UPON THEIR REQUEST.
24. POST CONSTRUCTION FLOWS, FROM A 5 YEAR STORM FREQUENCY, SHALL NOT EXCEED THE FLOWS FOR THE PRECONSTRUCTION CONDITIONS, FOR THE SAME STORM, UNLESS IT IS DEMONSTRATED TO THE SATISFACTION OF THE CITY THAT CONTROLLED FLOWS WILL NOT ADVERSELY AFFECT THE EXISTING DRAINAGE PATTERNS (THESE FLOWS SHALL BE COMPUTED USING THE RATIONAL METHOD ONLY).
25. "THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES." OBC 9.14.6.1.(1)
26. TRCA APPROVAL REQUIRED WHERE GRADE CHANGES WILL OCCUR THAT AFFECT REGULATE AREAS; EXISTING NATURAL OR ARTIFICIAL WATERCOURSE, OPEN CHANNEL, SWALE OR DITCH USED TO DRAIN LAND.

NEW ADDITION
UNDER SEPARATE PERMIT (19-193)
147sq.ft. (13.65sq.m.)

NEW CABANA ADDITION
362sq.ft. (33.63sq.m.)
FF 99.65
TFW 99.85
UF 98.33

CITY OF VAUGHAN

LOT GRADING NOTES - POOL PERMIT

1. TO INITIATE REVIEW PROCESS, THE LOT MUST BE CERTIFIED FOR GRADING IN UNASSUMED SUBDIVISION. FILING THE ABOVE, AN APPROVED GRADING PLAN MUST BE SUBMITTED BY THE DEVELOPERS CONSULTING ENGINEER.
2. ALL SITE PLANS, DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA, SUBDIVISION AGREEMENT AND BY-LAW 1-88.
3. ALTERATIONS TO EXISTING GRADES SHALL NOT BE PERMITTED WITHIN 600mm OF LOT LINES. THE APPROVED GRADING/DRAINAGE PATTERN FOR THIS LOT SHALL BE MAINTAINED AND ALTERATIONS NOT APPROVED AS PART OF THIS PERMIT SHALL BE RESTORED BY THE BUILDER/APPLICANT/OWNER TO THE SATISFACTION OF THE CITY. CONSTRUCTION/GRADING NOT IN CONFORMANCE WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA OR APPLICATION SUBDIVISION AGREEMENT SHALL BE RESTORED BY THE PROPERTY OWNER TO THE SATISFACTION OF THE CITY, CONSULTANT, DEVELOPER AND/OR BUILDER.
4. UNLESS SPECIFICALLY APPROVED BY THIS PERMIT, GRADING SHALL NOT BE ALTERED FOR ANY OF THE FOLLOWING: EXISTING NATURAL OR ARTIFICIAL WATERCOURSE, OPEN CHANNEL, SWALE OR DITCH USED TO DRAIN THE LAND, CATCHBASIN OR INFILTRATION TRENCH LOCATED ON THE PRIVATE PROPERTY.
5. NO ALTERATIONS TO CITY PROPERTY IS PERMITTED UNLESS APPROVED BY THE CITY OF VAUGHAN'S PUBLIC WORKS AND/OR DEVELOPMENT ENGINEERING DEPARTMENTS.
6. PROPOSED RETAINING WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA AND BY-LAW 1-88. RETAINING WALLS ARE REQUIRED TO BE SETBACK MIN. 0.6m FROM PROPERTY LINES. IF GREATER THAN 1.0m IN HEIGHT, RETAINING WALLS MUST BE SETBACK A DISTANCE EQUAL TO ITS HEIGHT, WHERE THE WALL IS GREATER THAN 1M AND RETAINS GRADE, A 1.2M HIGH CHAINLINK FENCE OR APPROVED SAFETY GUARD AS PER THE LATEST EDITION OF THE OBC ARE REQUIRED AND THE WALL MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER.
7. POOL DISCHARGE MUST NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
8. SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND OFFSET A MIN. OF 600mm FROM LOT LINES. REFER TO ATTACHED SAMPLE DRAWING.
9. THIS PERMIT HAS NOT BEEN REVIEWED FOR THE CONSTRUCTION OF THE POOL AND FOR ANY POOL DESIGN LOADS EXERTED ONTO NEARBY BUILDINGS OR STRUCTURES (INCLUDING RETAINING WALLS OR DECORATIVE WALLS, DWELLING, CATCHBASIN LEAD PIPE, ETC.). THE OWNER, AT THEIR EXPENSE, IS RESPONSIBLE TO RETAIN A PROFESSIONAL ENGINEER TO DESIGN, INSPECT AND CERTIFY THE SAME, WHERE REQUIRED.
10. AS PART OF THE PERMIT REVIEW PROCESS, CITY OF VAUGHAN STAFF WILL REQUIRE ACCESS TO THE PROPERTY TO TAKE PHOTOS ALONG SIDE AND REAR LOT LINES OF THE PROPERTY BEFORE AND AFTER CONSTRUCTION IN ORDER TO CONFIRM THAT GRADES HAVE REMAINED UNALTERED.
11. FAILING TO THE TERMS AND CONDITIONS OF THE APPROVED PERMIT MAY RESULT IN HOLD BACK OF LETTER OF CREDIT FUNDS.

EXISTING DETACHED
DWELLING NO. 64

FF 100.00
TFW 99.70
BF 97.44
UF 99.21

POOL EQUIP. ROOM

Private Swimming pool not entirely located in rear yard.

0.41m eaves encroachment
1.22m interior side yard setback to cabana

ZONING SUMMARY: DWELLING

ZONING : R2	REQUIRED	PROPOSED OR EXISTING
LOT FRONTAGE	15.0M (49'-2 1/2")	20.150M (66'-1") (EXISTING)
LOT AREA	450 SQ.M. (4,843.9 SQ.FT.)	846.3 SQ.M. (9,109.8 SQ.FT.) (EXISTING)
FRONT YARD SETBACK	4.5M (14'-9 1/2")	7.97M (26'-1 1/4") (EXISTING)
SIDE YARD SETBACK (NORTH)	1.5M (4'-11 1/2")	1.58M (5'-2") (EXISTING)
SIDE YARD SETBACK (SOUTH)	1.5M (4'-11 1/2")	1.60M (5'-3") (EXISTING)
REAR YARD SETBACK	7.5M (24'-7 1/4")	10.81M (35'-5 1/2") (PROPOSED)
LOT COVERAGE	35% (296.2 SQ.M.) (3,188 SQ.FT.)	33.1% (280.0 SQ.M.) (3,014 SQ.FT.)
BUILDING HEIGHT	9.5M (31'-2") (TO MID-POINT)	EXISTING TO REMAIN
MAX. EAVES ENCR OACH	0.5M (1'-7 1/2")	EXISTING TO REMAIN

ZONING SUMMARY: ACCESSORY STRUCTURE (CABANA)

SIDE YARD SETBACK (NORTH)	1.5M (4'-11 1/2")	1.22M (4'-0") (PROPOSED)
REAR YARD SETBACK	7.5M (24'-7 1/4")	1.37M (4'-6") (PROPOSED)
LOT COVERAGE	7.92% (67.0 SQ.M.) (721.0 SQ.FT.)	6.9% (58.5 SQ.M.) (630.0 SQ.FT.) (PROP.)
BUILDING HEIGHT	4.5M (14'-9" TO PEAK) (3.0M TO SOFFIT)	4.11M (TO PEAK) (2.95M TO SOFFIT)
TOTAL (COMBINED) LOT COVERAGE	35% (296.2 SQ.M.) (3,188 SQ.FT.)	40.0% (338.5 SQ.M.) (3,644 SQ.FT.)
MAX. EAVES ENCR OACH	0.3M (1'-0")	0.41M (1'-4") (PROPOSED)
REAR YARD SOFT LANDSCAPE AREA	(318.0 SQ.M.-135 SQ.M. X 60%) 109.8 SQ.M	61.2 SQ.M. (PROPOSED)

REVISIONS:

1	12/11/18	ISSUED FOR CLIENT REVIEW
2	1/28/19	ISSUED FOR GRADING PERMIT APPLICATION
3	3/20/19	ISSUED FOR MINOR VARIANCE APPLICATION
4	4/29/19	ISSUED FOR MINOR VARIANCE APPLICATION
5	5/7/19	ISSUED FOR MINOR VARIANCE APPLICATION
6	12/11/19	REVISED FOR MINOR VARIANCE APPLICATION

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GREAT ROOM INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GREAT ROOM INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

GREAT ROOM INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GREAT ROOM INC. THIS DRAWING IS NOT TO BE SCALED.

LEGEND

■ DENOTES SURVEY MONUMENT FOUND	MH MAN HOLE	CTB CABLE TELEVISION BOX
□ SURVEY MONUMENT SET	INV INVERT	FH FIRE HYDRANT
▣ STANDARD IRON BAR	CUL CULVERT	WV WATER VALVE
IP IRON PIPE	DS DOWNSPOUT	WC WATER CHAMBER
CP CONCRETE FIN	LS LIGHT STANDARD	GV GAS VALVE
IP IRON PIPE	UP UTILITY POLE	SS STREET SIGN
CALC CALCULATED	HV HYDRO VAULT	DT DECIDUOUS TREES
P.L.N. PROPERTY IDENTIFIER NUMBER	HT HYDRO TRANSFORMER	CT CONIFEROUS TREES
WT WITNESS	BP BELL POLE	BC BOTTOM OF CURB
OU ORIGIN UNKNOWN	BB BELL BOX	TC TOP OF CURB
ME MEASURED	AC AIR CONDITIONING UNIT	DS DOWNSPOUT
RP REGISTERED PLAN 3762	GM GAS METER	EX EXISTING ELEV.
DF PLAN BY DIEGO FAZIO, O.L.S. FEB. 27/01	HM HYDRO METER	SP SWIM POOL PUMP
N.S.E.W. NORTH, SOUTH, EAST, WEST	SW SW	SW SW
ND NOD	SW SW	SW SW
RCC REMAINS OF CONCRETE CURB	SW SW	SW SW
CB CATCH BASIN	SW SW	SW SW
FF FINISHED FLOOR ELEVATION	SW SW	SW SW
BF BASEMENT FLOOR ELEVATION	SW SW	SW SW
UF UNDERSIDE OF FOOTING ELEVATION	SW SW	SW SW
T.R.E. TOP OF ROOF ELEVATION	SW SW	SW SW

Project:
NEW RESIDENTIAL ADDITION & CABANA
64 BROWNLEE AVE., WOODBRIDGE (VAUGHAN), ONTARIO
CITY OF VAUGHAN

Title:
PROPOSED SITE PLAN

Scale:
1:250

Date:
DEC. 10/18

Legal:
LOT 6
REG. PLAN 65M-2701

Drawn By:
GS

Area:
630 SQ.FT.

Drawing No:
S-1

Ownership:
MR. LORENZO & DIANE PARAVANI

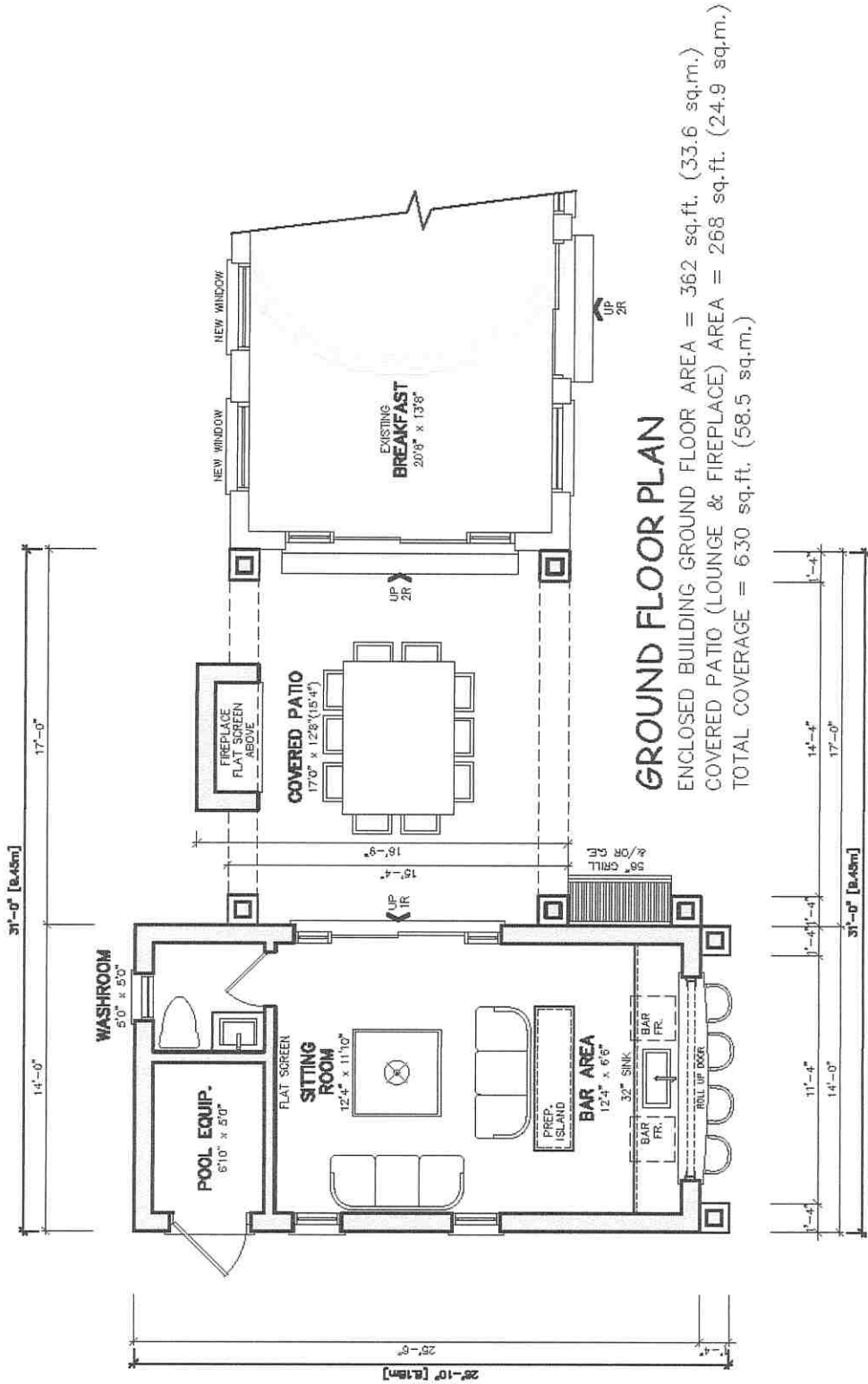
GREAT ROOM INC.
Tel. No. (416) 627-2394
DESIGN . CONSULT . MANAGE

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 2012 Ontario Building Code to design the work shown on the attached documents.

Qualification Information
Required unless design is exempt under Div. C, Part 3, Section 3.2.5 of the Building Code
GEORGE SHAMA 43035
REGISTRATION INFORMATION
Required unless design is exempt under Div. C, Section 3.2.4 of the Building Code
GREAT ROOM INC. 43844

64 Brownlee Ave.

CABANA



ARTISTS' IMPRESSION

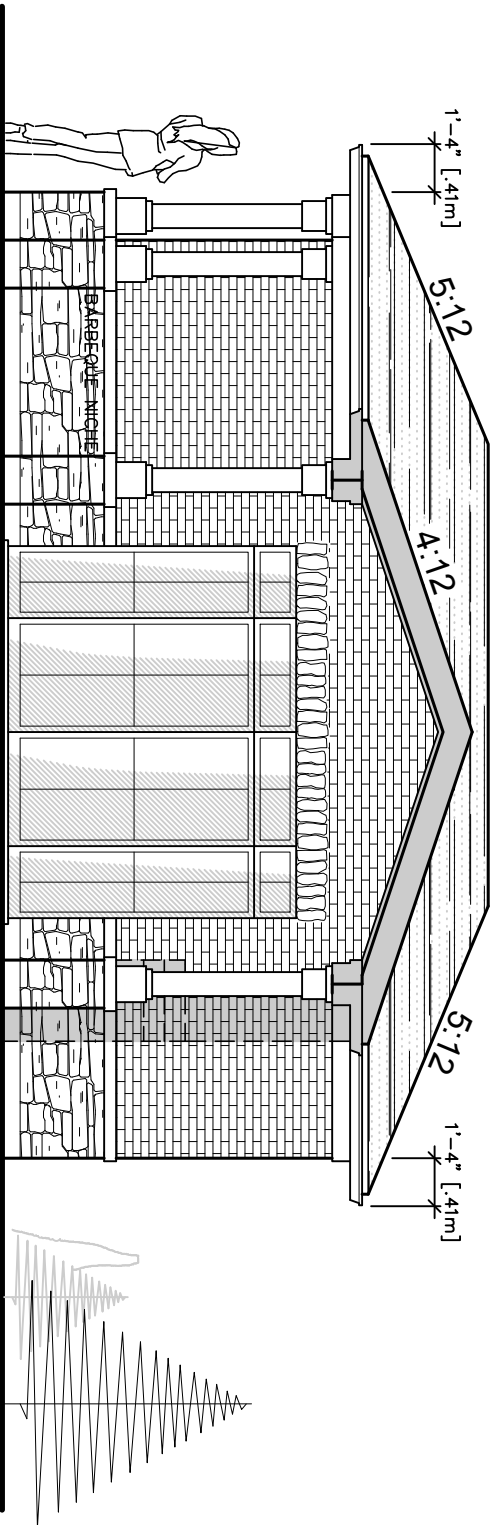
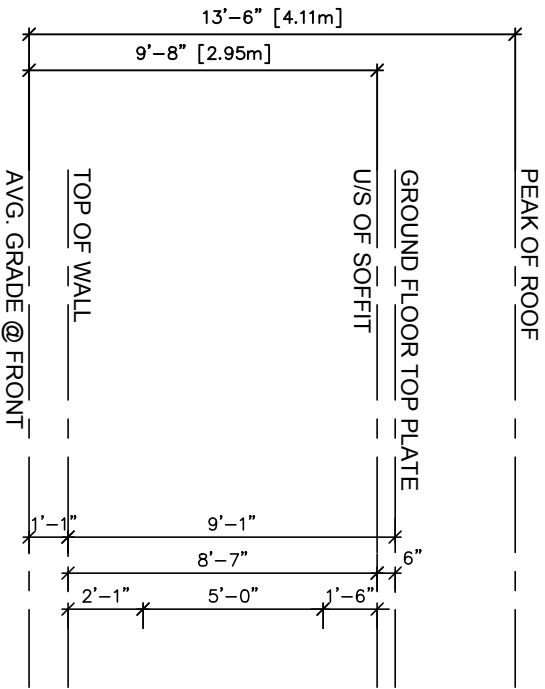
RENDERING OF HOME MAY BE EXAGGERATED AND PROPORTIONED ACCORDING TO ADAPT THE SAME. THERE MAY VARY IF ANY EXISTING STRUCTURE, NOT DUE TO EXISTING SURFACE, WITH OTHER ROOMS. SINCE ANY VIEW FROM THE EXISTING FLOOR AREA, ALL DIMENSIONS ARE ARTISTS' CONCEPTS AND PROTECTIVE, IDEAS ARE SUBJECT TO THEIR OWNERS' E & O.



64 Brownlee Ave.
CABANA

A178/19

RECEIVED
January 27, 2020
Committee of Adjustment



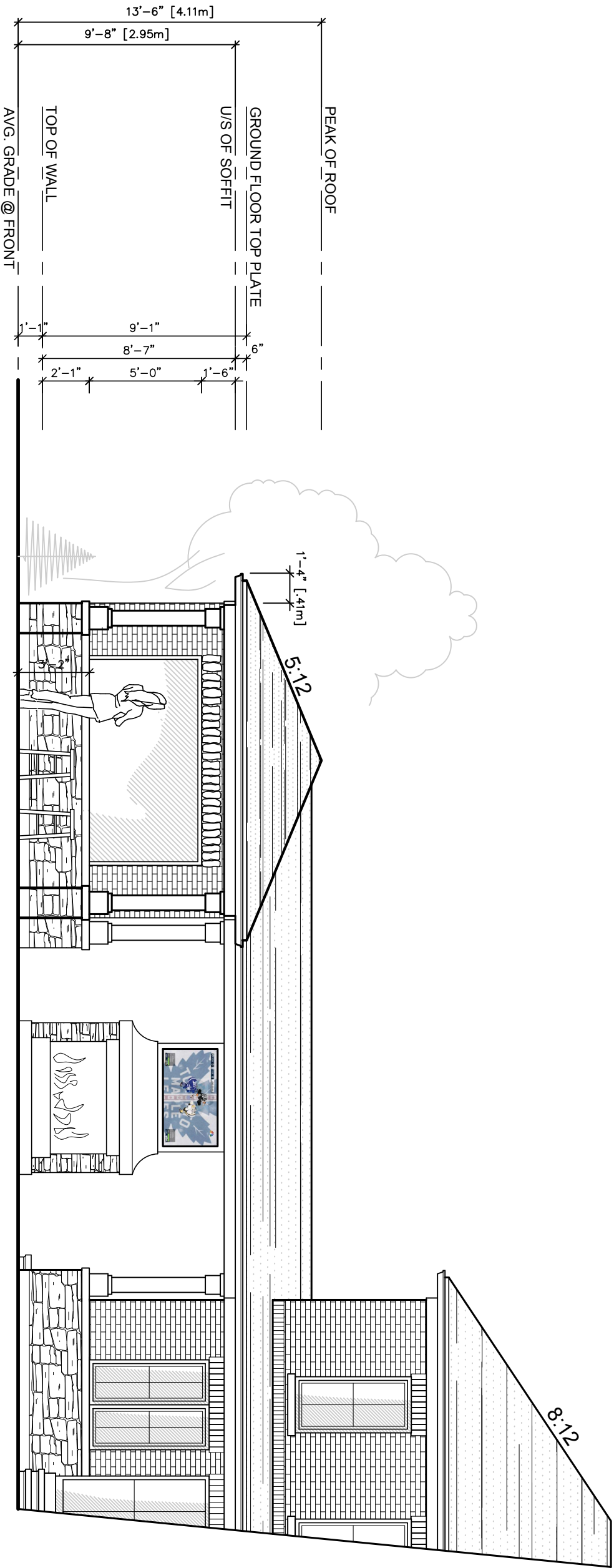
FRONT ELEVATION

ARTISTS IMPRESSION

ORIENTATION OF HOME MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. STEPS MAY VARY AT ANY EXTERIOR ENTRANCE. WANS DUE TO GRADING VARIANCE. NOTE: ACTUAL FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL RENDERINGS ARE ARTISTS CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR VARIANCE. E & O.E.



64 Brownlee Ave. CABANA



LEFT SIDE ELEVATION

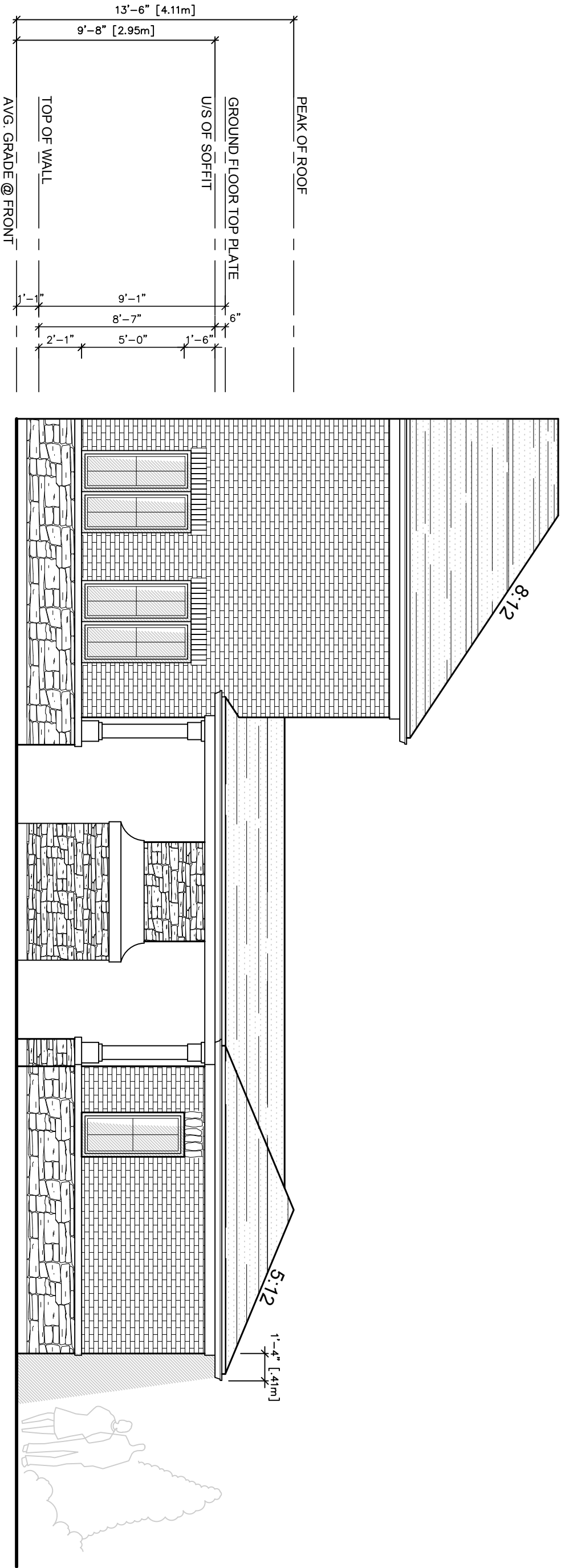
ARTISTS IMPRESSION

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64 Brownlee Ave.

CABANA



RIGHT SIDE ELEVATION

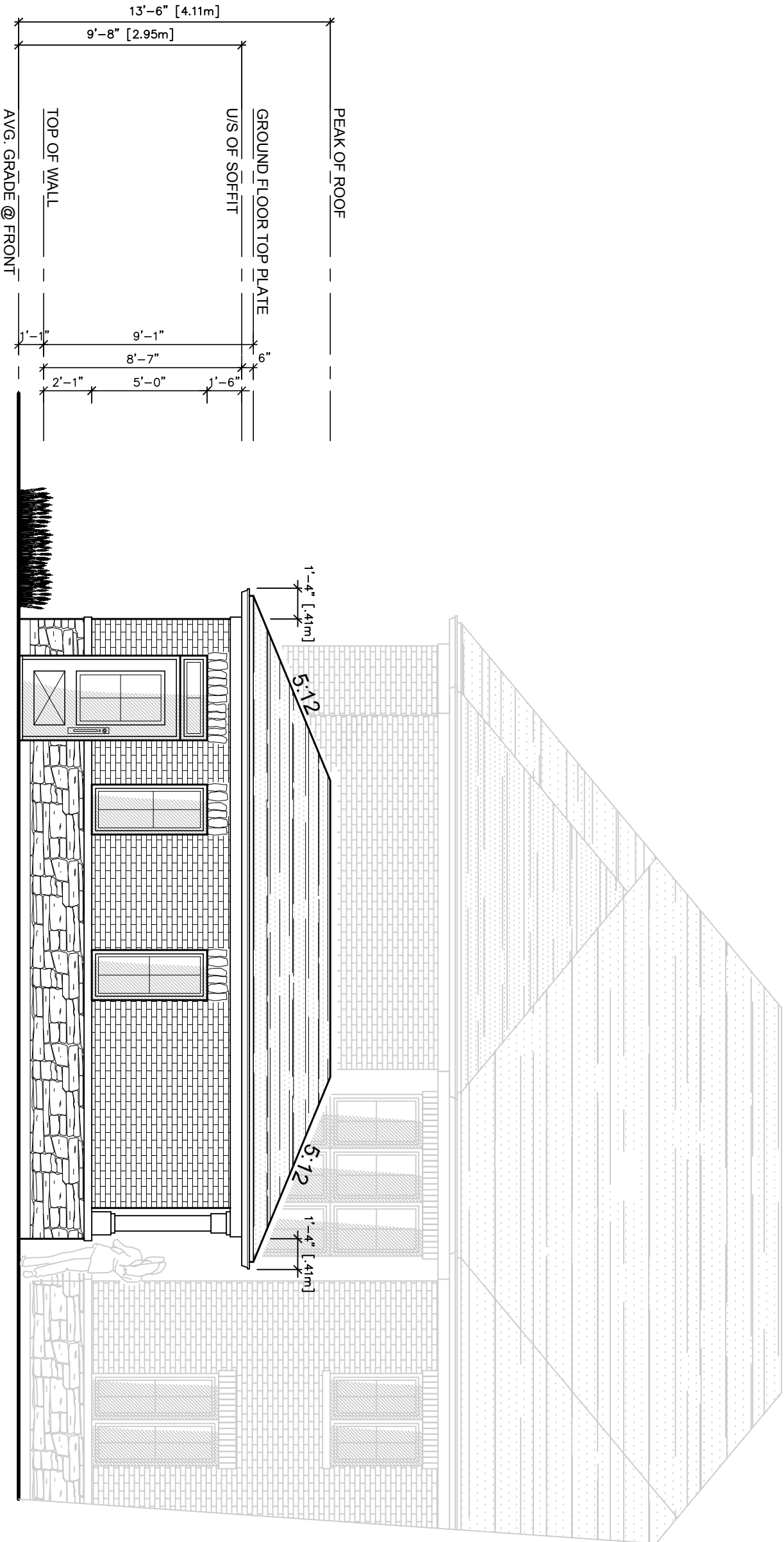
ARTISTS IMPRESSION

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64 Brownlee Ave.

CABANA



REAR ELEVATION

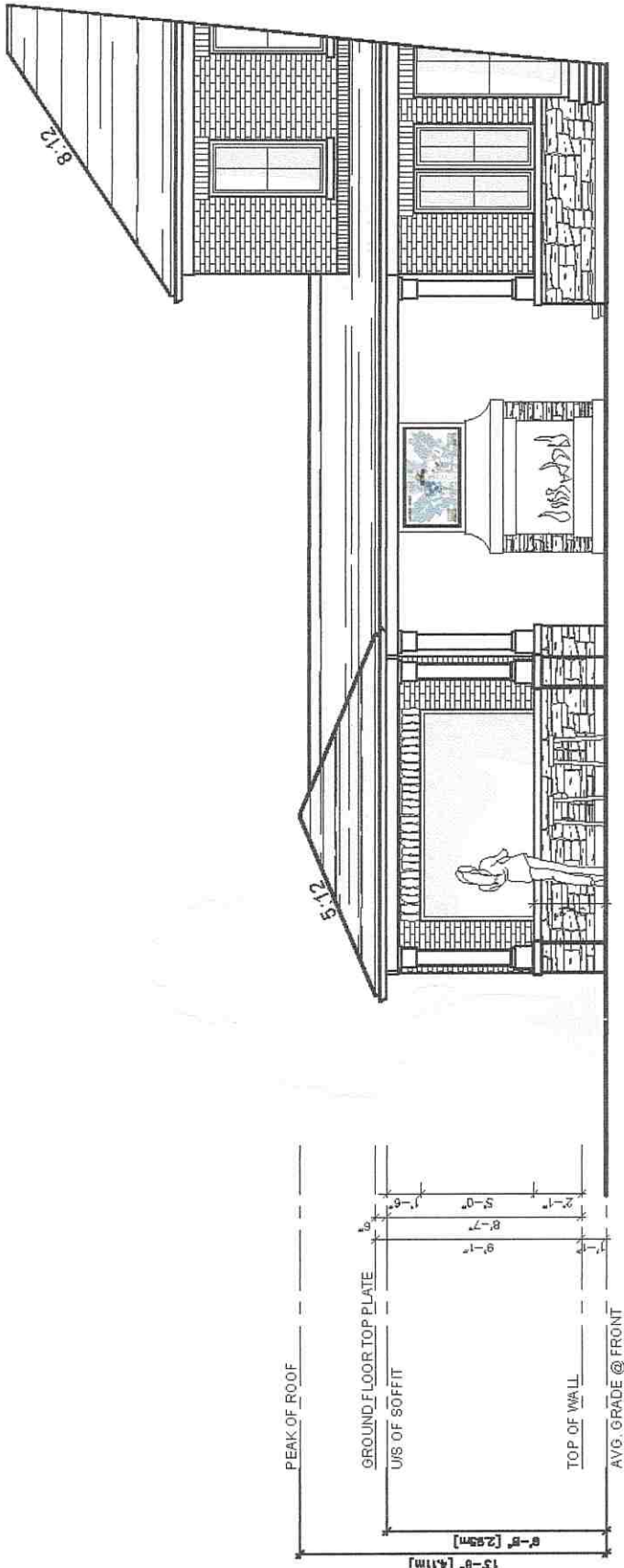
ARTISTS IMPRESSION

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64 Brownlee Ave.

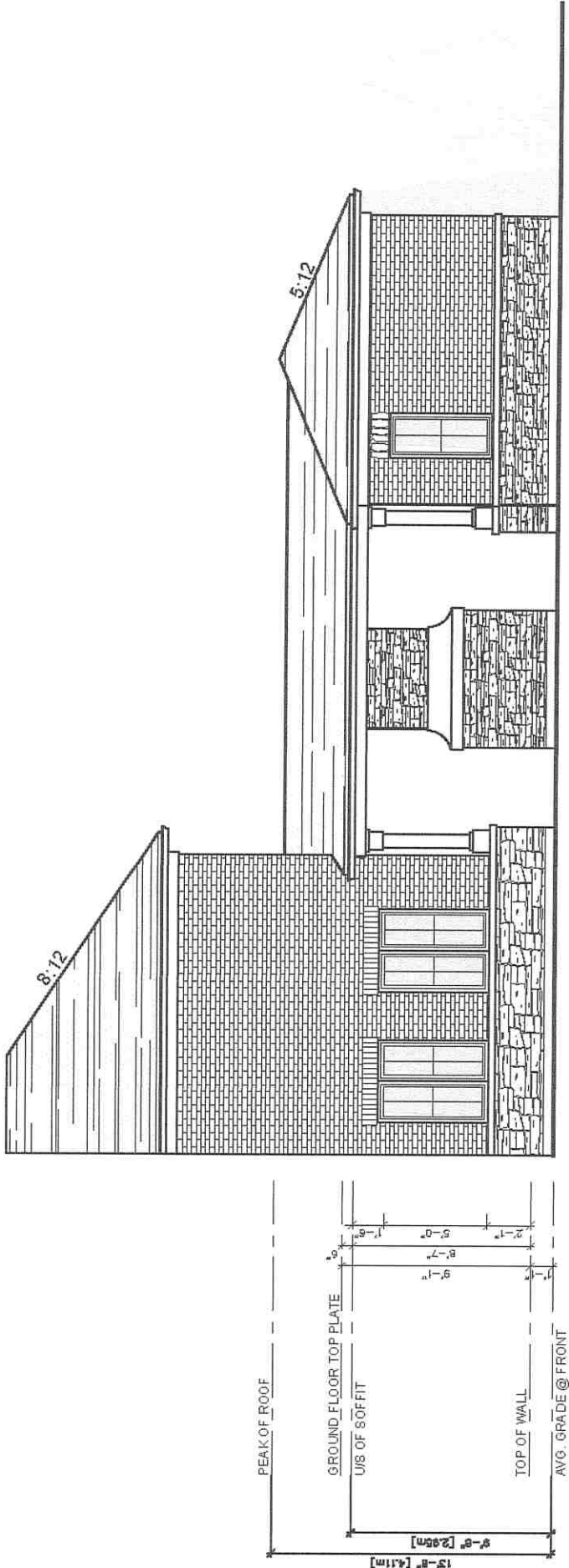
CABANA



LEFT SIDE ELEVATION



64 Brownlee Ave.
CABANA



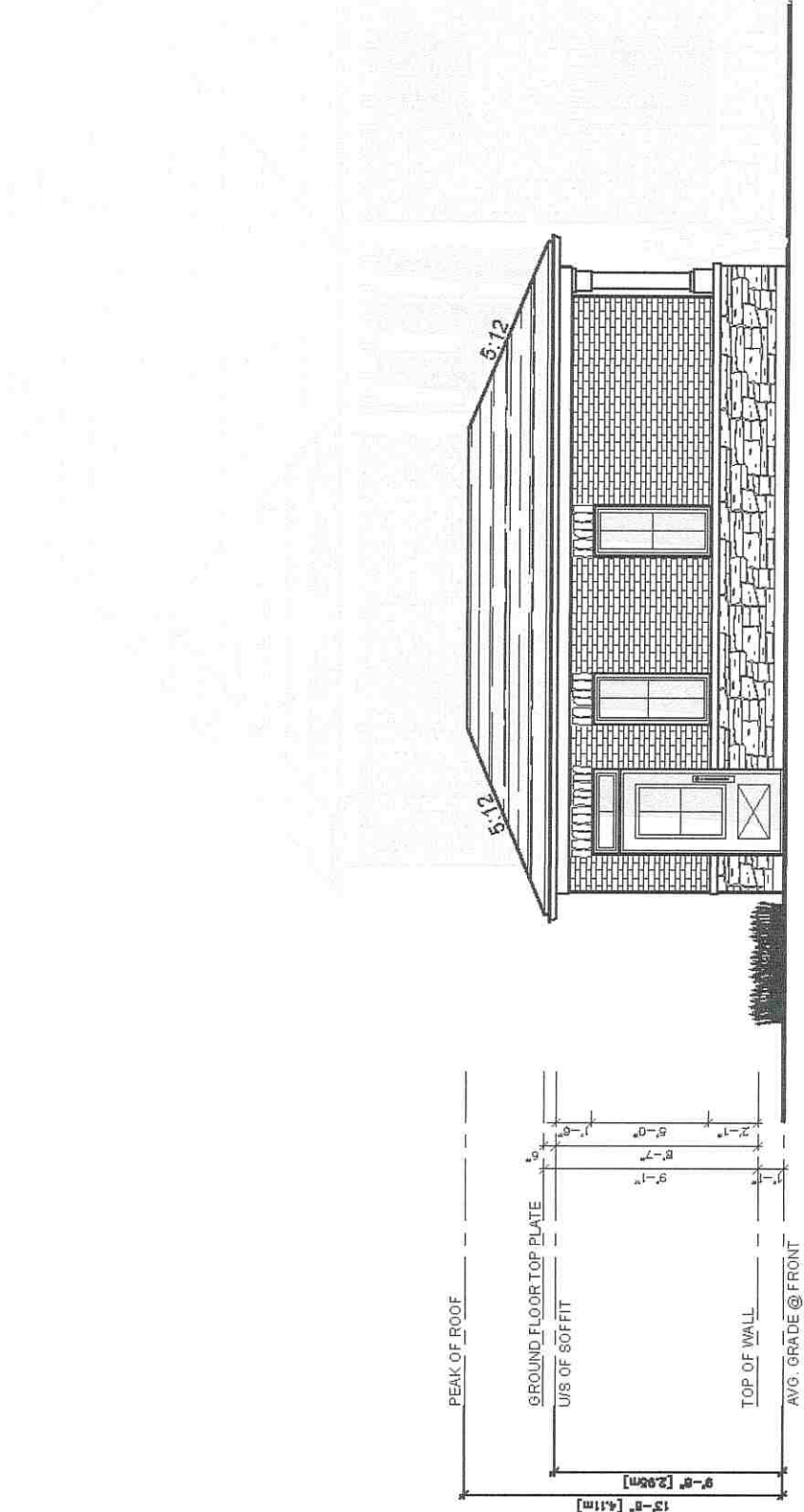
RIGHT SIDE ELEVATION

ARTISTS' IMPRESSION

RENDERING OF HOME MAY BE EXAGGERATED AND PURCHASER SHOULD NOT ACCEPT THIS AS A GUARANTEE. THIS IS AN ARTIST'S IMPRESSION AND NOT A CONTRACT. DIMENSIONS, SPECIFICATIONS, AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



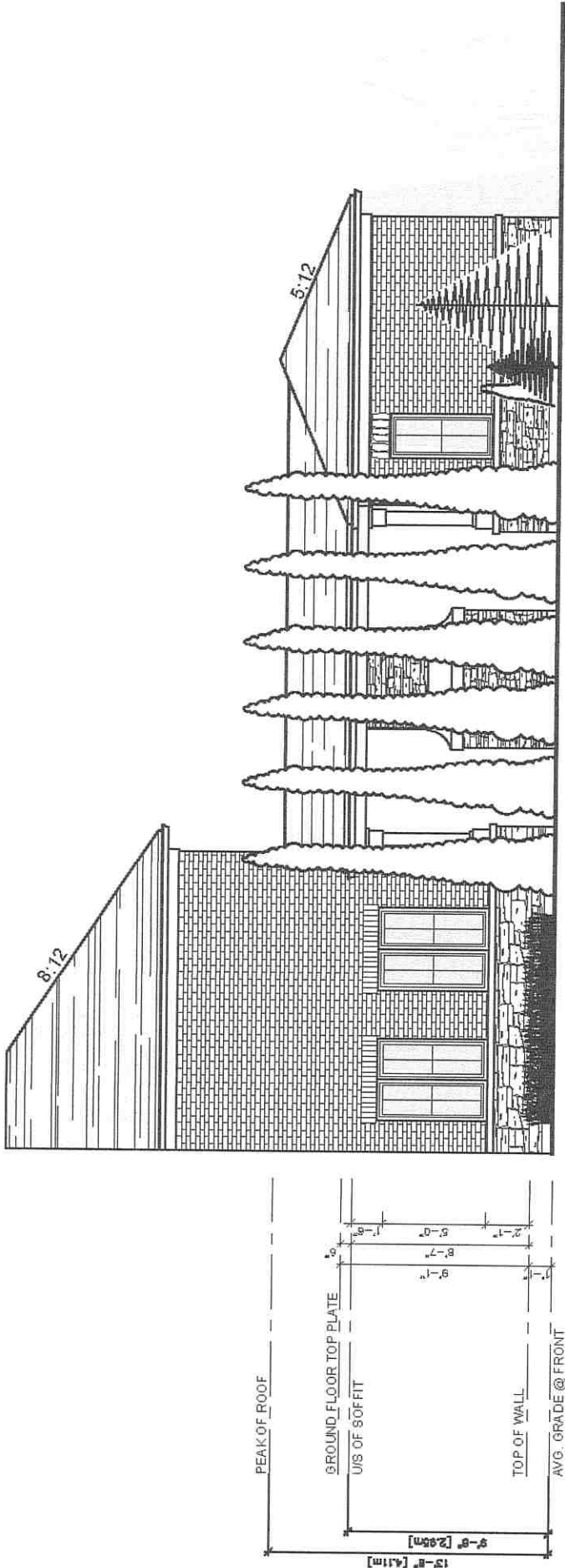
64 Brownlee Ave.
CABANA



REAR ELEVATION



64 Brownlee Ave.
CABANA



RIGHT SIDE ELEVATION

ARTISTS IMPRESSION

CONSTRUCTION OF THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.



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.

Public Correspondence – 77 Mellings Drive

Subject: FW: Application A178/19 (64 Brownlee)

From: Joe [REDACTED]
Sent: January-27-20 1:28 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: Application A178/19 (64 Brownlee)

To Committee of Adjustments:

It would be appreciated if someone takes the time to read my submission below and expresses their opinion, and how this committee has approved previously without any obvious concerns from the adjacent properties owners, and in no doubt will approve these variances again.

I am providing this written submission expressing my comments and concerns regarding the referenced minor variance application, made in connection with the proposed construction of a new cabana addition and inground swimming pool, along with hard surface landscaping, all in the rear yard of 64 Brownlee Avenue in Woodbridge.

I am the owner and occupant of the property at 77 Mellings Drive. The southerly portion of my rear (easterly) property line flanks the rear (westerly) property line at 64 Brownlee Avenue. Accordingly, the proposed zoning variance, which is intended to permit the construction of a new cabana addition that will be situated 1.37 metres from the common property line between 64 Brownlee Avenue and 77 Mellings Drive, will have a significant impact on my property.

One concern I wish to express relates to the classification of the zoning variance being requested as “minor”. City of Vaughan By-Law 1-88 requires that the proposed cabana addition be constructed with a minimum rear yard setback 7.5 metres. However, a setback of 1.37 metres is being requested by the applicants. This corresponds to a difference of over 6 metres which is in our view not a “minor” variance.

I believe that the location of the cabana addition only 1.37 metres from my rear property line will impact the privacy, use and enjoyment of my rear yard, and impact the value and appeal of my property to any prospective purchasers. The height of the proposed cabana addition, along with its close proximity to the rear of my property, will create an imposing and unsightly visual obstruction. The proximity of the structure to the rear property limit will also create conditions conducive to excessive noise levels in my rear yard.

Another issue and concern relates to the proposed minimum soft landscape area of 61.2 square metres in the rear yard, when By-Law 1-88 requires 117.9 square metres. This corresponds to a proposed soft landscape area reduction of 52%, a variance which in our view should not be considered “minor”. The reduction in soft landscaping will result in the increase of rain and snowmelt water runoff on the property, imposing a increased load on the municipal storm sewer system, which is reflected in the City of Vaughan Staff Report Summary prepared in connection with this application. I am quite concerned that the increased runoff water will be allowed to migrate into my rear yard area, resulting in deleterious issues, including, but not limited to, damage to sod, plants, tress and other landscaping elements, and in general, affecting the overall use of my rear yard.

While I am not against property owners bettering their properties by effecting alterations, renovations and other improvements, I believe that such work should be done in keeping with established standards and by-laws (such as requirements in Vaughan By-Law 1-88) so as to eliminate or minimize impacts to adjacent properties. Hence, I would be in a position to not oppose the proposed application under the following conditions:

- 1. Vertical vegetation screening (such as trees, shrubbery etc.), extending to a minimum height of 10 feet, be planted at the rear of 64 Brownlee Avenue, along the length of the property line flanking the rear of 77 Mellings Drive;*
- 2. A grading plan be prepared by a Professional Engineer as part of the building permit application for the cabana addition and proposed swimming pool, outlining measures to handle increased rain and snowmelt water runoff on the property due to the proposed large increase in hard surface pavement areas, and providing details on how the additional runoff water will be prevented from migrating onto 77 Mellings Drive;*
- 3. Following construction and landscaping work, a report from the Professional Engineer responsible for the grading design is to be provided to the City of Vaughan confirming that final grading work has been completed in accordance with the approved design, and the completed grading will not result in increased water runoff onto 77 Mellings Drive; and*
- 4. A copy of the final grading report prepared by the Professional Engineer be provided to the owner of 77 Mellings Drive for record purposes.*

Given the extent of the variances being requested, and their potential deleterious effects on my property, I believe that these conditions are more than reasonable to avert my official opposition to the application.

Thank you for your attention to this matter.

Regards,

Joseph Deo

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: A178/19 - REQUEST FOR COMMENTS

From: Guida, Diana <Diana.Guida@york.ca> **On Behalf Of** Development Services
Sent: January-14-20 8:29 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Subject: RE: A178/19 - REQUEST FOR COMMENTS

Good morning Pravina,

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

Regards,

Diana Guida | Planning Assistant

Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71550 | diana.guida@york.ca | www.york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**
Please consider the environment before printing this email.

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A038/19

NOTICE OF DECISION
Minor Variance Application A038/19
 Section 45 of the Planning Act, R.S.O., 1990, c.P.13

Date of Hearing: Thursday, June 27, 2019
Applicant: Diane and Lorenzo Paravani
Agent Great Room Inc.
Property: **64 Brownlee Ave, Woodbridge**
Zoning: The subject lands are zoned R2, Residential Zone, and subject to the provisions of Exception 9(769) under By-law 1-88 as amended.
OP Designation: Vaughan Official Plan 2010 ("VOP 2010"): "Low-Rise Residential"
Related Files: None
Purpose: Relief from the By-Law is being requested to permit the construction of proposed addition to the rear of the existing dwelling which will include an attached cabana.

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 7.5 metres is required.	1. To permit a minimum Rear yard setback if 1.37 metres to an accessory structure.
2. A minimum Soft Landscape area of 117.9 m2 is required.	2. To permit a minimum of 61.2 m2 of Soft Landscape area in the Rear yard.

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. A038/19 on behalf of Diane and Lorenzo Paravani 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 Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	1) The Owner/applicant shall apply and obtain lot grading approval via grading permit through the Development Inspection and Lot Grading Division of the City's Development Engineering Department for the proposed addition and cabana 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. 2) The Owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the requested decrease in soft landscaping in the rear yard from a minimum of 117.9m2 to a minimum of 61.2m2. Please note, LID measures such as increased topsoil depth, bio-swales, soak-away pits, etc. can be utilized to mitigate potential impacts on the municipal stormwater system (increased stormwater run-off as a result of decreased soft landscaping).

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.

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.


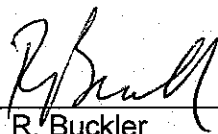


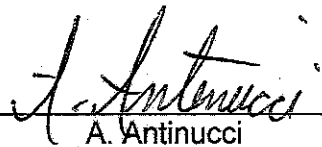
Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.


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.

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

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , June 27, 2019 meeting for submission details.
Name: Joe Deo Address: 77 Mellings Drive Nature of Correspondence: Letter of Objection	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	R. Buckler Chair	A. Perrella Vice Chair
		
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	Thursday, June 27, 2019
DATE OF NOTICE:	July 5, 2019
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.	July 17, 2019 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.  <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

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 Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) 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 Tribunal under the *Local Planning Appeal Tribunal Act*.

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

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

City of Vaughan LPAT Processing Fee: \$817.00 per application

*Please note that all fees are subject to change.

Conditions

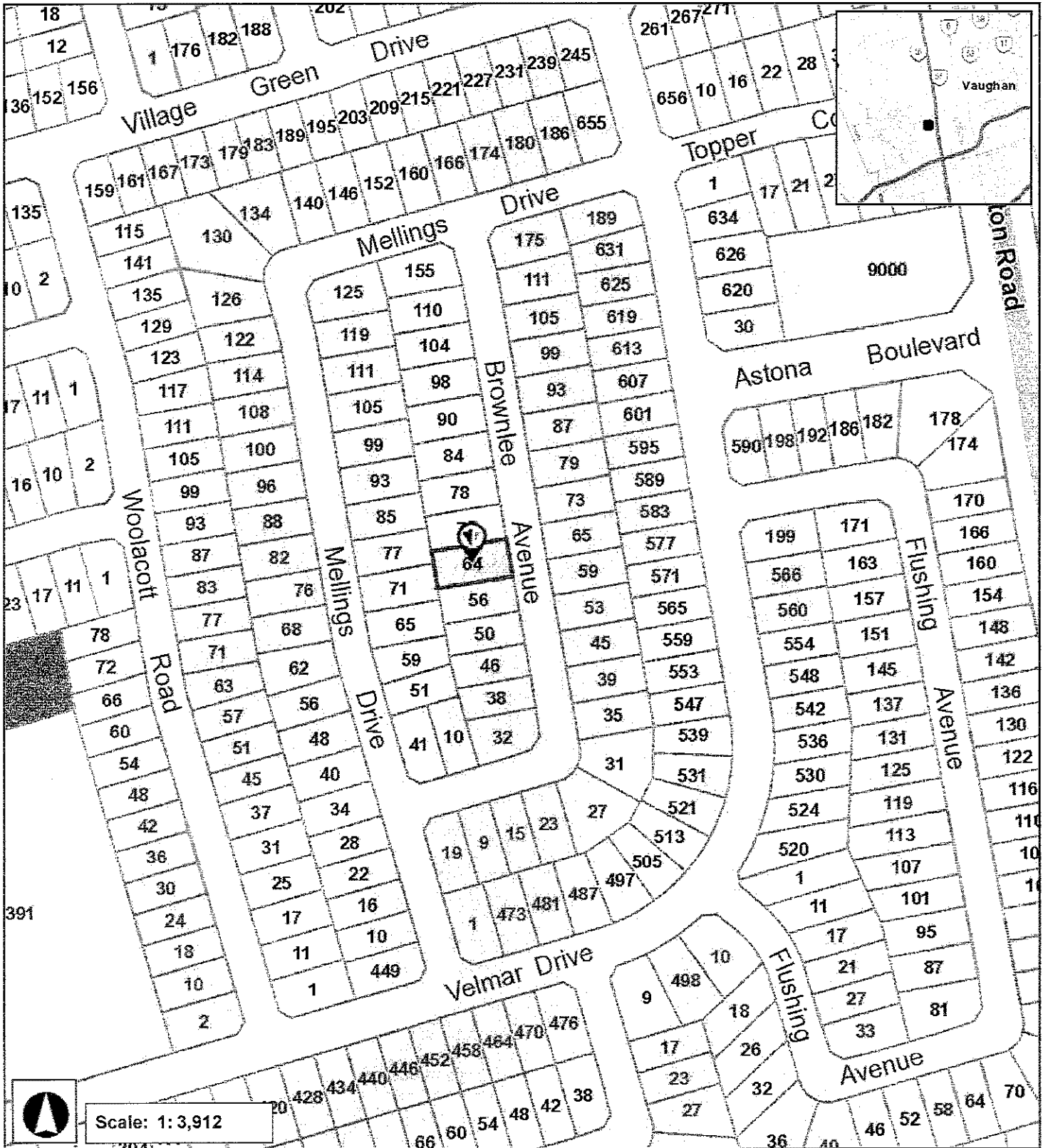
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a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



VAUGHAN

Location Map - A038/19

64 Brownlee Avenue, Woodbridge



SITE PLAN & BUILDING STATISTICS
Lot 6
REG. PLAN 65M-2701
CITY of VAUGHAN
MUNICIPALITY of YORK

SCALE 1 : 250



A038/19

METRIC

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

GRADE CONDITION

PLEASE NOTE: ALL EXISTING CONTROL GRADES TO REMAIN UNCHANGED.

CURB CUT NOTE

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

CONSTRUCTION NOTE

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

SITING INFORMATION

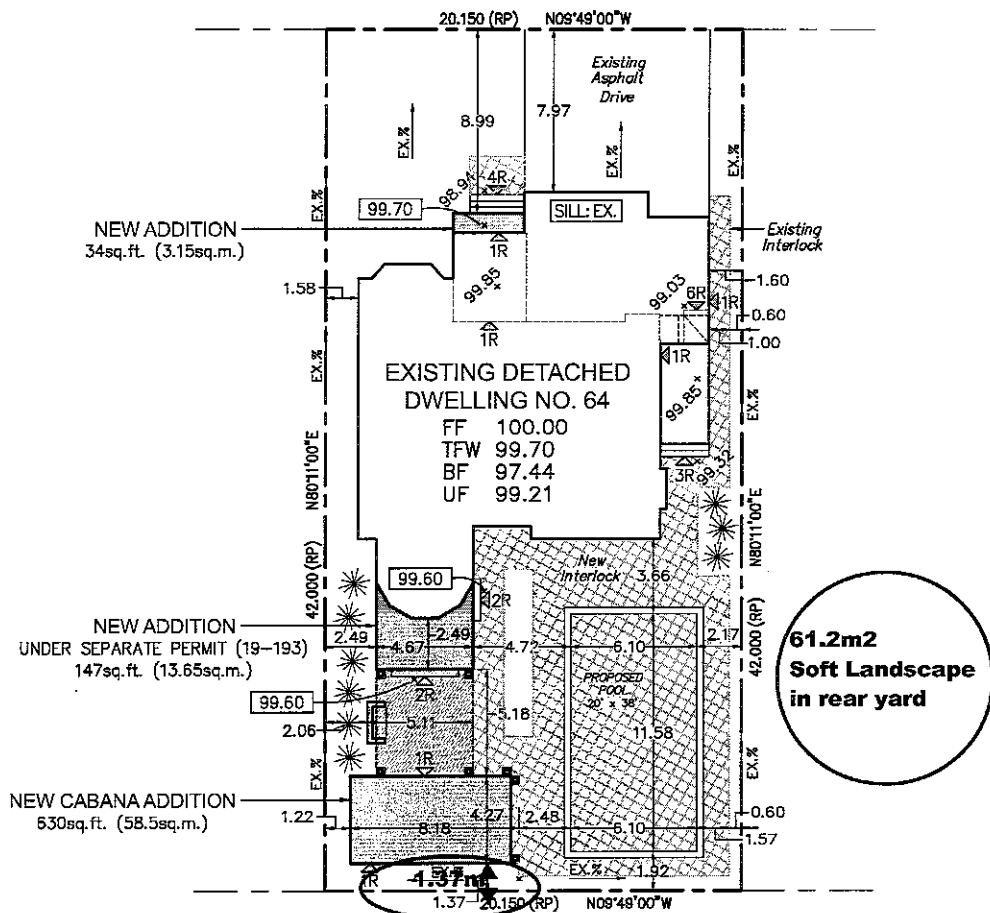
ALL INFORMATION TAKEN FROM SURVEY DATED: MARCH 27, 1988. PREPARED BY: JOSEPH RADY-PENTEK LTD. ONTARIO LAND SURVEYORS 175 SHEPPARD AVE. E. SCARBOROUGH, ONTARIO.

CITY OF VAUGHAN

RESIDENTIAL LOT GRADING NOTES

1. ALL SITE PLANS, DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA, ENGINEERING STANDARDS, AND APPLICABLE FEDERAL STANDARDS, THE ONTARIO BUILDING CODE, AND BY-LAWS UNLESS OTHERWISE APPROVED.
2. APPROVAL OF THIS SITE PLAN DOES NOT RELEASE THE BUILDING/APPLICANT/OWNER OF THEIR RESPONSIBILITIES TO ENSURE THE PROPOSED DRAINAGE SYSTEMS ARE COMPATIBLE WITH THE EXISTING DRAINAGE SYSTEMS. THE BUILDING/APPLICANT/OWNER SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
3. ALTERATIONS TO EXISTING GRADES SHALL NOT BE PERMITTED WITHIN 300mm OF LOT LINES UNLESS EXPRESSLY APPROVED AS PART OF THIS PERMIT. THE APPROVED DRAINAGE/GRADING PATTERN FOR THIS LOT/LOT/LOT SHALL BE MAINTAINED AND ALTERATIONS NOT APPROVED AS PART OF THIS PERMIT SHALL BE RESTORED BY THE BUILDING/APPLICANT/OWNER TO THE SATISFACTION OF THE CITY OF VAUGHAN.
4. SETBACKS/RETAINMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND OFFSET A MIN. OF 800mm FROM LOT LINES. THESE MEASURES SHALL BE MAINTAINED IN ORDER TO PREVENT ADVERSELY TO ADJACENT LANDS. REFER TO ATTACHED SAMPLE DRAWING.
5. BUILDERS SHALL VERIFY EXISTING AND PROPOSED GRADE ELEVATIONS PRIOR TO CONSTRUCTION. FOOTINGS MUST BEAR ON NATIVE UNDISTURBED SOIL OR ROCK, AND BE A MIN. OF 1.22m BELOW FINISHED GRADE.
6. BUILDERS TO VERIFY SHADY AND STORM INLET ELEVATIONS PRIOR TO CONSTRUCTION. CITY ENGINEERING DEPARTMENT/REGION APPROVAL IS REQUIRED FOR SHADY AND STORM INLET ELEVATIONS PRIOR TO INSTALLATION TO THE LOT LINE PRIOR TO CONSTRUCTION.
7. DOWNSPOUTS OF RAIN WATER LEADERS SHALL DISCHARGE DRAIN SPLASH PANS AND DRAIN TOWARDS THE STREET. SPLASH PANS SHALL BE LOCATED OVER EXISTING LAND WHERE POSSIBLE TO DISCHARGE DRAINAGE OF SURFACE RUNOFF.
8. HIGH POINT ON SPLIT LOT DRAINAGE TO BE A MIN. OF 2.0m BEYOND FRONT DOWNSPOUT LOCATION TO ENSURE DRAINAGE OUTLET TO STREET.
9. TOP OF FOUNDATION WALLS, EXISTING CLADDING, WINDOW AND DOOR SILLS SHALL BE A MIN. OF 150mm ABOVE FINISHED GRADE.
10. THE DESIGNER/CONSULTANT/ENGINEER/ARCHITECT IS RESPONSIBLE TO ENSURE THAT NEAREST THROTTLES, LATERAL BRANCHING, ETC. OFF ALL FOUNDATION WALLS CONFORM TO O.C. AND SUBSECTION 8.1(4) SHALL APPLY.
11. ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2% GRADIENT TOWARDS 1.0m OF BUILDING.
12. DRAINAGE CHANNELS SHALL BE GRADED WITH A 2% MIN. GRADIENT. DESIRABLE SHAPE DEPTH IS 200mm. MIN. SHAPE DEPTH IS 150mm. MAX. SHAPE DEPTH IS 300mm. CHANNELS SHALL BE LOCATED AND SAFETY CONSIDERATIONS, BUT MUST NOT EXCEED 450mm.
13. CENTERLINE OF CHANNELS SHALL BE LOCATED 600mm FROM LOT LINES UNLESS OTHERWISE APPROVED.
14. CENTERLINE OF CHANNELS MUST NOT BE LOCATED LESS THAN 800mm FROM ANY FOUNDATION WALL.
15. ARTIFICIAL EMBANKMENTS AND/OR RETAINING WALLS SHALL NOT BE PERMITTED UNLESS APPROVED AS PART OF THIS PERMIT. THE MAX. EMBANKMENT SLOPE SHALL BE 3:1 (HORIZONTAL TO VERTICAL) WITH A MAX. GRADE DIFFERENTIAL OF 1.0m.
16. PROPOSED RETAINING WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA AND BY-LAWS. RETAINING WALLS EXCEEDING 1.0m IN HEIGHT SHALL BE DESIGNED, INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER AND SHALL BE SIGNED BY ENGINEER OR OTHERWISE TREATED TO REMOVE ANY PUBLIC HAZARD. ALL RETAINING WALLS SHALL BE CONSTRUCTED OF STONE, CONCRETE, OR COMPOSITE. A RETAINING WALL THAT EXCEEDS 1.0m IN HEIGHT MUST BE SETBACK FROM THE NEAREST PROPERTY LINE OR DISTANCE OR DISTANCE EQUAL TO ITS HEIGHT.
17. DRIVEWAY GRADIENT SHALL BE 1.5% AND COMPATIBLE WITH APPROVED SIDEWALK GRADIENTS. DRIVEWAY GRADIENT SHALL BE 2% OR GREATER.
18. DRIVEWAYS SHALL BE A MIN. 1.0m FROM ANY TREE, CATCH BASIN OR ABOVE GROUND UTILITY OR OTHER OBSTRUCTION.
19. WATER SERVICE SHOPS ARE TO BE LOCATED IN THE GRASS PORTION OF THE FRONT YARD AS PER CITY OF VAUGHAN STANDARDS.
20. DRIVEWAYS, CURB CUTS AND DRIVEWAY CHANNELS SHALL BE LOCATED, APPROVED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT, YORK REGION AND BY-LAWS. A SEPARATE PERMIT IS REQUIRED FROM THE TOWN OF ENGINEERING/PUBLIC WORKS DEPARTMENT FOR CURB CUTS AND/OR PROPOSED CHANNELS.
21. FOOTINGS CONSTRUCTED NEXT TO GRASS BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICE SHALL BE SLOTTED BELOW LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL OR SOIL CONSISTENT VERIFICATION REQUIRED.
22. IF THE PROPOSED CONSTRUCTION IS IN THE AREA OF FILL, A PROFESSIONAL ENGINEER IS TO INSPECT THE EXCAVATION AND CERTIFY THE COMPLETION AND BEARING CAPACITY OF THE SOIL PRIOR TO CONSTRUCTION.
23. PRIOR TO LETTER OF GRANT BEHOLDING THE OWNER SHALL SUBMIT AN AS-BUILT SURVEY ELUSTRATING BOTH PROPOSED AND AS CONSTRUCTED GRADE ELEVATIONS. A STORM WATER MANAGEMENT REPORT AUTHORIZED BY PROFESSIONAL ENGINEER AND/OR LOT GRADING CERTIFICATION BY A PROFESSIONAL ENGINEER OR ONTARIO LAND SURVEYOR SHALL BE SUBMITTED TO THE CITY UPON THEIR REQUEST.
24. POST CONSTRUCTION PLANS, FROM A 5 YEAR STORM FREQUENCY, SHALL NOT EXCEED THE FLOODS FOR THE PRECONSTRUCTION CONDITIONS. FOR THE SAME STORM, UNLESS IT IS DEMONSTRATED TO THE SATISFACTION OF THE CITY THAT CONSTRUCTED FLOODS WILL NOT ADVERSELY AFFECT THE EXISTING DRAINAGE PATTERNS (THESE FLOODS SHALL BE COMPUTED USING THE RATIONAL METHOD ONLY).
25. THIS BUILDING SHALL BE LOCATED ON THE BUILDING SITE GRADED SO THAT THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. (SEE 8.14.8.1.1)
26. TICA APPROVAL REQUIRED WHERE GRADE CHANGES WILL OCCUR THAT AFFECT SUBSISTED AREAS EXISTING NATURAL OR ARTIFICIAL WATERCOURSE, OPEN CHANNEL, SHALE OR DITCH USED TO DRAIN LAND.

BROWNLEE AVENUE



ZONING SUMMARY: DWELLING

ZONING : R2	REQUIRED	PROPOSED OR EXISTING
LOT FRONTAGE	15.0M (49'-2")	20.150M (66'-1") (EXISTING)
LOT AREA	450 SQ.M. (4,843.9 SQ.FT.)	846.3 SQ.M. (9,109.8 SQ.FT.) (EXISTING)
FRONT YARD SETBACK	4.5M (14'-6")	7.97M (26'-1") (EXISTING)
SIDE YARD SETBACK (NORTH)	1.2M (3'-11")	1.58M (5'-2") (EXISTING)
SIDE YARD SETBACK (SOUTH)	1.2M (3'-11")	1.60M (5'-3") (EXISTING)
REAR YARD SETBACK	7.5M (24'-7")	10.81M (35'-5") (PROPOSED)
LOT COVERAGE	40% (338.5 SQ.M. (3,644.9 SQ.FT.))	33.1% (280.0 SQ.M. (3,014 SQ.FT.))
BUILDING HEIGHT	0.5M (1'-7") TO MID-POINT	EXISTING TO REMAIN
MAX. EAVES ENCROACH	0.5M (1'-7")	EXISTING TO REMAIN

ZONING SUMMARY: ACCESSORY STRUCTURE (CABANA)

ZONING : R2	REQUIRED	PROPOSED OR EXISTING
FRONT YARD SETBACK (NORTH)	1.2M (3'-11")	1.22M (4'-0") (PROPOSED)
FRONT YARD SETBACK (SOUTH)	1.2M (3'-11")	1.37M (4'-5") (PROPOSED)
LOT COVERAGE	7.92% (67.0 SQ.M. (721.0 SQ.FT.))	6.9% (58.5 SQ.M. (630.0 SQ.FT.)) (PROP.)
BUILDING HEIGHT	4.5M (14'-6") TO PEAK (5.0M TO ROOF)	4.11M (13'-6") TO PEAK (4.89M TO ROOF)
TOTAL (COMBINED) LOT COVERAGE	40% (338.5 SQ.M. (3,644.9 SQ.FT.))	42.0% (338.5 SQ.M. (3,644.9 SQ.FT.))
MAX. EAVES ENCROACH	0.5M (1'-7")	0.41M (1'-4") (PROPOSED)
REAR YARD SOFT LANDSCAPE AREA	(318.0 SQ.M. - 335.0 SQ.M. X 600) 100.0 SQ.M.	61.2 SQ.M. (PROPOSED)

Project: NEW RESIDENTIAL ADDITION & CABANA
61 BROWNLEE AVE., WOODBRIDGE (VAUGHAN), ONTARIO
CITY OF VAUGHAN

Drawn By: GS
Date: DEC. 10/18
Scale: 1:250
Area: 630 SQ.FT.
Drawing No: S-1

Owner: MR. LORENZO & DIANE PARAVANI

Project: NEW RESIDENTIAL ADDITION & CABANA
61 BROWNLEE AVE., WOODBRIDGE (VAUGHAN), ONTARIO
CITY OF VAUGHAN

Drawn By: GS
Date: DEC. 10/18
Scale: 1:250
Area: 630 SQ.FT.
Drawing No: S-1

Owner: MR. LORENZO & DIANE PARAVANI

REVISIONS:

1	12/17/19	ISSUED FOR CLIENT REVIEW
2	1/25/20	ISSUED FOR GRADING PERMIT APPLICATION
3	3/25/20	ISSUED FOR MINOR VARIANCE APPLICATION
4	4/28/20	ISSUED FOR MINOR VARIANCE APPLICATION
5	5/7/20	ISSUED FOR MINOR VARIANCE APPLICATION

LEGEND

1	REAR YARD SETBACK	1	MIN. 1.0M	1	CURB CUT
2	FRONT YARD SETBACK	2	MIN. 1.0M	2	EXISTING DRIVE
3	FRONT YARD SETBACK	3	MIN. 1.0M	3	EXISTING DRIVE
4	FRONT YARD SETBACK	4	MIN. 1.0M	4	EXISTING DRIVE
5	FRONT YARD SETBACK	5	MIN. 1.0M	5	EXISTING DRIVE
6	FRONT YARD SETBACK	6	MIN. 1.0M	6	EXISTING DRIVE
7	FRONT YARD SETBACK	7	MIN. 1.0M	7	EXISTING DRIVE
8	FRONT YARD SETBACK	8	MIN. 1.0M	8	EXISTING DRIVE
9	FRONT YARD SETBACK	9	MIN. 1.0M	9	EXISTING DRIVE
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100	FRONT YARD SETBACK	100	MIN. 1.0M	100	EXISTING DRIVE