VAUGHAN

Staff Report Summary

Item 16

Ward 2

File: A025/20

Applicant: Tejinder, Joga & Rajinder Singh

Address: 131 Albany Dr Woodbridge

Agent: None

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	☑ Positive Comment ☒ Negative Comment	Condition(s) ☑ ☒
Committee of Adjustment	☑	
Building Standards	☑	
Building Inspection	☑	
Development Planning	☑	
Cultural Heritage (Urban Design)		
Development Engineering	☑	
Parks, Forestry and Horticulture Operations	☑	
By-law & Compliance	☑	
Financial Planning & Development	☑	
Fire Department		
TRCA	☑	☑
Ministry of Transportation		
Region of York	☑	
Alectra (Formerly PowerStream)	☑	
Public Correspondence **(see Schedule B)**		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, June 11, 2020

Minor Variance Application

Agenda Item: 16

A025/20

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, June 11, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at **Vaughan.ca/LiveCouncil**

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please see Important Information on next page for instructions or contact the Committee of Adjustment at cofa**@vaughan.ca** or **905-832-8585**. Ext. **8332.**

Written comments and public deputation requests must be received by noon on the last business day before the meeting.

Applicant: Tejinder, Joga & Rajinder Singh

Agent: None

Property: **131 Albany Dr Woodbridge**

Zoning: The subject lands are zoned R4 and subject to the provisions of Exception 9(208) under By-law 1-88 as amended

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

Related Files: None

Purpose: Relief from the by-law is being requested to permit a secondary suite within the existing dwelling, an expansion to the existing driveway and the existing shed located in the rear yard.

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

By-law Requirement	Proposal
1. A minimum interior side yard setback of 1.5 meters is required to a deck and stairs.	1. To permit a minimum interior side yard setback of 0.83 metres to a deck and stairs.
2. A Secondary Suite shall not exceed 45% of the total gross floor area of the Semi-Detached Dwelling.	2. To permit a total gross floor area of 59.93% of the Semi-Detached Dwelling to be a Secondary Suite.
3. A maximum driveway width of 3.75 metres is permitted.	3. To permit a maximum driveway width of 5.4 metres.
4. A minimum rear yard setback of 7.5 metres is required to an accessory structure (shed).	4. To permit a minimum rear yard setback of 1.25 metre to an accessory structure (Shed).
5. A minimum interior side yard setback of 1.5 metres is required to an accessory structure (shed).	5. To permit a minimum interior side yard setback of 0.66 metres to an accessory structure (Shed).

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

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

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

Adjournment History: N/A

Staff & Agency Comments

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

Committee of Adjustment:
Public notice was mailed on May 27, 2020

Applicant confirmed posting of signage on May 28, 2020

Property Information	
Existing Structures	**Year Constructed**
Dwelling	1979 (Purchased 2019)

Applicant has advised that they cannot comply with By-law for the following reason(s):

1. We exceed the minimum lot coverage to 40.49%
2. Driveway widening, but it exceeds the minimum requirement to 5.2m
3. Secondary suite area exceeds the 45% to 59.93% (proposed)
4. Proposed deck side yard setbacks are less than 1.2m, the variance is 0.83m setback.

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

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

Building Inspections (Septic):
No comments or concerns

Development Planning:
Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" & "Parks"

The Owner is requesting permission to establish a secondary suite within a semi-detached dwelling and to maintain an existing shed with the above-noted variances.

The Development Planning Department has no objections to Variances 1, 3 and 4 as they are minor in nature. The new side entrance provides for a setback of 0.83 m to the interior side lot line and is limited to five risers and a landing. The existing shed is 6.56 m2 in size and has a height of 2.64 m. It is sufficiently setback from the rear and interior lot lines and does not negatively impact neighbouring properties.

Variance 2 is also considered minor as the driveway widening appropriately facilitates the third parking space required by the secondary suite and maintains the intent of the zoning by-law by complying to the requirements for soft landscaping in the front yard. Variance 5 is considered technical in nature as the entrance to the secondary suite is utilizing an existing door that is located on a side wall underneath the balcony that is not directly facing the front lot line. No new construction is proposed. It is noted that similar entrances are common throughout the immediate neighbourhood.

Accordingly, 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 owner/applicant shall obtain a driveway widening permit from the Public Works Department front counter located at 2800 Rutherford Rd.

The Development Engineering (DE) Department does not object to variance application A025/20.

Parks, Forestry and Horticulture Operations:
No comments or concerns

By-Law and Compliance, Licensing and Permit Services:
No comments or concerns

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
None

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
TRCA – comments with conditions

Schedule D - Previous Approvals (Notice of Decision)
None

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

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. That the applicant provides the required fee amount of $580.00 payable to the Toronto and Region Conservation Authority. 2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

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

PUBLIC CONSULTATION DURING OFFICE CLOSURE: 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. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at **vaughan.ca/LiveCouncil.** To make an electronic deputation, residents must contact the Committee of Adjustment no later than **noon** on the last business prior to the day of the scheduled hearing (see above for contact details).

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video 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

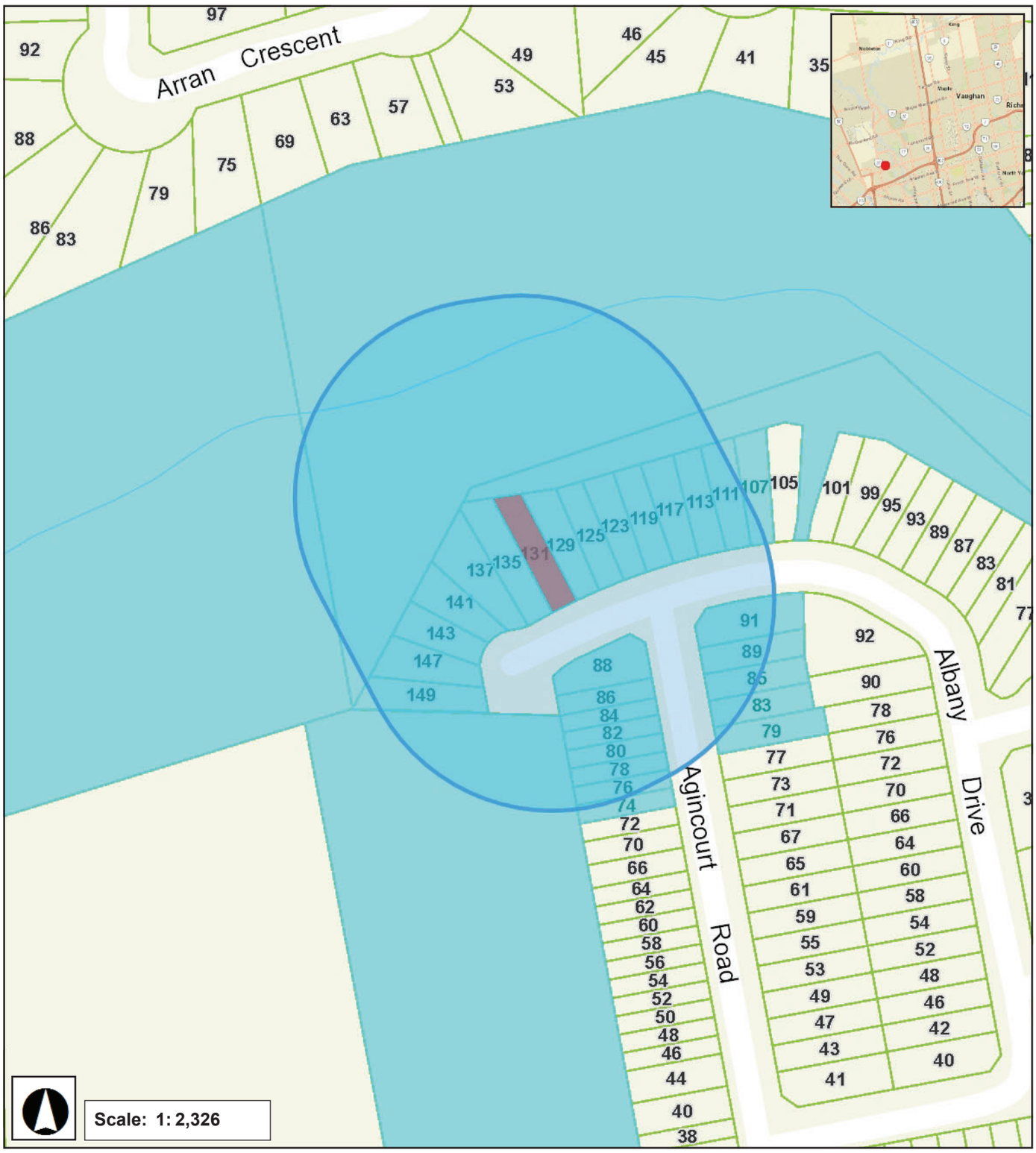
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Sketches

LOCATION MAP - A025/20

131 ALBANY DRIVE, WOODBRIDGE

Langstaff Road

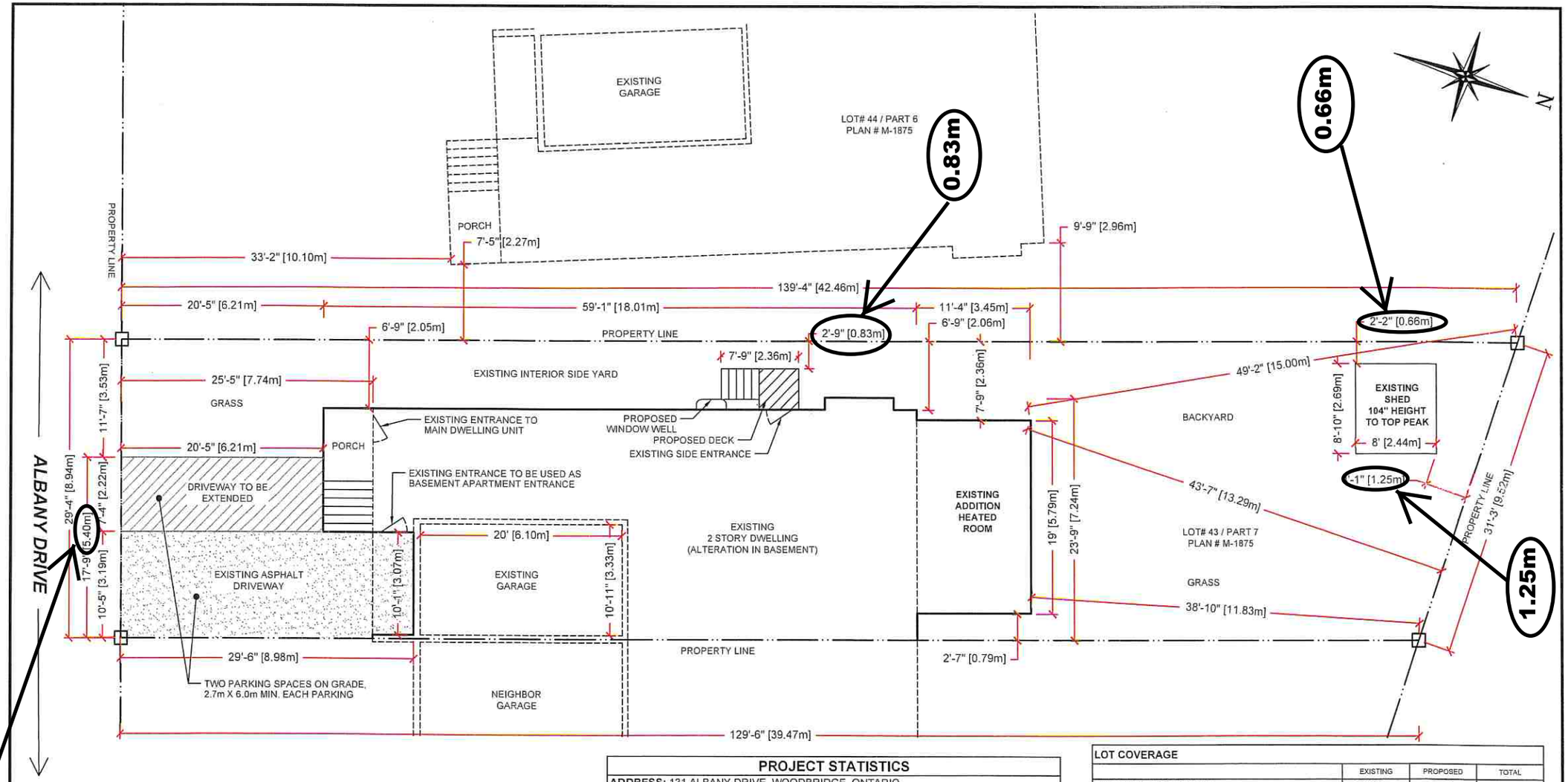


Highway 7

March 10, 2020 4:05 PM

A025/20

Total GFA of 59.93% of the semi detached dwelling to be secondary suite



EXISTING UPPER FLOOR AREA EXCLUDING FRONT PORCH: 113.47 m²
EXISTING LOWER FLOOR AREA WHICH IS PART OF MAIN FLOOR: 50.55 m²
PROPOSED LOWER FLOOR AREA AS PART OF SECONDARY SUITE : 24.51 m²
PROPOSED BASEMENT FLOOR AREA AS PART OF SECONDARY SUITE INCLUDING REAR ADDITION : 73.78 m²
SECONDARY SUITE LIMITING FLOOR AREA: 45%
SECONDARY SUITE AREA ALLOWED: (113.47 m² + 50.55 m²) X 45% = 73.81 m²
PROPOSED SECONDARY SUITE AREA: (24.51 m² + 73.78 m²) = 98.29 m² = 59.93%

FRONT YARD AREA: 64.23 m²
SOFT LANDSCAPING AREA AFTER DRIVEWAY WIDENING: 21.94 m²
SOFT LANDSCAPING PERCENTAGE IN THE FRONT YARD AFTER DRIVEWAY WIDENING: 34.16%

PROJECT STATISTICS

ADDRESS: 131 ALBANY DRIVE, WOODBRIDGE, ONTARIO
ZONING: RESIDENTIAL

LOT AREA:	368.27 m²
LOT FRONTAGE:	8.94 m

GROSS FLOOR AREA - INFILL RESIDENTIAL

	EXISTING	PROPOSED	TOTAL
UPPER LEVEL FLOOR: (EXCLUDING PORCH)	113.47 m²	0 m²	113.47 m²
LOWER LEVEL FLOOR: (EXCLUDING GARAGE)	82.61 m²	6.40 m²	89.01 m²
BASEMENT FLOOR: (INCLUDING REAR ADDITION)	74.07 m²	0 m²	74.07 m²
GARAGE:	22.34 m²	0 m²	22.34 m²
TOTAL GFA:			298.89 m²

LOT COVERAGE

	EXISTING	PROPOSED	TOTAL
DWELLING FOOTPRINT: (INCLUDING REAR ADDITION)	134.39 m²	0 m²	134.39 m²
PORCH:	5.65 m²	0 m²	5.65 m²
SHED:	6.56 m²	0 m²	6.56 m²
DECK:	0 m²	2.53 m²	2.53 m²
TOTAL LOT COVERAGE:			149.13 m²
% LOT COVERAGE EXISTING: 40.49 %			

PARKING

TOTAL PARKING SPACES REQUIRED:	3 PARKING SPACES		
	LOCATION 1	LOCATION 2	QTY
PARKING SPACES PROVIDED:	GARAGE		1
PARKING SPACES PROVIDED:		DRIVEWAY	2

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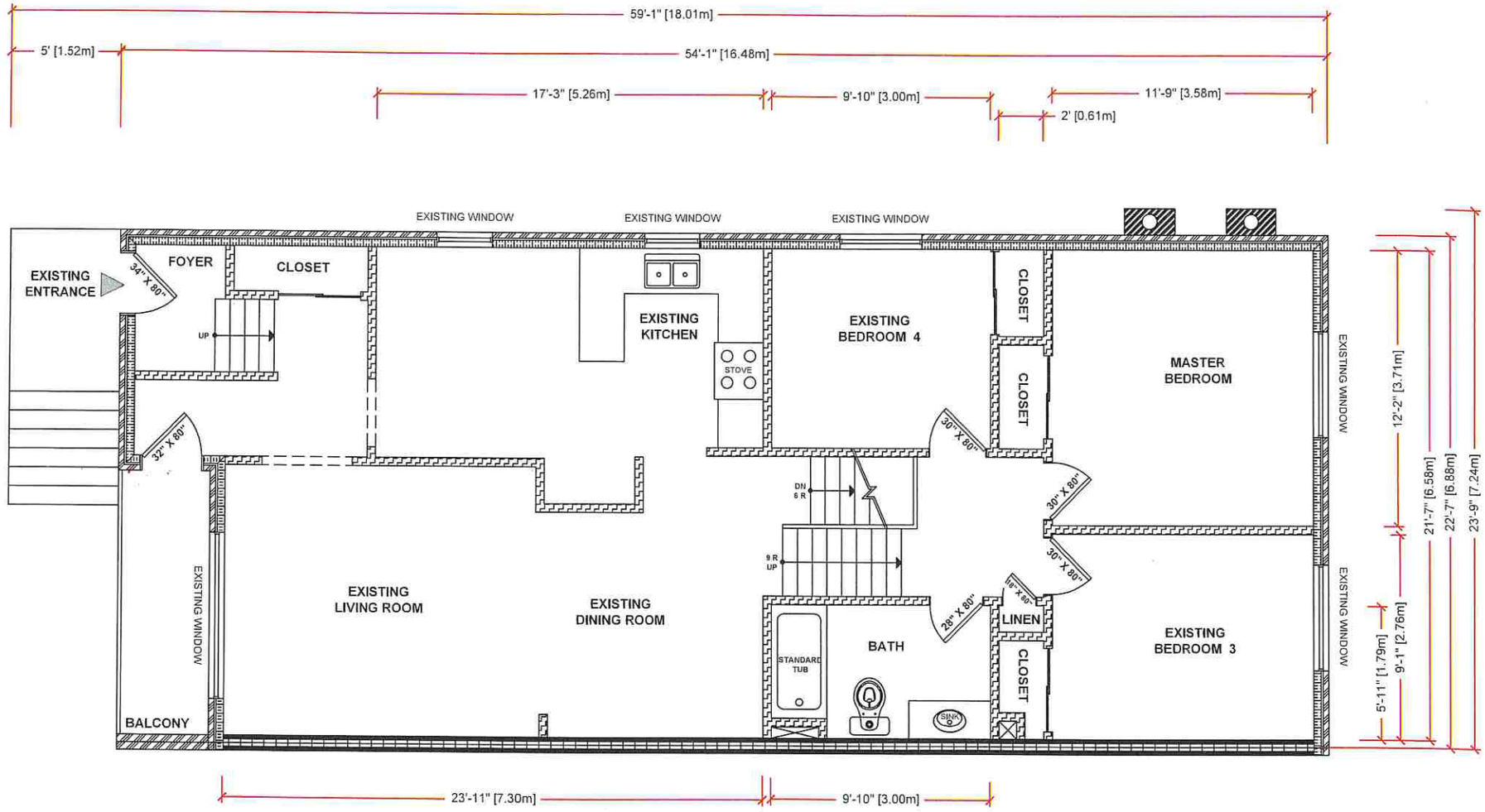
Rev.	Date dd.mm.yy	Description
00	03.02.20	ISSUED FOR MINOR VARIANCE APPLICATION

ALFA ENGINEERING SOLUTIONS
ENGINEERING FOR A BETTER FUTURE
67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3
Tel: 647-227-3227, www.alfaengsolutions.com
Email: malfarraji@alfaengsolutions.com

Customer Info:
Project Address: 131 Albany Drive, Woodbridge, Ontario, Canada, L4L 2X6
Name: Tejinder Singh
Tel: 647-627-3445
Email: tej323@yahoo.com

Project Title:	Designed:	Checked:	Date: dd.mm.yyyy
SECONDARY SUITE	M.AF	M.AF	03.02.2020
Drawing Title:	**Project No.**	**Sheet No.**	**Scale:**
SITE PLAN	ABD-2078	A1.0	1:120



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Tel: 647-227-3227, www.alfaengsolutions.com
Email: malfarraji@alfaengsolutions.com

Customer Info:
Name: Tejinder Singh
Tel: 647-627-3445
Email: tej323@yahoo.com

Project Address:	Project Title:	Designed:	Checked:	Date: dd.mm.yyyy
131 Albany Drive Woodbridge, Ontario Canada, L4L 2X6	SECONDARY SUITE	M.AF	M.AF	03.02.2020
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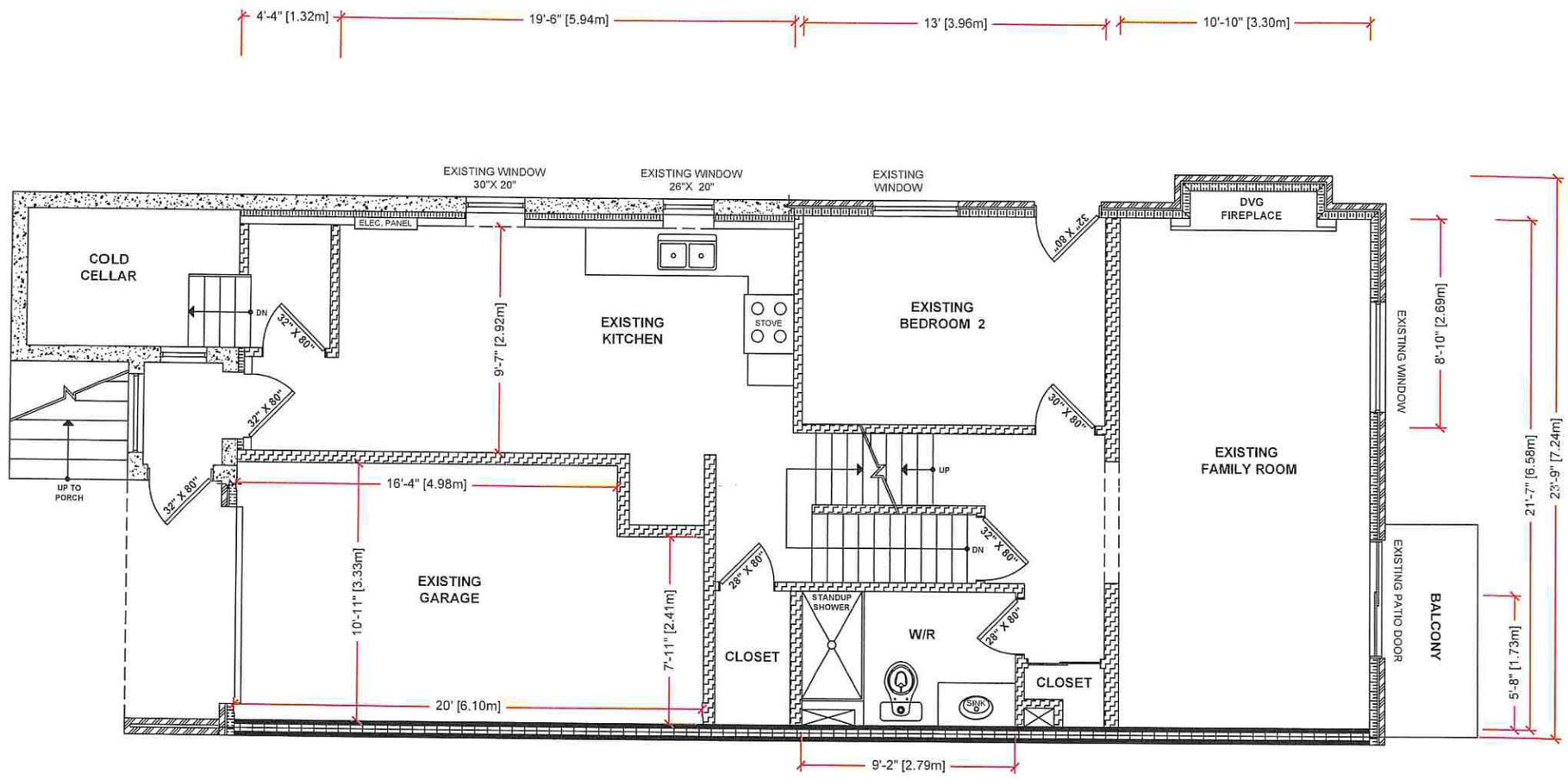

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Email: malfarraji@alfaengsolutions.com

Customer Info:
Name: Tejinder Singh
Tel: 647-627-3445
Email: tej323@yahoo.com

Project Address: 131 Albany Drive, Woodbridge, Ontario, Canada, L4L 2X6

Project Title: SECONDARY SUITE

Drawing Title: EXISTING LOWER LEVEL FLOOR PLAN

Designed:	Checked:	Date: dd.mm.yyyy
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Project No.	**Sheet No.**	**Scale:**
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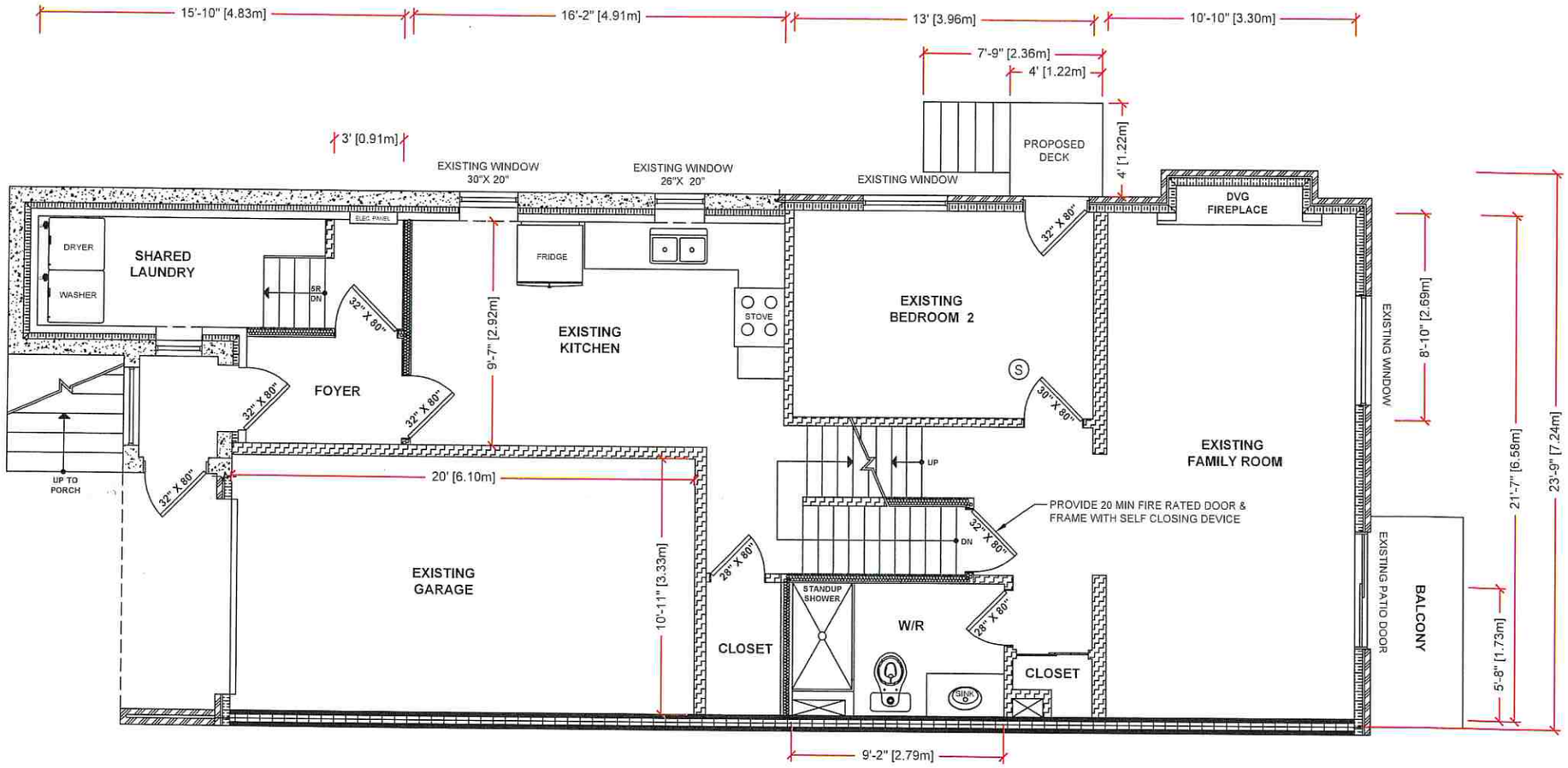

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Customer Info:
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Tel: 647-627-3445
Email: tej323@yahoo.com

Project Address:
131 Albany Drive
Woodbridge, Ontario
Canada, L4L 2X6

Project Title: SECONDARY SUITE

Drawing Title: PROPOSED LOWER LEVEL FLOOR PLAN

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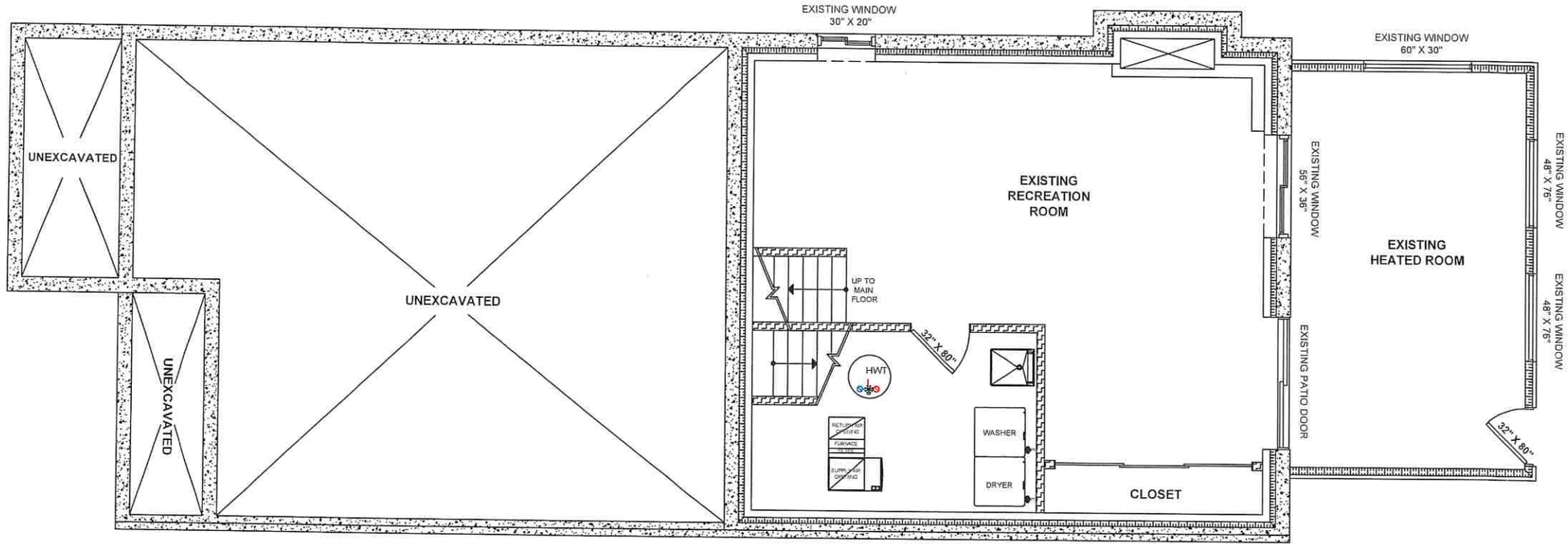

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Customer Info:

Project Address:
131 Albany Drive
Woodbridge, Ontario
Canada, L4L 2X6

Name: Tejinder Singh
Tel: 647-627-3445
Email: tej323@yahoo.com

Project Title: SECONDARY SUITE

Drawing Title: EXISTING BASEMENT FLOOR PLAN

Designed:	Checked:	Date: dd.mm.yyyy
M.AF	M.AF	03.02.2020
Project No.	Sheet No.	Scale:
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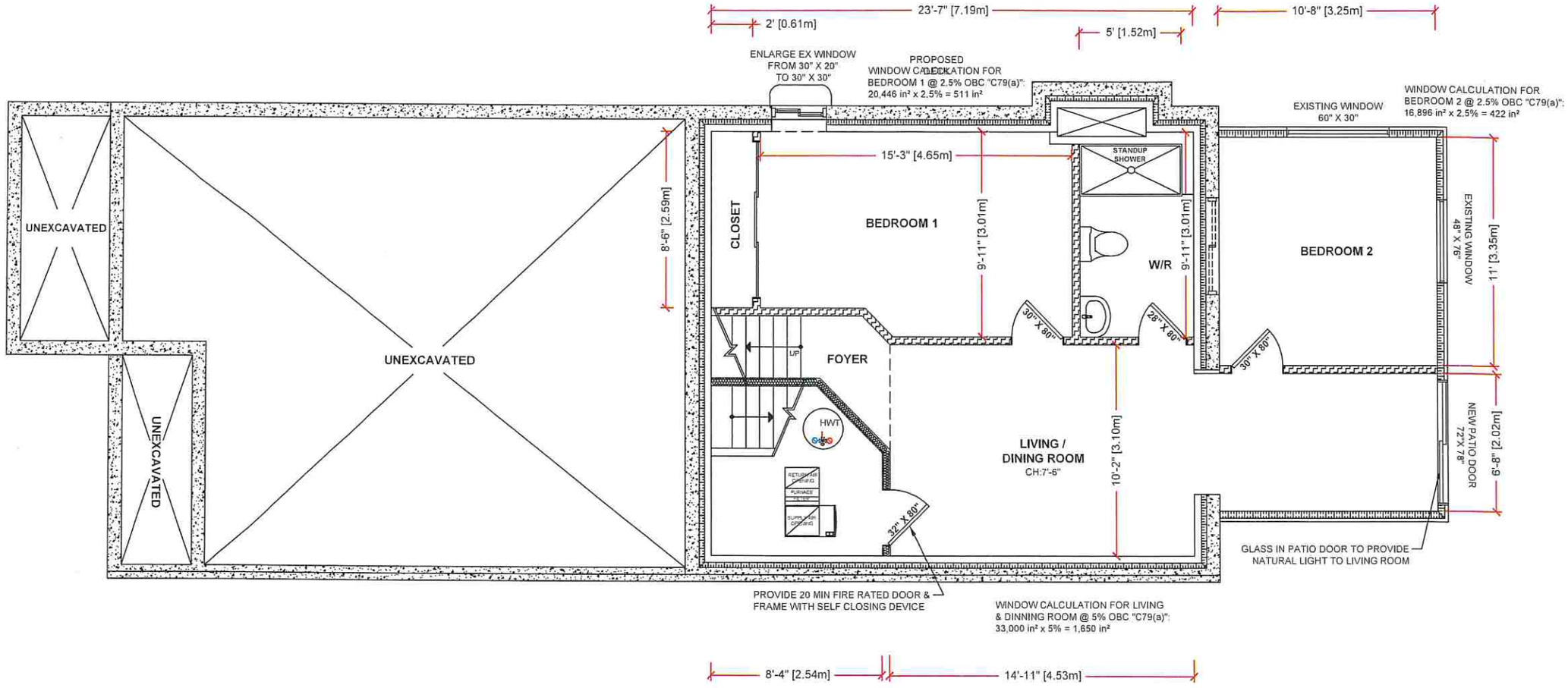

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131 Albany Drive
Woodbridge, Ontario
Canada, L4L 2X6

Name: Tejinder Singh
Tel: 647-627-3445
Email: tej323@yahoo.com

Project Title: SECONDARY SUITE

Drawing Title: PROPOSED BASEMENT FLOOR PLAN

Designed:	Checked:	Date: dd.mm.yyyy
M.AF	M.AF	03.02.2020
Project No.	Sheet No.	Scale:
ABD-2078	A2.4	1:60

LEFT SIDE ELEVATION

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Email: malfarraji@alfaengsolutions.com

Customer Info:

Project Address:
131 Albany Drive
Woodbridge, Ontario
Canada, L4L 2X6

Name: Tejinder Singh
Tel: 647-627-3445
Email: tej323@yahoo.com

Project Title: SECONDARY SUITE

Drawing Title: EXISTING LEFT ELEVATION

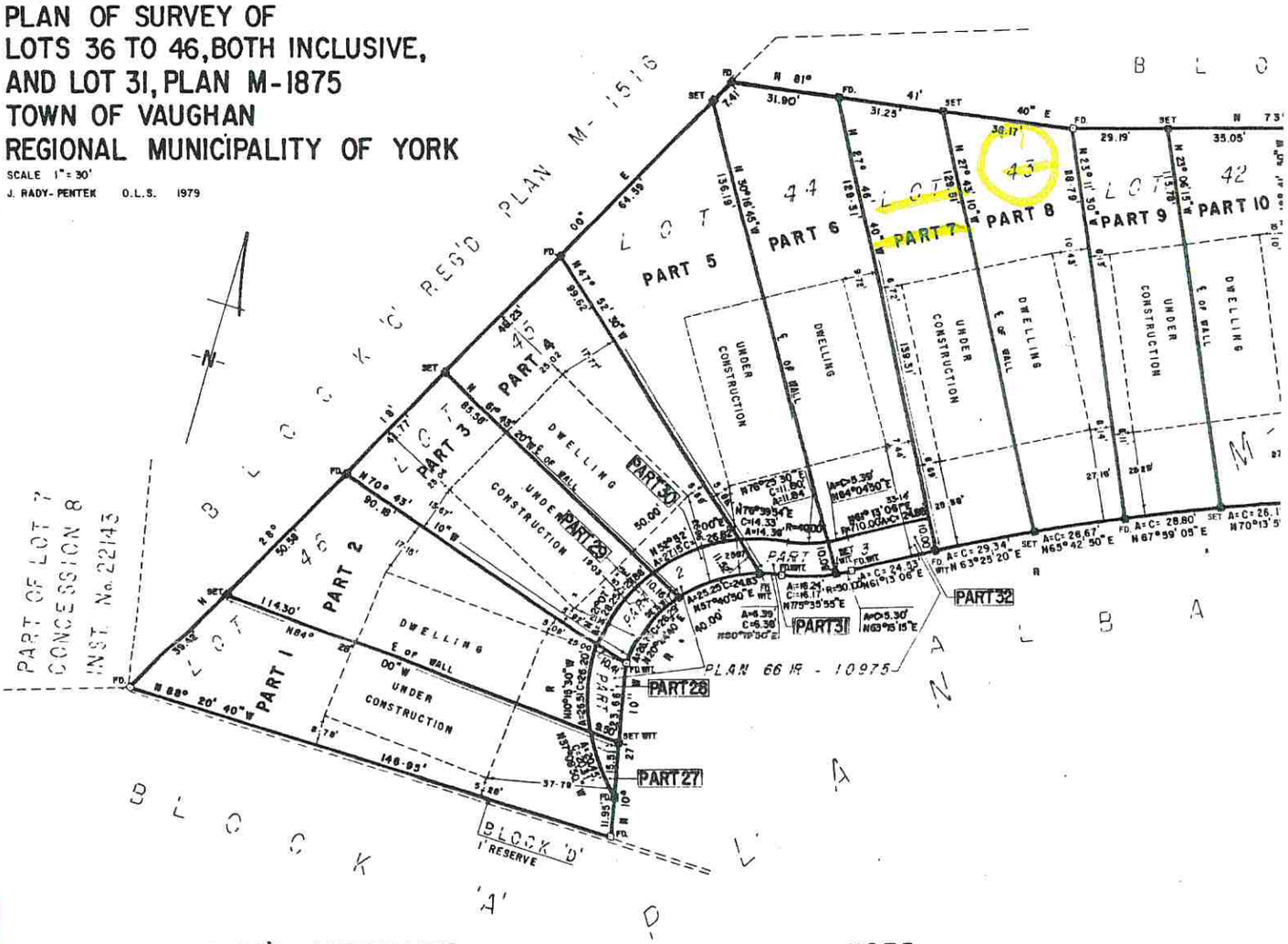
Designed:	Checked:	Date: dd.mm.yyyy
M.AF	M.AF	03.02.2020
Project No.	**Sheet No.**	**Scale:**
ABD-2078	A2.5	1:60

PLAN MATERIAL		
Plastic Material	-	Cronaflex
Gauge	-	0.004 inch
Process	-	Photographic
Ink	-	Special "T"

PLAN OF SURVEY OF LOTS 36 TO 46, BOTH INCLUSIVE, AND LOT 31, PLAN M-1875 TOWN OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

SCALE 1" = 30'

J. RADY-PENTEK O.L.S. 1979



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT :-

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;
2. THE SURVEY WAS COMPLETED ON THE 28th. DAY OF AUG., 1979

DATE: SEPT. 4th., 1979

J. Rady-Pentek

J. RADY - PENTEK
ONTARIO LAND SURVEYOR

NOTE

⊡ DENOTES STANDARD IRON BAR 1" SQUARE BY 48"

■ DENOTES IRON BAR 5/8" SQUARE BY 24"

THE N 73°53'40"E OF THE SOUTHERLY LIMIT OF BLOCK 'E' ACCORDING TO PLAN M-1875 ASSUMED TO BE ASTRONOMIC GOVERNS ALL BEARINGS HEREON

WIT. DENOTES WITNESS BAR

FD. DENOTES FOUND

BUILDING TIES TAKEN TO EXTERIOR FACE OF CONCRETE BASE

ALL FOUND MONUMENTS MARKED "G"

COPYRIGHT ACT APPL

THE CITY OF VAUGHAN DOES NOT WARRANT THE ACCURACY OR CONTENT OF THE SURVEY.

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

LT 7819

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: SEPT. 4th, 1979

J. Rady-Pentek

J. RADY-PENTEK O.L.S.

PLAN 66R-11312

RECEIVED AND DEPOSITED UNDER A-799038

DATE 19TH SEPTEMBER, 1979

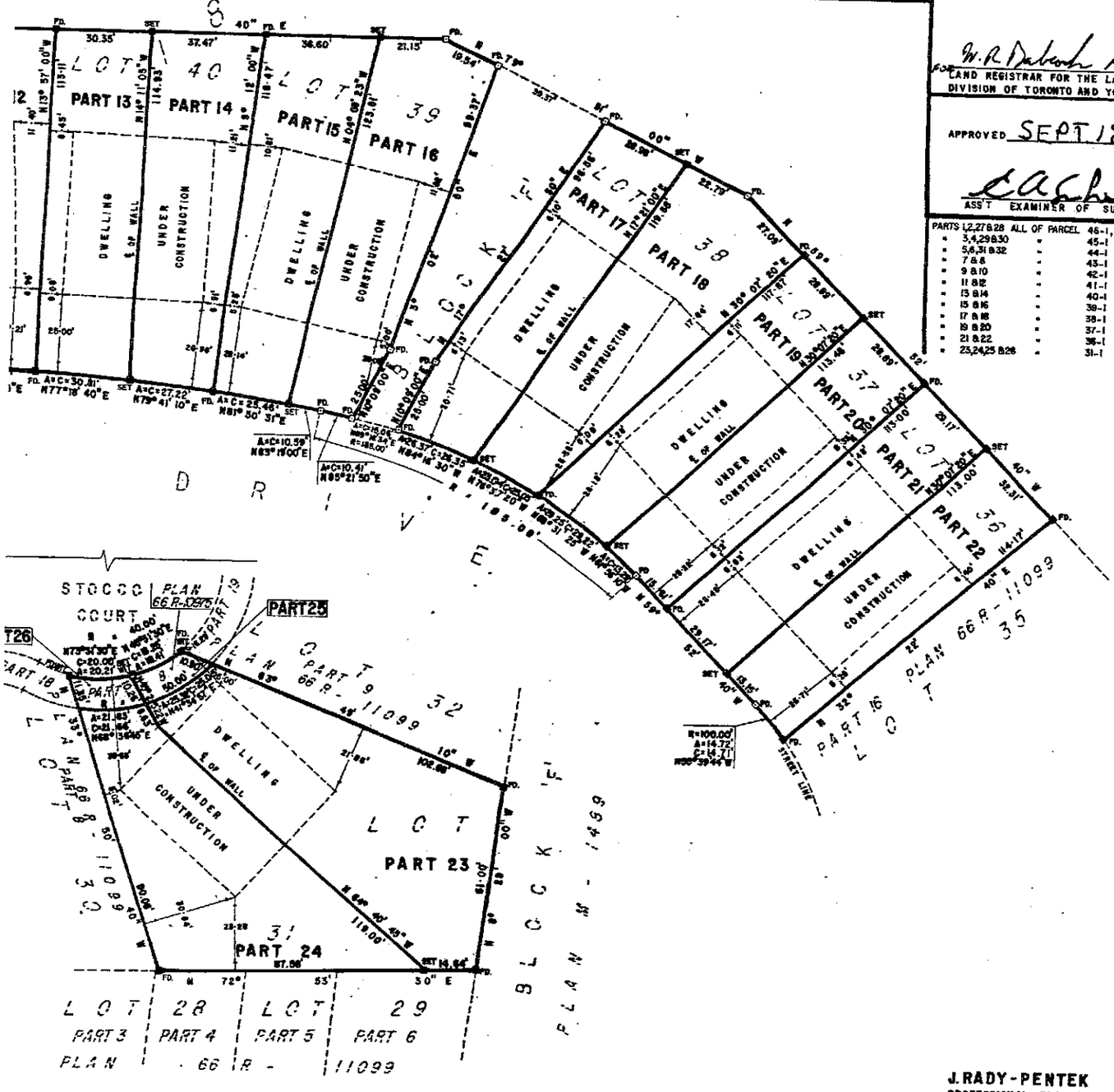
W.R. Dalrymple A.S.O.

FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF TORONTO AND YORK SOUTH (No.66)

APPROVED SEPT 18, 1979

ASS'T EXAMINER OF SURVEYS

PARTS	1,2,27&28	ALL OF PARCEL	46-1,	SECTION	M-1875
"	3,4,29&30	"	45-1	"	
"	5,6,31&32	"	44-1	"	
"	7&8	"	43-1	"	
"	9&10	"	42-1	"	
"	11&12	"	41-1	"	
"	13&14	"	40-1	"	
"	15&16	"	39-1	"	
"	17&18	"	38-1	"	
"	19&20	"	37-1	"	
"	21&22	"	36-1	"	
"	23,24,25&26	"	31-1	"	



J. RADY-PENTEK
PROFESSIONAL ENGINEER
ONTARIO LAND SURVEYOR
1017 WILSON AVE., DOWNSVIEW ONT.
635-5886

JOB No. 79-42

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.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
TRCA – comments with conditions

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: A025/20 - REQUEST FOR COMMENTS

From: Development Services <developmentservices@york.ca>
Sent: March-11-20 4:12 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: [External] RE: A025/20 - REQUEST FOR COMMENTS

Hello,
The Regional Municipality of York has completed its review about the above Minor Variance and has no comments.

Sincerely regards,

Beibei Wei| 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. 73012 | Beibei.Wei@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.

March 17, 2020 CFN: 62574.07

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Ms. Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

Re: Minor Variance Application A025/20
131 Albany Drive
PLAN M1875 Part of Lot 43
City of Vaughan, Region of York
Owner: Tejinder, Joga & Rajinder Singh

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on March 3, 2020. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee of Adjustment:

Background
The purpose of Application A025/20 is to request the following:

1) To permit a minimum interior side yard setback of 0.83 metres to a deck and stairs.
2) To permit a total gross floor area of 59.93% of the Semi-Detached Dwelling to be a Secondary Suite.
3) To permit a maximum driveway width of 5.4 metres.
4) To permit a minimum rear yard setback of 1.25 metre to an accessory structure (shed).
5) To permit a minimum interior side yard setback of 0.66 metres to an accessory structure (shed).

It is our understanding that the purpose of the noted variances is to permit the construction of a proposed secondary suite and a deck, and to recognize an accessory structure (shed) at the rear of the property.

Applicable TRCA Policies and Regulations

Living City Policies (LCP):

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long-term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Ontario Regulation 166/06:

The subject property is partially located within the TRCA's Regulated Area of the Humber River Watershed due to the presence of a valley corridor associated with Rainbow Creek which is situated on the adjacent lands to the north of the site. In accordance with *Ontario Regulation 166/06 (Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses),* development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

As noted above, a portion of the subject property is located within TRCA's Regulated Area. Based on a review of the submitted materials, the proposed secondary suite and the deck are not located within TRCA Regulated Area. The current proposal will not impact any natural features or associated hazards and TRCA's policy interests are not affected; therefore, TRCA staff have no concern regarding the proposed variance. However, the shed has been constructed within TRCA's Regulated area. A review of TRCA records reveals no applications were submitted to the TRCA pursuant to Ontario Regulation 166/06 for the existing shed. As such, a TRCA permit pursuant to Ontario Regulation 166/06 is required from this Authority to recognize the deck structure. Further details regarding TRCA's permitting requirements are provided in Appendix 'A'.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a $580.00 (Variance-Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendation

Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A025/20, subject to the following condition:

1. That the applicant provides the required fee amount of $580.00 payable to the Toronto and Region Conservation Authority.

2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,

Hamedeh Razavi
Planner I
Development Planning and Permits

HR/jb

Cc: Tejinder Singh tej323@yahoo.com

Appendix 'A' TRCA Permit Requirements

The subject land is regulated by the TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06).

In order to initiate the permit review process, the following materials must be submitted in to TRCA:

1. Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (Residential/Development Projects) (Pursuant to Ontario Regulation 166/06). The application can be downloaded from the following website: https://trca.ca/wp-content/uploads/2016/11/TRCA-PERMIT-APPLICATION-FORM_new.pdf

2. Four (4) copies of the following individually folded plans/drawings are generally required:

   - Site plan showing location and dimension of all proposed works;
   - Grading Plan;
   - Erosion and Sediment Control Plan;

   Please note that since the shed is already built an ESC plan or grading plan is not required, unless new works in the area is planned.

3. One Copy of a legal survey of the subject property;

4. The associated review fee of $420.00 ($210.00 – Works on Private Residential Property - Minor Ancillary Residential plus an additional 100% premium charge for voluntary compliance to resolve a violation). TRCA's fee schedule can be found by visiting the following site: https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2019/07/22154116/TRCA_Permit_Fee_Schedule_UPDATED_February-1_2018.pdf

Please note that permit applications are reviewed based on the order they are submitted and are subject to a 30-60-day review period.