



File: A029/20

Applicant: John and Laura Veloso

Address: 202 Woodland Acres Crescent, Maple

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

Adjournment History: None

Background History: None



Minor Variance  
Application

Agenda Item: 17

A029/20

Ward: 1

Staff Report Prepared By: Adriana MacPherson, 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](https://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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

**Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.**

**Applicant:** John and Laura Veloso

**Agent:** None

**Property:** 202 Woodland Acres Crescent, Maple

**Zoning:** The subject lands are zoned RR, Rural Residential, and subject to the provisions of Exception 9(173) under By-law 1-88 as amended.

**OP Designation:** VOP 2010: “Oak Ridges Moraine Countryside” and “Oak Ridges Moraine Natural Linkage”

**Related Files:** None

**Purpose:** Relief from the by-law is being requested to permit the installation of a proposed pool.

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

By-law Requirement	Proposal
A swimming pool must be located in the Rear yard.	To permit a swimming pool not entirely 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
A032/18	Relief from the by-law is being requested to permit the construction of a proposed two-storey single family detached dwelling.	Approved – June 13, 2018

For information on the previous approvals listed above please visit [www.vaughan.ca](http://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: None

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 28, 2020

Applicant confirmed posting of signage on May 25, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	2016
In ground pool	2020

Applicant has advised that they cannot comply with By-law for the following reason(s): Greenspace is limited behind the pool if we stay within the by-law. We would like to optimize the usage of greenspace and activity space in our backyard.

Adjournment Request:  
None

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

Building Permit No. 01-006862 for Single Detached Dwelling - Addition, Issue Date: Jan 22, 2002.  
Building Permit No. 18-000094 for Single Detached Dwelling - Residential Demolition, Issue Date: Jan 18, 2018.  
Building Permit No. 18-000116 for Single Detached Dwelling - New Housing with Septic Approval, Issue Date: Apr 16, 2018.

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Building Inspections (Septic):  
No comments or concerns

Development Planning:  
VOP 2010: “Oak Ridges Moraine Countryside” and “Oak Ridges Moraine Natural Linkage”

The Owner is requesting permission to construct a swimming pool that is not entirely in the rear yard.

The Development Planning Department has reviewed the proposed location of the pool in conjunction with the previously approved Minor Variance File A032/18 by the Committee of Adjustment on May 24, 2018. Development Planning staff note that the location of the swimming pool was identified in the previously approved arborist report prepared by Phoenix Tree Care and Consulting, dated April 14, 2008 submitted in support of Minor Variance File A032/18. The report was used to determine the appropriate building envelope including the pool for the subject lands.

The plan submitted for the subject application depicts the swimming pool is generally in the same location and within the previously established area of development. Therefore, any mitigation methods to reduce the overall impact towards the adjacent woodland and surrounding vegetation was completed by Parks and Forestry Operations and the Toronto and Region Conservation Authority (‘TRCA’) in the review of Minor Variance File A032/18. TRCA, Parks and Forestry Operations and the Policy Planning and Environmental Sustainability Department have reviewed the current application and have no concerns.

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

The Development Planning Department recommends approval of the application.

**Cultural Heritage (Urban Design):**

No response.

**Development Engineering:**

The Owner/applicant 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 A029/20.

**Parks, Forestry and Horticulture Operations:**

Forestry has no comments at this time.

**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**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

TRCA – No concerns with condition

**Schedule D – Previous Approvals**

A032/18

**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 condition is recommended:

	Department/Agency	Condition
1	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@vaughan.ca">hamedeh.razavi@vaughan.ca</a>	That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority

**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.

**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.

**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**

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

**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](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting at [vaughan.ca/LiveCouncil](https://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**

**Adriana MacPherson**

T 905 832 8585 Extension 8360

E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

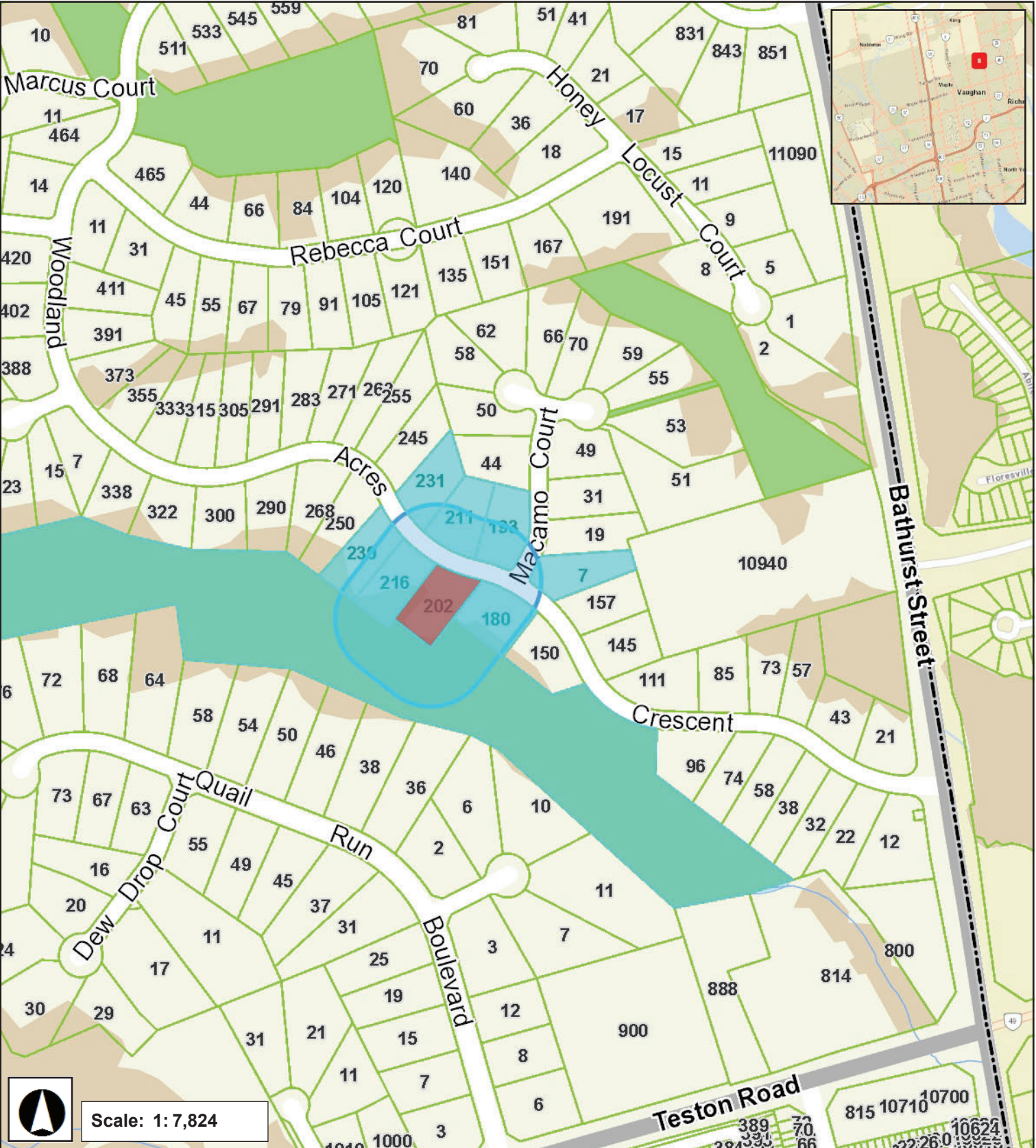
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map  
Plans & Sketches



# A029/20 - Notification Map

202 Woodland Acres Crescent, Maple



Proposal: To permit a swimming pool not entirely in the Rear yard.

A029/20



Gunnell Engineering Ltd.  
1110 Stellar Drive, Unit 106  
Newmarket, ON L3Y 7B7  
bus: 905-868-9400  
fax: 905-853-5734  
www.septdesign.ca



Elevations are Geodetic and referred to City of Vaughan Vertical Control Monument No. 13-4, having an elevation of 287.763 metres.

Rev. No.	Date	Description	CAD
Rev. 3	05-Mar-2020	City Comments	JG
Rev. 2	01-Oct-19	City Comments	JG
Rev. 1	18-Jan-18	City Comments	JG

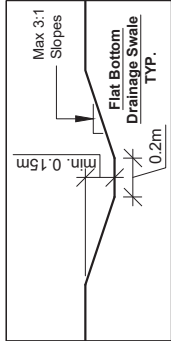
**Veloso Residence**  
**202 Woodland Acres Cres**  
**Lot 49, R-Plan M-1732**  
**City of Vaughan**

**Site & Grading Plan**

Scale: 1:300	Designed By: EG
Date: 12-Dec-17	Drawn By: JG
Project No.:	Checked By: EG

**D2711**

**SP-1**



- Notes:
- Set backs and elevation to be confirmed by O.L.S. prior to placing any concrete.
  - Lot grading certificate required upon completion.
  - All yard areas to be reinstated with 150mm top-soil and sod or seed.
  - Existing elevations as noted, ie. 221.84
  - Proposed swale elevations as noted, ie. (221.95)
  - Proposed elevations as noted, ie. (220.40)
  - Existing s shown, ie. (2.2%)
  - Maintain maximum s at 3 horizontal to 1 vertical, except s to be maximum 4:1 at septic field.
  - Provide new swales as detailed.
  - D/S = Roof downspouts c/w splash pads
  - All site grading to be in accordance with OBC & City of Vaughan standards.

BUILDING GARAGE ELEVATIONS	
U/S of Footing (1):	256.50
Top of Footing:	256.70
Top of Basement Slab:	256.80
Top of Foundation Wall:	260.91
(13'-10" high)	
Garage Slab:	260.05

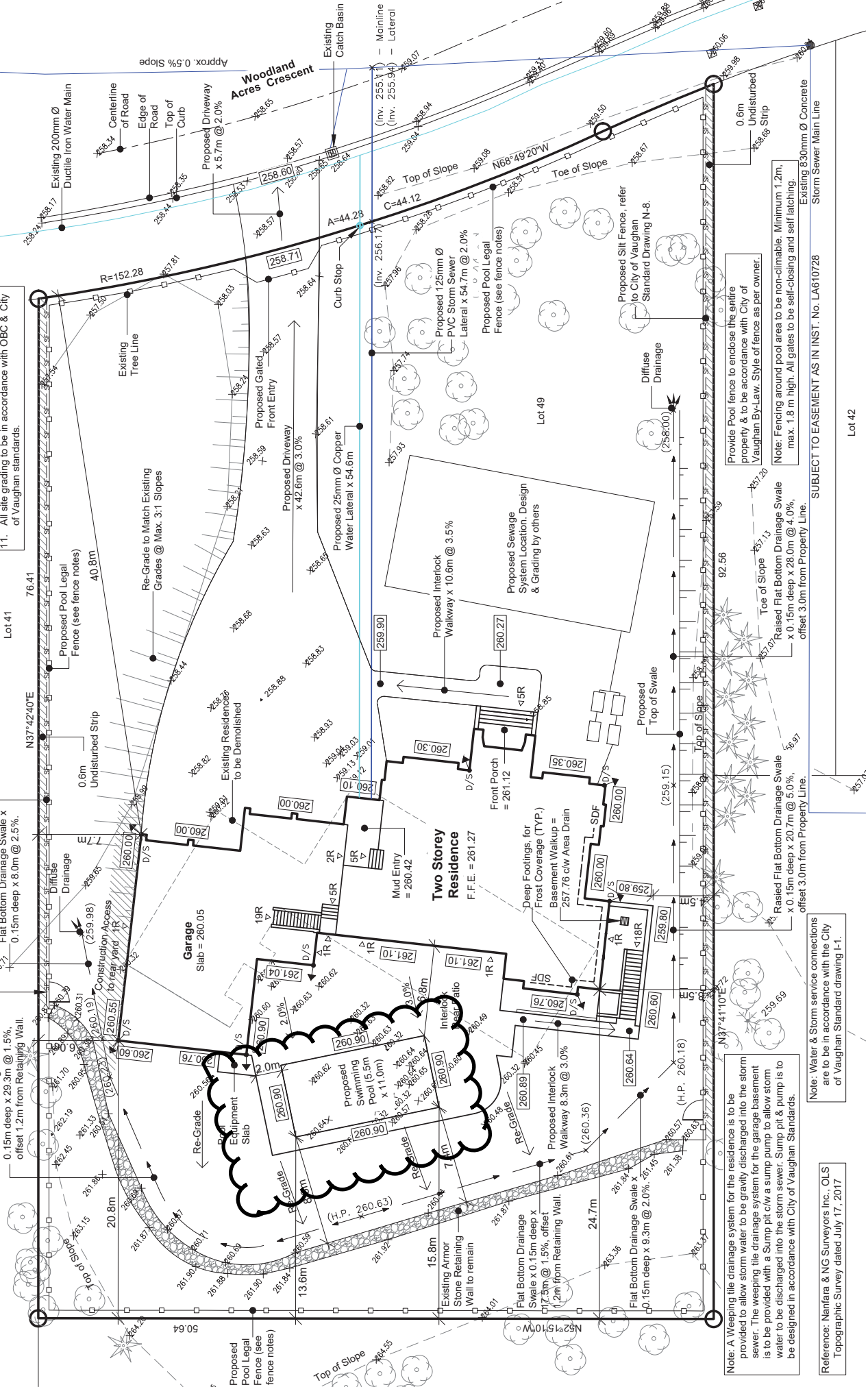
Note (1): All topsoil and any fill to be excavated for basecut, to City of Vaughan building department requirements.

BUILDING RESIDENCE ELEVATIONS	
U/S of Footing (1):	257.61
Top of Footing:	257.81
Top of Basement Slab:	257.91
Top of Foundation Wall:	260.91
(10'-2" high)	
Finished 1st Floor:	261.27

Note (1): All topsoil and any fill to be excavated for basecut, to City of Vaughan building department requirements.

LOT COVERAGE	
Lot Area:	= 4,206.87 m <sup>2</sup>
Proposed Residence	= 498.86 m <sup>2</sup>
Pool Equipment Slab	= 4.08 m <sup>2</sup>
Proposed Pool & Hardscape	= 755.56 m <sup>2</sup>
Existing Retaining Wall	= 69.58 m <sup>2</sup>
Total Impervious Surfaces	= 31.33%

Note: All services including sewer, water, hydro, cable, telephone, and gas should be staked out prior to construction and appropriate pre-cautions taken to protect the existing services.



Note: Water & Storm service connections are to be in accordance with the City of Vaughan Standard drawing I-1.

Note: A Weeping tile drainage system for the residence is to be provided to allow storm water to be gravity discharged into the storm sewer. The weeping tile drainage system for the garage basement is to be provided with a Sump pit c/w a sump pump to allow storm water to be discharged into the storm sewer. Sump pit & pump is to be designed in accordance with City of Vaughan Standards.

Reference: Nanfara & NG Surveyors Inc., OLS Topographic Survey dated July 17, 2017

Lot 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
- MTO – Located outside of MTO permit control area
- TRCA – No concerns with condition

**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, 03-9), 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 & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## MacPherson, Adriana

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**Subject:** FW: A029/20 (202 Woodland Acres Crescent, Maple) - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

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

**Sent:** March-27-20 1:50 PM

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

**Subject:** [External] RE: A029/20 (202 Woodland Acres Crescent, Maple) - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Good afternoon Adriana,

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

*Gabrielle*

Gabrielle Hurst mcip rpp | Associate Planner, Community Planning and Development Services | Corporate Services  
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877 464 9675 ext 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

## MacPherson, Adriana

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**Subject:** FW: A029/20 (202 Woodland Acres Crescent, Maple) - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

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**From:** Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>

**Sent:** March-25-20 3:46 PM

**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Cc:** Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>

**Subject:** [External] Re: A029/20 (202 Woodland Acres Crescent, Maple) - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Hi Adriana,

MTO Highway Corridor Management Section has reviewed the location of the subject land. It appears that the land is located outside of MTO Permit Control Area. As a result, an MTO Permit from this office is not required.

Regards,

Dan

### Dan Della Mora

Senior Project Manager

Ministry of Transportation – Central Region - Highway Corridor Management Section

159 Sir William Hearst Ave. 7<sup>th</sup> Floor, Downsview, ON M3M 0B7

416-235-4081

[Dan.DellaMora@ontario.ca](mailto:Dan.DellaMora@ontario.ca)

April 8, 2020

CFN 62574.11

**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 A029/20  
202 Woodland Acres  
PLAN M1732 Lot 49  
City of Vaughan, Region of York  
Owner: John and Laura Veloso**

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on March 24, 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 A029/20 is to request the following:

1. To permit a swimming pool not entirely in the Rear yard.

It is our understanding that the purpose of the noted variances is to permit the construction of a 60.5 sq. m swimming pool at the rear yard.

**Applicable TRCA Policies and Regulations**

**Oak Ridges Moraine Conservation Plan (ORMCP)**

The subject property is located within an area designated Natural Linkage and Countryside Area under the ORMCP. The TRCA has an interest in conserving, protecting and enhancing the natural features of the Oak Ridges Moraine (ORM) and provides technical advice to the City on applications that are located on the ORM. However, given that municipalities are the designated approval authority under the *Oak Ridges Moraine Act*, the City of Vaughan has the responsibility to ensure this proposal conforms to the provisions of the ORMCP.

**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 Don River Watershed due to the presence of a valley corridor associated with a tributary of Don River to the east and northeast of the subject property. 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. Based on a review of the submitted materials, the proposed swimming pool is not located within TRCA Regulated Area. As such, a permit is not required for the current works.

**Application-Specific Comments**

The subject lands contain a portion of, and are directly adjacent to, a significant valleyland feature associated with the Don River. The ORMCP identifies a Minimum Area of Influence of 120 metres applied around Key Natural Heritage Features (KNHF) and Hydrologically Sensitive Features (HSF) with a Minimum Vegetation Protection Zone of 30 metres typically applied between a KNHF/HSF and any development or site alteration.

Based on a review of the submitted materials, it appears that the proposed swimming pool is within the 120 Area of Influence and 30 metre Minimum Vegetation Protection Zone of the KNHF. Based on the existing conditions on the subject property and the scale of the proposed development, TRCA staff are satisfied that the proposed swimming pool will not result in any negative impacts to the form or function of the adjacent Key Natural Heritage Feature.

Furthermore, a permit for the construction of a replacement single family dwelling on the subject property was previously issued by TRCA (TRCA Permit No. C-180025, issued on January 12, 2018). The current plans submitted with this application are consistent with the plans approved as a part of the noted permit.

Based on the above, TRCA staff are satisfied that 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.

**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 A029/20, 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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Razavi'.

Hamedeh Razavi  
Planner I  
Development Planning and Permits

HR/jb

Cc: [lveloso06@gmail.com](mailto:lveloso06@gmail.com)

Schedule D: Previous Approvals (Notice of Decision)

A032/18

**NOTICE OF DECISION**  
**Minor Variance Application A032/18**  
Section 45 of the Planning Act, R.S.O. 1990, c.P.13

**Date of Hearing:** Thursday, May 24, 2018

**Applicant:** John and Laura Veloso

**Agent** Sam Spagnuolo

**Property:** **202 Woodland Acres Crescent, Maple ON**

**Zoning:** The subject lands are zoned RR and subject to the provisions of Exception 9(173) under By-law 1-88 as amended.

**OP Designation:** VOP 2010: "Low-Rise Residential" and within the "Oak Ridges Moraine Countryside"

**Related Files:** None.

**Purpose:** Relief from the by-law is being requested to permit the construction of a proposed two-storey single family detached dwelling.

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

By-law Requirement	Proposal
1. Maximum lot coverage of 10%.	1. To permit a maximum lot coverage of 11.82%.
2. Maximum building height of 9.5m.	2. To permit a maximum building height of 11.5m.
3. Maximum driveway width of 9.0m.	3. To permit a maximum driveway width of 17.67m.
4. Maximum driveway width at the street curb and curb cut 6.0m.	4. To permit a maximum driveway width of 6.67m at the street curb and curb cut.
5. Maximum driveway width between the street line and the street curb 6.0m.	5. To permit a maximum driveway width of 6.67m between the street line and the street curb.

**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. A032/18 on behalf of John and Laura Veloso, 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 8215 <a href="mailto:christopher.cosentino@vaughan.ca">christopher.cosentino@vaughan.ca</a>	That Owner shall provide confirmation from the Ministry of Natural Resources and Forestry (MNRF) if there any potential Species at Risk on the site.

2	<p>Development Engineering Brad Steeves</p> <p>905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a></p>	<p>1. The Owner/applicant shall visit the City of Vaughan Transportation Services Department and arrange a site visit by City Staff to ensure that the existing or proposed curb cut associated with the driveway width at the municipal curb (Variance #4) the does not conflict with existing street furniture, neighboring access, road alignment and/or anything else deemed relevant by City Staff upon inspection. All fees requested by the City of Vaughan for this service shall be paid by the Owner/Applicant.</p> <p>2. The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading Division of the City's Development Engineering (DE) Department for final lot grading approval prior to any work being undertaken on the property.</p> <p>3. Upon completion of all work on the property, the Owner/applicant shall arrange a grading inspection of the subject lot with the Development Inspection and Lot Grading Division of the City's Development Engineering (DE) Department. This Condition will only be cleared upon the City's approval of the constructed works.</p> <p>4. The Owner/applicant shall apply for a pool permit and receive grading approval for the future in ground pool with the Development Engineering (DE) Department.</p>
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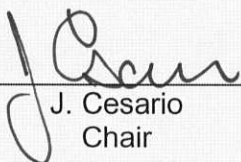
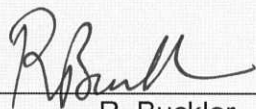
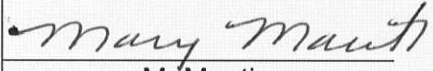
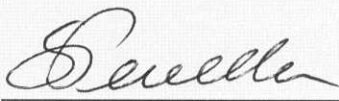
For the following reasons:

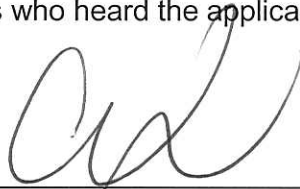
1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

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

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 , May 24, 2018 meeting for submission details.
Name: Address: Nature of Correspondence:	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	 J. Cesario Chair	 R. Buckler Vice Chair
 M. Mauti Member	 A. Perrella Member	

<b>DATE OF HEARING:</b>	<b>Thursday, May 24, 2018</b>
<b>DATE OF NOTICE:</b>	<b>June 1, 2018</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>June 13, 2018 4:30 p.m.</b>
<b>CERTIFICATION:</b> 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 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.elfto.gov.on.ca](http://www.elfto.gov.on.ca) or by visiting our office.

**City of Vaughan LPAT 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.



VAUGHAN LOCATION MAP - A032/18

202 WOODLAND ACRES, MAPLE



MAJOR MACKENZIE DRIVE

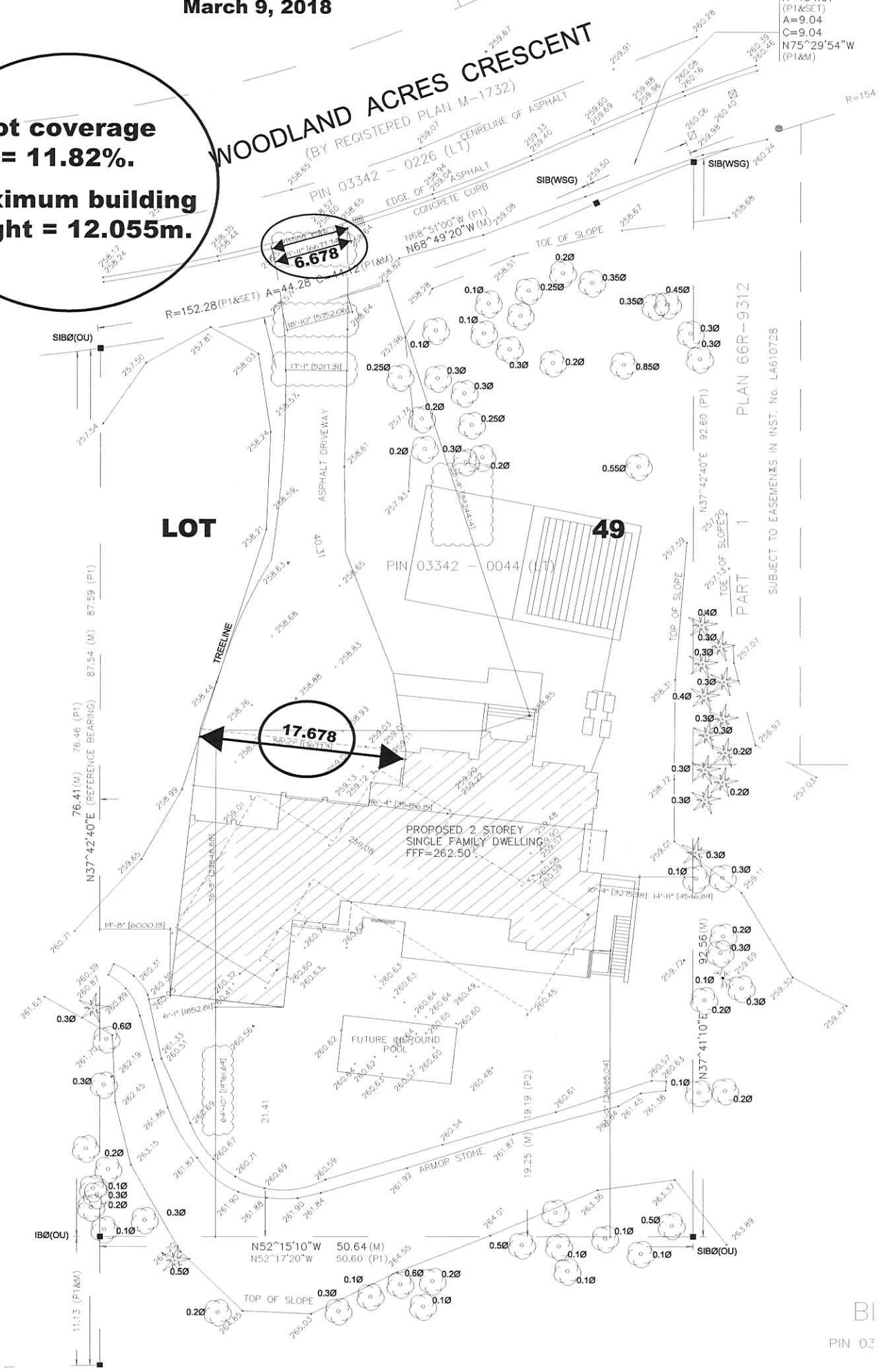
May 4, 2018 9:33 AM

**REVISED** March 21, 2018  
March 9, 2018

**A032/18**

**Lot coverage  
= 11.82%.**

**Maximum building  
height = 12.055m.**



BI  
PIN 03