



File: A026/20

Applicant: Michael and Franca Quagliotto

Address: 250 Ranch Trail Road, Vaughan

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		
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

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, July 9, 2020



Minor Variance Application

Agenda Item: 8

A026/20

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, July 9, 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 contact the Committee of Adjustment at 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:** Michael and Franca Quagliotto
- Agent:** None
- Property:** **250 Ranch Trail Road, Vaughan**
- Zoning:** The subject lands are zoned RR and subject to the provisions of Exception 9(237) under By-law 1-88 as amended
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Rural"
- Related Files:** None
- Purpose:** Relief from the By-law is being requested to permit construction of a proposed detached garage.

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

By-law Requirement	Proposal
1. A maximum accessory building height of 4.5meter for the proposed detached garage is permitted.	1. To permit a maximum accessory building height of 5.68 meter for the proposed detached garage.
2. A maximum distance of 3.0meter from the finished grade to the nearest part of the roof for the proposed detached garage is permitted.	2. To permit a maximum distance of 3.28meter from the finished grade to the nearest part of the roof for the proposed detached garage.
3. A maximum eaves projection of 0.5meters for proposed detached garage is permitted.	3. To permit a maximum eaves projection of 0.6 meters for the proposed detached garage.

Background (previous applications approved by the Committee on the subject land): None

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 June 24, 2020

Applicant confirmed posting of signage on June 25, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	1990
Detached Garage	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Size, scale and roof pitch of proposed garage compliment existing residential house. Applications with similar variances approved include A196/18, A138/18, A007/18 and A024/14.

Adjournment Request: None

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.

Applicant to provide floor plans for review.

Applicant to indicate eaves and gutters projections on the elevation drawings.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Rural"

The Owner is requesting permission to construct a detached garage in the rear yard with the above-noted variances.

Variances 1 and 2 are considered minor in nature as the height of the detached garage is compatible with the dwelling and is sufficiently setback from the interior lot line, minimizing adverse impacts on the neighbouring property. The location of the detached garage is also set back from the rear lot line of the existing dwelling, thereby having no negative impacts on the streetscape. Variance 3 is also considered minor in nature as the projection will maintain an adequate interior side yard setback.

An Arborist Report prepared by Welwyn Consulting dated February 10, 2020, and revised May 12, 2020, was approved to the satisfaction of the Urban Design Division. The subject property is located in the Protected Countryside of the Greenbelt; however, it is outside of the Natural Heritage System of the Protected Countryside. The proposed garage is accessory to the existing dwelling and is permitted under section 4.5.4 of the Greenbelt Plan. Furthermore, the use does not expand into any Key Natural Heritage Features or Key Hydrologic Features or their associated Vegetation Protection Zones.

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.

Cultural Heritage (Urban Design):

No Response.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A026/20.

Parks, Forestry and Horticulture Operations:

Vaughan Forestry has conducted a site inspection on March 11, 2020, a Private Property Tree Removal & Protection Permit is required;

Vaughan Forestry would like to request a future site meeting with applicant and contractors once the Permit Application is received to discuss the Tree Preservation Plan and Hoarding Details;

Revise Arborist Report:

- 1- Tree Protection By-law used in Arborist Report is outdated, revise to reference the new By-law 052-2018;
 - 2- A Private Property Tree Removal & Protection Permit is required;
 - 3- Hoarding (tree protection fencing) shall be installed and inspected for approval prior to the start of construction, to be completed once the Permit Application is received by Forestry;
- No Response.

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

TRCA – Comments with conditions

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(s) is/are recommended:

	Department/Agency	Condition
1	TRCA Hamedeh Razai 416 661 6600 x 5256 Hamedeh.Razavi@trca.ca	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

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting Vaughan.ca/LiveCouncil. To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

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.

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**

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.

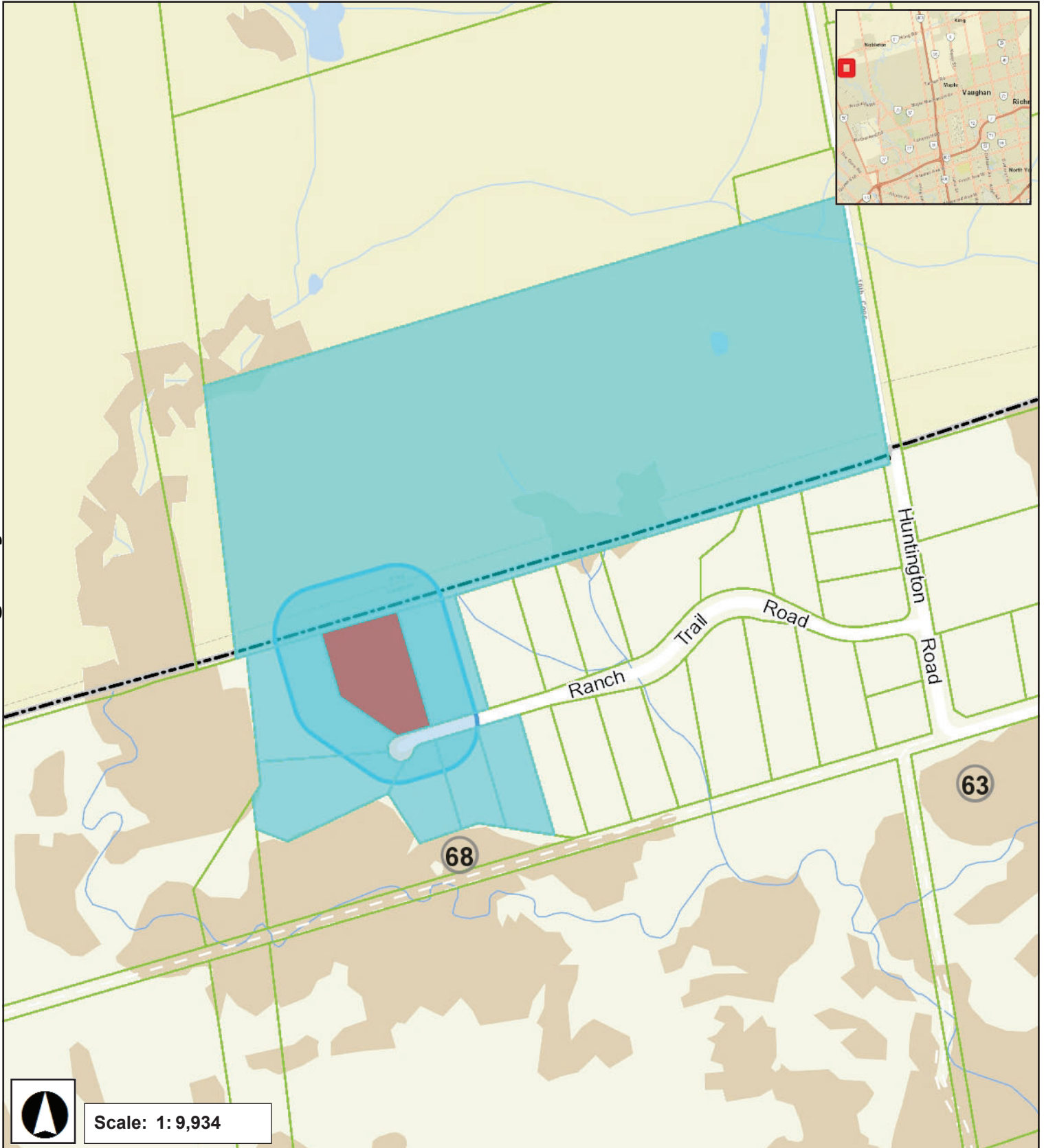
Location Map
Plans & Sketches



A026/20 - Notification Map

250 Ranch Trail Road, Kleinburg

King Vaughan Road

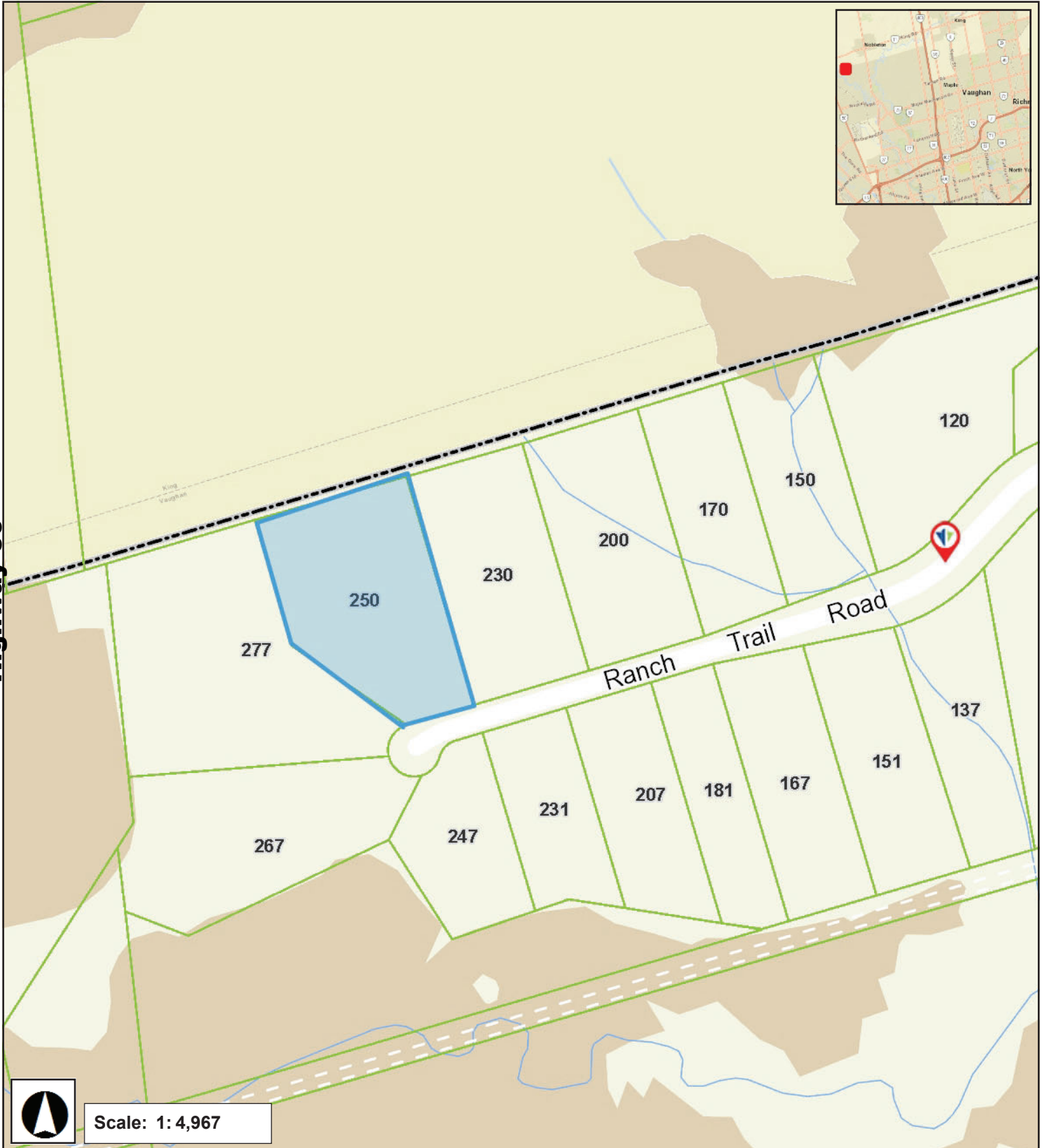




A026/20 - Location Map

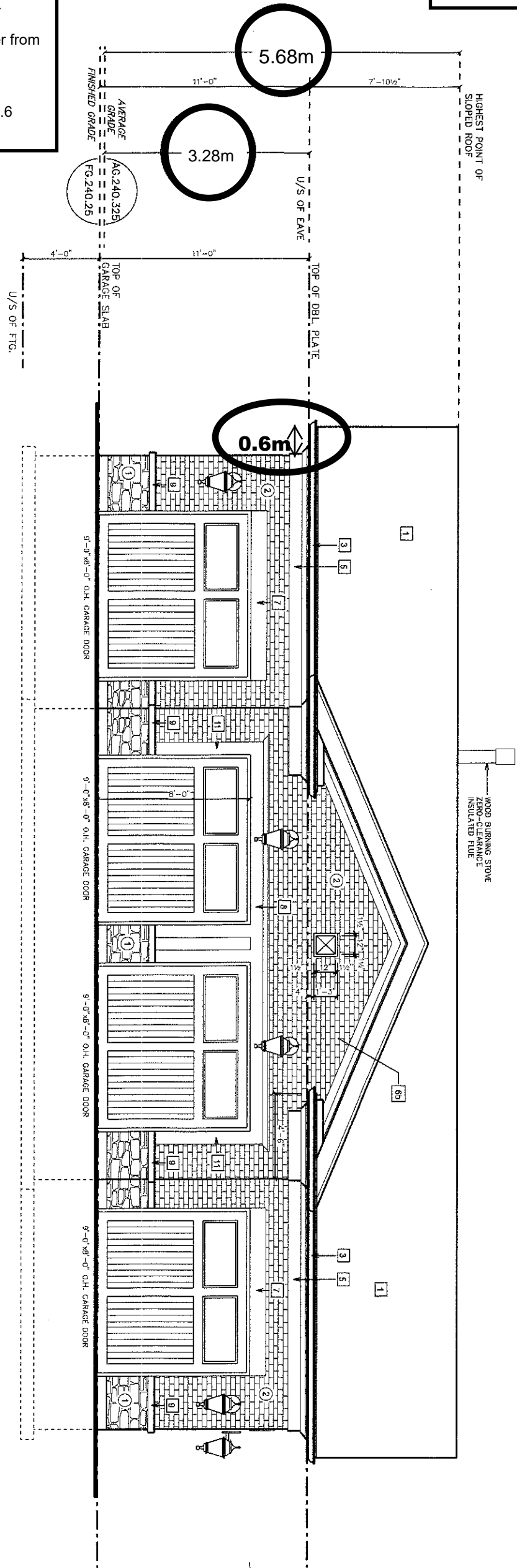
250 Ranch Trail Road, Kleinburg

King Vaughan Road

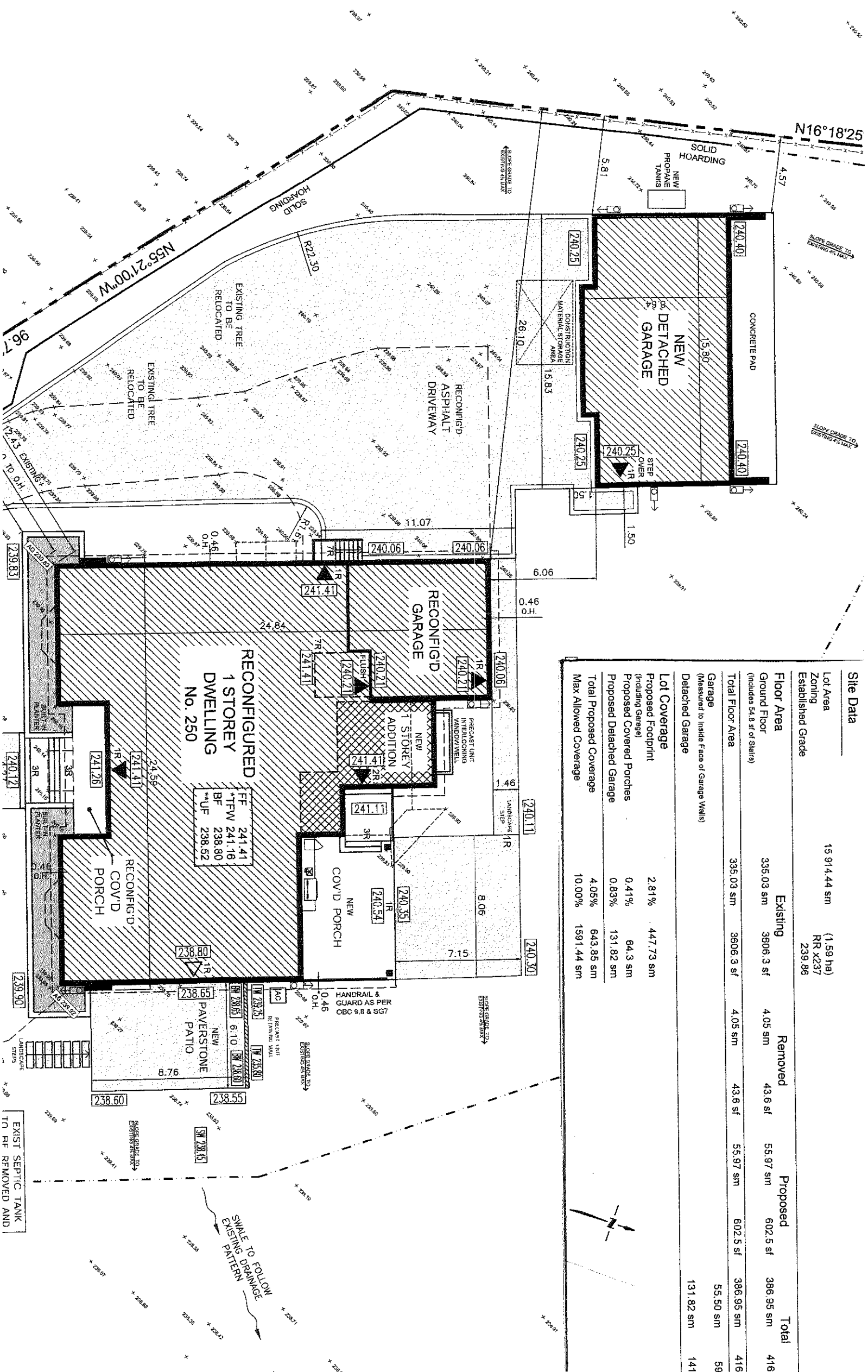


Proposal:

- 1. To permit a maximum accessory building height of 5.68 meter for the proposed detached garage.
- 2. To permit a maximum distance of 3.28meter from the finished grade to the nearest part of the roof for the proposed detached garage.
- 3. To permit a maximum eaves projection of 0.6 meters for the proposed detached garage.



Front Elevation



Site Data

Lot Area	15 914.44 sm	(1.59 ha)		
Zoning	RR x237			
Established Grade	239.86			
Floor Area	Existing	Removed	Proposed	Total
Ground Floor (Includes 54.8 sf of Stairs)	335.03 sm	3606.3 sf	43.6 sf	602.5 sf
Total Floor Area	335.03 sm	3606.3 sf	55.97 sm	602.5 sf
Garage (Measured to Inside Face of Garage Walls)		4.05 sm	43.6 sf	386.95 sm
Detached Garage			55.97 sm	597.4 sf
Lot Coverage	Proposed Footprint (Including Garage)	Proposed Covered Porches	Proposed Detached Garage	Total Proposed Coverage
	2.81%	0.41%	0.83%	4.05%
	447.73 sm	64.3 sm	131.82 sm	643.85 sm
Max Allowed Coverage	10.00%			1591.44 sm

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DWELLING
No. 250**

**NEW
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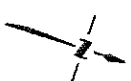
**RECONFIGURED
GARAGE**

**NEW
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ADDITION**

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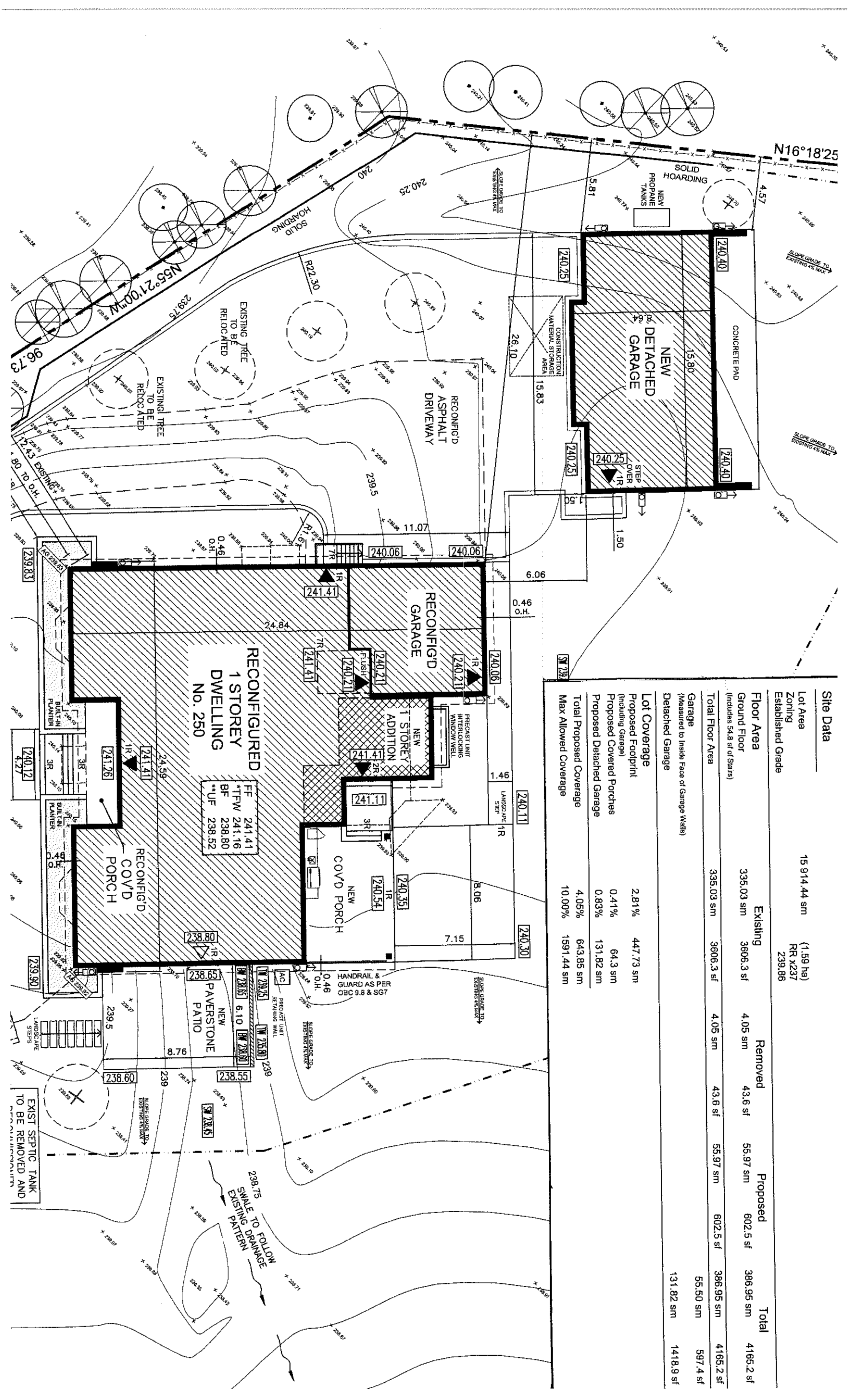
**NEW
COVID PORCH**

**RECONFIG'D
COVID
PORCH**



EXIST SEPTIC TANK
TO BE REMOVED AND

SHALE TO FOLLOW
EXISTING DRAINAGE
PATTERN



Site Data

Lot Area	15 914.44 sm	(1.59 ha)		
Zoning	RR X237			
Established Grade	239.86			
Floor Area	Existing	Removed	Proposed	Total
Ground Floor	335.03 sm	43.6 sf	55.97 sm	386.95 sm
(includes 54.8 sf of Stairs)				
Total Floor Area	335.03 sm	43.6 sf	602.5 sf	4165.2 sf
Garage				
(Measured to Inside Face of Garage Walls)				
Detached Garage				
Lot Coverage				
Proposed Footprint	2.81%			
(including Garage)				
Proposed Covered Porches	0.41%			
Proposed Detached Garage	0.83%			
Total Proposed Coverage	4.05%			
Max Allowed Coverage	10.00%			

**RECONFIGURED
1 STOREY
DWELLING
No. 250**

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**UF 238.52

**RECONFIGURED
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**NEW
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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



Discover the possibilities

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 & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A026/20 - (250 Ranch Trail Road, Kleinburg - REQUEST FOR COMMENT (Vaughan Committee of Adjustment))

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

Sent: May-29-20 8:53 AM

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

Subject: [External] RE: A026/20 - (250 Ranch Trail Road, Kleinburg - REQUEST FOR COMMENT (Vaughan Committee of Adjustment))

Good morning Adriana

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

Best,

Gabrielle

Gabrielle Hurst mcip rpp | 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 | www.york.ca

June 3, 2020

CFN 62574.15

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 A026-20
250 Ranch Trail Road, PLAN M89 Lot 5
City of Vaughan, Region of York
Owner: Michael and Franca Quagliotto**

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on May 11, 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 A0126-20 is to request the following:

1. To permit a maximum accessory building height of 5.68 meter for the proposed detached garage.
2. To permit a maximum distance of 3.28meter from the finished grade to the nearest part of the roof for the proposed detached garage.
3. To permit a maximum eaves projection of 0.6 meters for the proposed detached garage.

It is our understanding that the purpose of the noted variances is to permit the construction of a detached garage on the northwest of the existing single-family dwelling.

Applicable TRCA Policies and Regulations

The subject properties are located within an area designated as Protected Countryside under the Greenbelt Plan (2017). The Greenbelt Plan identifies that any development or site alteration within 120 metres of a Key Natural Heritage Features within the Natural Heritage system or a Key Hydrologic

Feature anywhere within the Protected Countryside requires a Natural Heritage Elevation. A 30-metre Vegetation Protection Zone is applied as a buffer around these features.

The TRCA has an interest in conserving, protecting and enhancing the natural features of the Greenbelt and provides technical advice to our municipal partners on applications that are located on the Greenbelt. However, given that municipalities are the designated approval authority under the Greenbelt Act, 2005 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 stream corridor associated with a tributary of Don River to the 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. Since the proposed work is not within the TRCA's Regulated Area, a permit from TRCA is not required.

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 development is not located within the 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.

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 A026-20, 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.

I 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: Michael and Franca Quagliotto <m.quagliotto66@gmail.com>