



File: A095/20

Applicant: Pina Licata

Address: 133 Treelawn Blvd, Kleinburg

Agent: Hamid Hermati

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)		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<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)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, October 22, 2020



**Minor Variance
Application**

Agenda Item: 10

A095/20

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, October 22, 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: Pina Licata

Agent: Hamid Hermati

Property: **133 Treelawn Blvd, Kleinburg**

Zoning: The subject lands are zoned R1, Residential Zone and subject to the provisions of Exception 9(563) under By-law 1-88 as amended.

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

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana to be 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. The minimum rear yard is 9.0 metres. [9(563), Schedule T-52]	1. The proposed rear yard is 7.63 metres to the accessory building (cabana).
2. The maximum height of any accessory building or structure measured from the average finished ground level to the nearest part of the roof shall not be more than three (3) metres above finished grade. [4.1.1 b)]	2. The proposed height to the nearest part of the accessory building (cabana) roof is 3.43 metres.
3. The minimum side yard is 1.5 metres. [9(563), Schedule T-52]	3. The proposed side yard is 0.76 metres to the accessory building (cabana).
4. In an R1 Zone, where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping; in this case, 422.82 square metres. [4.1.2 b)]	4. The proposed rear yard soft landscaping is 57.8%, or 407 square metres.

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: 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 October 7, 2020

Applicant confirmed posting of signage on October 2, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	2003
Cabana	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): 25% of the cabana is beyond the setback; Height of cabana is 3.43 but allowed is 3 m;The required soft landscaping is 60% but with cabana the soft landscaping is 57.8%

Adjournment Request: N/A

Building Standards (Zoning Review):

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

Building Permit No. 20-107584 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

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).

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

The Owner is requesting permission to continue construction of a cabana located in the rear yard with the above-noted variances. On October 2nd, 2020, Development Planning staff attended the subject property and observed the cabana under construction. The neighbouring property to the north has existing landscaping and trees along the interior lot line which effectively screens the cabana. The existing landscaping and trees on the subject property also help to screen the cabana from the southern neighbour. The location of the cabana is appropriately sited on the lot as it is adjacent to an existing swimming pool and maintains adequate setback along the interior lot line.

The requested variance for a proposed building height of 3.43 m to the nearest part of the roof is considered minor as the cabana is under the maximum overall building height requirement of 4.5 m. The requested variance for a reduction in the rear yard soft landscaping is minor as the interlock pavers are existing and do not create any adverse conditions. Development Engineering staff had no objections to the minor variances. In addition, the subject property is partially within Toronto and Region Conservation Authority's ('TRCA') Regulated Area due to the presence of a valley corridor associated with the Humber River Watershed traversing the property on the east. TRCA previously issued a permit on June 2, 2020 (Permit No. C-200398) to facilitate the construction of the cabana.

Based on a review of the plans submitted with this variance application, TRCA is satisfied that the proposal is consistent with the proposed works approved by them. As such, TRCA has no objection to the proposed variance. Accordingly, the Development Planning Department is of the opinion 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.

Cultural Heritage (Urban Design):

No Comments.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A095/20.

Parks, Forestry and Horticulture Operations:

Forestry is concerned with the proposed construction access. It appears that some tree protection zone encroachment is likely, more information is required in regards to the equipment used and method of construction used for the cabana.

No construction activity, grade changes, surface treatment, excavations of any kind or material storage is permitted within the Tree Protection Zone;

Tree protection & preservation methods must be followed according to City of Vaughan By-law (052-2018)

Recommended conditions of approval:

1. A Private Property Tree Removal & Protection Permit (Construction/Infill) may be required for the removal/injury to trees (over 20cm DBH) on the subject property and trees located within 6 meters of the subject property, as per By-Law 052-2018; To be confirmed.
2. Applicant must submit an Arborist Report with Tree Inventory to verify if the trees are protected under bylaw 052-2018, and if any are in the proposed path of construction;

By-Law and Compliance, Licensing and Permit Services:

No Comments.

Financial Planning and Development Finance:

No comment, no concerns.

Fire Department:

No Comments.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Public Correspondence (127 Treelawn Blvd, Kleinburg)

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 – comments with conditions

Schedule D - Previous Approvals (Notice of Decision)

N/A

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	The applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	1. A Private Property Tree Removal & Protection Permit (Construction/Infill) may be required for the removal/injury to trees (over 20cm DBH) on the subject property and trees located within 6 meters of the subject property, as per By-Law 052-2018; To be confirmed. 2. Applicant must submit an Arborist Report with Tree Inventory to verify if the trees are protected under bylaw 052-2018, and if any are in the proposed path of construction.

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 MaPherson

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

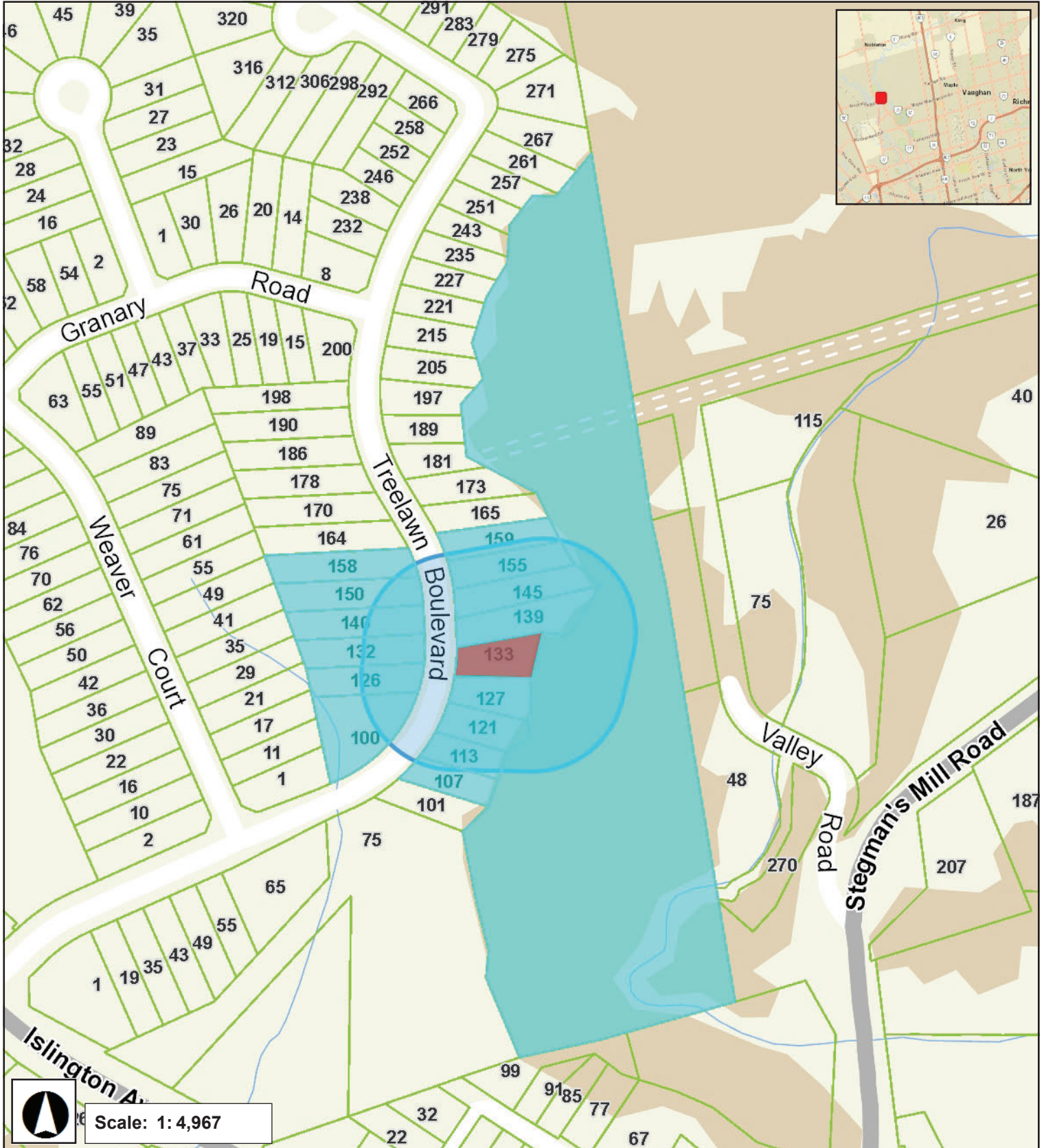
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map
Plans & Sketches**



A095/20 - Notification Map

133 Treelawn Blvd, Kleinburg



Proposal:

1. The proposed rear yard is 7.63 metres.
2. The proposed height to the nearest part of the roof is 3.43 metres.
3. The proposed side yard is 0.76 metres.
4. The proposed rear yard soft landscaping is 57.8%, or 407 square metres.

GENERAL NOTE:
 1- THESE DRAWINGS ARE COPYRIGHT PROPERTY OF SMART STRUCTURAL SOLUTIONS.
 2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY THE ENGINEER AND OBTAINED PERMISSIO FROM THE ENGINEER AND OBTAINED PERMISSIO FROM THE AUTHORITIES.
 3- DO NOT SCALE THESE DRAWINGS.
 4- ANY ERROR OR DISCREPANCY IS TO BE CORRECTED IMMEDIATELY TO ENGINEER. 5- ANY CHANGES TO THESE DRAWINGS MUST BE MADE WITHOUT PERMISSION OF ENGINEER AND OBTAINED PERMISSIO FROM THE ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR
1	Date 1	Revision 1

REVISIONS



ENGINEER:
SMART Structural Solutions
 7250 KEELE ST. UNIT 295, VAUGHAN, ONTARIO L4H 3N5
 (416)-312-0177 , info@impr.com

CLIENT:

Al & Pina Licata

PROJECT NAME:

NEW CABANA

PROJECT ADDRESS:

133 Treelawn Blvd, Woodbridge, ON L4H 3N5

SHEET NAME:

SITE PLAN

DATE: 10/04/2020

PROJECT No.:

SCALE: 1/16" = 1'-0"

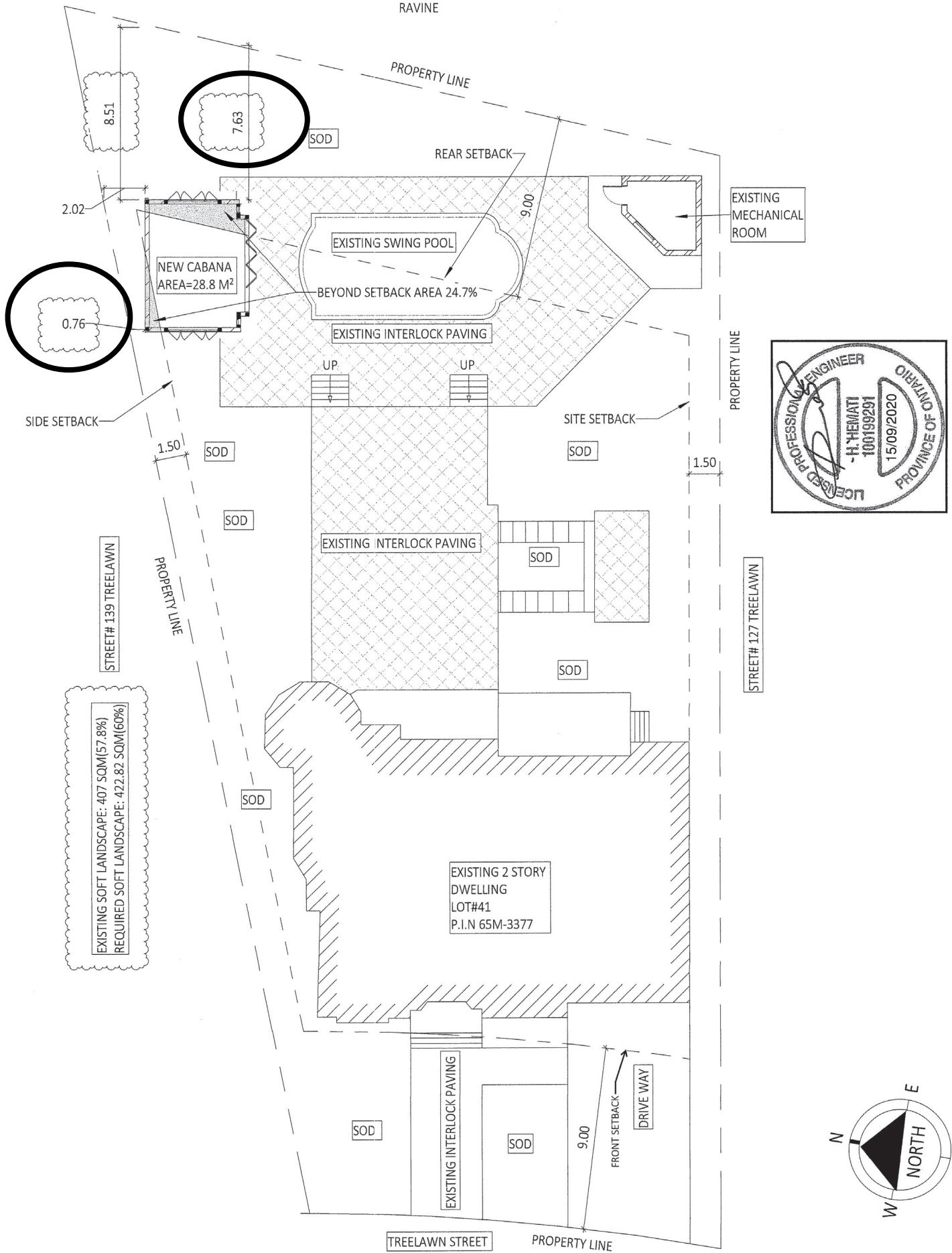
20-05-35

DESIGNER: I.HAMIDI

SHEET No:

CHECKER: H.HEMATI

A-01



GENERAL NOTE:

- 1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
- 2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 3- DO NOT SCALE THESE DRAWINGS.
- 4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD

REVISIONS



ENGINEER:

SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177 , info@improve3s.ca

CLIENT:

Al & Pina Licata

PROJECT NAME:

NEW CABANA

PROJECT ADDRESS:

133 Treelawn Blvd, Woodbridge, ON L4H 3N5

SHEET NAME:

PLANS

DATE: 10/04/2020 PROJECT No.:

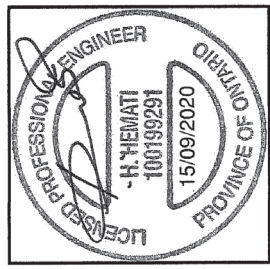
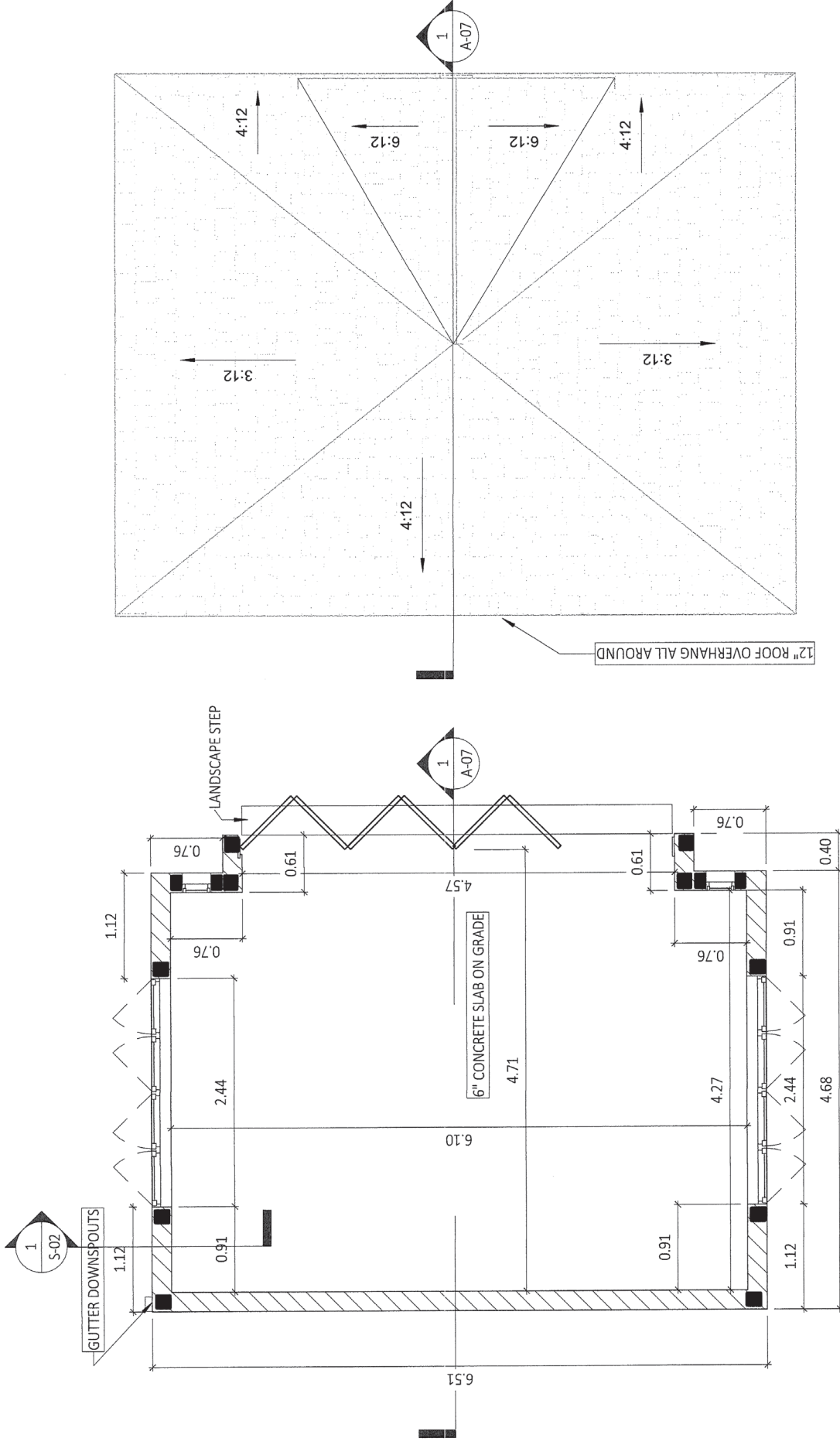
SCALE: 1/4" = 1'-0" 20-05-35

DESIGNER: I.HAMIDI

CHECKER: H.HEMATI

SHEET No:

A-03

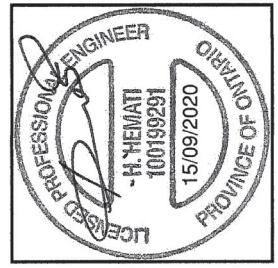
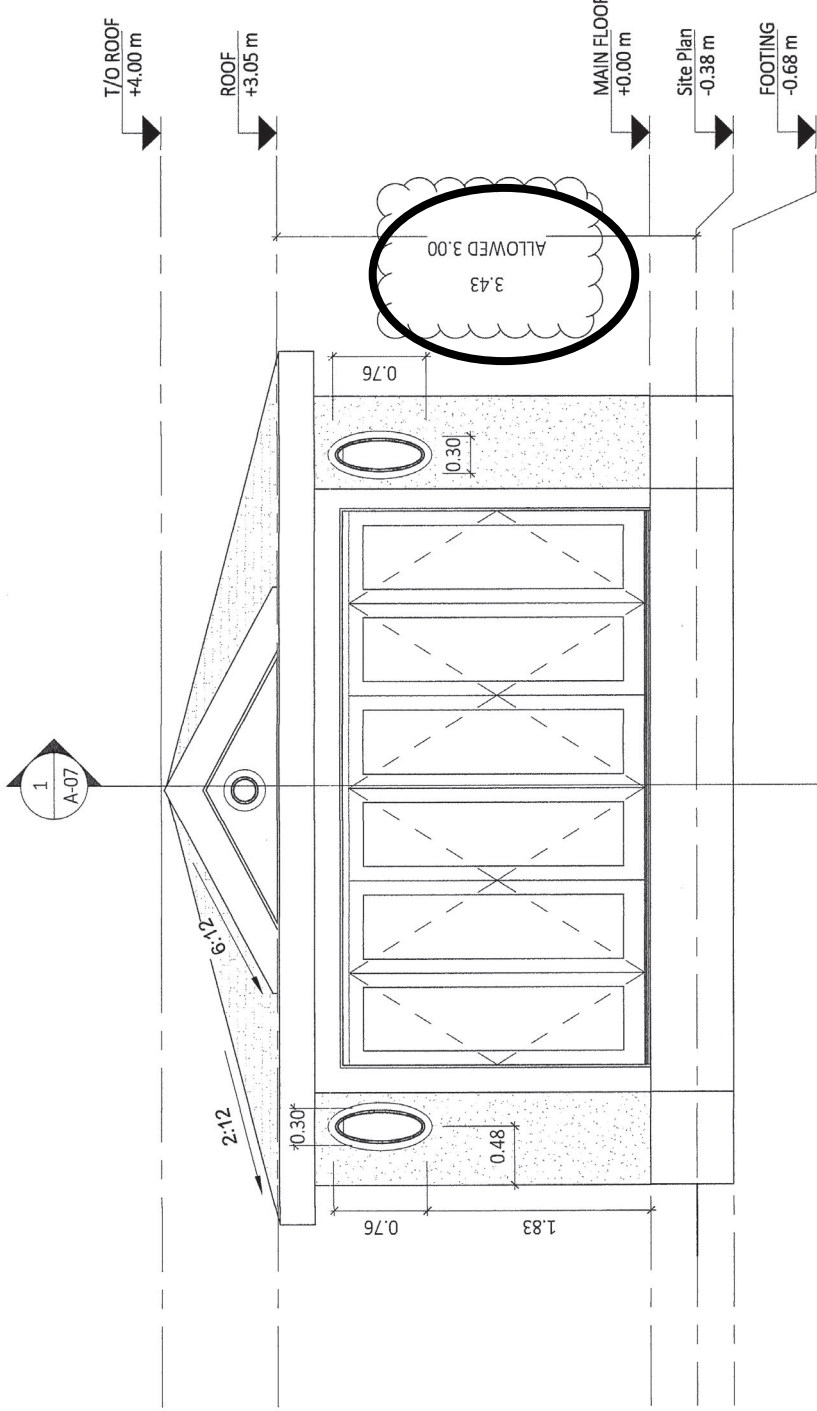


② T/O ROOF
1/4" = 1'-0"

① MAIN FLOOR
1/4" = 1'-0"

GENERAL NOTE:

- 1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
- 2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 3- DO NOT SCALE THESE DRAWINGS.
- 4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.



1 SOUTH
1/4" = 1'-0"

No.	DATE	ISSUED FOR	APVD

REVISIONS



ENGINEER:

SMART Structural Solutions
 2750 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
 (416)-312-0177 , info@improve3s.ca

CLIENT:

Al & Pina Licata

PROJECT NAME:

NEW CABANA

PROJECT ADDRESS:

133 Treelawn Blvd, Woodbridge, ON L4H 3N5

SHEET NAME:

SOUTH ELEVATION

DATE: 10/04/2020 PROJECT No.: 20-05-35

SCALE: 1/4" = 1'-0"

DESIGNER: Designer

CHECKER: Checker

SHEET No:

A-04

GENERAL NOTE:

- 1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
- 2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 3- DO NOT SCALE THESE DRAWINGS.
- 4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD

REVISIONS

ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177 , info@improve3s.ca

CLIENT:

Al & Pina Licata

PROJECT NAME:

NEW CABANA

PROJECT ADDRESS:

133 Treelawn Blvd, Woodbridge, ON L4H 3N5

SHEET NAME:

NORTH ELEVATION

DATE: 10/04/2020

PROJECT No.:

SCALE: 1/4" = 1'-0"

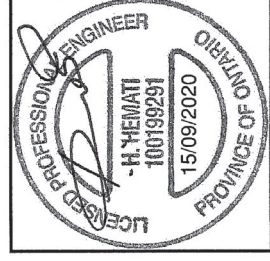
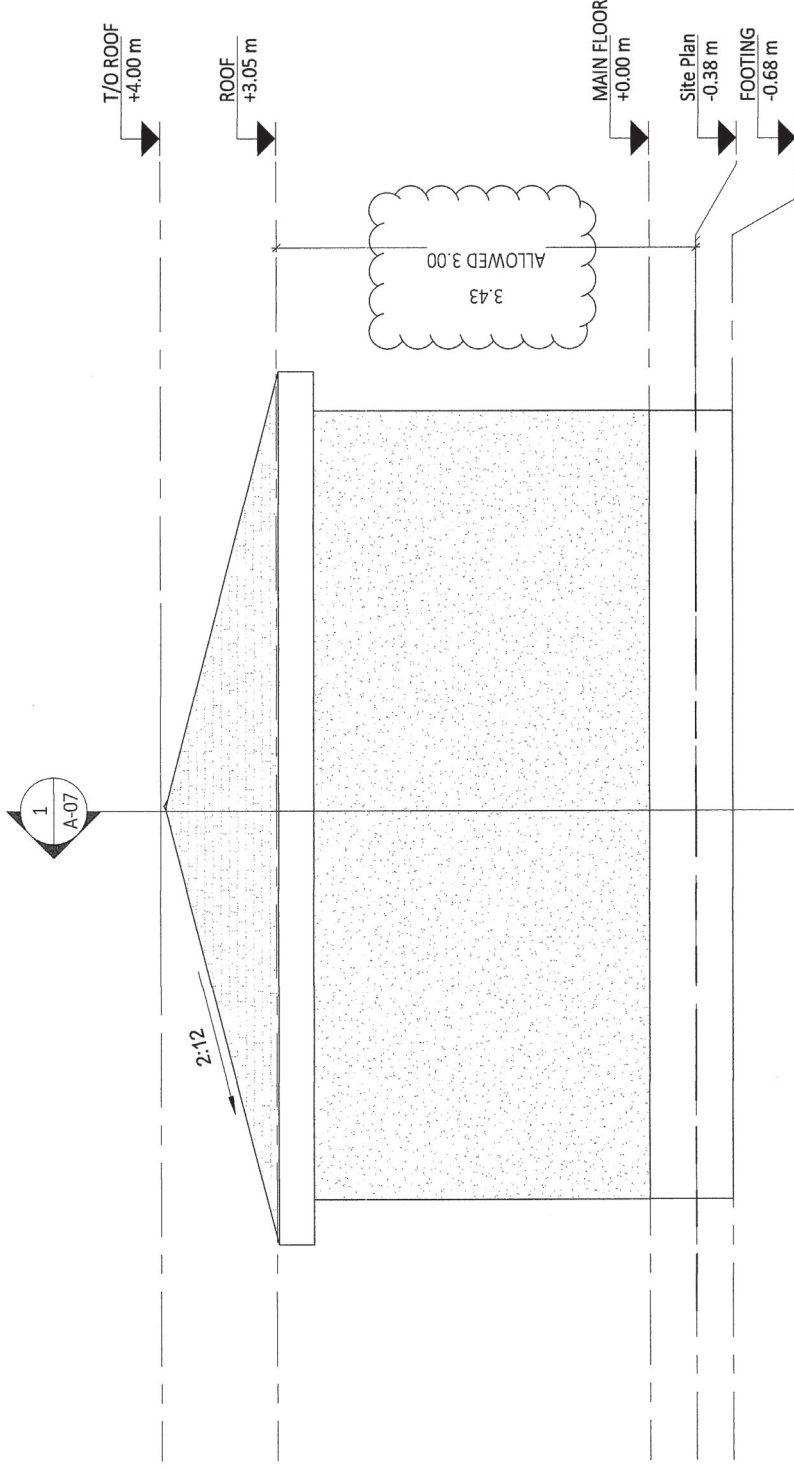
20-05-35

DESIGNER: Designer

SHEET No.:

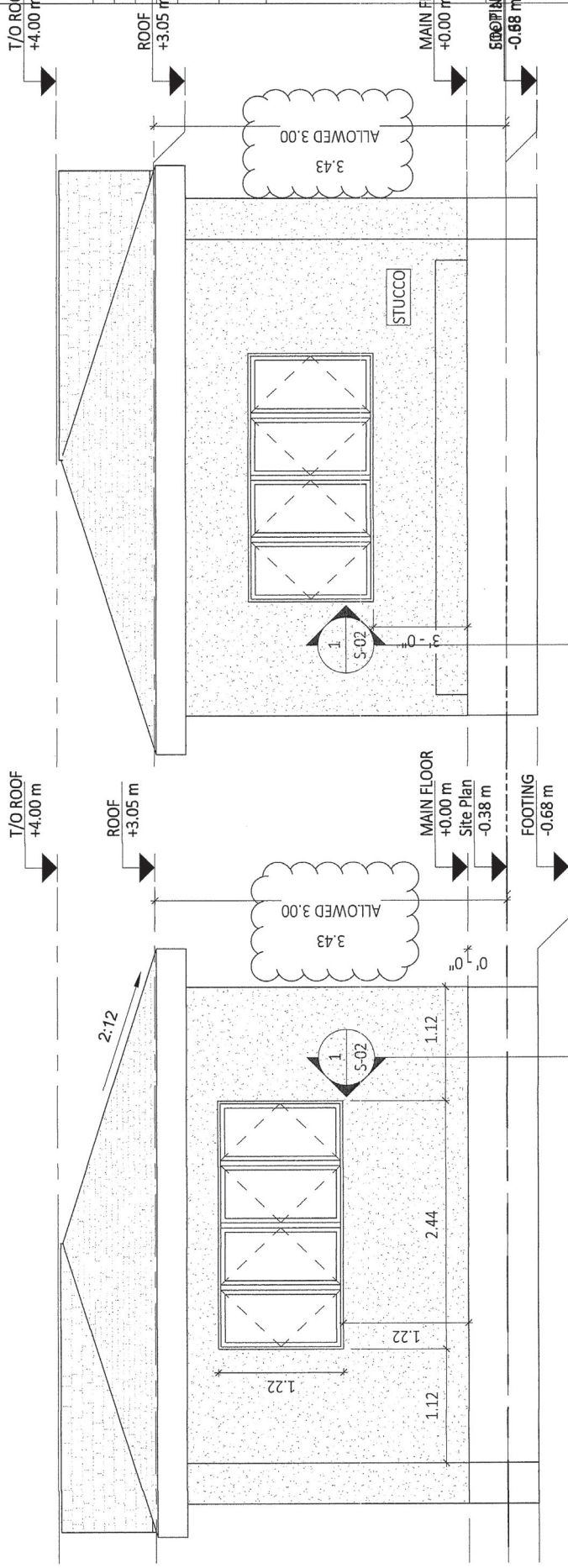
CHECKER: Checker

A-05



GENERAL NOTE:

- 1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
- 2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 3- DO NOT SCALE THESE DRAWINGS.
- 4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.



No.	DATE	ISSUED FOR	APVD

REVISIONS



ENGINEER:

SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177 , info@improve3s.ca

CLIENT:

Al & Pina Licata

PROJECT NAME:

NEW CABANA

PROJECT ADDRESS:

133 Treelawn Blvd, Woodbridge, ON L4H 3N5

SHEET NAME:

EAST & WEST ELEVATION

DATE: 10/04/2020

PROJECT No.:

SCALE: 1/4" = 1'-0"

20-05-35

DESIGNER: Designer

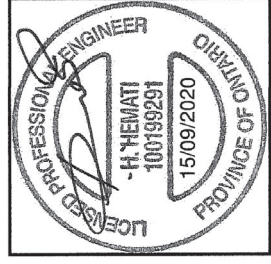
SHEET No.:

CHECKER: Checker

A-06

② WEST
1/4" = 1'-0"

① EAST
1/4" = 1'-0"



GENERAL NOTE:

- 1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
- 2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 3- DO NOT SCALE THESE DRAWINGS.
- 4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD

REVISIONS



ENGINEER:
SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177 , info@improve3s.ca

CLIENT:

Al & Pina Licata

PROJECT NAME:

NEW CABANA

PROJECT ADDRESS:

133 Treelawn Blvd, Woodbridge, ON L4H 3N5

SHEET NAME:

SECTION

DATE: 10/04/2020

PROJECT No.:

SCALE: As indicated

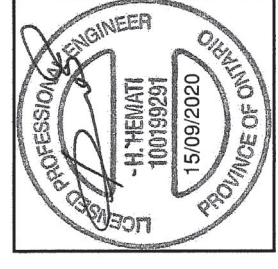
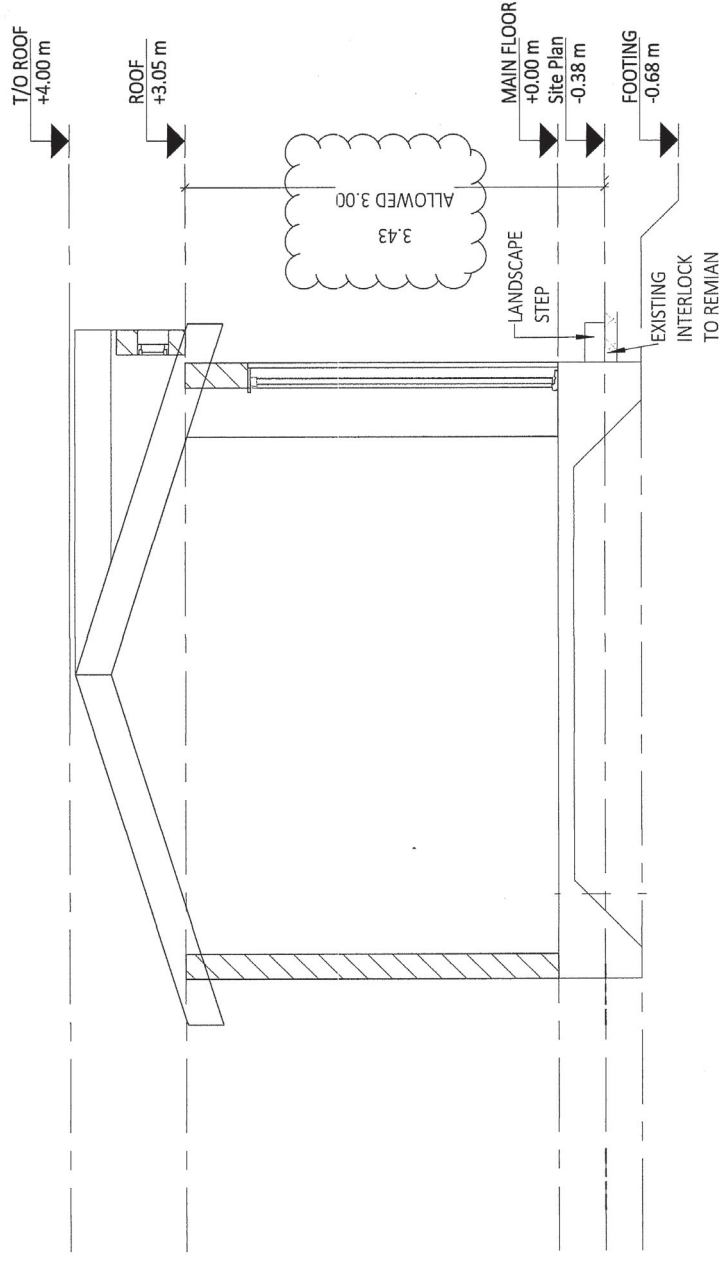
20-05-35

DESIGNER: Designer

SHEET No.:

CHECKER: Checker

A-07



1 Section 1
1/4" = 1'-0"

GENERAL NOTE:

- 1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART STRUCTURAL SOLUTIONS LTD.
- 2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 3- DO NOT SCALE THESE DRAWINGS.
- 4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
1	Date 1	Revision 1	

REVISIONS



ENGINEER:
SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177 , info@improve3s.ca

CLIENT:

Al & Pina Licata

PROJECT NAME:

NEW CABANA

PROJECT ADDRESS:

133 Treelawn Blvd, Woodbridge, ON L4H 3N5

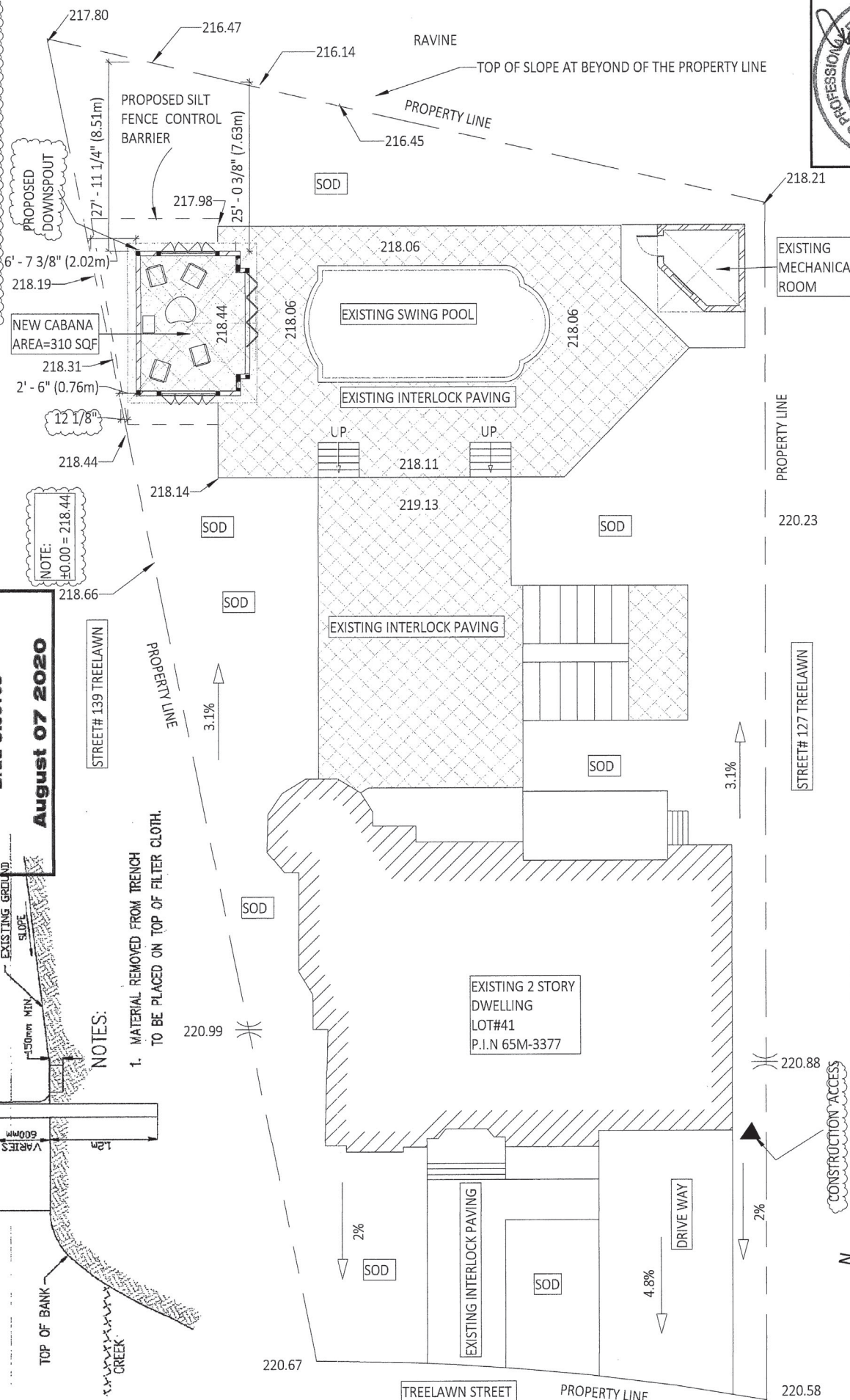
SHEET NAME:

SITE PLAN

DATE: 10/04/2020	PROJECT No.: 20-05-35
SCALE: 1/16" = 1'-0"	DESIGNER: I.HAMIDI
CHECKER: H.HEMATI	SHEET No.: A-01

NOTE:

- NO GRADING ALTERATIONS PERMITTED WITHIN 0.6m OR 2' FROM THE PROPERTY LINE INCLUDING SILT FENCE INSTALLATION
- SILT FENCE SHALL BE INSTALLED ALONG THE REAR OF THE CABANA AND SHALL NOT ENCRoACH WITHIN 0.6m OR 2' FROM THE PROPERTY LINE



20 107882 EP

City of Vaughan
GRADING APPROVED BY
Brad Steeves
August 07 2020

NOTES:

1. MATERIAL REMOVED FROM TRENCH TO BE PLACED ON TOP OF FILTER CLOTH.

ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF VAUGHAN BENCHMARK No. 105070037 HAVING AN ELEVATION OF 201.556 m.







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.

Public Correspondence (127 Treelawn Blvd, Kleinburg)

ENZO MACCHIA
127 TREELAWN BLVD.
KLEINBURG, ONTARIO
L0J 1C0

September 17, 2020

CITY OF VAUGHAN
Office of the City Clerk
c/o Committee of Adjustment
2141 Major Mackenzie Drive,
Vaughan ON
L6A 1T1

ATTENTION: Adriana MacPherson
Administrative Coordinator, Committee of Adjustment

RE: 133 TREELAWN BLVD, KLEINBURG, ONTARIO

By means of this letter, I am confirming that I have no objection to the minor variance requested by my neighbours with respect to their property.

Should you have any questions I can be reached at (416) 278-6323.

Regards,



Enzo Macchia

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 – 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: A095/20 - Request for Comments

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

Sent: September-30-20 1:07 PM

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

Subject: [External] RE: A095/20 - Request for Comments

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 | Community Planning and Development Services | The Regional Municipality of York | 1-877-464-9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca

MacPherson, Adriana

Subject: FW: A095/20 - Request for Comments

From: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

Sent: September-25-20 9:21 AM

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

Cc: Vigneault, Christine <Christine.Vigneault@vaughan.ca>; Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A095/20 - Request for Comments

Good Morning Adriana,

MTO has reviewed the subject land(s) located at 133 Treelawn Blvd. in the City of Vaughan. The subject lands are outside the MTO permit control area and therefore do not require a permit from this office.

Best Regards,

Alexander Hajjar

Transportation Technician

Highway Corridor Management Section

Ministry of Transportation, MTO

416.235.4504

October 7, 2020

CFN 62574.25
X-Ref CFN 63199, 36017

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 A095/20
130 Treelawn Boulevard, Part of lot 25, Concession 8
City of Vaughan, Region of York
Owner: Al and Pina Licata (Agent: Smart Structural Solutions c/o Hamid Hemati)**

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on September 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 A095/20 is to request the following:

1. To permit a minimum rear yard of 7.63 metres.
2. To permit a maximum height of 3.43 metres.
3. To permit a minimum side yard setback of 0.76 metres.
4. To permit the minimum rear yard soft landscaping of 57.8% or 407 square metres.

The purpose of the noted variances is to permit the construction of a 29 sq. m cabana at the rear yard.

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 within TRCA's Regulated Area due to the presence of a valley corridor associated with the Humber River Watershed traversing the property on the east. 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

TRCA previously issued a permit on June 2, 2020 (Permit No. C-200398) to facilitate the construction of the cabana. Based on a review of the plans submitted with this variance application, TRCA is satisfied that the proposal is consistent with the proposed works approved by this office. As such, TRCA has no objection to 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 A095/20, subject to the following conditions:

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

Sincerely,



Hamedeh Razavi
Planner I,
Development Planning and Permits

HR/jb

C: Bell, Brandon Brandon.Bell@vaughan.ca
Hamidreza Hemati info@improve3s.ca