

Vigneault, Christine

Subject: RE: [External] Minor Variance Application A031/20 Soft Landscaping question

From: Vigneault, Christine

Sent: Wednesday, October 21, 2020 11:14 AM

To: 'Esther Bobet' [REDACTED]

Subject: RE: [External] Minor Variance Application A031/20 Soft Landscaping question

Importance: High

Hi Esther,

In response to your inquiry:

1. According to the bylaws, is there a minimum area requirement for front yard soft landscaping?

Zoning has provided the following revised comments to clarify the minimum FY landscaping requirement:

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

The minimum required Front yard landscaping for this property is 33% of the front yard area, of which 60% percent of that area shall be comprised of soft landscaping. The **proposed** Front yard soft landscaping area of 19.65 m² as shown on the sketch dated August 31st, 2020 achieves the minimum required soft landscaping for the front yard. Should the soft landscaping in the front or Rear yards not be installed, additional variances will be required.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 0.6 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.

These comments will be also provided to the Committee.

2. Can the applicant confirm that it is their intention, as part of this work, to modify the front yard to add the soft landscaping (19.65m² in total) as shown in drawing A10?

The drawing provided indicates that the FY landscaping is proposed (see site statistics chart). Zoning comments have also been updated to reflect that if this is not completed, additional variances would be required.

Best Regards,

Christine Vigneault, AMP, ACST

Manager, Development Services & Secretary Treasurer to the Committee of Adjustment

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From: Esther Bobet [REDACTED]
Sent: Tuesday, October 20, 2020 11:53 AM
To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>
Subject: [External] Minor Variance Application A031/20 Soft Landscaping question

Hi Christine - thanks for speaking with me this morning.

As we discussed, here are my questions regarding the soft landscaping in respect of application A032/20:

In the applicant's submission, Drawing A10 shows soft landscaping at the front of the property, on either side of the driveway. A visual inspection of the property shows that there is in fact NO soft landscaping as indicated by the drawing. The entire front area of the property is covered by stone paving.

1. According to the bylaws, is there a minimum area requirement for front yard soft landscaping?
2. Can the applicant confirm that it is their intention, as part of this work, to modify the front yard to add the soft landscaping (19.65m² in total) as shown in drawing A10?

Thanks again for your help - stay safe and healthy and have a great day!

Regards,
Esther