



File: A088/20

Applicant: Dennis Marcantonio

Address: 2 Majesty Ct Woodbridge

Agent: Bancheri Bros

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		
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations		<input checked="" type="checkbox"/>
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
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: N/A

Background History: N/A



Minor Variance  
Application

Agenda Item: 4

A088/20

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, November 12, 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:** Dennis Marcantonio

**Agent:** Bancheri Bros

**Property:** 2 Majesty Court Woodbridge

**Zoning:** The subject lands are zoned R1 9(285) and subject to the provisions of Exception 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 and pool.

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

By-law Requirement	Proposal
1. Minimum 7.5m of rear yard setback is required.	1. To permit a minimum rear yard setback of 3.66m for the proposed Cabana.
2. Accessory buildings and structures shall be located in the rear yard.	2. To permit a swimming pool not located in the rear yard.

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

For information on the previous approvals listed above please visit [www.vaughan.ca](https://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:

Revised Public notice was mailed on October 28, 2020. Revised Notice was issued on November 2, 2020 (original notice indicated property was in Maple).

Applicant confirmed posting of signage on October 29, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	Built 1982, Purchased 2013

Applicant has advised that they cannot comply with By-law for the following reason(s): The current lot line configuration creates restrictions on the property with the current rear yard location.

**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.

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

Application under review.

**Cultural Heritage (Urban Design):**

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A088/20.

**Parks, Forestry and Horticulture Operations:**

\*Arborist Report under review, additional comments may follow\*

Recommended conditions of approval:

1. Applicant shall obtain a Private Property Tree Removal & Protection Permit prior to the start of construction, as some trees are within the proposed construction area.
2. Hoarding (tree protection) is required to be installed prior to the start of construction for Private Trees over 20cm DBH and all public trees adjacent to the subject property. Hoarding shall be to the satisfaction of Vaughan Forestry.

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns.

**Financial Planning and Development Finance:**

No comment no concerns

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

**Schedule D - Previous Approvals (Notice of Decision)**

None

**Staff Recommendations:**

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

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

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

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

	Department/Agency	Condition
1	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca/">Patrick.Courchesne@vaughan.ca/</a>	1. Applicant shall obtain a Private Property Tree Removal & Protection Permit prior to the start of construction, as some trees are within the proposed construction area. 2. Hoarding (tree protection) is required to be installed prior to the start of construction for Private Trees over 20cm DBH and all public trees adjacent to the subject property. Hoarding shall be to the satisfaction of Vaughan Forestry.
2	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>	Application under review.

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 [Vaughan.ca/LiveCouncil](https://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](https://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.

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**PUBLIC RECORD:** Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**For further information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](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.

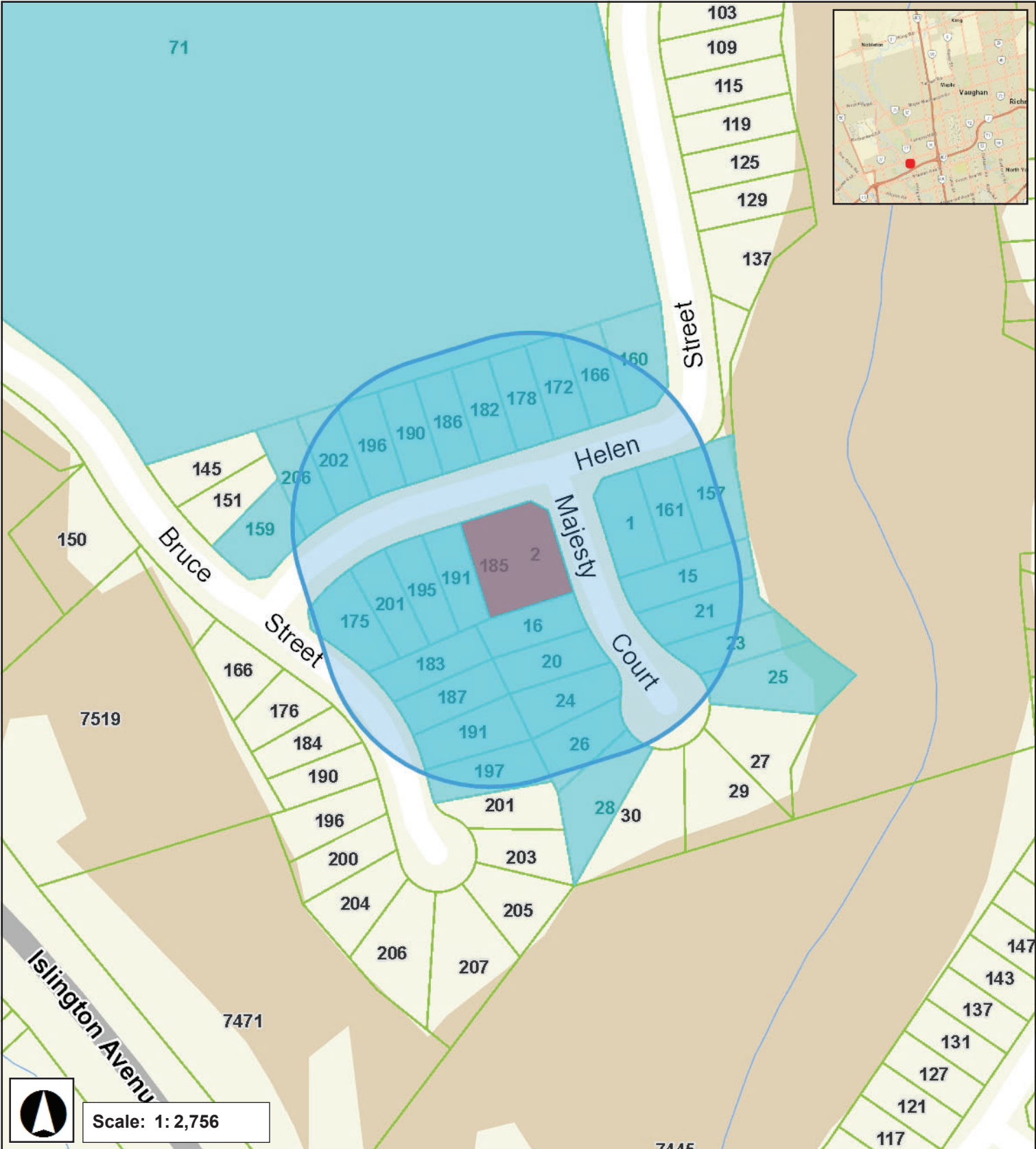
Location Map  
Plans & Sketches



# LOCATION MAP - A088/20

2 MAJESTY COURT, WOODBRIDGE

Highway 7



Steeles Avenue West

September 25, 2020 4:40 PM



REVISED

1:22 pm, Oct 27, 2020

A088/20

INTERIOR SIDEYARD LANDSCAPE AREA	
TOTAL AREA:	342.21 m2
LANDSCAPING 60% OF TOTAL:	205.33m2 SOFT required
HATCH SYMBOL	
PROPOSED LANDSCAPE %	
Hardscape:	Hardscape: 310.58m2
Softscape:	Softscape: 31.63m2
	90.76%
	9.24%

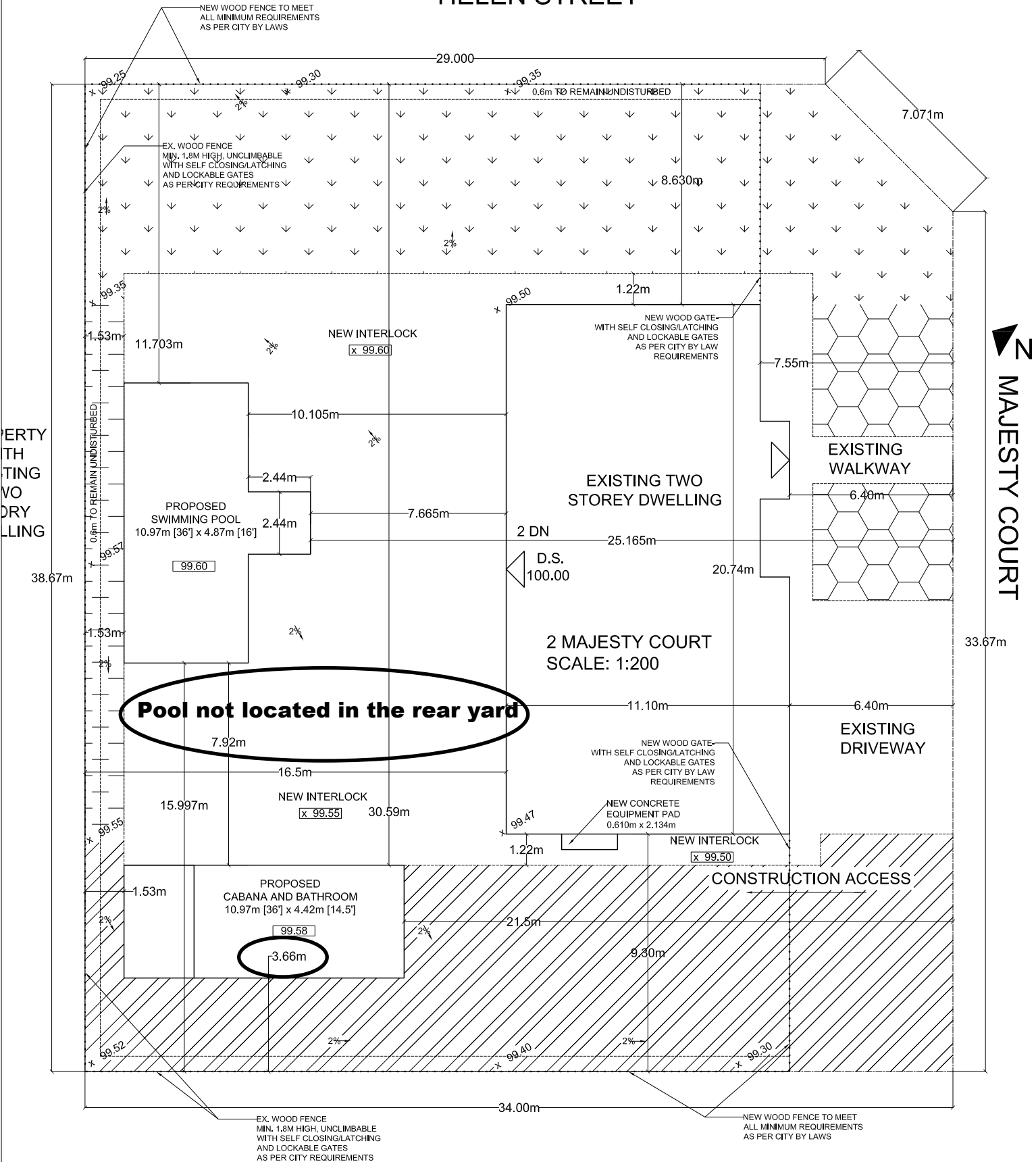
FRONTYARD LANDSCAPE AREA	
TOTAL AREA:	280.92 m2
LANDSCAPING 60% OF TOTAL:	168.55m2 SOFT required
HATCH SYMBOL	
PROPOSED LANDSCAPE %	
Hardscape:	Hardscape: 32.93m2
Softscape:	Softscape: 247.99m2
	11.72%
	88.28%

EXTERIOR SIDEYARD LANDSCAPE AREA	
TOTAL AREA:	141.50 m2
LANDSCAPING 60% OF TOTAL:	84.90m2 SOFT required
HATCH SYMBOL	
PROPOSED LANDSCAPE %	
Hardscape:	Hardscape: 87.39m2
Softscape:	Softscape: 53.57m2
	34.02%
	65.98%

REARYARD LANDSCAPE AREA	
TOTAL AREA:	316.20 m2
LANDSCAPING 60% OF TOTAL:	189.72m2 SOFT required
HATCH SYMBOL	
PROPOSED LANDSCAPE %	
Hardscape:	Hardscape: 81.80m2
Softscape:	Softscape: 234.40m2
	25.86%
	74.14%

LOT COVERAGE	
TOTAL AREA:	1302.28 m2
EX. LOT COVERAGE %:	17.01%
TOTAL PROP. % LOT COVERAGE:	20.73%
LOT COVERAGE- EXISTING AND PROPOSED	
Ex. House-	221.45 m2
Prop. Cabana-	48.50 m2

HELEN STREET



Pool not located in the rear yard

PROPERTY WITH

BANCHERI BROS  
INTERLOCK AND POOLS

2 MAJESTY COURT

OCT 26 2020

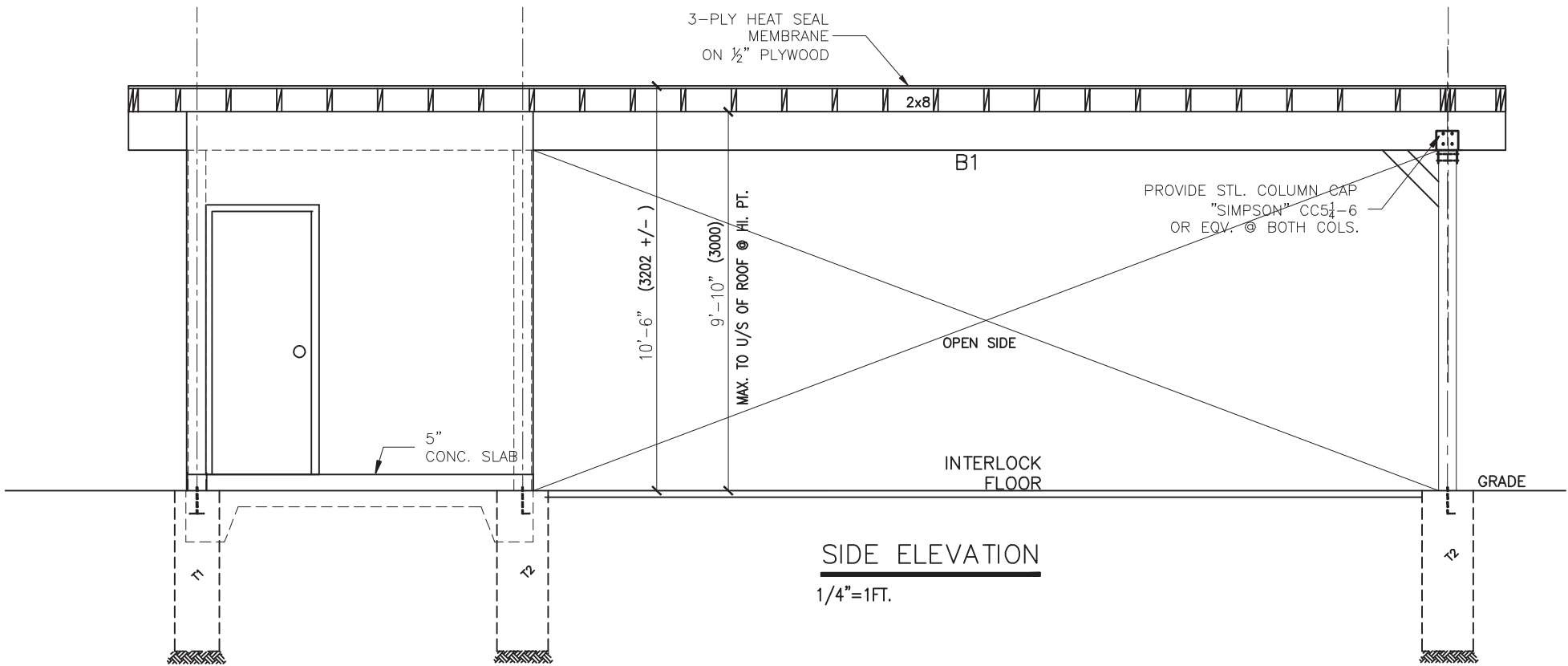
SCALE 1:200

NOTES

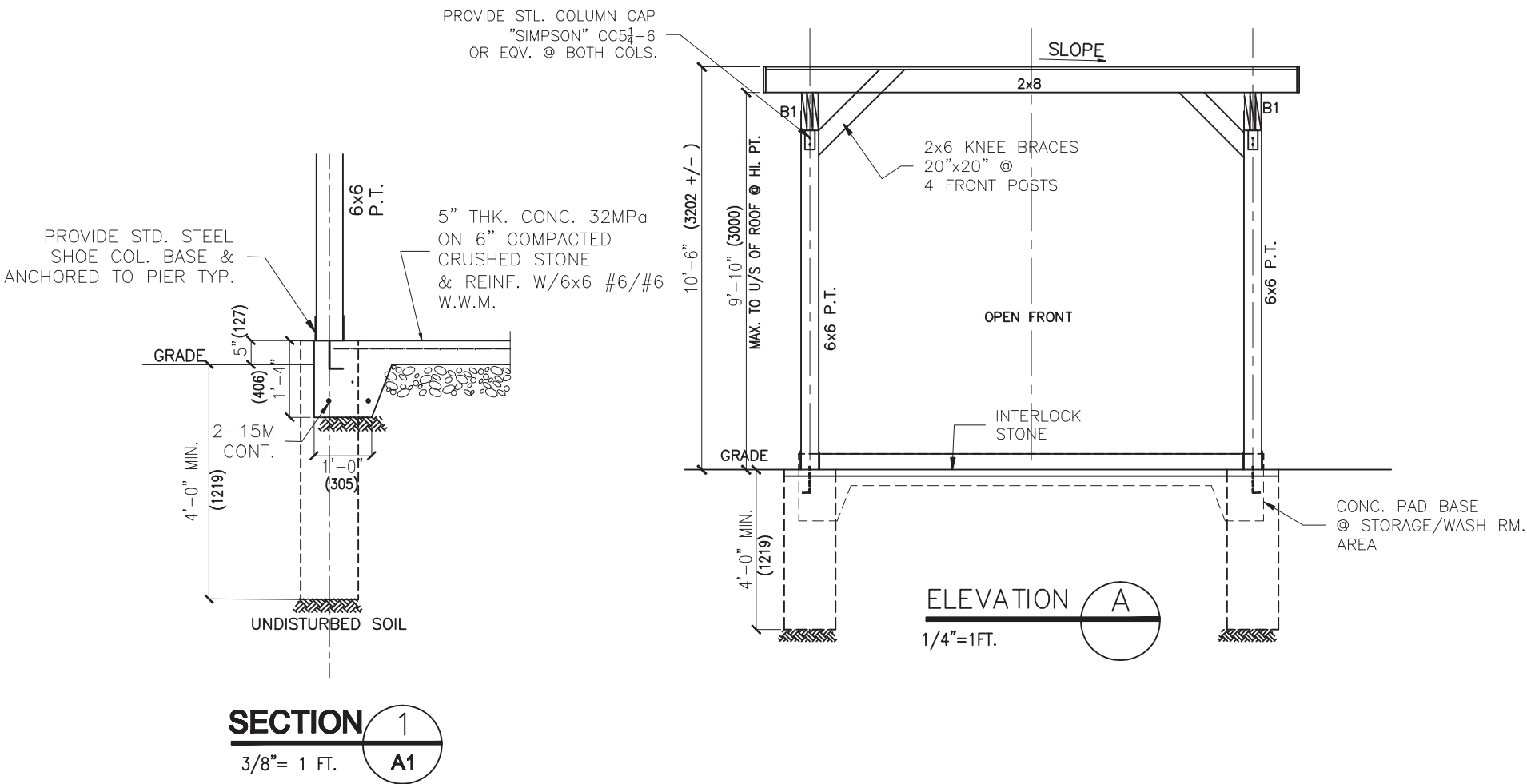
- 1.1 Roof drains to discharge at front of dwelling units onto grassed areas via concrete splash pads and not conflict with walkways.
- 1.2 The contractor shall check and verify all given grade elevations prior to commencement of construction.
- Footings to bear on natural undisturbed soil or rock and to be a minimum of 1.22m below finished grade.
- 1.3 All front and rear yards shall be graded at a 2% -5% grade within 6.0m of the dwelling unit.
- 1.4 Maximum driveway slope shall be 8%.
- 1.5 The maximum, allowable slope is 3:1 (horizontal to vertical) with a maximum elevation difference of 600mm.
- 1.6 Driveways to be set back a minimum of 1.0m, from above ground services or other obstruction.







- NOTES:
- 1.ALL WOOD MEMBERS IN CONTACT W/WEATHER TO BE PRESSURE TREATED
  - 2.ALL EXPOSED METAL TO BE CORROSION RESISTANT



**Engineering Inc.**  
75 Richmond Cres.  
Stoney Creek, On. L8E 5T3  
TEL.(905) 570-9365 FAX.(905) 643-0800

TITLE: CABANA SECTION & ELEVATION

JOB No.:

DATE:  
**Sept 23 2020**

SCALE:  
AS INDICATED

DRAWN BY:  
A.C.

CHECKED BY:

CLIENT:

BANCHERI BROS

PROJECT:

2 MAJESTY  
VAUGHAN, ON.

DRAWING No.:

**A2**

**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

## 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)

**Attwala, Pravina**

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**Subject:** FW: A088/20 - REQUEST FOR COMMENTS

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

**Sent:** September-23-20 4:26 PM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>

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

**Subject:** [External] RE: A088/20 - REQUEST FOR COMMENTS

Good Afternoon Pravina,

MTO has reviewed the subject land(s) located at 2 Majesty Court 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*

**Attwala, Pravina**

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**Subject:** FW: REGIONAL RESPONSE RE: A088/20 - REQUEST FOR COMMENTS

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**From:** Wong, Anson <Anson.Wong@york.ca>  
**Sent:** September-25-20 3:33 PM  
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>  
**Subject:** [External] REGIONAL RESPONSE RE: A088/20 - REQUEST FOR COMMENTS

Hi Pravina,

The Regional Municipality of York has completed its review of Minor Variance Application **A088/20** (MVAR.20.V.0338) and has no comment.

Thanks,

**Anson Wong** | Associate Planner, Programs and Process Improvement,  
Planning and Economic Development, Corporate Services

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71516 | [anson.wong@york.ca](mailto:anson.wong@york.ca) | [www.york.ca](http://www.york.ca)

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