

**File:** A142/20

**Applicant:** Gabriella Fabiano

**Address:** 37 Marieta St Woodbridge

**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)<br><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                         |                                                      |                                                                                         |
| Financial Planning & Development            | <input checked="" type="checkbox"/>                  |                                                                                         |
| Fire Department                             |                                                      |                                                                                         |
| TRCA                                        |                                                      |                                                                                         |
| Ministry of Transportation                  |                                                      |                                                                                         |
| 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

Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, February 4, 2021



**Minor Variance  
Application**

Agenda Item: 14

**A142/20**

Ward: 3

**Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, February 4, 2021 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:** Gabriella Fabiano

**Agent:** None

**Property:** **37 Marieta St Woodbridge**

**Zoning:** The subject lands are zoned R3 and subject to the provisions of Exception 9(476) 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 covered porch (a roof extension over the existing interlocking) 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                                                                                            |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------|
| The maximum permitted lot coverage is 40%. | To permit a maximum lot coverage of 42.73%. (25.61% dwelling; 6.77% garage; 9.02% roof; 1.30% shed) |

**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:

Public notice was mailed on January 20, 2021

Applicant confirmed posting of signage on <enter date>

| Property Information |                       |
|----------------------|-----------------------|
| Existing Structures  | Year Constructed      |
| Dwelling             | 1989 (Purchased 1997) |

Applicant has advised that they cannot comply with By-law for the following reason(s): A minor variance is required due to the slight overage on the site plan - As per the site plan, below are measurements and the percent coverage is 42.7% (overage of 2.7%)

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. 20-110097 for Single Detached Dwelling - Alteration, 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.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Application Under Review

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A142/20.

Parks Development - Forestry:

No comments or concerns

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

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections

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 | Development Planning<br>Roberto Simbana<br><br>905-832-8585 x 8810<br><a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@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.

**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

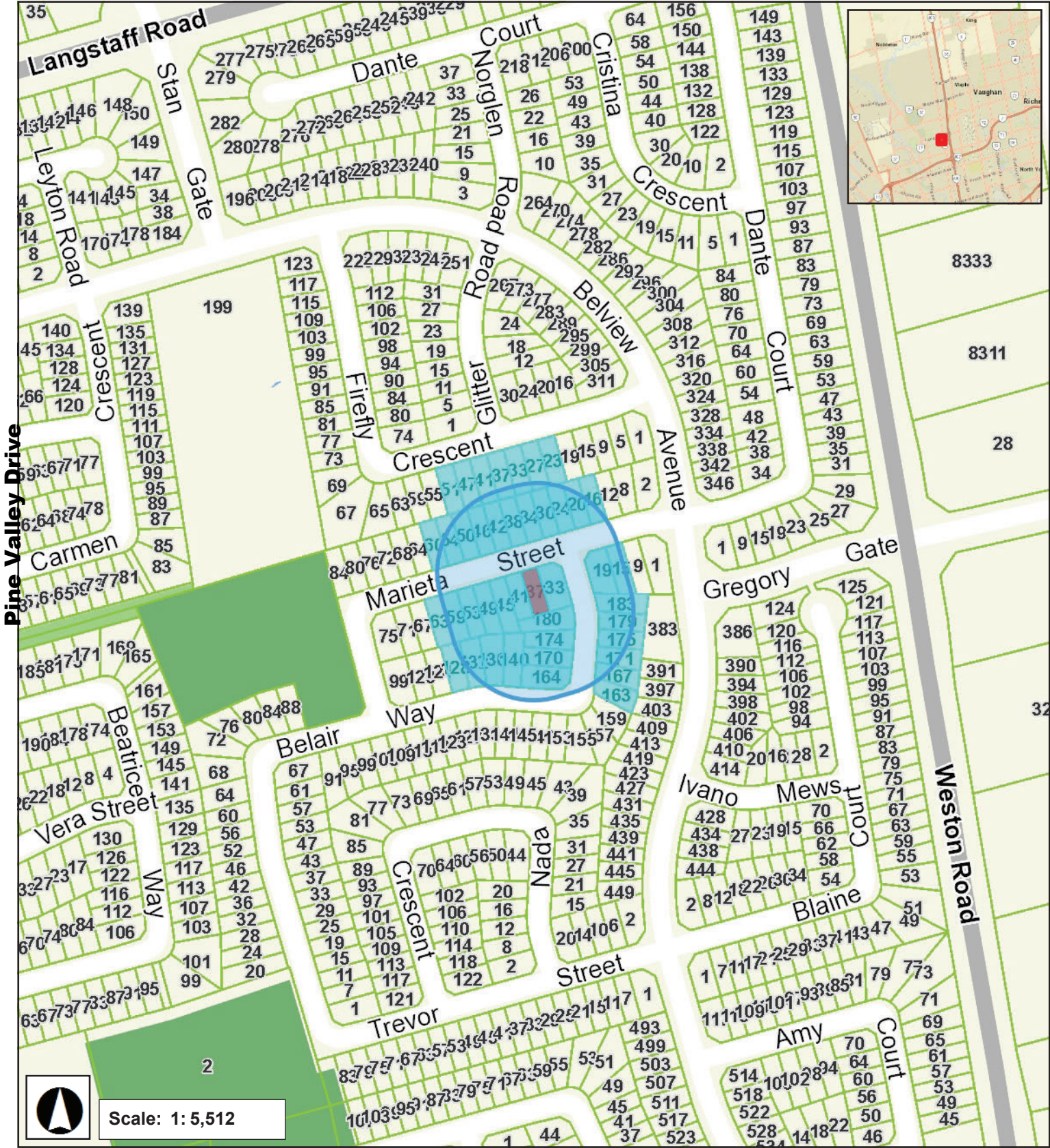




LOCATION MAP - A142/20

37 MARIETA STREET, WOODBRIDGE

Langstaff Road



Highway 7

January 8, 2021 10:51 AM

RECEIVED

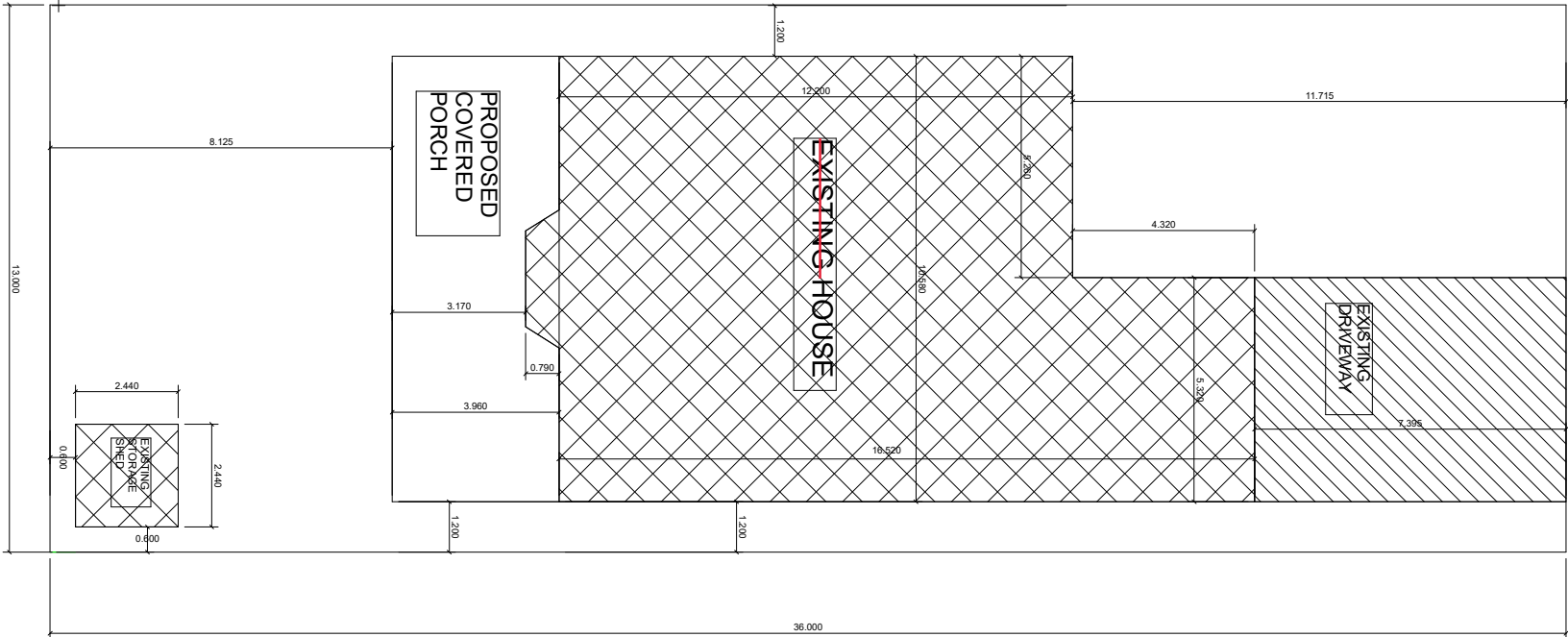
By RECEIVED at 1:53 pm, Jan 04, 2021

A142/20

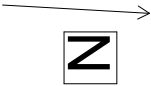
LOT COVERAGE = 42.7%

(25.61% Dwelling; 6.77% Garage; 9.02% roof cover; 1.30% shed)

TOTAL LOT AREA = 468 SQ.M  
TOTAL COVERAGE = 200 SQ.M  
PERCENT COVERAGE = 42.7%



MARIETA ST.



SITE PLAN

Scale: 1:175

Job Name: REAR ROOF ADDITION

DATE: 09/28/2020

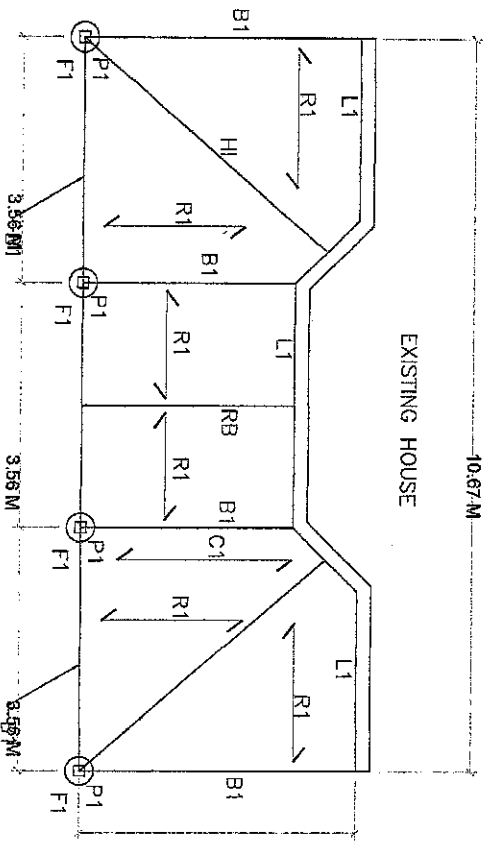
Site Address: 37 MARIETA ST.

City: VAUGHAN









- NOTES:
1. F1 = 16" SONO TUBE, MINIMUM 48" BELOW GRADE. 32 MPa CONCRETE
  2. P1 = 6"x6" PRESSURE TREATED POST ON GALVANIZED SADDLE
  3. L1 = 2"x8" SPF #2 PRESSURE TREATED LEDGER BOARD. 2 ROWS OF 1/2" LAG SCREWS AT 16" O.C. SCREWS MUST TIE INTO EXISTING WOOD FRAME.
  4. R1 = 2"x8" SPF #2 PRESSURE TREATED RAFTER, 16"O.C.
  5. B1 = 3-2"x10" SPF #2 PRESSURE TREATED DROPPED BEAM
  6. RB = 2X8 RIDGE BOARD
  7. C1 = 2X6 PRESSURE TREATED CEILING JOIST @ 16" O.C.\
  8. 6"x6" GALVANIZED STEEL SADDLE WITH REBAR FOR POST AND FOOTING CONNECTION
  9. HANG RAFTERS OFF OF LEDGER BOARD USING SIMPSON STRONG TIE LSSU210 HANGERS OR EQUIVALENT.
  10. ASPHALT SHINGLES ON 1/2" SPRUCE PLYWOOD SHEATHING

| NO. | REVISIONS                       | DATE |
|-----|---------------------------------|------|
|     |                                 |      |
|     |                                 |      |
|     |                                 |      |
|     |                                 |      |
| 1   | SUBMITTED FOR PERMIT 2020/08/08 |      |



E3 ENGINEERING  
27 MAIN AVE.  
416-240-4322

THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CALCULATIONS PROVIDED. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CALCULATIONS PROVIDED.

PROJECT  
STRUCTURAL DESIGN  
PAVILION COVER/ROOF  
AT: 37 HARBELA STREET  
WOODBRIEGE, ONTARIO

DRAWING  
EXISTING - PLAN

|            |        |       |          |
|------------|--------|-------|----------|
| DRAWN      | K.D.   | DATE  | APR 2020 |
| CHECKED    | D.E.P. | SCALE | 3/8"=1'  |
| PROJECT NO | S1     |       |          |

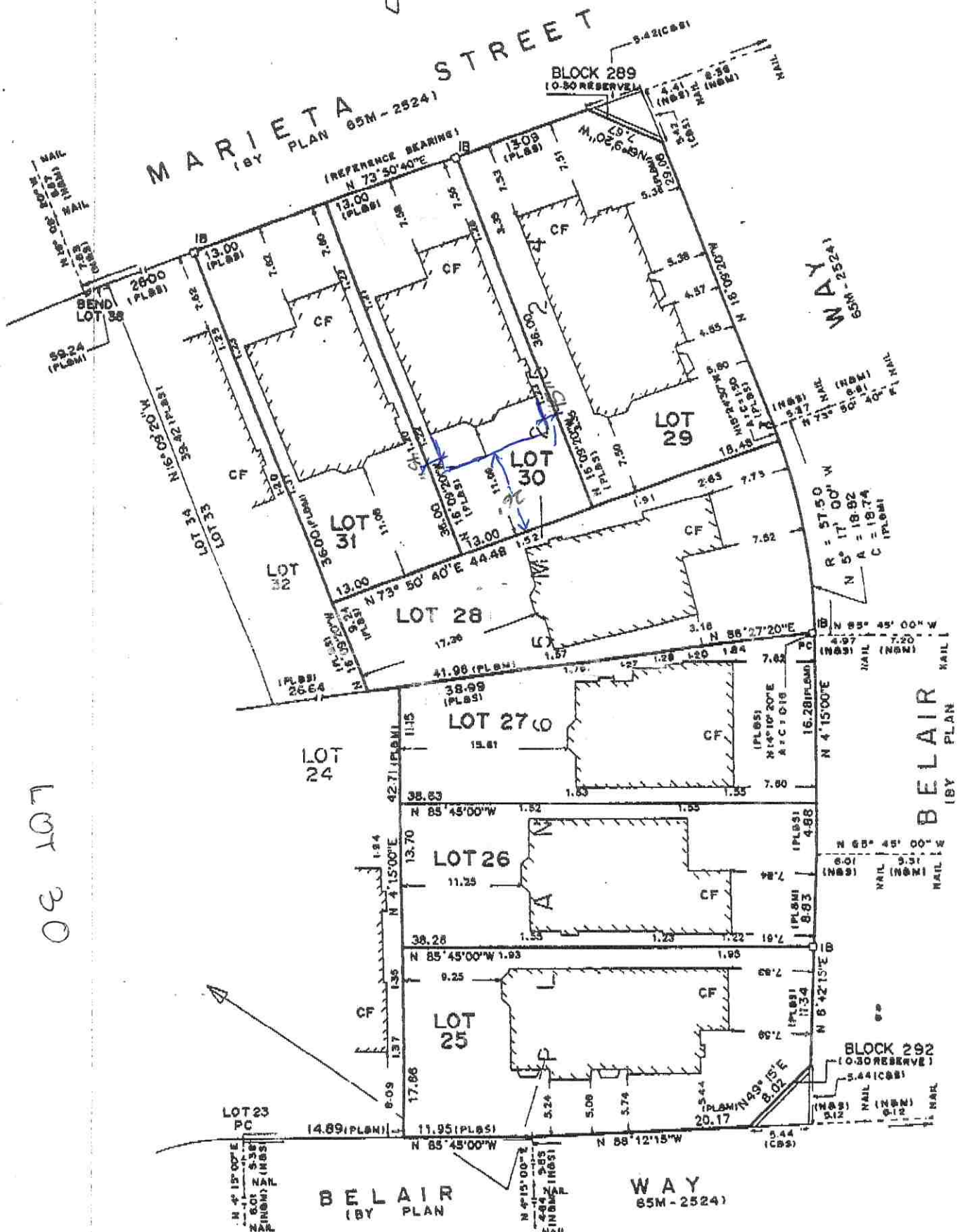
BUILDING LOCATION SURVEY OF  
LOTS 25 TO 31 INCLUSIVE  
PLAN 65M-2524  
TOWN OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:400



METRIC

MEASUREMENTS SHOWN ON THIS  
PLAN ARE IN METRES AND MAY BE  
CONVERTED TO FEET BY DIVIDING  
BY 0.3048



LEGEND

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- DENOTES STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES FOUND TEMPORARY WITNESS MONUMENT BY P. SALNA CO. LTD., O.L.S.
- DENOTES NOTES BY P. SALNA CO. LTD., O.L.S.
- DENOTES PLAN 65M-2524
- DENOTES SET
- DENOTES MEASURED
- DENOTES CALCULATED
- DENOTES POINT OF CURVATURE
- DENOTES CONCRETE FOUNDATION WALLS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY  
THAT THE FIELD SURVEY REPRESENTED  
ON THIS PLAN WAS COMPLETED ON THE  
6<sup>th</sup> DAY OF MAY, 1988

DATE: JULY 01/1988

R. SALNA  
ONTARIO LAND SURVEYOR

NOTES

BEARINGS ARE ASTRONOMIC AND  
ARE DERIVED FROM THE SOUTH  
LIMIT OF MARIETA STREET  
AS SHOWN ON REGISTERED  
PLAN 65M-2524  
HAVING A BEARING OF N 73° 50' 40" E

**P. SALNA COMPANY LTD.**  
ONTARIO LAND SURVEYORS

10225 YONGE STREET  
RICHMOND HILL, ONTARIO, L4C-3B2  
PHONE: 884-3988 FILE: 87-43

2<sup>nd</sup> COPY'S JULY 13/88 SR

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

### 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

**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: A142/20 - REQUEST FOR COMMENTS

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

**Sent:** December-22-20 3:28 PM

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

**Subject:** [External] RE: A142/20 - REQUEST FOR COMMENTS

Good afternoon Pravina,

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](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)