



File: A006/21

Applicant: LaCaban Developments Inc.

Address: 221 Camlaren Crescent, Kleinburg

Agent: Ross Defina

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"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance	<input checked="" type="checkbox"/>	
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: None

Background History: None

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday , February 25, 2021

***Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).**



Minor Variance Application

Agenda Item: 16

A006/21

Ward: 1

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, February 25, 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

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: LaCaban Developments Inc.

Agent: Ross Defina

Property: **221 Camlaren Crescent, Kleinburg**

Zoning: The subject lands are zoned R1 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
Maximum lot coverage of 30% is permitted.	To permit a maximum lot coverage of 32.82% (Dwelling 29.96% + 2.86%).

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

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 February 10, 2021

Applicant confirmed posting of signage on January 25, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2019

Applicant has advised that they cannot comply with By-law for the following reason(s): The proposed Cabana combined with the existing house exceed maximum allowable coverage. Maximum allowable is 30%.

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. 18-000880 for Single Detached Dwelling - Alteration, Issue Date: Jul 05, 2018

Building Permit No. 17-002820 for Single Detached Dwelling - Residential Demolition, Issue Date: Sep 14, 2017

Building Permit No. 18-000880 for Single Detached Dwelling - New (Infill Housing) L of C Included , Issue Date: Jun 27, 2018

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:

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

The proposal to construct an accessory structure (cabana) in the rear was supported by an Arborist Report dated September 22, 2020 and prepared by The Urban Arborist Inc. and reviewed by the Development Planning Department.

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.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A006/21. subject to the following condition:

1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

Parks Development - Forestry:

Previous Tree Removal Permit issued October 13, 2020 (2020-219) for the removal of 5 trees. Nine (9) replacement trees are required to be planted by October 13, 2021. Forestry to follow up.

Additional tree protection required for proposed Cabana and Pool installation.

Recommended conditions of approval:

1. Applicant must obtain a private property tree removal & protection permit (protection only) prior to receiving the pool permit.
2. Applicant must install tree protection (hoarding) to the satisfaction of Forestry, this is a prerequisite to the tree removal permit.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns.

Financial Planning and Development Finance:

No comment no concerns.

Fire Department:

No comments received to date.

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 Engineering Farzana Khan 905-832-8585 x 3608 farzana.khan@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	1. Applicant must obtain a private property tree removal & protection permit (protection only) prior to receiving the pool permit. 2. Applicant must install tree protection (hoarding) to the satisfaction of Forestry, this is a prerequisite to the tree removal permit.

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.

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

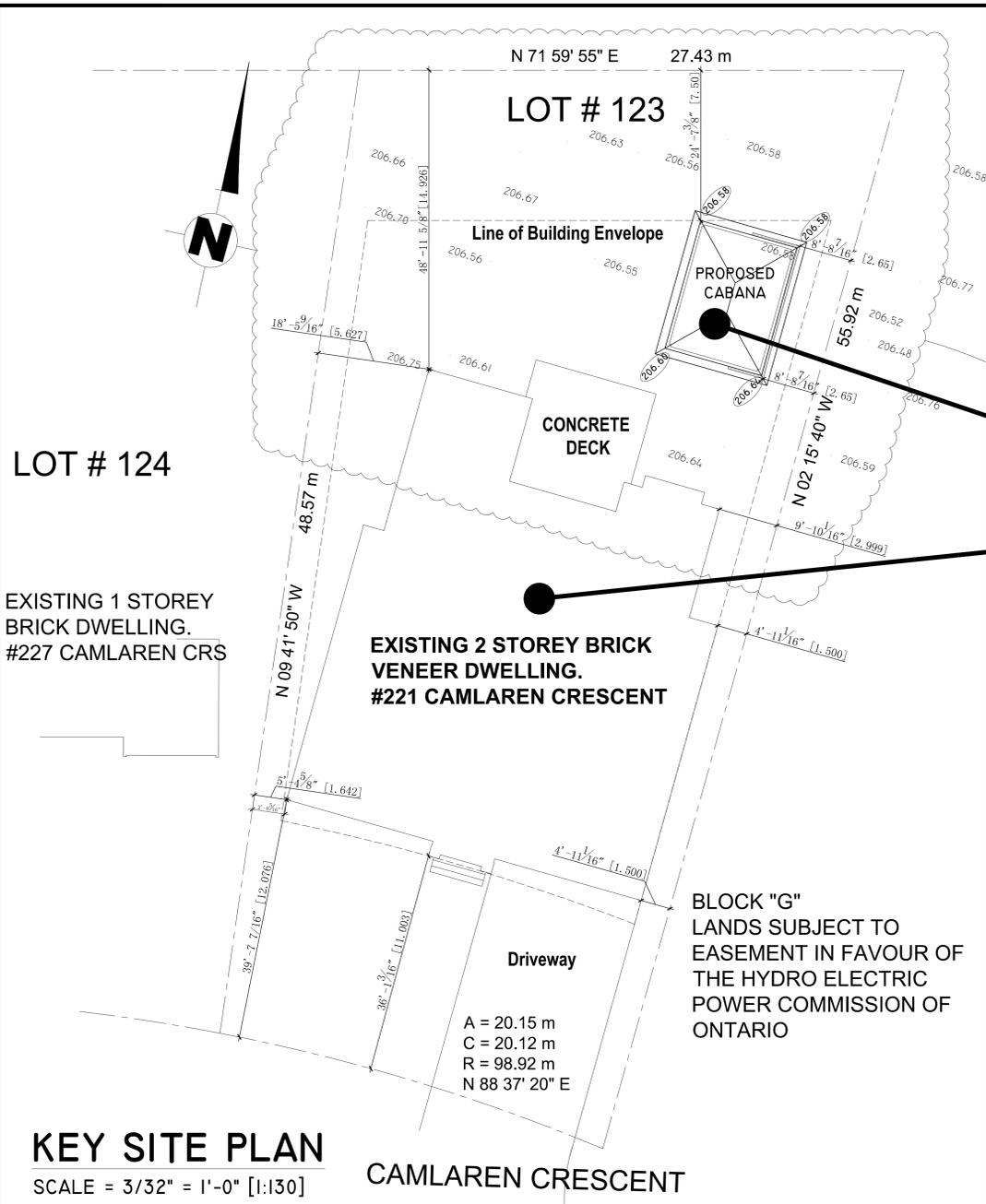
T 905 832 8585 Extension 8394
E CofA@vaughan.ca

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

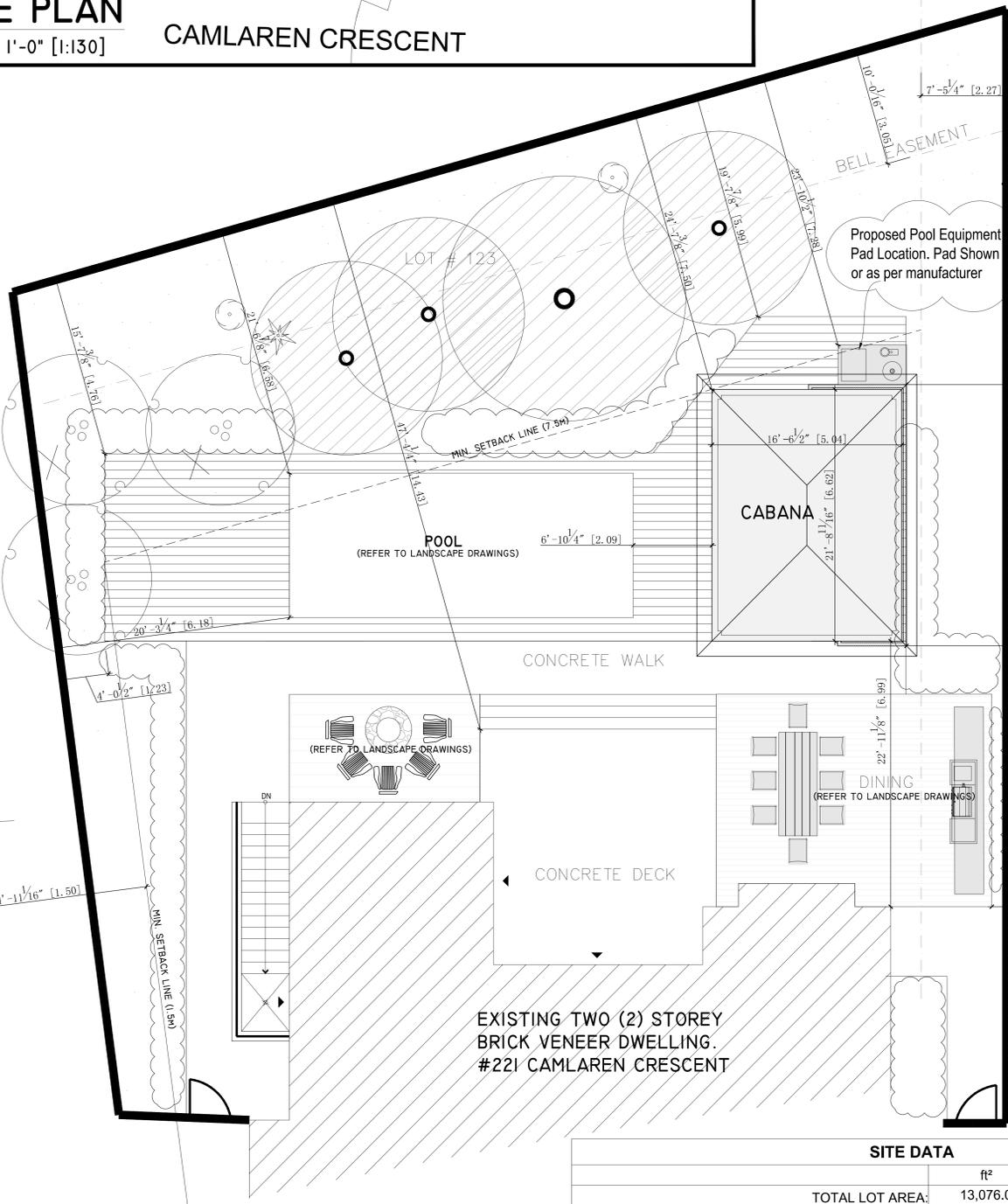


AVERAGE GRADE CALCULATION;
(206.60+206.58+206.58+206.64)/4 = 206.60

To permit a maximum lot coverage of 32.82%
(Existing House = 29.96% + Proposed Cabana = 2.86%)

NOTE:
Information for site plan taken from recent survey (ertl surveyors 2016), showing parts of lots #122 to #134 inclusive. Site plan prepared for lot #123, registered plan 6087, City of Vaughan, Regional Municipality of York.

Note: Existing Grade and drainage path to remain unobstructed and unchanged.



PROPOSED WOOD FENCE

1.8M HIGH



No.	Description	Date	By
2			
1			

Revisions:

ENGINEERING DESIGN CRITERIA

ROOF LOADS	FLOOR LOADS
Ground Snow Load 23.00 Psf	Floor Live Load 40 Psf
Dead Load 15 Psf	Floor Dead Load 18 Psf
Rain Load 8.35 Psf	

NOTE: Hourly Wind Pressure (q_h)= 9.2 psf (0.44 kPa)

Project Site:
221 CAMLAREN CRESCENT, KLIENBURG

Client:
LACABAN DEVELOPMENTS

Date: OCT. 24, 2020 Scale: as shown Job #

Page Title:
SITE PLAN

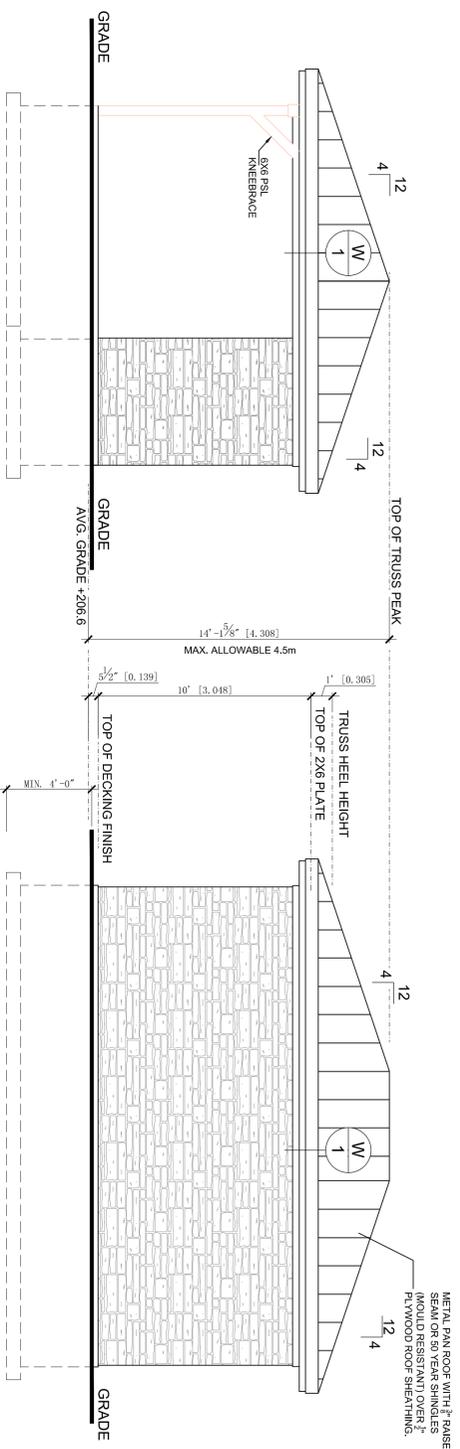
Note: Contractor to verify all dimensions before construction begins. Any errors or omissions must be reported to the home owner prior to construction. (DO NOT SCALE DRAWINGS)

Page: 1 of 2

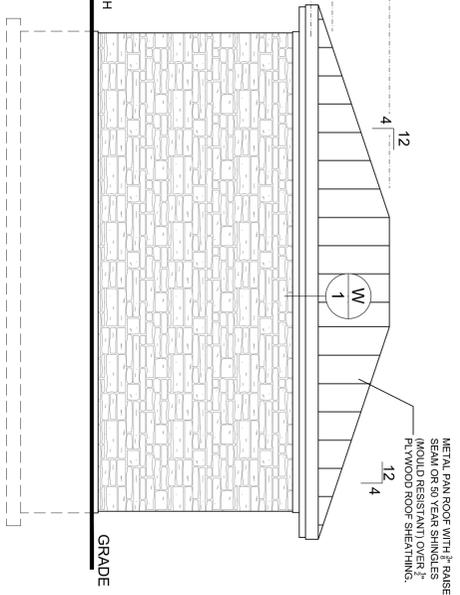
SITE DATA

	ft ²	m ²	COMMENTS
TOTAL LOT AREA:	13,076.0	1,214.8	
ACCESSORY STRUCTURE MAX. 10% OF LOT AREA:	1,307.6	121.5	
ACCESSORY STRUCTURE MAX. ALLOWABLE AREA:	721.2	67.0	LESSER OF TWO VALUES
TOTAL AREA OF PROPOSED CABANA:	374.55	34.8	2.86%
TOTAL ALLOWABLE COVERAGE AREA (30%):	3,926.0	364.44	MAX. 30%
TOTAL COVERAGE AREA EXISTING HOUSE:	3,918.0	363.98	29.96%
TOTAL COVERAGE AREA ALL STRUCTURES:	4,277.5	397.38	32.82%

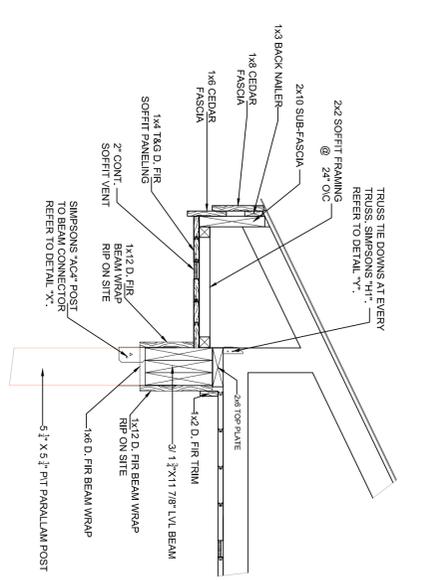
NOTE: OVER ALLOWABLE COVERAGE AREA = 34.26m² [2.82%], MINOR VARIANCE REQUIRED.



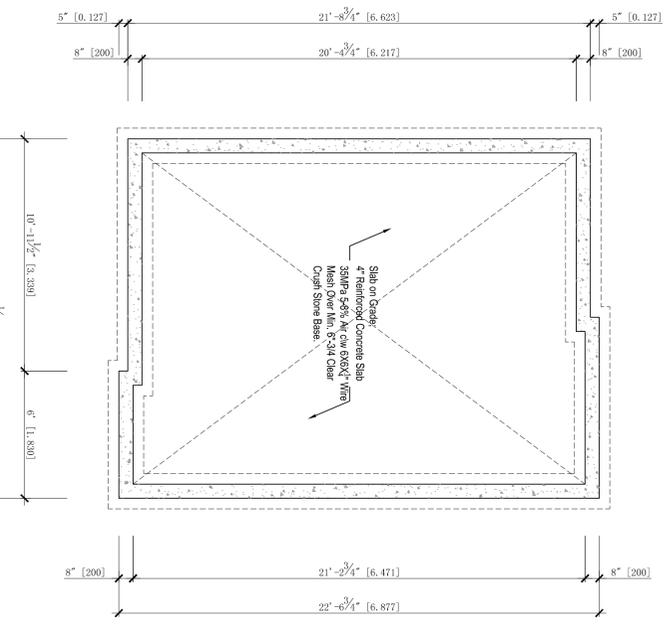
Proposed South Elevation
Scale: $\frac{1}{4}'' = 1'-0''$ [1:50]



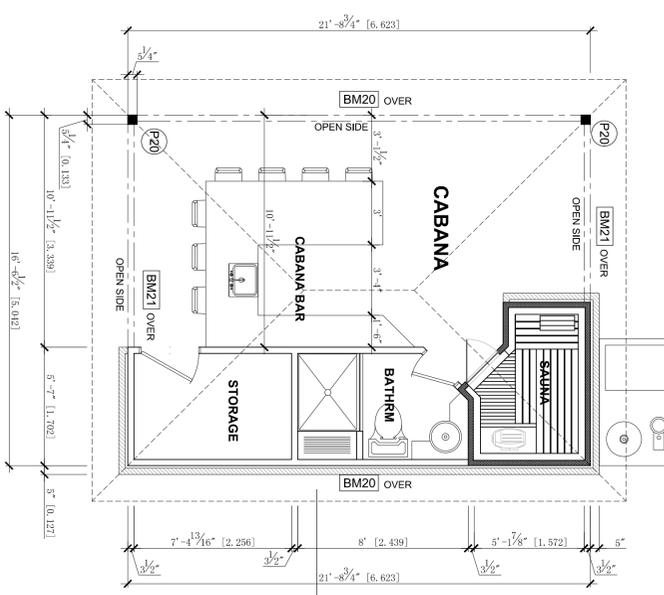
Proposed East Elevation
Scale: $\frac{1}{4}'' = 1'-0''$ [1:50]



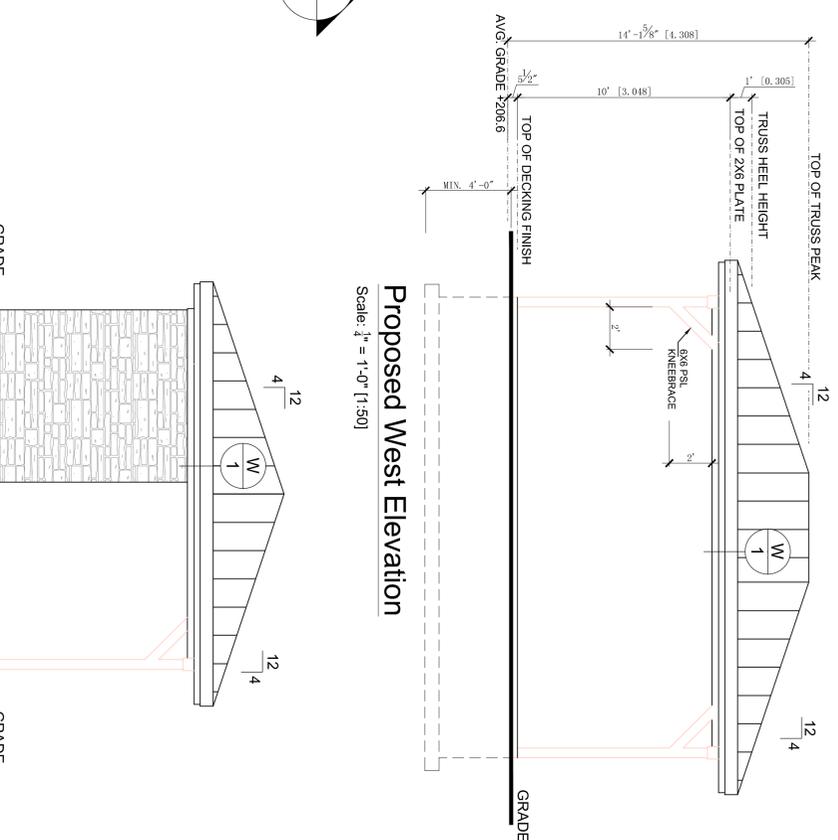
EAVE OVERHANG DETAIL "W"
Scale: $1'' = 1'-0''$



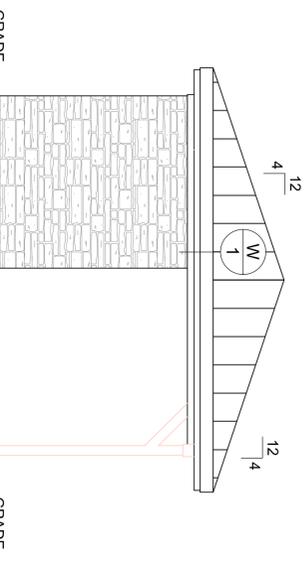
CABAN FOUNDATION PLAN
Scale: $\frac{1}{4}'' = 1'-0''$ [1:50]



CABAN FLOOR PLAN
Scale: $\frac{1}{4}'' = 1'-0''$ [1:50]



Proposed West Elevation
Scale: $\frac{1}{4}'' = 1'-0''$ [1:50]



Proposed North Elevation
Scale: $\frac{1}{4}'' = 1'-0''$ [1:50]

Sacaban Developments

ENGINEERING DESIGN CRITERIA

ROOF LOADS		FLOOR LOADS	
Ground Snow Load	23.00 Psf	Floor Live Load	N/A Psf
Dead Load	15 Psf	Floor Dead Load	N/A Psf
Rain Load	8.35 Psf		

NOTE: Hourly Wind Pressure (qh) = 9.2 psf (0.44 kPa)

Project Site:
221 CAMLAREN CRESENT, KIENBURG

Client:
LACABAN DEVELOPMENTS

Project Title:
ELEVATIONS AND PLANS

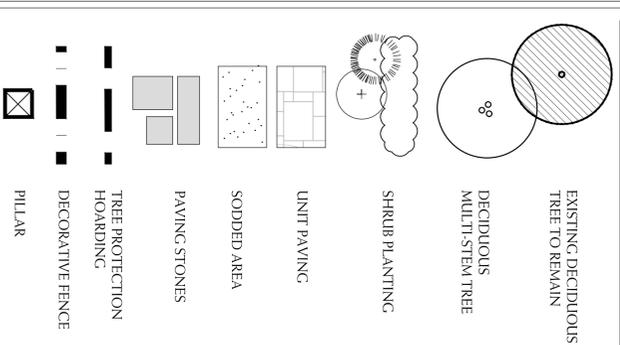
Date:
OCT. 24, 2020

Scale:
AS SHOWN

No.	Description	Date	By
1			
2			

Page:
2 of 2

LEGEND



BASE INFORMATION OBTAINED ELECTRONICALLY FROM
LACABAN DEVELOPMENTS (08/NOV/07) (08/07)

no.	date	version	by
1	JAN 18 2019	LANDSCAPE CONCEPT PLAN	SN/RF
2	OCT 24 2018	FRONTYARD CONCEPT PLAN	SN

All information herein to be checked and verified at the site and any discrepancies must be reported to and verified by the landscape architect before commencing work. All drawings, specifications, details, digital information, etc., prepared by the landscape architect are instruments of service and as such are the property and must be returned at the request.



ALEXANDER RUDNEVICS
LANDSCAPE ARCHITECTS

860 Don Mills Road, Second Floor, Suite 212
Toronto, Ontario, Canada M3C 1W3
416.444.6391
416.444.6399

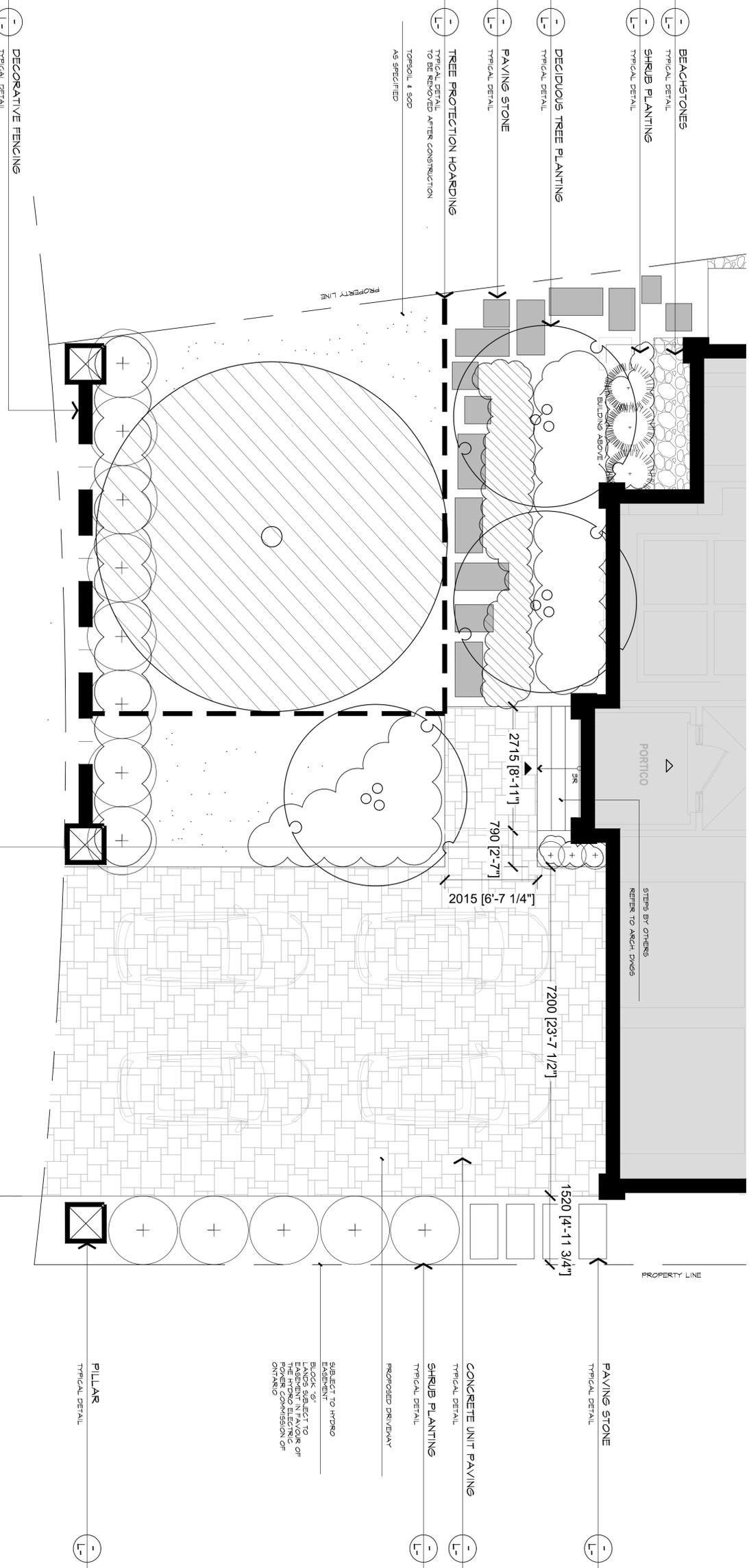
www.alexandrud.com

project
**RESIDENTIAL DEVELOPMENT
W/ SWIMMING POOL**
221 CAMILAREN CRESCENT
KLEINBURG, ONTARIO

client
LACABAN DEVELOPMENTS

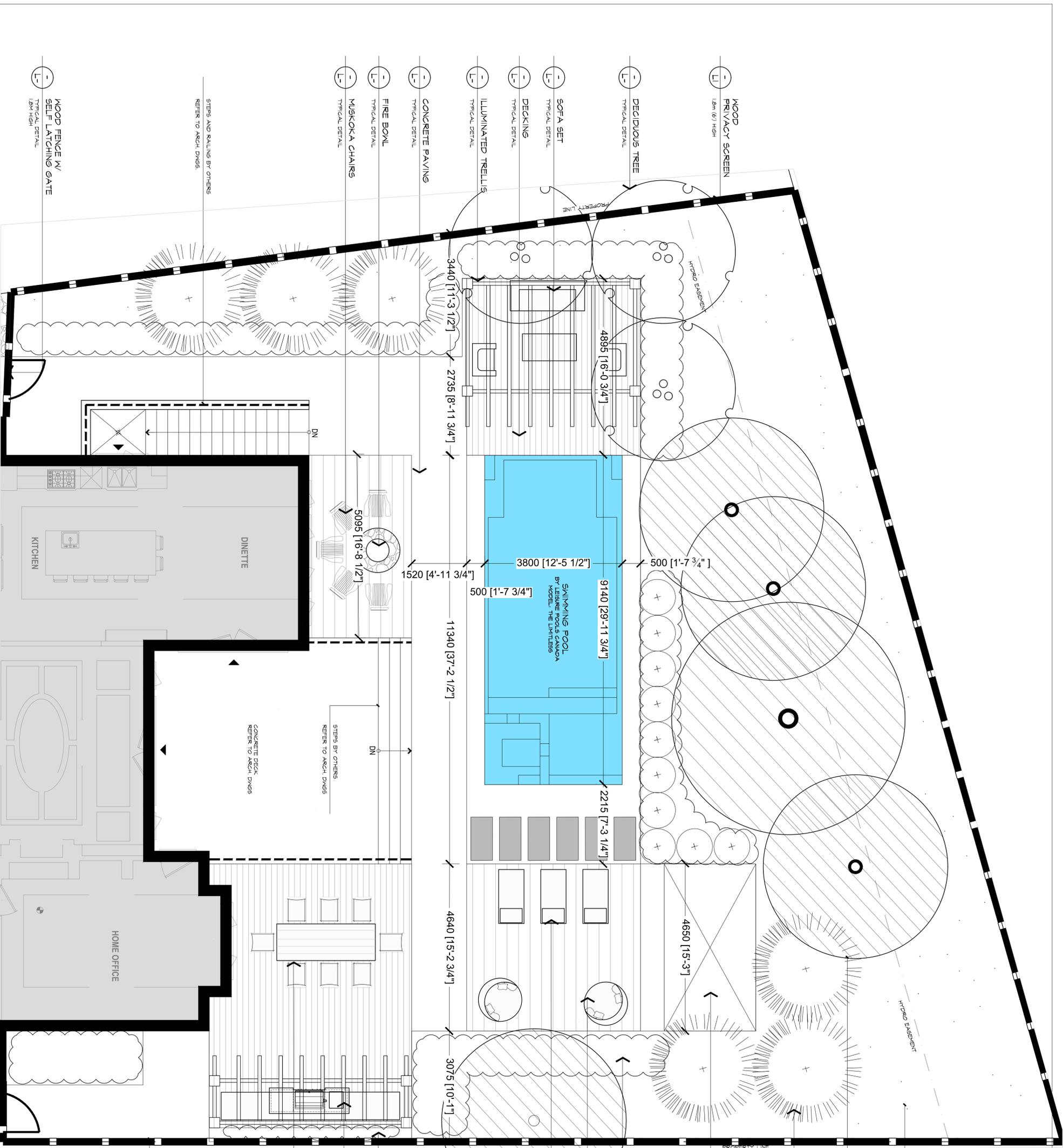
**FRONT YARD
LANDSCAPE PLAN**

date	OCTOBER 2018	drawn	BF
scale	1:50	file	3234_L2_R1-180119
direction		project no.	3234
		sheet no.	L-2



- BEACHSTONES
TYPICAL DETAIL
- SHRUB PLANTING
TYPICAL DETAIL
- DECIDUOUS TREE PLANTING
TYPICAL DETAIL
- PAVING STONE
TYPICAL DETAIL
- TREE PROTECTION HOARDING
TYPICAL DETAIL
TOPSOIL & SOG
TO BE REMOVED AFTER CONSTRUCTION
AS SPECIFIED

- DECORATIVE FENCING
TYPICAL DETAIL



- TOPSOIL & SOD AS SPECIFIED
- EXISTING TREES TO REMAIN
- CONIFEROUS TREE PLANTING TYPICAL DETAIL
- POOL ROOM TYPICAL DETAIL
- SHRUB PLANTING TYPICAL DETAIL
- LOUNGE POD TYPICAL DETAIL
- LOUNGE CHAIRS TYPICAL DETAIL
- TRELLIS WITH VINE PLANTING TYPICAL DETAIL
- BBQ TYPICAL DETAIL
- DINING SET TYPICAL DETAIL
- SUBJECT TO HYDRO EASEMENT
- BLDG. SUBJECT TO APPROV. SUBJECT TO THE HYDRO ELECTRIC PERMITTING PERMISSION OF ONTARIO

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- DECIDUOUS MULTI-STEM TREE
- CONIFEROUS TREE
- SHRUB PLANTING
- UNIT PAVING
- SODDED AREA
- PAVING SLAB RECESSED IN CONCRETE

BASE INFORMATION OBTAINED ELECTRONICALLY FROM LACABAN DEVELOPMENTS (908) 801-77-0069

no.	date	version	by
1	JAN 18 2019	LANDSCAPE CONCEPT PLAN	SN/RF
2	OCT 24 2018	FRONTYARD CONCEPT PLAN	SN

All information herein to be checked and verified at the site and any discrepancies must be reported to and clarified by the landscape architect before commencing work. All drawings, specifications, details, digital information, etc., prepared by the landscape architect are instruments of service and as such are the property and must be returned at the request.

project
**RESIDENTIAL DEVELOPMENT
W/ SWIMMING POOL**
221 CAMILAREN CRESCENT
KILNBRURG, ONTARIO
LACABAN DEVELOPMENTS

drawing
**BACK YARD
LANDSCAPE PLAN**

date
OCTOBER 2018

scale
1:50

direction

drawn
BF

file
3234.L3.R1-180119

project no.
3234

sheet no.
L-3

ALEXANDER RUDNEVICS
LANDSCAPE ARCHITECTS
868 Don Mills Road, Second Floor, Suite 212
Toronto, Ontario, Canada M3C 1W3
416.444.6291
416.444.6299
www.backyards.com

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



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

Providence, Lenore

Subject: FW: [External] RE: A006-20 - REQUEST FOR revised COMMENTS - 221 Camlaren Cres., Kleinburg (full circulation)

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

Sent: February-01-21 11:24 AM

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

Subject: [External] RE: A006-20 - REQUEST FOR revised COMMENTS - 221 Camlaren Cres., Kleinburg (full circulation)

Good Morning Lenore,

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