



File: A139/20

Applicant: Paolo Borelli

Address: 30 Clubhouse Road, Woodbridge

Agent: Francesco DiSarra

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		
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	<input checked="" type="checkbox"/>	
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: None.

Background History: A285/17 - (see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, April 29, 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: 4

A139/20

Ward: 3

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, April 29, 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: Paolo Borelli

Agent: Francesco DiSarra

Property: 30 Clubhouse Road, Woodbridge

Zoning: The subject lands are zoned RR, Rural Residential and subject to the provisions 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.

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

By-law Requirement	Proposal
1) An accessory structure shall be located in the rear yard (cabana).	1) To permit an accessory structure (cabana) not completely located in the rear yard.
2) A minimum interior side yard setback of 4.5 metres is required to the accessory structure (cabana).	2)To permit a minimum interior side yard setback of 3.47 metres to the accessory structure (cabana).
3) A maximum lot coverage of all accessory structures shall not exceed 67 sq.m.	3)To permit an accessory structure of a maximum lot coverage of 80.05 sq.m (cabana).
4)A maximum total lot coverage of the lot shall be 10%.	4)To permit a maximum total lot coverage of 20.7 % (18.7% Dwelling + 2.0% Cabana).
5)The nearest part of the roof shall not be more than 3.0 above finished grade.	5)To permit a maximum height of 3.04 metres from finished grade to the nearest part of the roof for the accessory structure (cabana).

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A285/17	Relief from the By-law is being sought to permit construction of a proposed single family dwelling 1.To permit a maximum lot coverage of 18.76%. 2. To permit a minimum front yard setback of 9.28m for the dwelling.	Approved October 19, 2017

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: 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 April 14, 2021

Applicant confirmed posting of signage on April 12, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2020-2021
Cabana	TBD

Applicant has advised that they cannot comply with By-law for the following reason(s): The existing lot coverage of the under construction Dwelling is 18.7%. The Cabana addition increases the coverage by an additional 2% to 20.7%.

We require this extra lot coverage, as well as a 3.47M side yard setback, in order to facilitate a Cabana space large enough for a washroom.

The Cabana would cover an additional 80.05m2, larger than the allowed 67m2. (4.1.1.(a))

The Cabana height to the nearest part of roof is 3.04m, higher than the allowed 3.00m. (4.1.1.(b))

The cabana is not entirely in the rear yard, but it does open up into the interior courtyard pool area in the rear of the house. (4.1.1.(c))

This cabana is necessary for the homeowner so that when they are performing outdoor duties in their backyard (i.e. landscaping, using the pool) they do not need to travel indoors to clean up.

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. 16-000630 for Single Detached Dwelling - Residential Demolition, Issue Date: Mar 14, 2016
Building Permit No. 17-001125 for Single Detached Dwelling - New, Issue Date: Jul 17, 2017
Building Permit No. 17-001125 for Single Detached Dwelling - Alteration, Issue Date: Mar 14, 2018
Building Permit No. 17-001125 for Single Detached Dwelling - Alteration, Issue Date: Oct 02, 2020

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"

Application under review.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A139/20 subject to the following condition(s):

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:

Forestry Department does not object to variance application A139/20 subject to the following condition(s):

1.

A letter of consent to injure is required form the adjoining property owner to the west due to existing root damage from foundation construction.
2.

Re-install tree protection hoarding as stated in original plans.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comments or concerns

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)

Minor Variance Application A285/17

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	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.
2	Parks, Forestry and Horticulture Operations Zachary Guizzetti 905-832-8585 x3614 Zachary.Guizzetti@vaughan.ca	1. A letter of consent to injure is required form the adjoining property owner to the west due to existing root damage from foundation construction. 2. Re-install tree protection hoarding as stated in original plans.
3	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	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

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

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

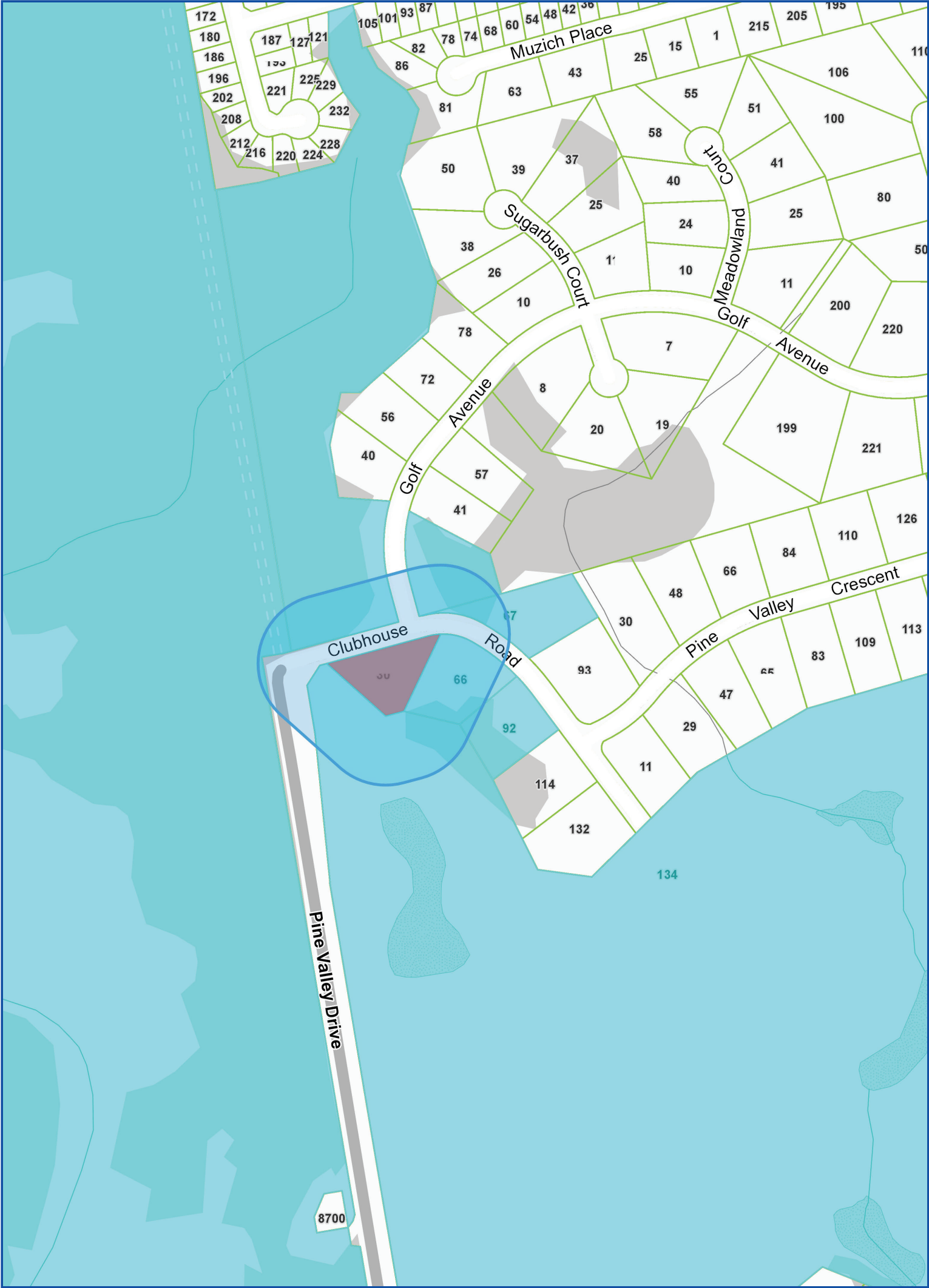
T 905 832 8585 Extension 8394
E CofA@vaughan.ca

Schedule A: Plans & Sketches

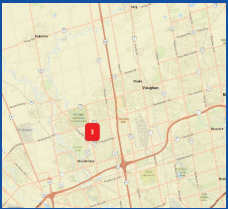
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches

RUTHERFORD ROAD



Map Information:



Title: 30 CLUBHOUSE ROAD, WOODBRIDGE

NOTIFICATION MAP - A139/20

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



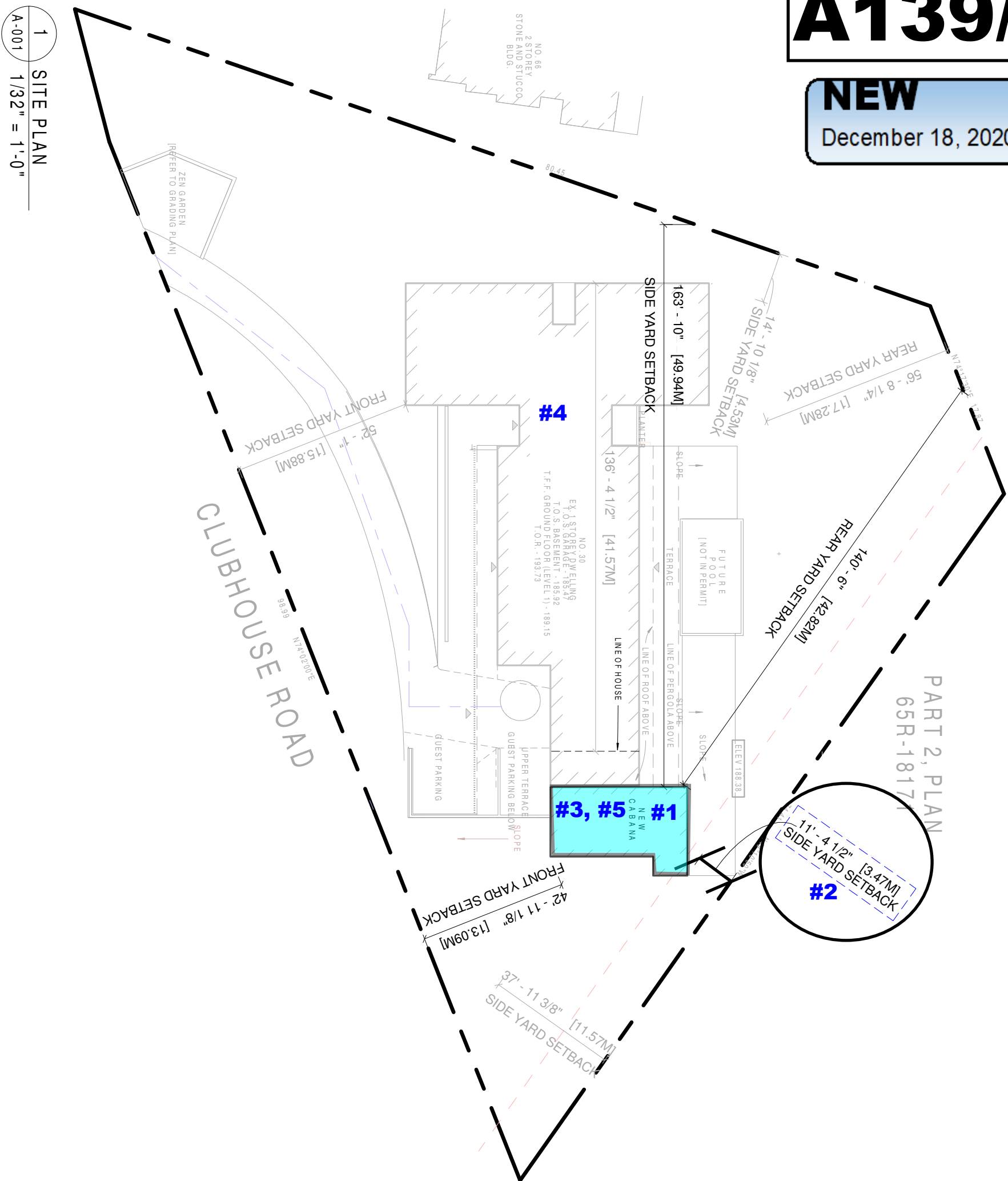
Scale: 1:4,615
0 0.07 km





Created By:
Infrastructure Delivery
Department
January 18, 2021 11:41 AM

Projection:
NAD 83
UTM Zone
17N

NEW
December 18, 2020

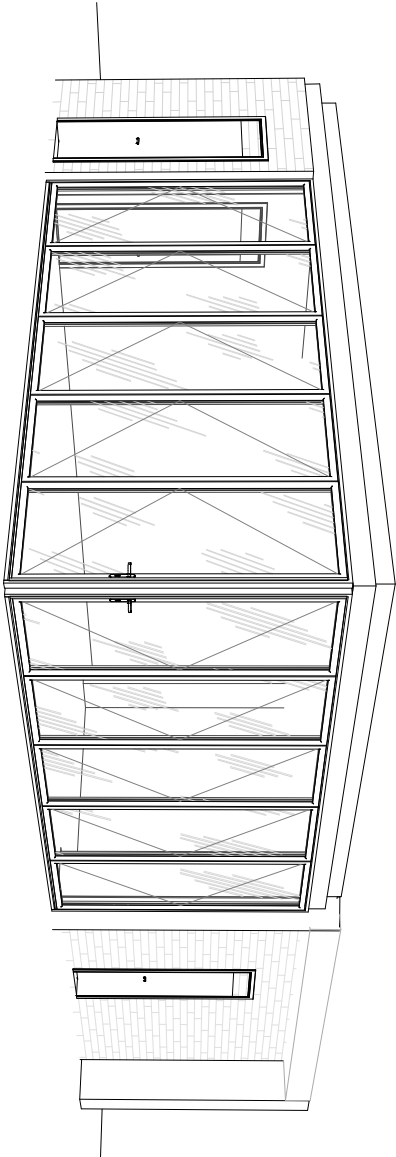


- #1 To permit an accessory structure (cabana) not completely located in the rear yard.**
- #2 To permit a minimum interior side yard setback of 3.47 metres to the accessory structure (cabana).**
- #3 To permit an accessory structure of a maximum lot coverage of 80.05 sq.m (cabana).**
- #4 To permit a maximum total lot coverage of 20.7 % (Dwelling - 18.7% + Cabana - 2.0%).**
- #5 To permit a maximum height of 3.04 metres from finished grade to the nearest part of the roof for the accessory structure (cabana).**

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NO.	DATE	ISSUED FOR
1	2020.12.16	For CoA Review
		
 <p>FRANKFRANCO ARCHITECTS</p> <p>10320 PINE VALLEY DR., VAUGHAN, ON, L3L 0B3 647.749.0657 FRANK@FRANKFRANCO.COM</p> <p>30 CLUBHOUSE RD VAUGHAN, ON</p>		
PROJECT NO.	150727	
PROJECT MANAGER	FD	
DRAWN	SG & TAP & MN	
CHECKED	FD	
SCALE	1/32" = 1'-0"	
SITE PLAN		
A-001		
2020.12.16		

CABANA OVER THE COURSE

30 CLUBHOUSE ROAD



PROJECT PERSONNEL

PRINCIPAL DESIGNER: FRANCESCO DI SARRA
DRAWN BY: STEVEN GIORDANO & MATTHEW NESTICO

NO.	DRAWING
A-001	SITE PLAN
A-002	CONTEXT PLAN
A-100	FLOOR PLANS
A-200	ELEVATIONS
A-201	ELEVATIONS

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ARCHITECTS
10320 PINE VALLEY DR., VAUGHAN, ON, L3L 0B3
647.749.0557 | FRANK@FRANKFRANCO.COM

30 CLUBHOUSE RD
VAUGHAN, ON

PROJECT MANAGER	FD
DRAWN	SG & MN
SCALE	

COVER SHEET

✱ ✱

NEW
December 18, 2020

A139/20

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TRUE NORTH

PROJECT NORTH

FF

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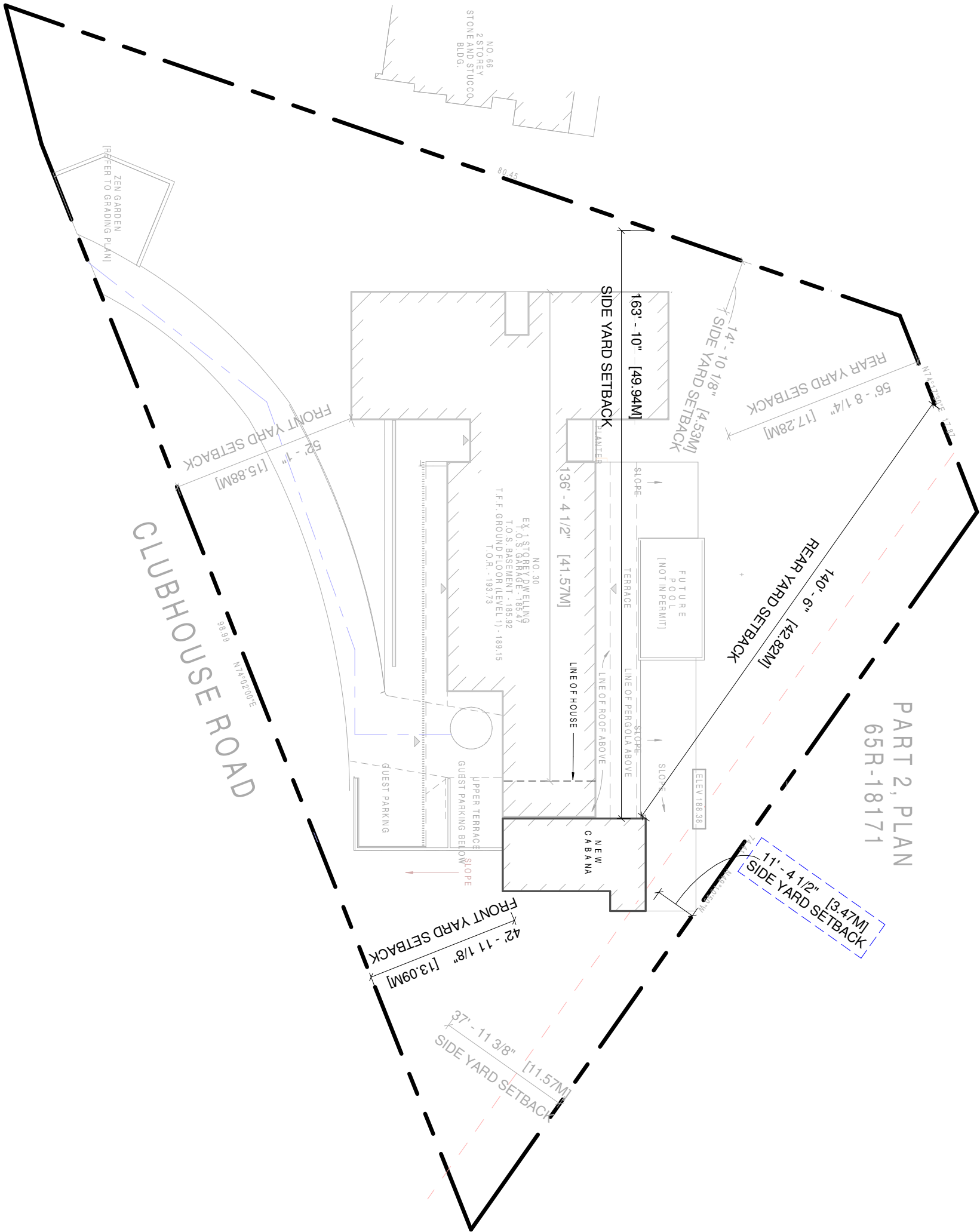
30 CLUBHOUSE RD
VAUGHAN, ON

PROJECT NO.	150727
PROJECT MANAGER	FD
DRAWN	SG & TAP & MN
CHECKED	FD
SCALE	1/32" = 1'-0"

SITE PLAN

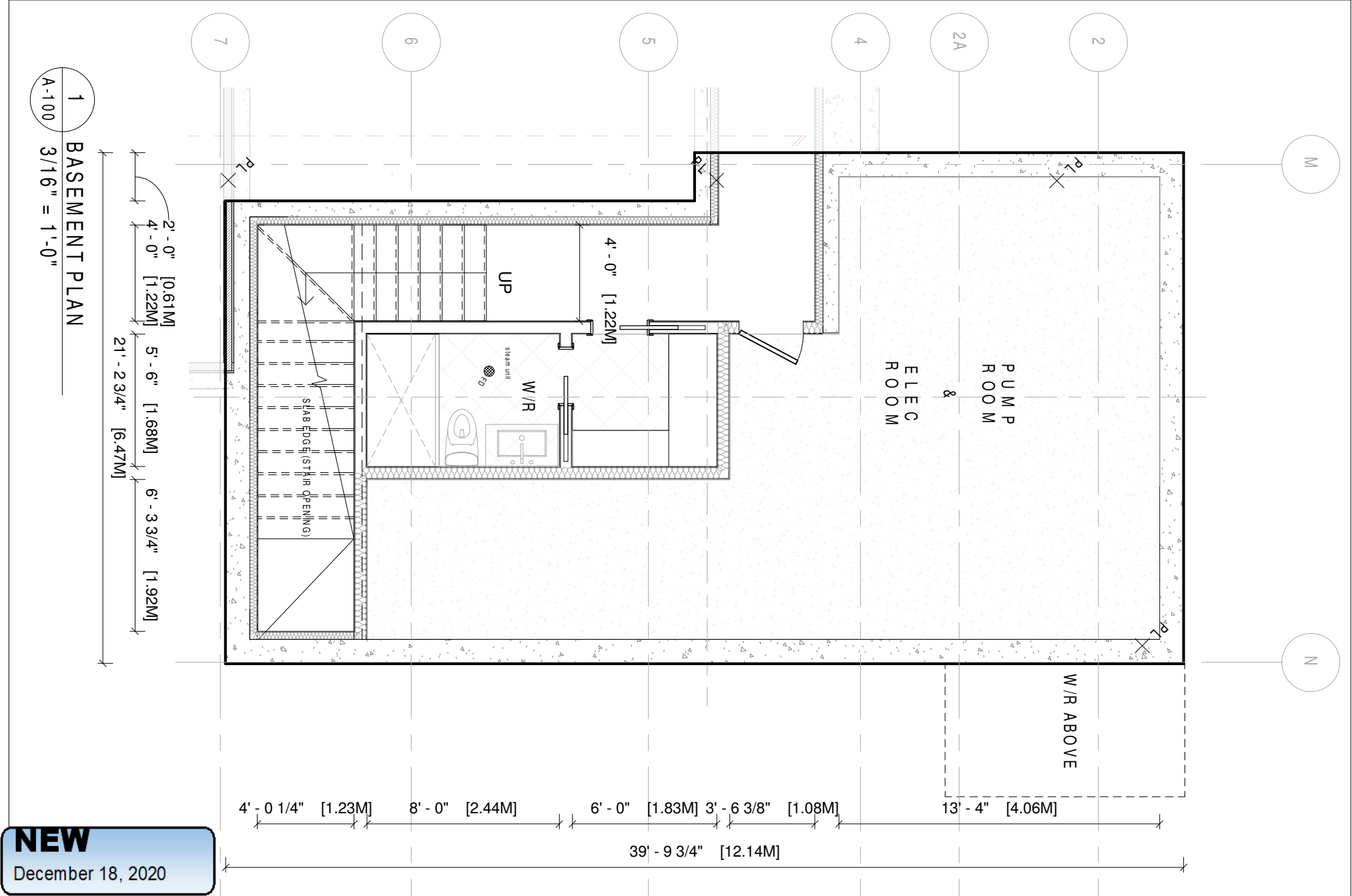
A-001

2020.12.16

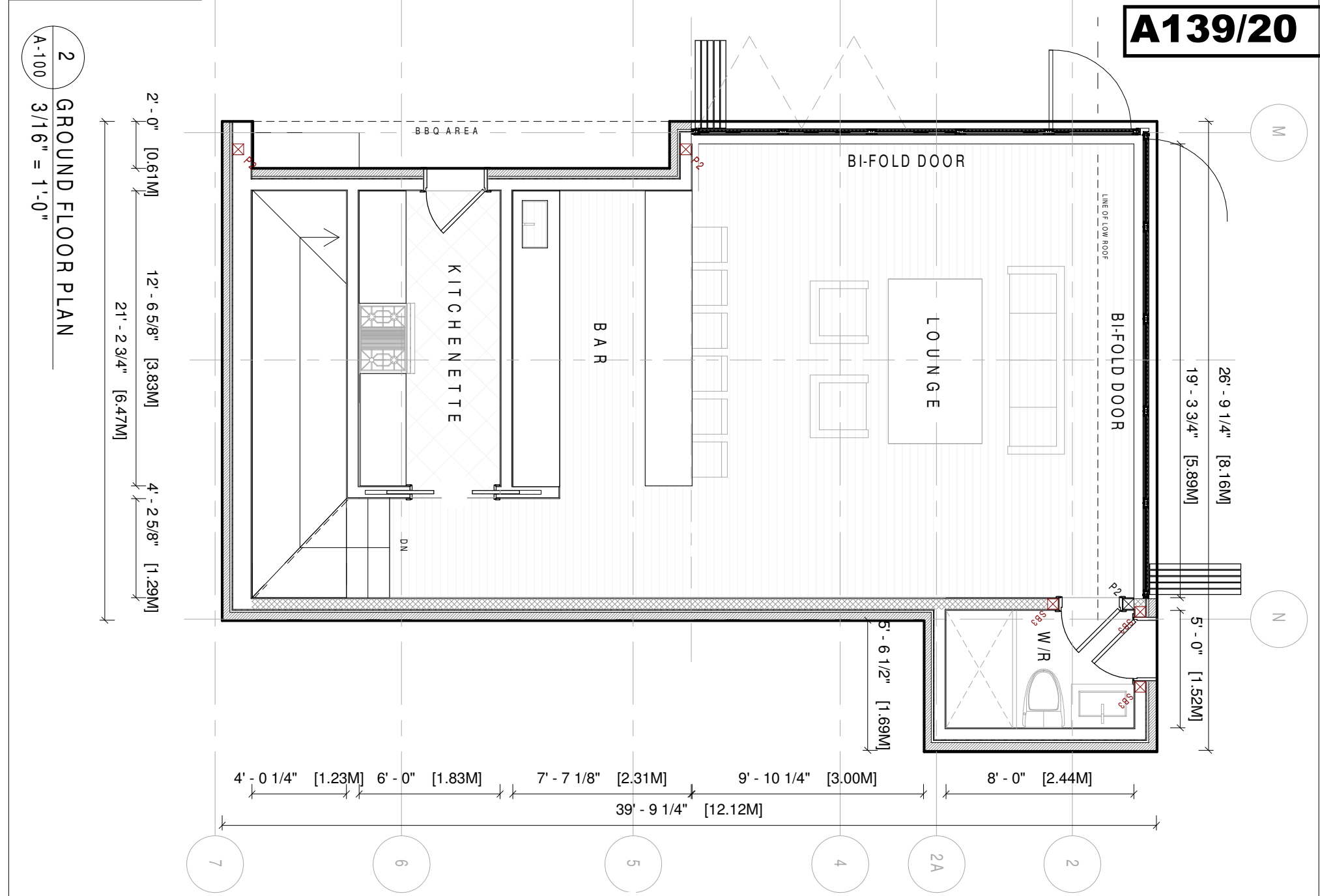


1 SITE PLAN
A-001 1/32" = 1'-0"

NEW
December 18, 2020



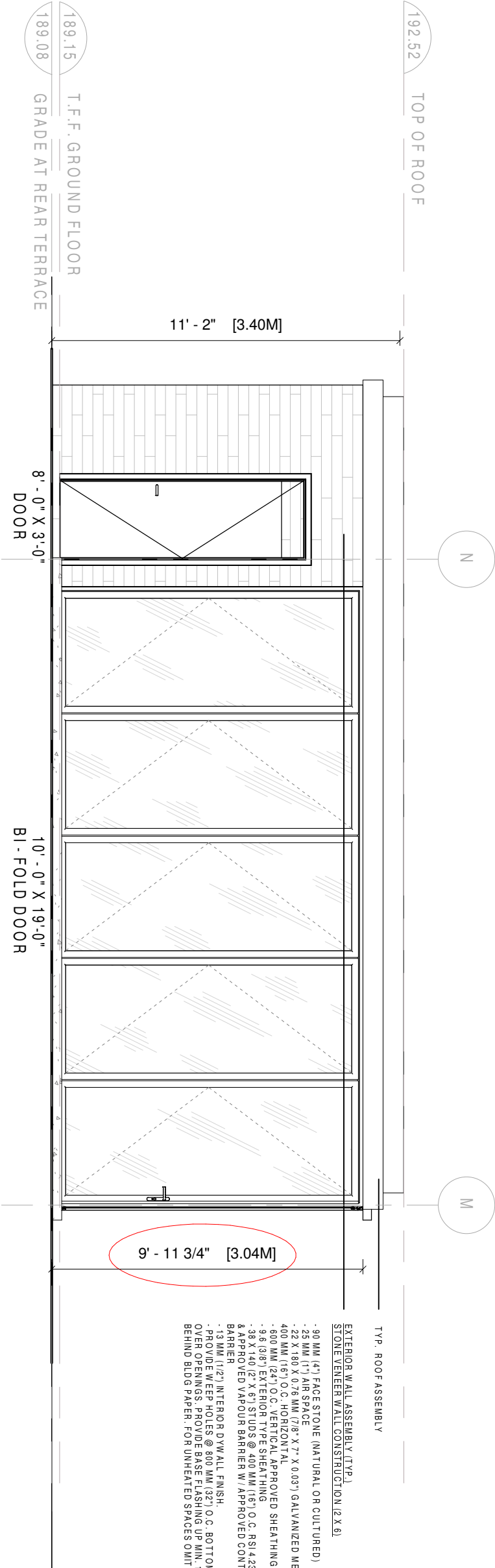
NEW
December 18, 2020



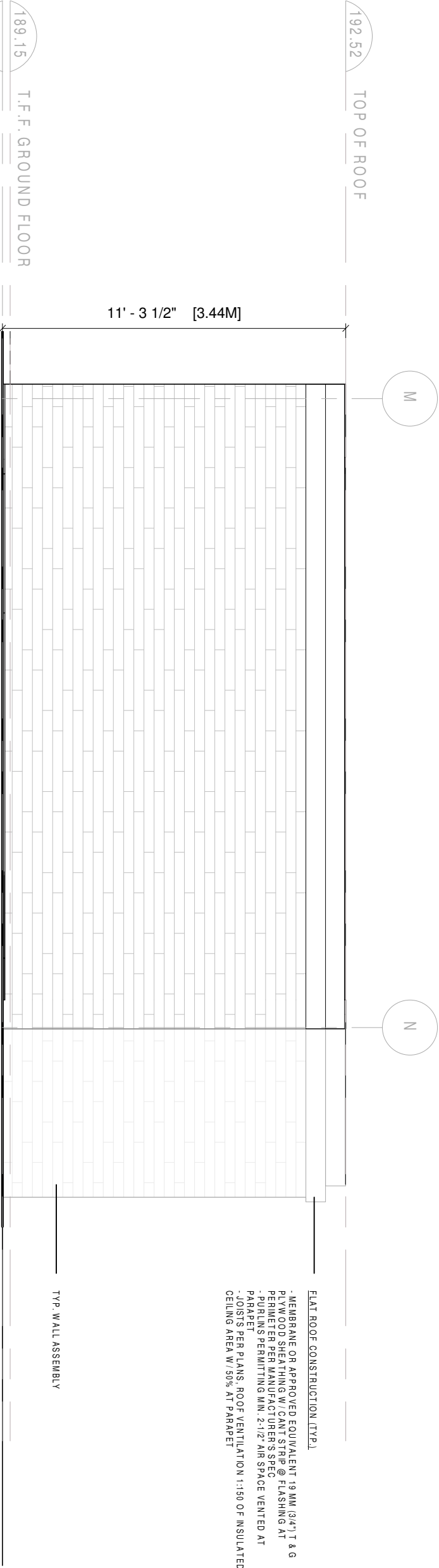
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<p>10320 PINE VALLEY DR., VAUGHAN, ON, L3L 0B3 647.749.0557 FRANK@FRANKFRANCO.COM</p> <p> FRANKFRANCO ARCHITECTS</p> <p>30 CLUBHOUSE RD VAUGHAN, ON</p> <p>PROJECT NO. 150727</p> <p>PROJECT MANAGER FD</p> <p>DRAWN SG & MN</p> <p>CHECKED FD</p> <p>SCALE 3/16" = 1'-0"</p> <p>FLOOR PLANS</p> <p>A-100</p> <p>2020.12.16</p>					

A139/20

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1 SOUTH (REAR) ELEVATION
A-200 1/4" = 1'-0"



2 NORTH (FRONT) ELEVATION
A-200 1/4" = 1'-0"

- MEMBRANE OR APPROVED EQUIVALENT 19 MM (3/4") T & G PLYWOOD SHEATHING W/ CANT STRIP @ FLASHING AT PERIMETER PER MANUFACTURER'S SPEC
- PURLINS PERMITTING MIN. 2'-1/2" AIR SPACE VENTED AT PARAPET
- JOISTS PER PLANS, ROOF VENTILATION 1:150 OF INSULATED CEILING AREA W/ 50% AT PARAPET

TYP. WALL ASSEMBLY

FLAT ROOF CONSTRUCTION (TYP.)

NEW
December 18, 2020

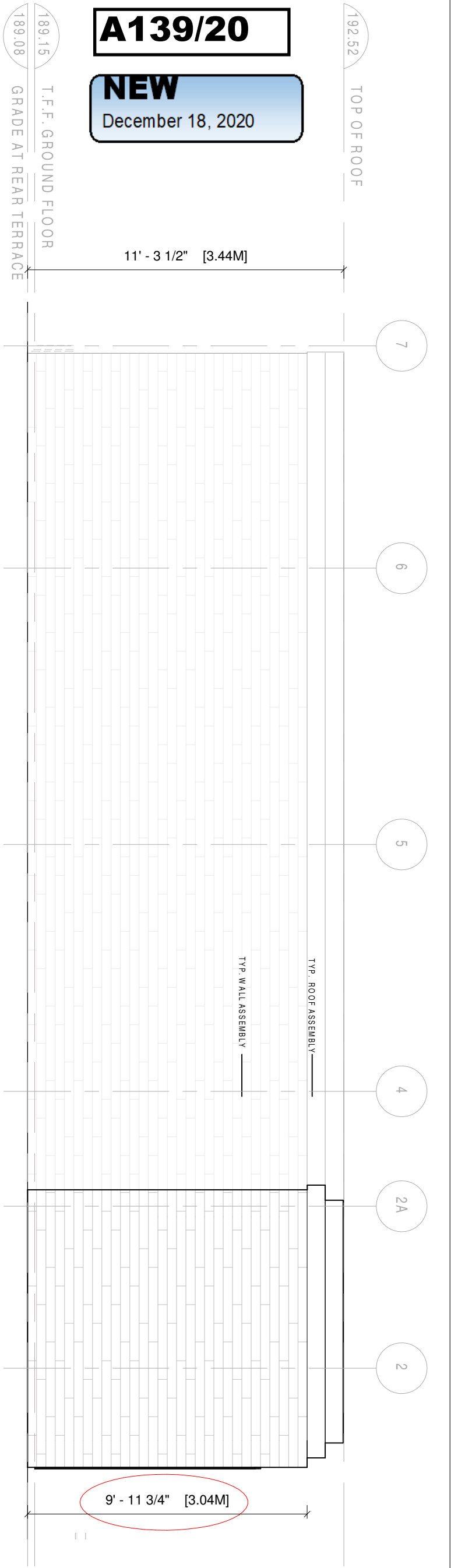
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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES, UNCLEAR INFORMATION, AND UNFORESEEN SITE CONDITIONS AFFECTING THE PROPOSED DESIGN TO FFA BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.
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NO.	DATE	ISSUED FOR
1	2020.12.16	For Co/A Review



10320 PINE VALLEY DR., VAUGHAN, ON, L3L 0B3
647.749.0557 | FRANK@FRANKFRANCO.COM

30 CLUBHOUSE RD
VAUGHAN, ON

PROJECT NO.	150727
PROJECT MANAGER	FD
DRAWN	SG & MN
CHECKED	FD
SCALE	1/4" = 1'-0"

ELEVATIONS

A-201

2020.12.16

2 EAST ELEVATION

A-201 1/4" = 1'-0"

189.15 T.F.F. GROUND FLOOR
189.08 GRADE AT REAR TERRACE

192.52 TOP OF ROOF

1 WEST ELEVATION
A-201 1/4" = 1'-0"

11' - 3 1/2" [3.44M]

10'-0" X 19'-0"
BI-FOLD DOOR

8'-0" X 3'-0"
DOOR

TYP. ROOF ASSEMBLY
TYP. WALL ASSEMBLY

TYP. ROOF ASSEMBLY
TYP. WALL ASSEMBLY

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), 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

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A139/20 - REQUEST FOR COMMENTS - 30 Clubhouse Rd Woodbridge (Full Circulation)

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

Sent: March-26-21 10:14 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

Subject: [External] Re: A139/20 - REQUEST FOR COMMENTS - 30 Clubhouse Rd Woodbridge (Full Circulation)

Good morning,

This site 30 Clubhouse Rd. is not within MTO permit control area and MTO has no concerns.

Colin Mulrenin | Corridor Management Officer | York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

Colin.Mulrenin@ontario.ca

Providence, Lenore

Subject: FW: A139/20 - REQUEST FOR COMMENTS - 30 Clubhouse Rd Woodbridge (Full Circulation)

From: Development Services <developmentservices@york.ca>

Sent: March-30-21 3:39 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A139/20 - REQUEST FOR COMMENTS - 30 Clubhouse Rd Woodbridge (Full Circulation)

Good afternoon 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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A285/17

NOTICE OF DECISION
Minor Variance Application A285/17
Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, October 19, 2017

Applicant: Jason Gabriele

Agent Francesco DiSarra

Property: **30 Clubhouse Road, Woodbridge**

Zoning: The subject lands are zoned RR under By-law 1-88 as amended

OP Designation: VOP 2010: "Low Rise Residential".

Related Files: None

Purpose: Relief from the By-law is being sought to permit construction of a proposed single family dwelling

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

By-law Requirement	Proposal
1. Maximum lot coverage 10%.	1.To permit a maximum lot coverage of 18.76%.
2. Minimum front yard setback 15.0m (dwelling).	2. To permit a minimum front yard setback of 9.28m for the dwelling.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A285/17 on behalf of Jason Gabriele be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).


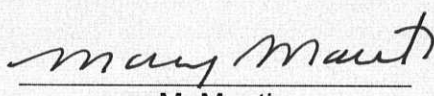
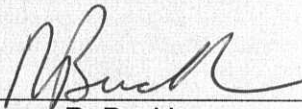
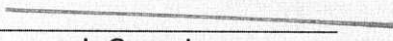
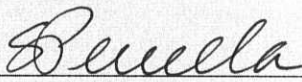
For the following reasons:


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

Written & oral submissions considered in the making of this decision were received from the following:

Written Submissions	Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , October 19, 2017 meeting for submission details.
Oct 19, 2017 – Letter of Objection from 66 Clubhouse Road – Tina Lombardi	

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	M. Mauti Chair	R. Buckler Member
ABSENT		
		
J. Cesario Member	A. Perrella Member	

DATE OF HEARING:	Thursday, October 19, 2017
DATE OF NOTICE:	October 27, 2017
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	November 8, 2017 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Municipal Board
 The *Planning Act*, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Municipal Board against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board under the *Ontario Municipal Board Act* as payable on an appeal from a Committee of Adjustment to the Board.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Ontario Municipal Board: The OMB appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OMB Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (Appellant Form A1 – Minor Variance) can be obtained at www.omb.gov.on.ca or by visiting our office.

City of Vaughan OMB Processing Fee: \$722.00 per application

*Please note that all fees are subject to change.

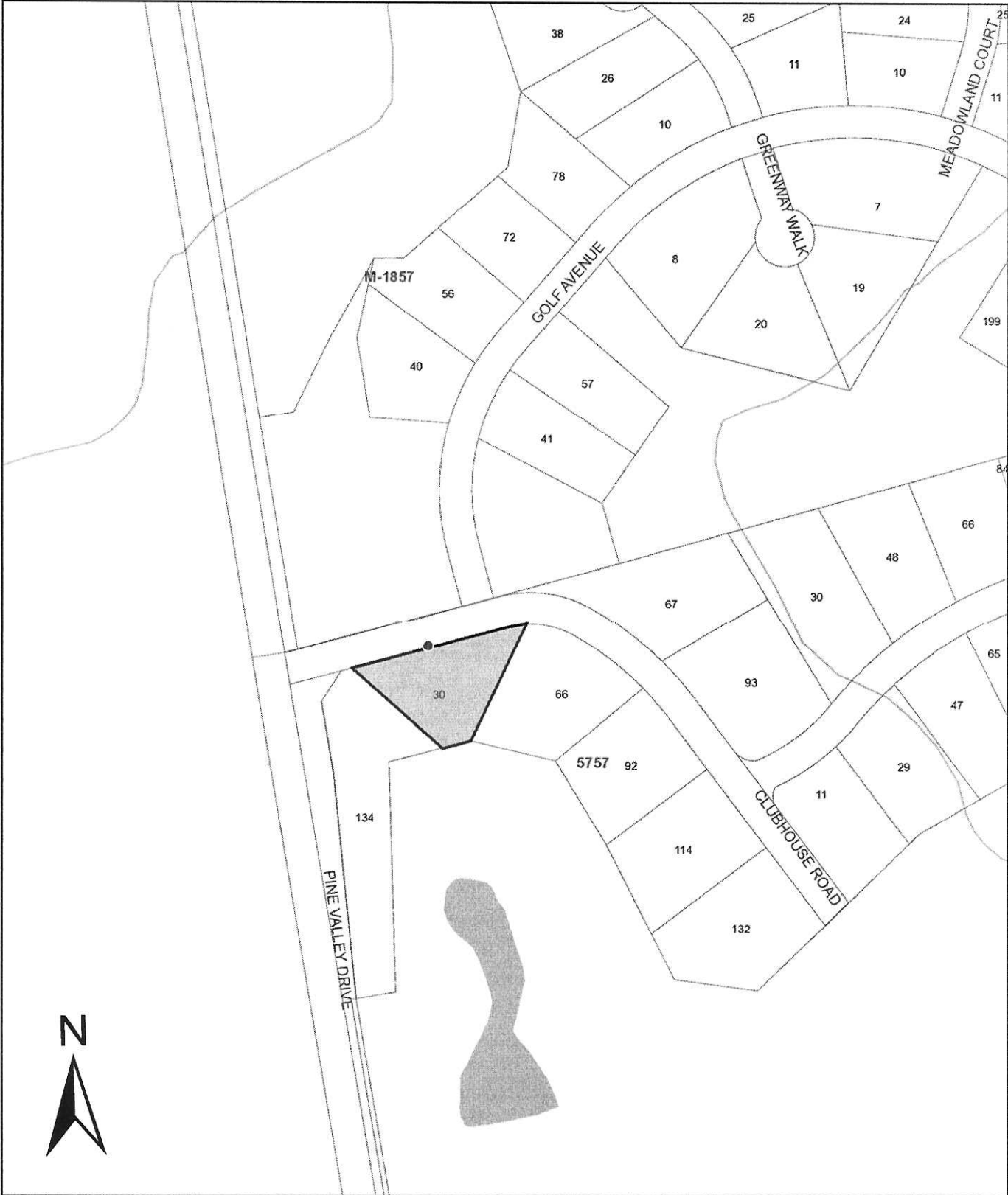
Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.



Location Map - A285/17

30 Clubhouse Road, Woodbridge



Langstaff Road

City of Vaughan

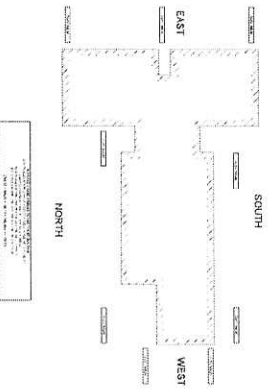
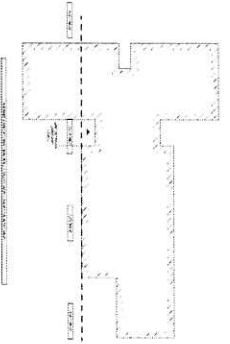
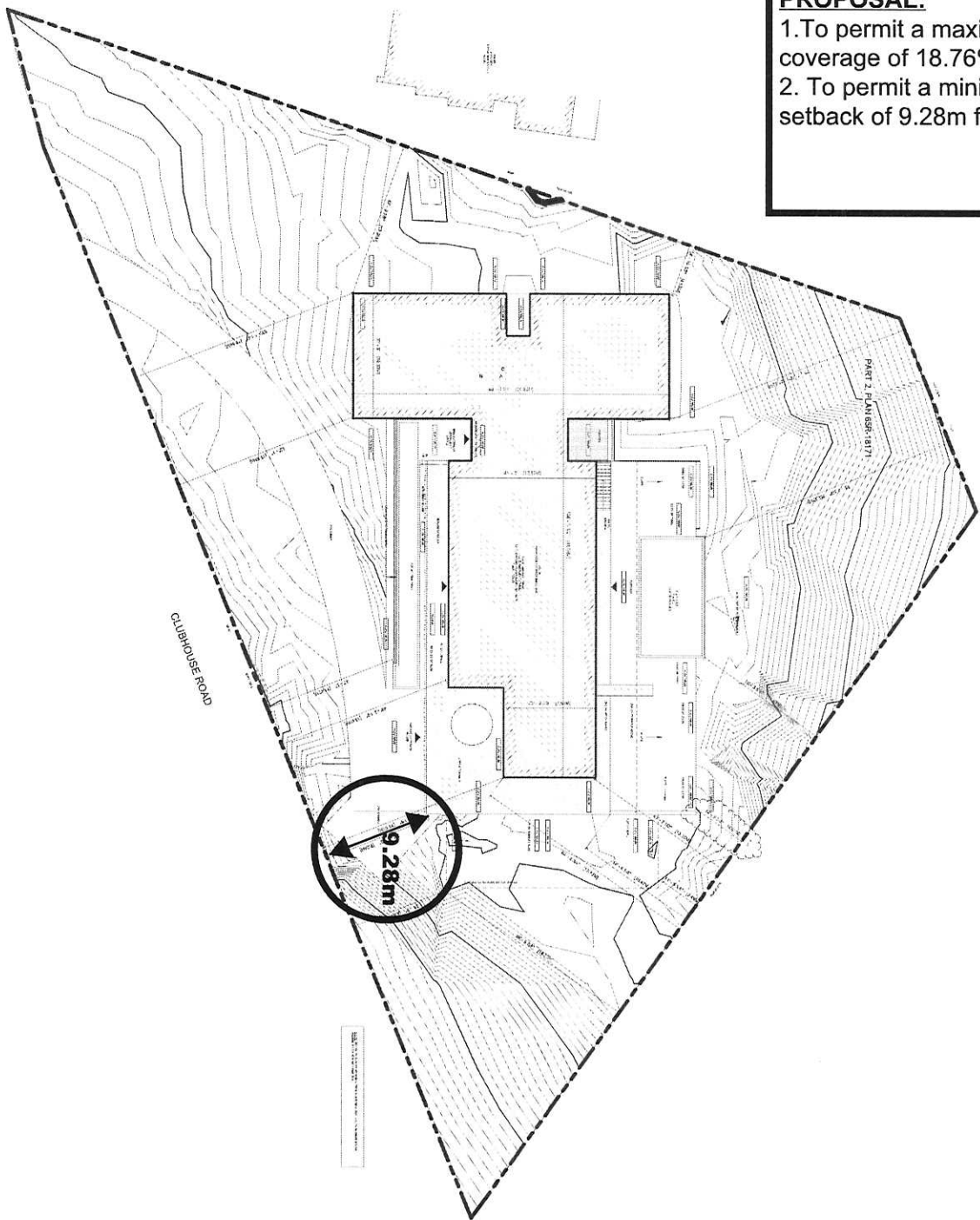
0 0.05 0.1 0.2 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

A285/17

PROPOSAL:

1. To permit a maximum lot coverage of 18.76%.
2. To permit a minimum front yard setback of 9.28m for the dwelling



NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	CONCRETE	m ²	100	100
2	BRICK	m ²	200	200
3	ROOFING	m ²	150	150
4	PAVING	m ²	50	50
5	LANDSCAPING	m ²	10	10
6	WATER SUPPLY	m ³	10	10
7	SEWERAGE	m ³	10	10
8	ELECTRICITY	kWh	10	10
9	HEATING	kWh	10	10
10	Cooling	kWh	10	10
11	Lighting	kWh	10	10
12	Water	m ³	10	10
13	Sewerage	m ³	10	10
14	Electricity	kWh	10	10
15	Heating	kWh	10	10
16	Cooling	kWh	10	10
17	Lighting	kWh	10	10
18	Water	m ³	10	10
19	Sewerage	m ³	10	10
20	Electricity	kWh	10	10