

File: A057/21

Applicant: Giovanni Marrelli

Address: 26 Malaren Road, Maple

Agent: Ravi Patel

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		
Development Planning	<input checked="" type="checkbox"/>	
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	<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: A053/16 (see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, May 20, 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: 03

A057/21

Ward: 1

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday , May 20, 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

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: Giovanni Marrelli

Agent: Ravi Patel

Property: 26 Malaren Road, Maple

Zoning: The subject lands are zoned R1V 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 loggia, cabana and covered patio. Relief is also being sought to permit the location of the pool equipment in the rear yard.

The proposed loggia is to be added to the rear of the existing dwelling and the proposed cabana and covered patio are to be located in the westerly portion of 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
1. A maximum height of 2.5m is permitted for the proposed accessory structure (Cabana).	1. To permit a maximum height of 3.35m for the proposed accessory structure (Cabana).
2. A maximum encroachment of 1.5m into the rear yard is permitted for the pool equipment. (3.14.H)	2. To permit a maximum rear yard encroachment of 6.0m for the proposed pool equipment.
3. A maximum lot coverage of 20% is permitted. (Schedule 'A')	3. To permit a maximum lot coverage of 29.36% (Dwelling 23.0%, Covered Porch 0.47%, Loggia 3.75%, Cabana 1.07%, Covered Accessory Structure 1.07%).

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A053/16	To permit the construction of a single family dwelling, as follows: To permit a maximum lot coverage of 23.47% (dwelling= 23% porch= 0.47%)	Approved Feb. 25, 2016

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: None.

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 May 5, 2021

Applicant confirmed posting of signage on May 2, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2017
Porch	2017

Applicant has advised that they cannot comply with By-law for the following reason(s): Max lot coverage exceeds 23.47% permitted as per approved Minor variance application A053/16. (R1V Zone previously permitted max. lot coverage of 20%). With the addition of a Loggia, Cabana and Covered Area to facilitate the needs of homeowner will exceed the previously approved minor variance for max. lot coverage.

Adjournment Request: N/A

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 received to date

Development Planning:
City of Vaughan Official Plan ('VOP 2010'): "Low-Rise Residential"

The Owner is requesting permission to construct a cabana, loggia, and covered accessory structure in the rear yard with the above-noted variances.

The Development Planning Department has no objection to the proposed variances. The Owner on February 25, 2016 received approval by the Committee of Adjustment through Minor Variance File A053/16 to permit a lot coverage of 23.47% (23% for the dwelling, 0.47% for the porch). There are no proposed changes to the existing dwelling coverage, and the lot size allows for the accommodation of the proposed accessory structures without the need for a reduction in rear or interior side yard setbacks to the structures. The cabana, loggia, and covered accessory structure are contained within the rear yard with no visual impacts on the streetscape from the proposed increase in lot coverage. The requested increase in maximum lot coverage also remains consistent with previous approvals in the immediate area.

Accordingly, the Development Planning Department can support the required variances and is of the opinion that 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.

The Development Planning Department recommends approval of the application.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A057/21.

Parks Development - Forestry:
No comments or concerns.

By-Law and Compliance, Licensing and Permit Services:
No comments or concerns.

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 A053/16

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: None

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.

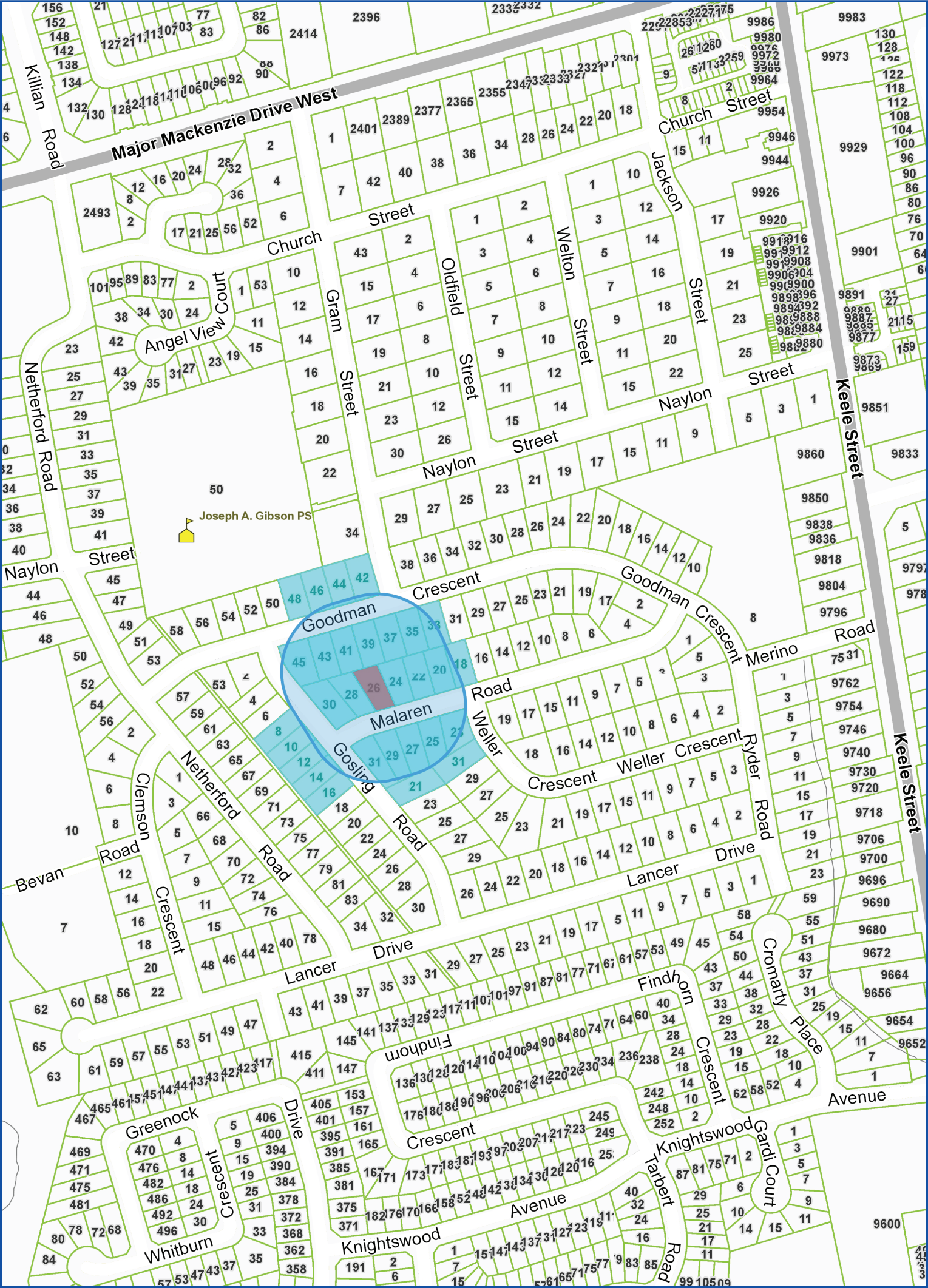
For further information please contact the City of Vaughan, Committee of Adjustment

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

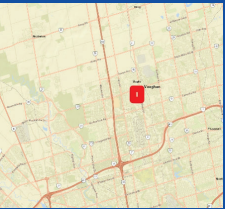
Schedule A: Plans & Sketches

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



Map Information:



Title:

26 Malaren Road, Maple

NOTIFICATION MAP - A057/21

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: 1:4,514

0 0.07 km



Created By:
Infrastructure Delivery
Department
May 4, 2021 7:19 PM

Projection:
NAD 83
UTM Zone
17N

March 26, 2020

REAR YARD SOFT LANDSCAPING CALCULATION:

REAR YARD AREA - 370.33 m²
SOFT LANDSCAPED AREA @ REAR YARD - 248.59 m²
(67.1 %)

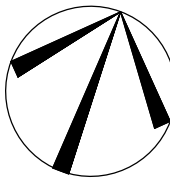
NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

A057/21

LEGEND

FFE	FINISHED FLOOR ELEVATION		SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL
TBS	TOP OF BASEMENT SLAB		CASTAL
USF	UNDER SIDE		PEDESTAL CATCH
USFR	UNDER SIDE FOOTING @ REAR		DBL CATCH
USFG	UNDER SIDE FOOTING @ GARAGE		BASIN
TEF	ENGINEERED FILL		ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE		HYDRO CONNECTION
WOD	WALKOUT DECK		HYDRANT
LOB	LOOKOUT		STREET LIGHT
WOB	WALK OUT BASEMENT		MAIL BOX
WUB	WALK UP BASEMENT		TRANSFORMER
REV	REVERSE		SEWER CONNECTIONS 2
STD	STANDARD		SEWER CONNECTIONS 1 LOT
△	BLACK		WATER CONNECTION
○	WINDOW		WATER VALVE
AC	AIR CONDITIONING		COVER
	DOWN SPOUT TO SPLASH PAD		COVER AND VALVE
	DOWNSPOUT CONNECTED TO		HYDRO
→	DIRECTION		HYDRO METER
			MANHOLE - STORM
			MANHOLE - SANITARY
	_____ XX _____		CHAINLINK FENCE
	_____ XXX _____		PRIVACY FENCE
	_____		SOUND BARRIER
			FOOTING TO BE EXTENDED TO 2 (MIN) BELOW GRADE

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIAL SIZES THAT MAY SUPERSEDE THIS SIZE.

[illegible]

WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

CLIENT **John Marrelli**

PROJECT/LOCATION

**ACCESSORY ADDITIONS
26 MALAREN RD ,
VAUGHAN**

DRAWING

SITE PLAN

DRAWN BY

RP

SCALE

LOT NUMBER

CT No.

15085

LOT NUMBER

99

- 1. To permit a maximum height of 3.35m for the proposed accessory structure (Cabana).**
- 2. To permit a maximum rear yard encroachment of 6.0m for the proposed pool equipment.**
- 3. To permit a maximum lot coverage of 29.36%** (Dwelling 23.0%, Covered Porch 0.47%, Loggia 3.75%, Cabana 1.07%, Covered Accessory Structure 1.07%).

March 26, 2020

26 MALAREN RD		
Lot Area	871.6	m2
Ex. Building w/ Porch	204.61	m2
Logia addition	32.71	m2
Cabana	9.29	m2
Covered Area	9.29	m2
	Area (m2)	Coverage (%)
Existing Building w/ Porch	204.61	23.48
Existing + Logia add.	237.32	27.23
Cabana + Patio (Accessory Structure)	18.58	2.13
Total	255.9	29.36

REAR YARD SOFT LANDSCAPING CALCULATION:

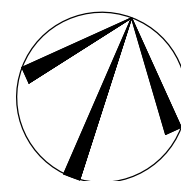
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SOFT LANDSCAPED AREA @ REAR YARD - 248.59 m²
(67.1 %)

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

LEGEND

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TFW	TOP OF FOUNDATION WALL		BELL
TBS	TOP OF BASEMENT SLAB		PEDESTAL CATCH
USF	UNDER SIDE FOOTING @ REAR		PEDESTAL CATCH
USFR	UNDER SIDE FOOTING @ REAR		R/S CATCH
USFG	UNDER SIDE FOOTING @ REAR		BASEIN ENGINEERED
TEF	ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT STREET
WOD	WALKOUT DECK		MAIL BOX
LOB	LOBBY BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS 2
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STD	STANDARD PLAN		WATER CONNECTION
△	DOOR		WATER VALVE
○	WINDOW		CHIMNEY
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	DOWNSPOUT CONNECTED TO STORM		GAS METER
→	DIRECTION		MANHOLE - SANITARY
_____	CHAINLINK FENCE		
_____XX_____	PRIVACY FENCE		
_____XXX_____	SOUND BARRIER		
_____	FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE		

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH.
CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS
FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

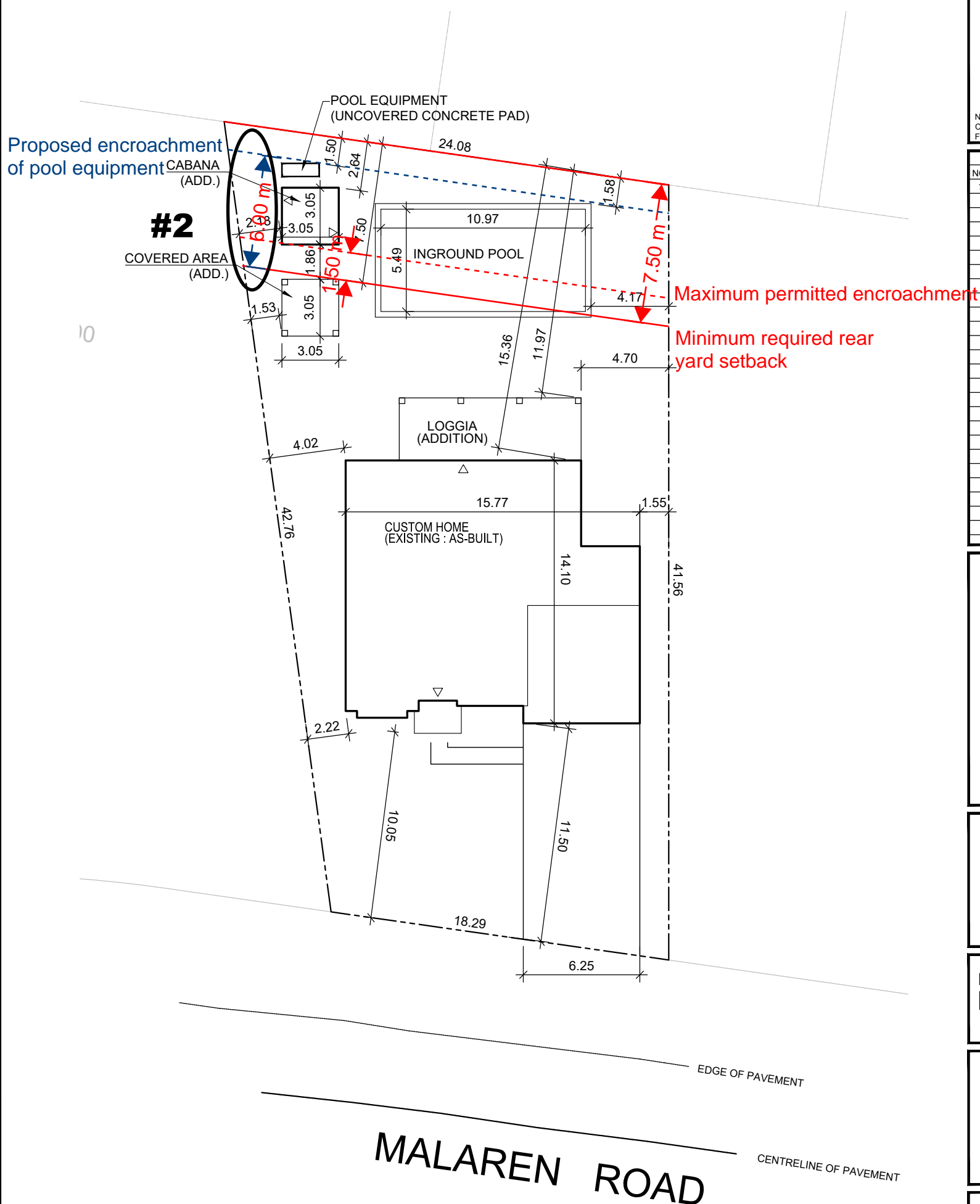
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RN
DESIGN

WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

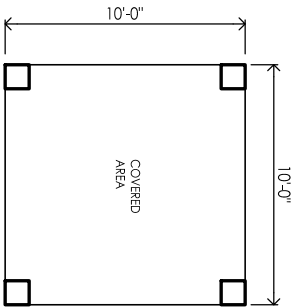
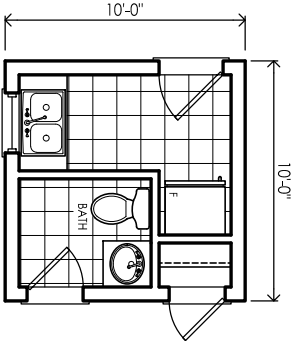
CLIENT	John Marrelli
PROJECT/LOCATION	ACCESSORY ADDITIONS 26 MALAREN RD , VAUGHAN
DRAWING	SITE PLAN

DRAWN BY RP	SCALE
PROJECT No. 15085	LOT NUMBER 99



A057/21

NEW
March 22, 2020

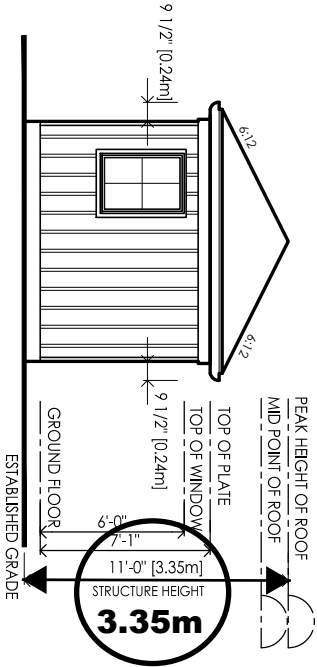


CABANA FLOOR ELEV. 'A'

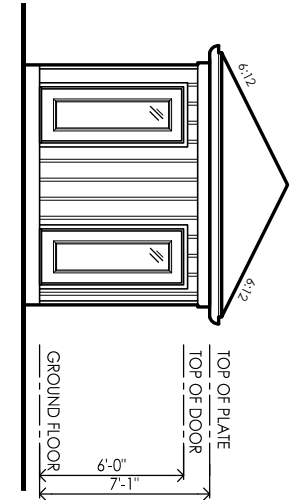
Floor Area:

105.1

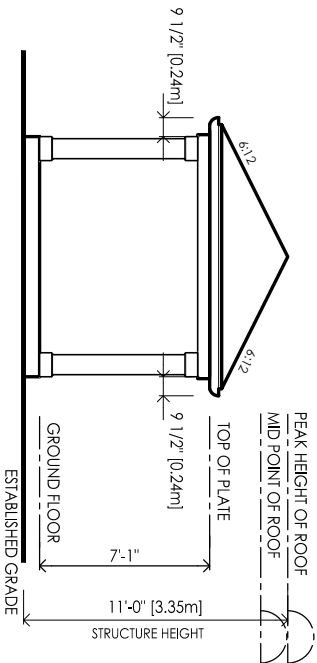
COVERED AREA ELEV. 'A'



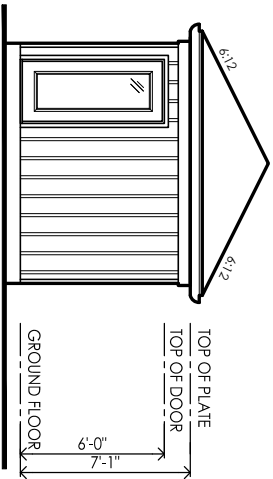
CABANA FRONT ELEVATION 'A'



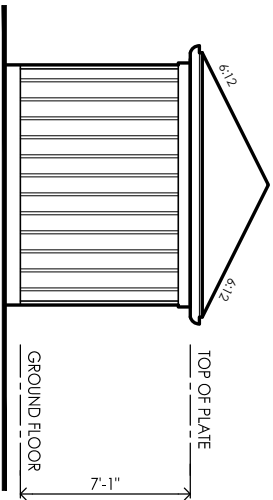
CABANA RIGHT SIDE ELEVATION 'A'



COVERED AREA ELEVATION 'A'



CABANA LEFT SIDE ELEVATION 'A'



CABANA REAR ELEVATION 'A'

revisions		initials		date	
1					
2					
3					
4					
5					

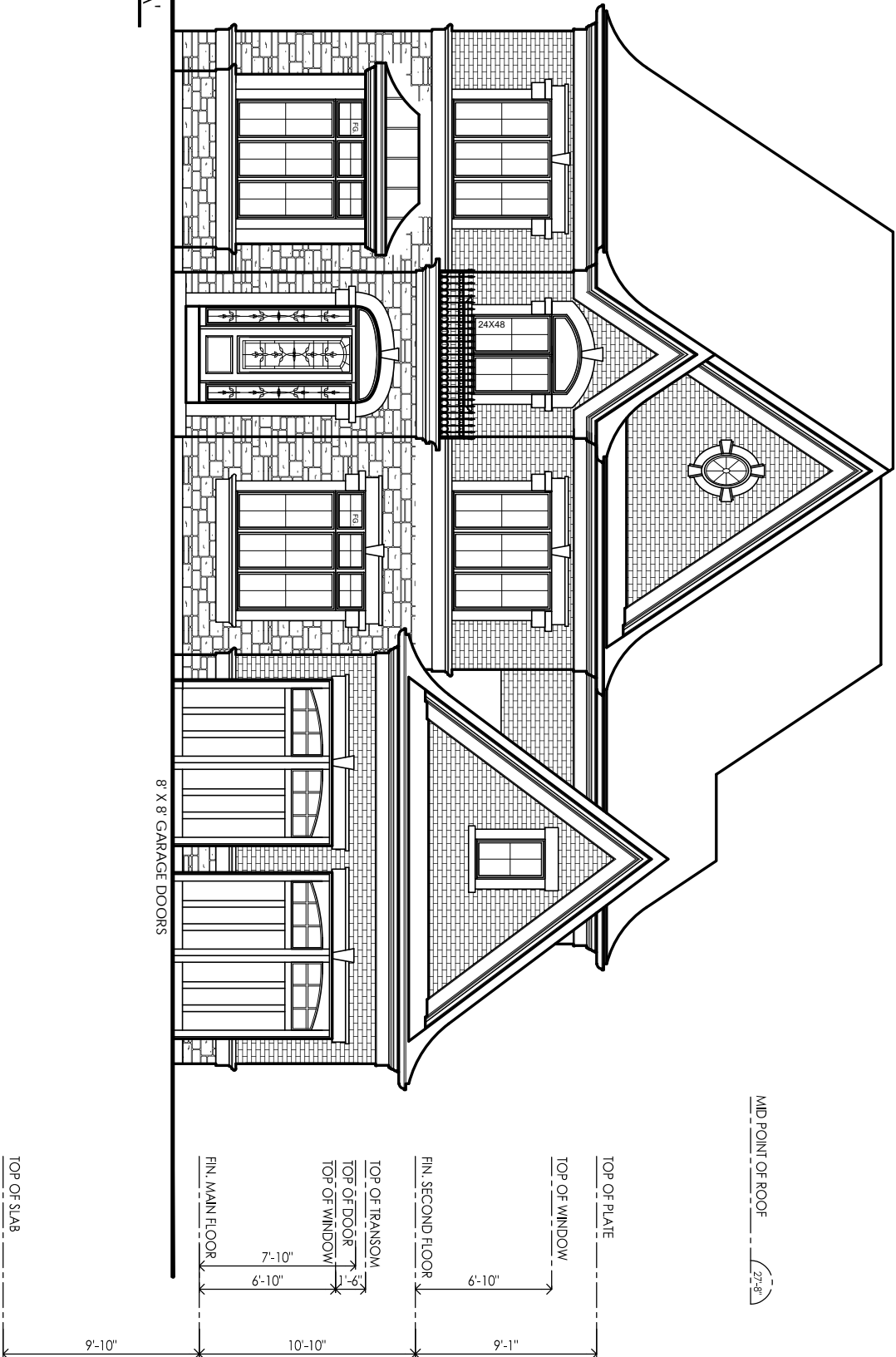
PN design

Imagine - Inspire - Create

File:D:\acadm\projects\15085\Architecture\A\Model\Custom- Marrelli\15085-CUSTOM-FINAL.dwg Plotted: Mar 22, 2021 By:RowP



FRONT ELEVATION 'A'



revisions		initials	date
1	ISSUED FOR CLIENT REVIEW	HZ	12-24-15
2	REVISED AS PER COA COMMENTS/ISSUED FOR	JP	1-Feb-16
3	CLIENT REVIEW		
4			
5			

File:C:_RN_Standards\Temp\AcPublish_33304\15085-CUSTOM-FINAL.dwg Plotted: Jan 12, 2021 By:RaviP

3775 SF
(includes 0 sf orb and
1,42 sf finished bsmt.)

client

John Marrelli

project

Custom Home

model

Vaughan

CUSTOM

project #

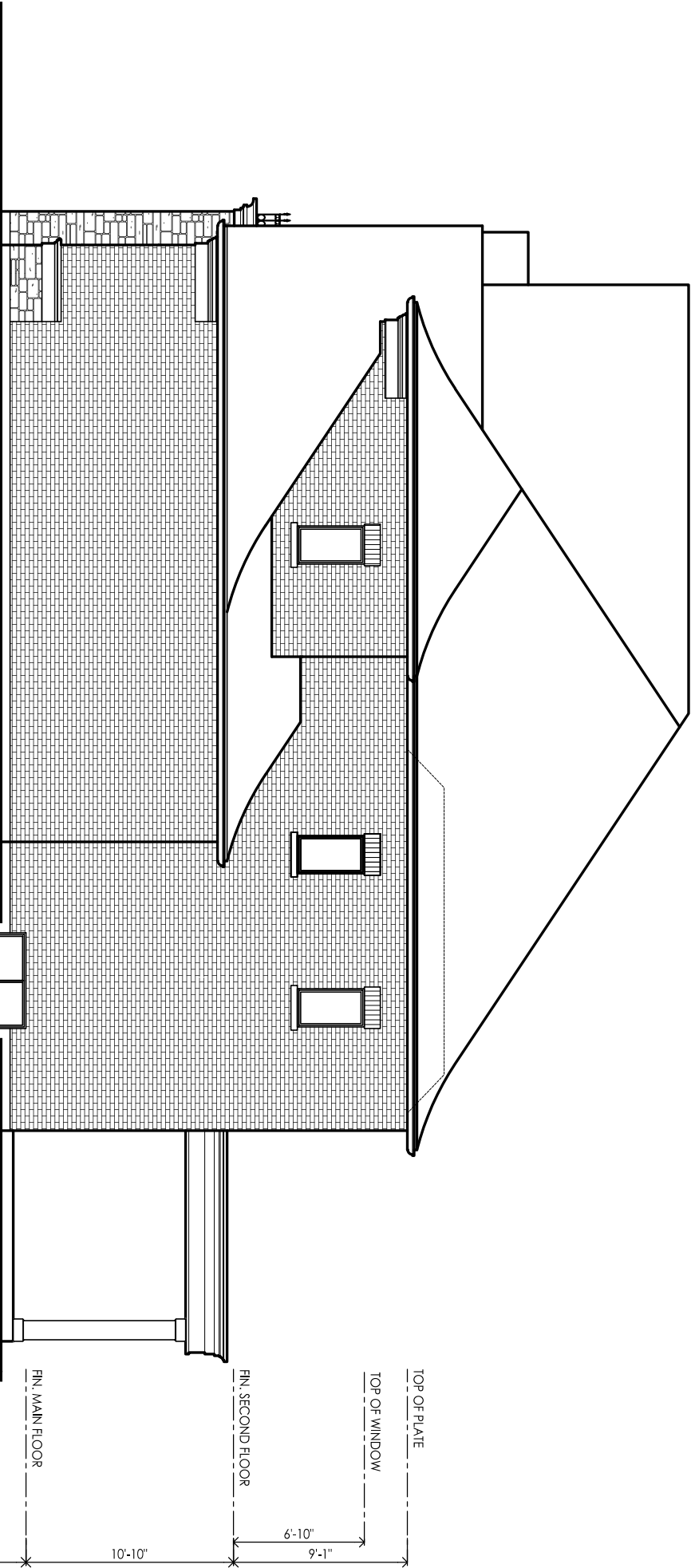
15085

scale

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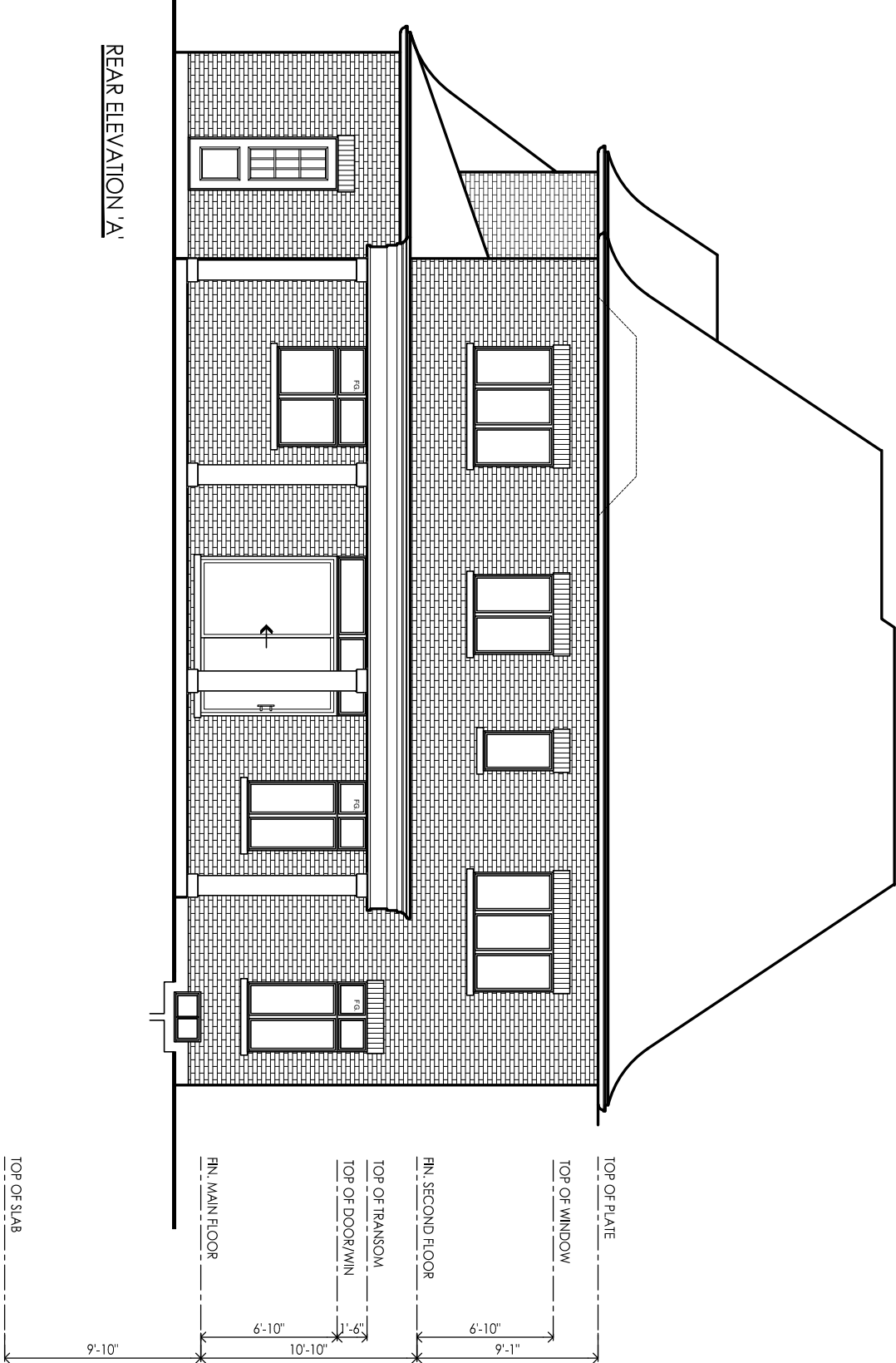
page

B3



RIGHT SIDE ELEVATION 'A'

revisions		initials	date
1			
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5			



revisions		initials	date
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2			
3			
4			
5			



3775 SF
(includes 0 sf orb and
142 sf finished bsmt.)

client

John Marrelli

project

Custom Home

Vaughan

model

CUSTOM

project #

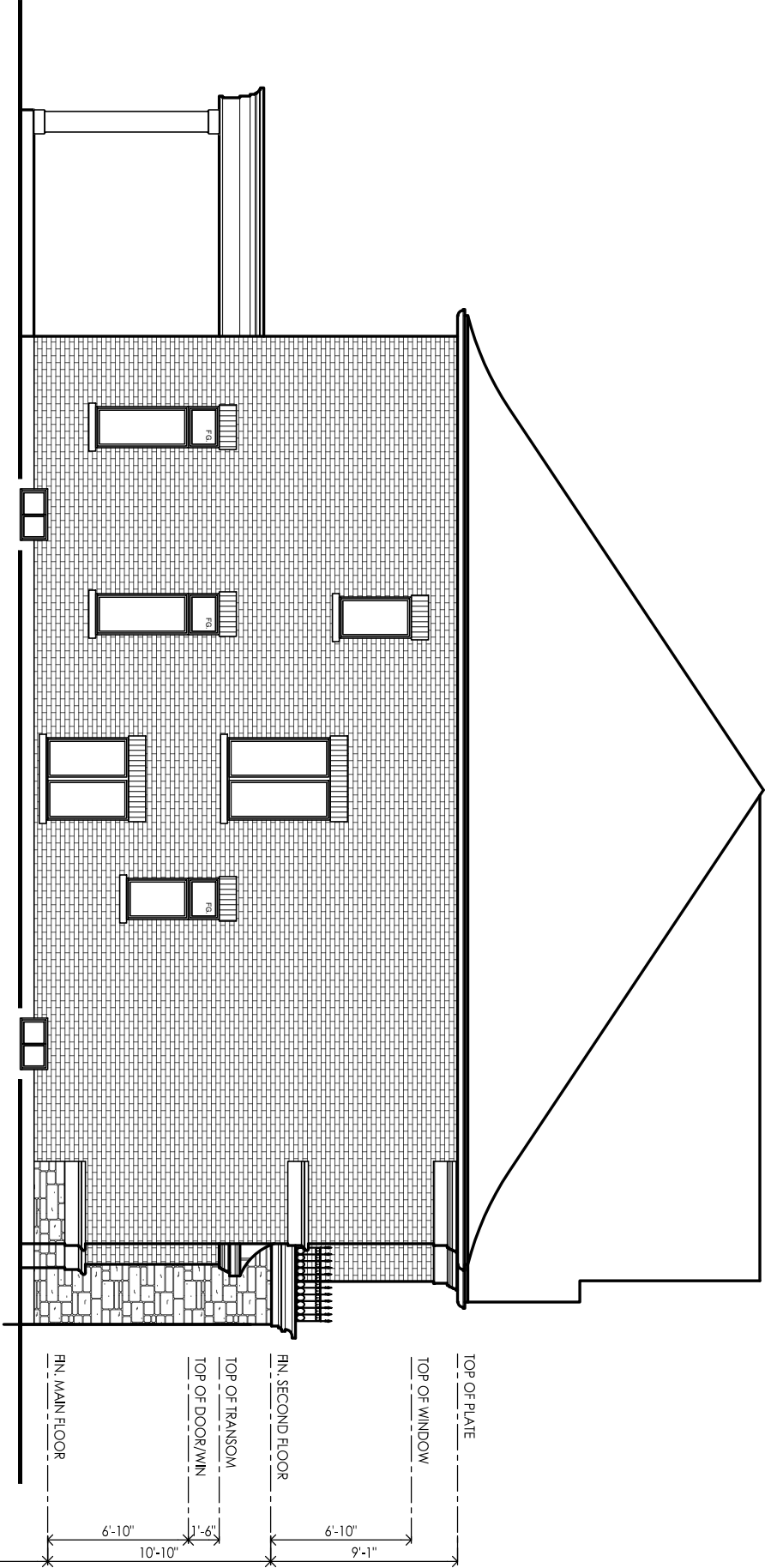
15085

scale

1/8" = 1'0"

page

B6



LEFT SIDE ELEVATION 'A'

revisions		initials	date
1			
2			
3			
4			
5			

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

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

Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A057-21 - REQUEST FOR COMMENTS - 26 Malaren Rd, Maple (Full Circulation)

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

Sent: April-21-21 12:24 PM

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

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

Subject: [External] RE: A057-21 - REQUEST FOR COMMENTS - 26 Malaren Rd, Maple (Full Circulation)

Good afternoon Lenore,

The Regional Municipality of York has completed its review of the above minor variance and has **no comment**.

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

Providence, Lenore

Subject: FW: A057-21 - REQUEST FOR COMMENTS - 26 Malaren Rd, Maple (Full Circulation)

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

Sent: April-16-21 11:28 AM

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

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

Subject: [External] RE: A057-21 - REQUEST FOR COMMENTS - 26 Malaren Rd, Maple (Full Circulation)

Good morning,

As the property at 26 Malaren Road is outside the MTO permit control area, MTO has no comments.

Colin Mulrenin (he/him) | 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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A053/16

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A053/16

APPLICANT: GIOVANNI MARRELLI

PROPERTY: Part of Lot 19, Concession 4 (Lot 99, Registered Plan 5590) municipally known as 26 Malaren Road, Maple.

ZONING: The subject lands are zoned R1V, Residential, under By-law 1-88, as amended.

PURPOSE: To permit the construction of a single family dwelling, as follows:

PROPOSAL: . To permit a maximum lot coverage of 23.47% (dwelling = 23% porch = 0.47%)

BY-LAW REQUIREMENT: 1. A maximum lot coverage of 20% is permitted for a 2 storey dwelling.

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:




THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

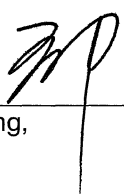
THAT Application No. **A053/16**, **GIOVANNI MARRELLI**, be **APPROVED**, in accordance with the sketches attached.


THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.


CARRIED.

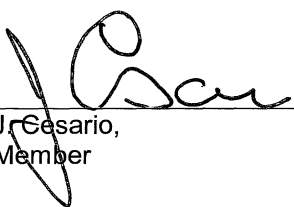
CHAIR: 


Signed by all members present who concur in this decision:


H. Zheng,
Chair


M. Mauti,
Vice Chair

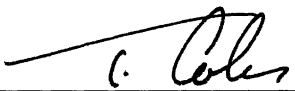

R. Buckler,
Member


J. Cesario,
Member


A. Perrella,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	FEBRUARY 25, 2016
Last Date of Appeal:	MARCH 16, 2016

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **MARCH 17, 2017**

A053/16

CLIENT	JOHN MARRELLI
PROJECT/LOCATION	CUSTOM HOME CITY OF VAUGHAN
DRAWING	SITE PLAN

BUILDING STATISTICS	
REG. PLAN No.	
ZONE	R1V
LOT NUMBER	99
LOT AREA(m ²)	871.61m ²
BLDG AREA(m ²)	200.4 (HOUSE) 10 (GAZEBO)
LOT COVERAGE(%)	22.9% (HOUSE) 1.14% (GAZEBO)
No. OF STOREYS	2
MEAN HEIGHT(m)	N/A
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

LEGEND


FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDESTAL
▣	CABLE PEDESTAL
□	CATCH BASIN
▢	DBL. CATCH BASIN
✱	ENGINEERED FL LL
⋈	HYDRO CONNECTION
⊕	FIRE HYDRANT
⊗	STREET LIGHT
⊗	MAIL BOX
⊕	TRANSFORMER
⊕	WATER VALVE
⬆	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
∇	SEWER CONNECTIONS 1 LOT
⊞	AIR CONDITIONING
⊞	DOWNSPOUT TO SPLASH PAD
→	SWALE DIRECTION
— x —	CHAINLINK FENCE
— xx —	PRIVACY FENCE
— xxx —	SOUND BARRIER
— — — — —	FENCE TO BE EXTENDED TO 1/2" (M) NAD GRADE

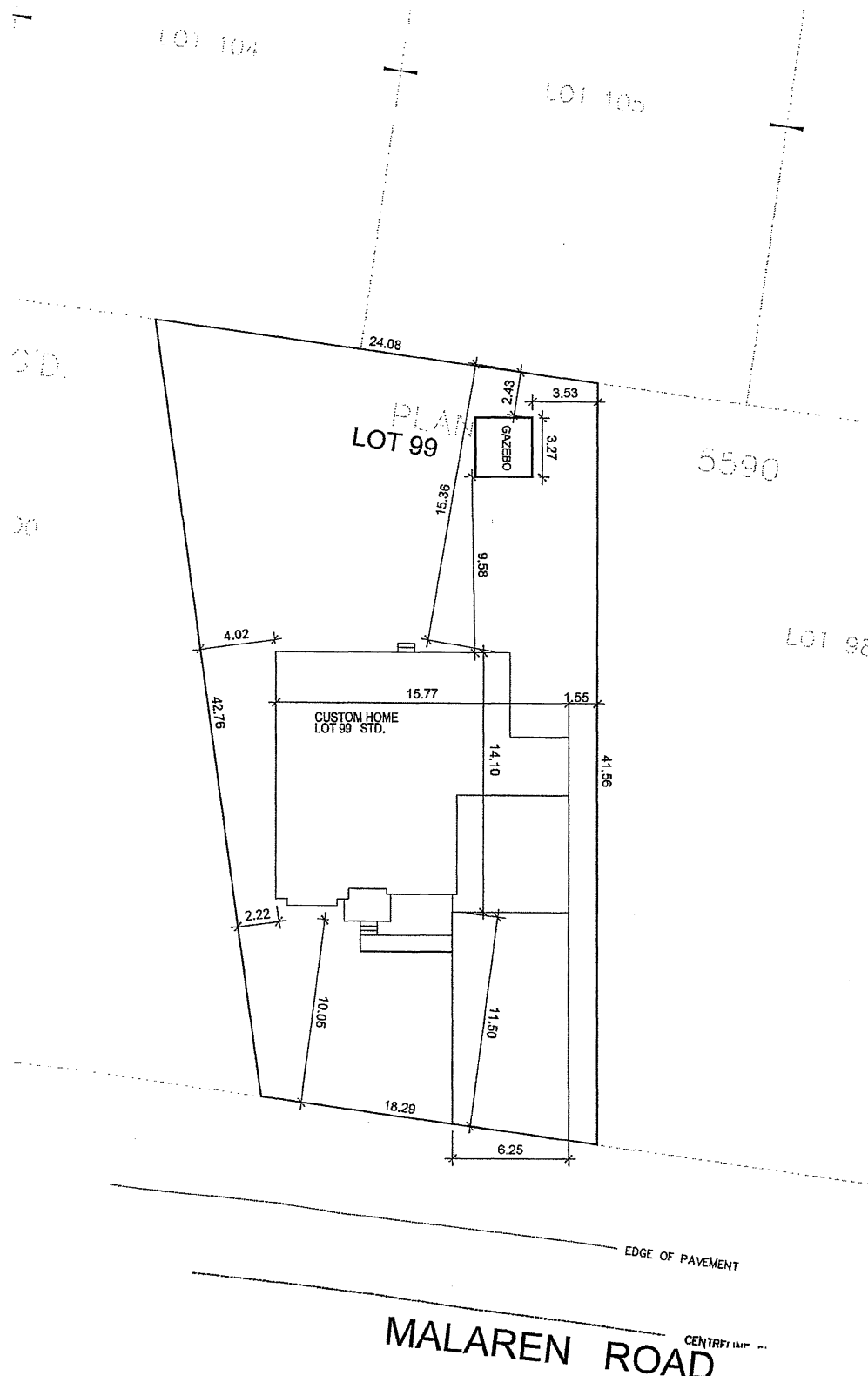
[illegible]

I, JULIO PINZON, DECLARE THAT I HAVE REVIEWED
AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN
WORK ON BEHALF OF RN DESIGN LIMITED UNDER
SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM
QUALIFIED, AND THE FIRM IS REGISTERED, IN THE
APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN _____
FIRM BCIN _____ 26995 _____

DATE _____ SIGNATURE _____

DRAWN BY MA	 <p>ARN design <i>Imagine • Inspire • Create</i></p> <p>TEL.(905)738-3177 FAX.(905)738-5449 DUC@ARNDESIGN.COM</p>
SCALE 1:250	
PROJECT No. 15085	
LOT NUMBER 99	

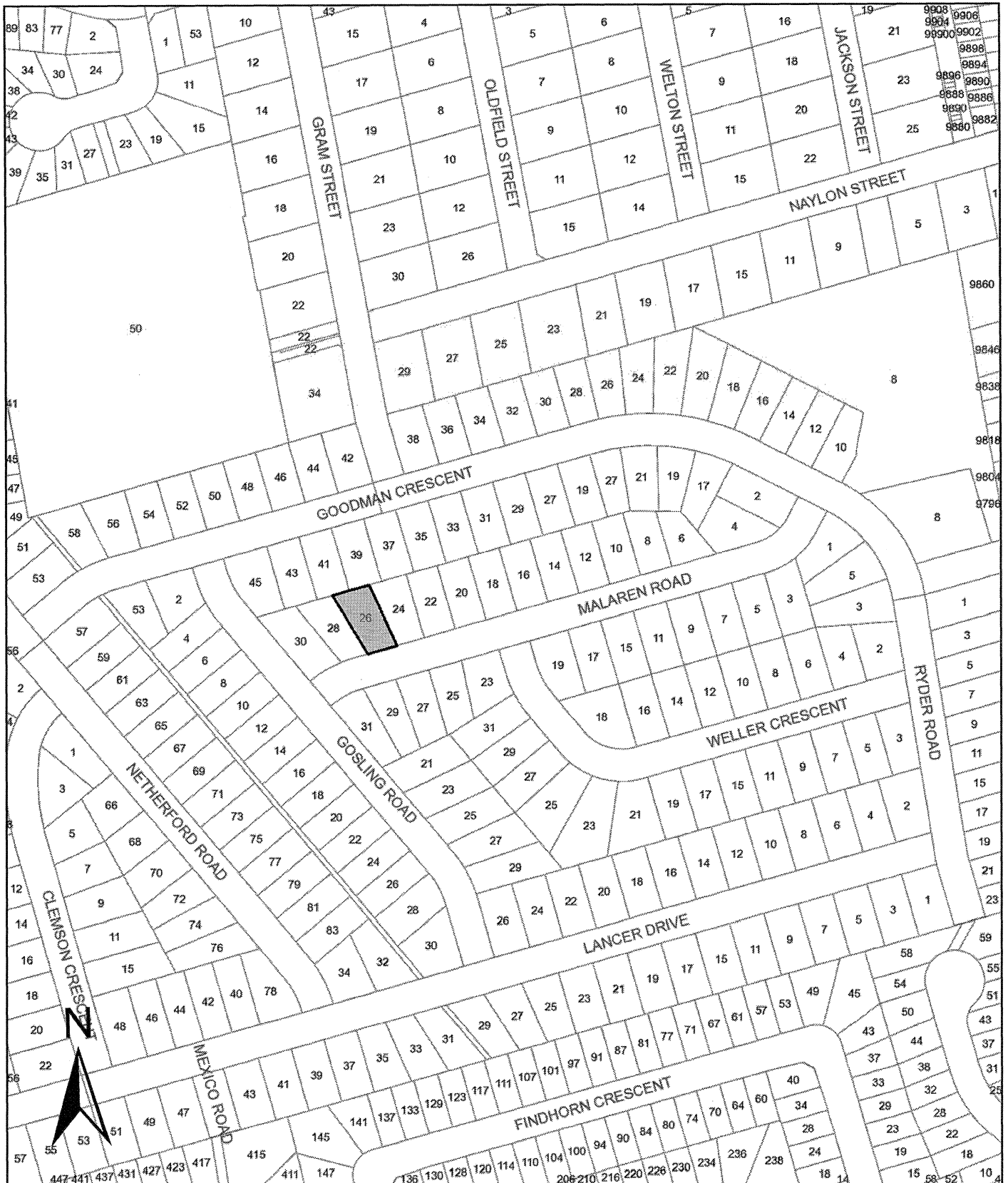




Location Map - A053/16

26 MALAREN ROAD, MAPLE

Major Mackenzie Drive



Rutherford 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.