



File: A109/20

Applicant: Michele & Josephine Mancuso

Address: 129 Camlaren Cr Kleinburg

Agent: Great Room Inc.

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"/>	<input checked="" type="checkbox"/>
Development Engineering		
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation	<input checked="" type="checkbox"/>	
Bell Canada	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, June 10, 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: 2

A109/20

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, June 10, 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:** Michele & Josephine Mancuso
- Agent:** Great Room Inc.
- Property:** **129 Camlaren Cr Kleinburg**
- Zoning:** The subject lands are zoned R1 Residential One under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" & "Natural Areas"
- Related Files:** None
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the 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. A maximum lot coverage of 30% is permitted. (Schedule A)	1. To permit a maximum lot coverage of 37.5%. (28.2% dwelling; 5.9% garage; 3.4% porches)
2. A maximum eave and gutter encroachment of 0.50 metres is permitted into the required yard. (S.3.14)	2. To permit a maximum eave and gutter encroachment of 0.76 metres.
3. The maximum width of the driveway shall be 6.0 metres, where there is no street curb shall be measured at a point of 4.25 metres from the street line onto the private side of the lot. (S.4.1.1.f)	3. To permit the maximum width of the driveway to be 7.06 metres, where there is no street curb and measured at a point of 4.25 metres from the street line onto the private side of the lot.
4. A maximum building height of 9.5 metres is permitted, measured from the average finished grade at the front of the building to the highest point of a mansard roof. (Schedule A)	4. To permit a maximum building height of 10.76 metres to the highest point of the roof of the dwelling.

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

For information on the previous approvals listed above please visit www.vaughan.ca. 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 May 26, 2021

Applicant confirmed posting of signage on May 28, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	Approx. 1960 (Purchased approx. May 2017)

Applicant has advised that they cannot comply with By-law for the following reason(s): The current zoning by-law is too restrictive with regards to new single family dwellings.

Adjournment Request: None

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m².

Lot coverage has been calculated as 28.2% for the dwelling, 5.9% for the garage and 3.4% for all covered porches.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

An air conditioning unit shall be setback a minimum of 0.6 metres from the interior side lot line.

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

The Owner is requesting permission to demolish the existing dwelling and to construct a new single-family dwelling on the subject lands with the above noted variances.

The Owner originally proposed a lot coverage of 41.2% with reductions to the front and interior yard setbacks. Development Planning staff identified concerns and the Owner revised the proposal to create a more appropriate built form for the neighbourhood by reducing the size of the dwelling and complying with the minimum setback requirements. As such, the Development Planning Department considers Variances 1 and 2 to meet the intent of the Zoning By-law and are considered minor in nature.

The proposed dwelling includes a sloped roof design that is generally flat across the top. As the roof style is considered flat, Zoning By-law 1-88 requires the building height be measured from the average grade at the front wall of the dwelling to the highest peak of the roof, instead of at the mid-point between the eaves. With a mid-point height of 9.5 m, a sloped roof design would result with a higher roofline than what is currently proposed. As the proposed roofline maintains a lower profile than a sloped roof design, the Development Planning Department has no objections to the proposed building height.

Despite the increased driveway width of 7.05 m, the intent of the Zoning By-law in balancing landscaping aesthetics with the provision of adequate parking is maintained. As the lot is pie shaped and tapers in towards the front lot line, less landscaping can be provided in order to maintain an appropriately scaled driveway. As there is a substantial portion of soft landscaping within the municipal boulevard, the reduced soft landscaping will not adversely diminish the overall aesthetic and character from a streetscape perspective. As such, Variances 3 and 4 are considered minor in nature.

The Arborist Report, Tree Inventory, Preservation, and Landscape Concept Plan prepared by Thomson Watson Consulting Arborists Inc., dated January 11, 2021, indicates a removal of 8 trees on the subject lands. Based on the City of Vaughan's Tree Replacement Formula, 5 replacement trees are required for replanting and will be provided on site as per the plans submitted. Urban Design staff have reviewed the report, concur with its recommendations, and have also recommended additional tree planting within the front yard to be shown on a revised Landscape Plan. Should this application be approved, a condition to this effect is included in the Conditions of Approval.

The subject lands are partially located within the Toronto and Region Conservation Authority's ('TRCA') Regulated Area of the Humber River. TRCA staff have reviewed the revised proposal on April 30, 2021 and have advised that they have no objections to the application, subject to the issuance of a TRCA permit under *Ontario Regulation 166/06*.

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, subject to the following Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

The Owner shall provide a Landscape Plan to ensure appropriate planting is provided along the streetscape, to the satisfaction of the Development Planning Department.

Development Engineering:

Please contact Kirk Scarlett from Transportation and Fleet Management Services (Kirk.Scarlett@vaughan.ca; 905-832-8585 Ext 6170 or 476-522-2410) for driveway culvert installation.

The Development Engineering (DE) Department does not object to variance application A109/20 subject to the following condition(s):

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:

A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm DBH) on the subject property and trees located within 6 meters of the subject property, as per By-Law 052-2018;

Tree Protection Fencing is to be installed to minimize the impact on the trees (over 20cm DBH) to be preserved prior demolition/construction and is to remain until the construction is completed. (applicable to Private and Public trees) as per By-Law 052-2018;

MLA 107A or ULA 110A Heavy Duty Tree protection fencing (plywood) is to be installed prior to construction and is to remain until construction is completed, as per By-Law 052-2018;

MLA 107B or ULA 110B Light Duty Tree protection fencing (Snow Fence) may be used where traffic sight lines will be affected within the road allowance, as per By-Law 052-2018;

No construction activity, grade changes, surface treatment, excavations of any kind or material storage is permitted within the Tree Protection Zone;

Tree protection & preservation methods must be followed according to City of Vaughan By-law (052-2018);

City of Vaughan's standard details for tree protection should be included in both arborist report and in the tree protection plan:

https://www.vaughan.ca/services/business/urban_design/General%20Documents/UD%20DESIGN%20STANDARD%20DETAILS%20Vol2.pdf

Municipal By-law 052-2018 directs that municipal and private trees shall be protected during all phases of construction. MLA-107B Light Duty Tree Hoarding Protection Detail (Snow Fence) shall be used for trees within the road allowance and MLA-107A Heavy Duty Tree Protection Detail (Plywood) for all other trees;

Municipal By-law 052-2018 direct that if a tree is damaged or requires removal that monetary compensation and expenses shall be paid;

For municipal trees on or within 6m of subject property that may be impacted by proposed development requires securities to be held back for the value of each individual tree in the form of a letter of credit.

Recommended conditions of approval:

1. Owner/Applicant must install tree protection (hoarding) to the satisfaction of Forestry Staff.
2. Owner/applicant must obtain private property tree removal/protection permit from the Forestry Division and pay all required fees associated to the permit.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Development Finance:

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

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

Bell: Bell would like to maintain the presence our easement Inst. LB226965 at this address, and kindly request notification of encroachment should any construction occur within the 15.00' boundaries of said easement.

MTO – Located outside of MTO permit control area

TRCA – comments with conditions

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 **adjourn** this application the following condition(s) is required: N/A

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. Owner/Applicant must install tree protection (hoarding) to the satisfaction of Forestry Staff. 2. Owner/applicant must obtain private property tree removal/protection permit from the Forestry Division and pay all required fees associated to the permit.
3	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from the Toronto and Region Conservation Authority
4	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	The Owner shall provide a Landscape Plan to ensure appropriate planting is provided along the streetscape, to the satisfaction of the Development Planning Department.

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 8002
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

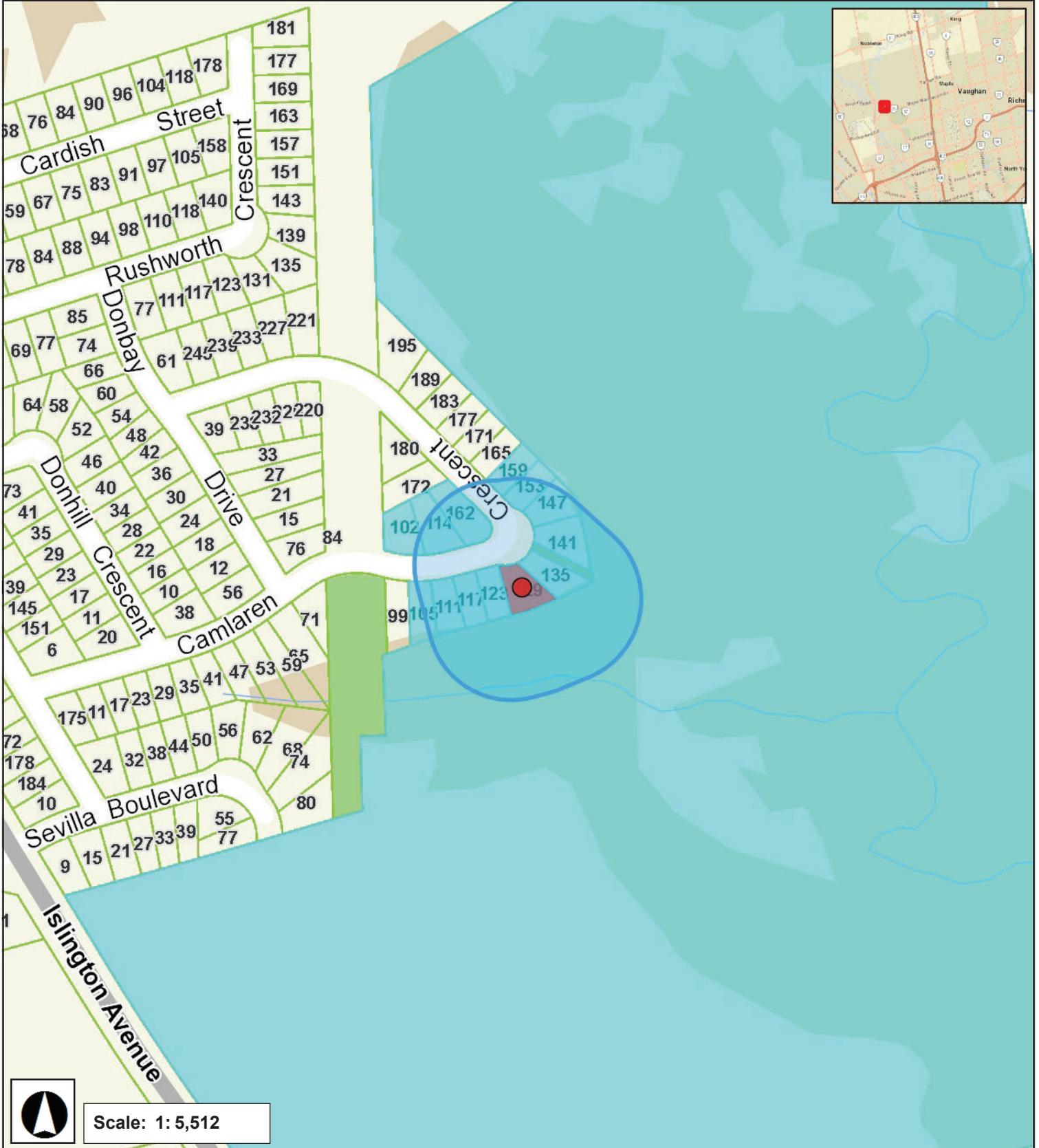
Plans & Sketches



LOCATION MAP - A109/20

129 CAMLAREN CRESCENT, KLEINBURG

Teston Road



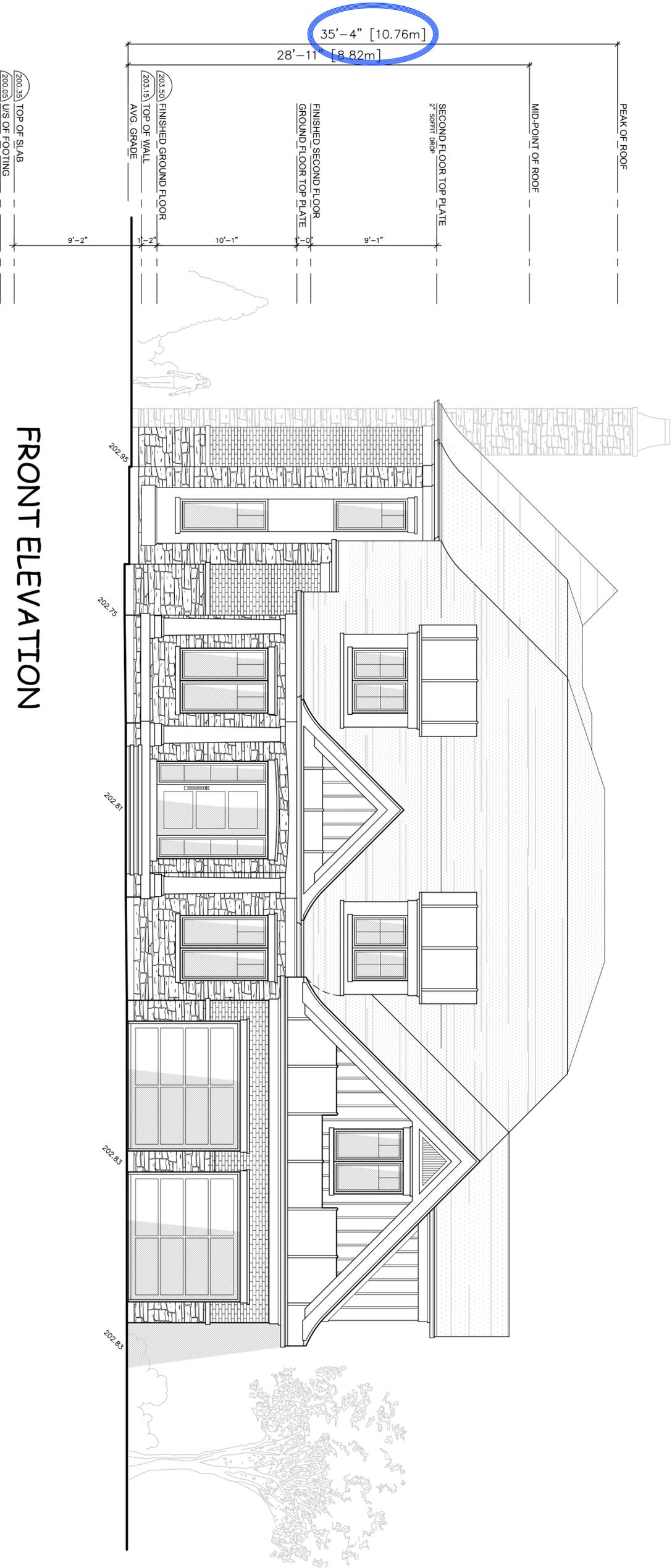
Major Mackenzie Drive

November 3, 2020 11:56 AM

1229 Gamlarén Cresc.

Concept 7

A109/20



FRONT ELEVATION

RECEIVED
By RECEIVED at 1:20 pm, May 13, 2021

ARTISTS' IMPRESSION
CONCEPTS OF THIS PLAN ARE BASED ON THE ARCHITECT'S CONCEPTS. THE ARCHITECT HAS MADE AN EFFORT TO ACCURATELY REPRESENT THE APPEARANCE OF THE PROPOSED PROJECT, BUT THIS IS AN ARTIST'S IMPRESSION AND NOT A CONTRACT DOCUMENT. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE REFERENCED TO THE ARCHITECT'S CONTRACT DOCUMENTS AND NOT THIS ARTIST'S IMPRESSION. THE ARCHITECT'S CONTRACT DOCUMENTS SHALL PREVAIL IN THE EVENT OF A DISCREPANCY BETWEEN THIS ARTIST'S IMPRESSION AND THE ARCHITECT'S CONTRACT DOCUMENTS.



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

Bell: Bell would like to maintain the presence our easement Inst. LB226965 at this address, and kindly request notification of encroachment should any construction occur within the 15.00' boundaries of said easement.

MTO – Located outside of MTO permit control area

TRCA – comments with conditions



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

Attwala, Pravina

Subject: FW: A109/20 - REQUEST FOR COMMENTS

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

Sent: October-30-20 3:50 PM

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

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

Subject: [External] RE: A109/20 - REQUEST FOR COMMENTS

Good Afternoon Pravina,

MTO has reviewed the subject land(s) located at 129 Camlaren Cr. in the City of Vaughan. The subject lands are outside the MTO permit control area and therefore do not require a permit from this office.

Best Regards,

Alexander Hajjar

Transportation Technician

Highway Corridor Management Section

Ministry of Transportation, MTO

437.833.9453

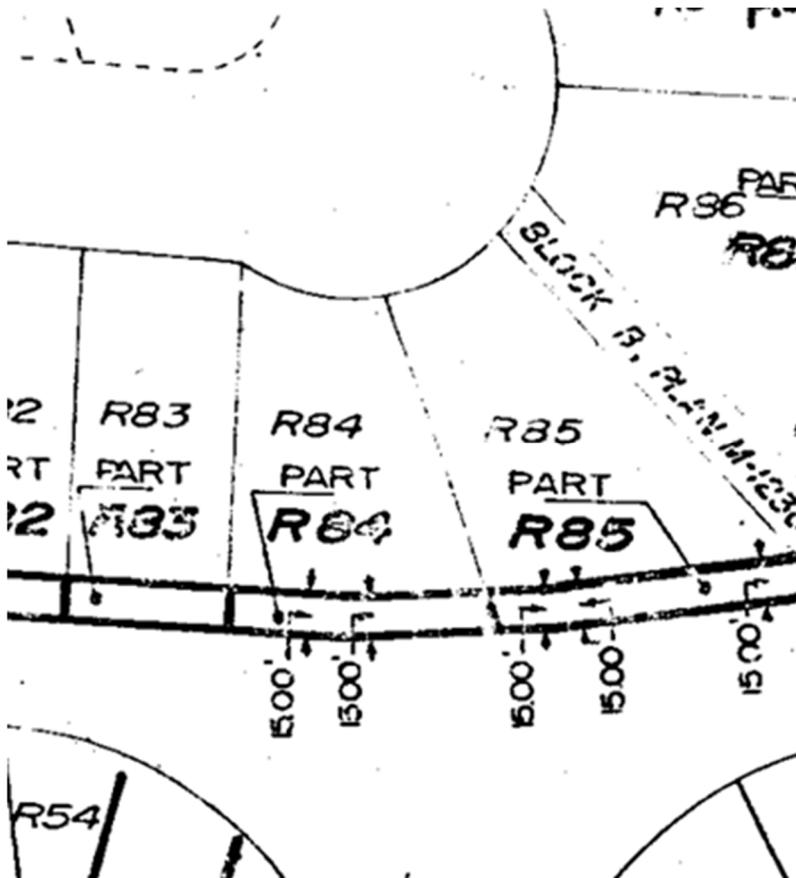
Attwala, Pravina

Subject: FW: A109/20 - REQUEST FOR COMMENTS

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: December-21-20 1:40 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: [External] RE: A109/20 - REQUEST FOR COMMENTS

Bell would like to maintain the presence our easement Inst. LB226965 at this address, and kindly request notification of encroachment should any construction occur within the 15.00' boundaries of said easement.

Best regards,



Carrie Gordon

External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F: 705-726-4600

Happy holidays!



Attwala, Pravina

Subject: FW: A109/20 - REQUEST FOR COMMENTS (APPLICATION, SKETCH & ZONING COMMENTS REVISED MAY 13, 2021)

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

Sent: May-19-21 12:08 PM

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

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

Subject: [External] RE: A109/20 - REQUEST FOR COMMENTS (APPLICATION, SKETCH & ZONING COMMENTS REVISED MAY 13, 2021)

Good afternoon Pravina,

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

May 26, 2021

CFN 62574.30

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Ms. Christine Vigneault, Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A109/20 – Second Submission
129 Camlaren Crescent Trail, Lot 84 PLAN M1230
City of Vaughan, Region of York
Owner: Michele & Josephine Mancuso
(Agent: Great Room Incorporation c/o George Shama)**

Further to our previous letter dated December 21, 2021, the purpose of this letter is to provide Toronto and Region Conservation Authority (TRCA) staff comments on the 2nd submission materials Minor Variance Application A109.20. The formal circulation package from the City of Vaughan was received by TRCA on May 13, 2021.

Background

It is our understanding that the purpose of the noted variance is to facilitate the construction of a single-family dwelling on the subject property. More specifically,

1. To permit a maximum lot coverage of 37.5%, whereas a maximum lot coverage of 30% is permitted.
2. To permit a maximum eave and gutter encroachment of 0.76 metres, whereas an eave and gutter encroachment of 0.50 metres is permitted into the required yard.
3. To permit the maximum width of the driveway to be 7.06 metres, where there is no street curb and measured at a point of 4.25 metres from the street line onto the private side of the lot, whereas maximum width of the driveway shall be 6.0 metres.
4. To permit a maximum building height of 10.76 metres to the highest point of the roof of the dwelling, whereas a maximum building height of 9.5 metres is permitted, measured from the average finished grade at the front of the building to the highest point of a mansard roof.

Application-Specific Comments

As provided in previous TRCA letters, a valley corridor is located at the rear of the subject property. Based on a review of available mapping information, the valley system is in a naturalized condition and the associated slope is rather steep. TRCA policies require that all development and site alteration be setback a minimum distance of 10 metres from the limit of a valley corridor. To delineate the physical

top of bank, TRCA staff conducted a site visit on December 14, 2020. Subsequently, the applicant submitted a geotechnical investigation report and a slope stability analysis to delineate the extent of the long-term stable top of slope (LTSTOS) to the satisfaction of TRCA. By copy of this letter, TRCA staff advise that they are satisfied that the required setback from the LTSTOS has been achieved.

Fees

We thank the applicant for submitting the application review fee of \$580.00 (Variance-Residential-Minor).

Recommendation

Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A109/20 subject to the following conditions:

1. That the applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I,
Development Planning and Permits

HR/mh

C: Simbana, Roberto <Roberto.Simbana@vaughan.ca>
Holyday, Margaret <Margaret.Holyday@vaughan.ca>
George Shama <george@greatroom.ca>

TRCA Permit Application Requirements

In order to initiate TRCA permit application process, a digital copy of the following materials would need to be submitted to Hamedeh Razavi at the following email address: Hamedeh.Razavi@trca.ca

1. Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (Residential/Development Projects) (Pursuant to Ontario Regulation 166/06).
2. The following plans/drawings:
Site plan showing location and dimension of all proposed works;
Grading Plan;
Landscape Plan; and,
Erosion and Sediment Control Plan;
3. Legal survey of the subject property;
4. Permit Review fee of \$875.00. TRCA's fee schedule can be found by visiting the following site: <https://trca.ca/planning-permits/apply-for-a-permit/>. Please note that TRCA's Administrative Fees for Planning and Permitting Services are presently under review. It is anticipated that new fee schedules (2021-2022) will be in place as of June 2021. For applications in which TRCA's fees have not been paid by this date, the applications will be subject to the new fees, effective the date of the approval of the new fees by TRCA's Board of Directors. TRCA's current fee top-up provisions, as outlined in our current fee schedules, will continue to apply.