



File: A113/21

Applicant: Mena Sili

Address: 1 Autumn Grove Court, Kleinburg

Agent: Albert Yerushalmi

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"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: A026/16

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Wednesday, June 30, 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: 12

A113/21

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Wednesday, June 30, 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:** Mena Sili
- Agent:** Albert Yerushalmi
- Property:** **1 Autumn Grove Court, Kleinburg**
- Zoning:** The subject lands are zoned R1, Residential Zone, and subject to the provisions of Exception 9(1128) 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 a proposed sunroom enclosure to be constructed on the north side of the existing 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 30.00% is permitted (Exception 9(1128), Schedule T-118).	1. To permit a maximum Lot coverage of 38.52% (34.97% Dwelling, 3.55% Cabana)
2. A minimum setback of 2.34 metres is required (Section 4.1.1 k).	2. To permit a minimum rear yard setback of 0.45 metres to an Architectural Feature.

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

Application No.:	Description:	Status of Approval:
A026/16	To permit construction of a Cabana and variances to lot coverage and setbacks of structure.	Approved/Refused/Withdrawn/OMB/Concurrent Approved

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 June 15, 2021

Applicant confirmed posting of signage on June 14, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2010
Cabana	2010
Sunroom Enclosure	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Construction of the proposed sunroom + the privacy fence create variance(s) that need relief from the committee of adjustment.

Adjournment Request: None**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: Order No. 20-000057, Order to Comply for , Issue Date: Jul 16, 2020.

Building Permit No. 11-003811 for Single Detached Dwelling - New, Issue Date: Sep 14, 2011

Building Permit No. 11-003811 for Single Detached Dwelling - Alteration, Issue Date: Aug 07, 2012

Building Permit No. 20-109121 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)

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

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

A ground mounted A/C unit and/or pool equipment shall be setback a minimum of 0.6 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard. A wall mounted AC unit shall be setback a minimum of 0.3 metres from the interior side yard and may encroach a maximum of 1.5 metres into the required rear yard.

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

The Owner is proposing to construct a one-storey sunroom addition and architectural feature (privacy screen) with the above-noted variances. The subject lands have received previous approvals through the Committee of Adjustment ('Committee') to permit increases in maximum lot coverage. In 2014, the Committee approved Minor Variance File A290/14 that permitted a maximum lot coverage of 34.21% (30% for dwelling and 4.21% for accessory structures). A subsequent approval was granted by the Committee in 2016 through Minor Variance File A026/16 to permit a maximum lot coverage of 34.97% to accommodate a cabana in the rear yard.

The requested increase in maximum lot coverage is associated with the proposed one storey sunroom addition. Although the sunroom would be visible from the street along the exterior side yard, the sunroom does not project outwards from the existing building footprint of the dwelling and remains flush with the exterior side wall, thus visual impacts related to scale and massing are minimal. Accordingly, the Development Planning Department is of the opinion that the proposed sunroom addition is appropriate for the subject lands and does not negatively impact the streetscape and surrounding neighbours. A 2.34 m high privacy screen is proposed to provide additional screening to the existing cabana and is at a lower height than the cabana at 4 m. The Development Planning Department has no concern with Variance 2.

Accordingly, the Development Planning Department 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 A113/21 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:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance Application A026/16

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:

	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.

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.

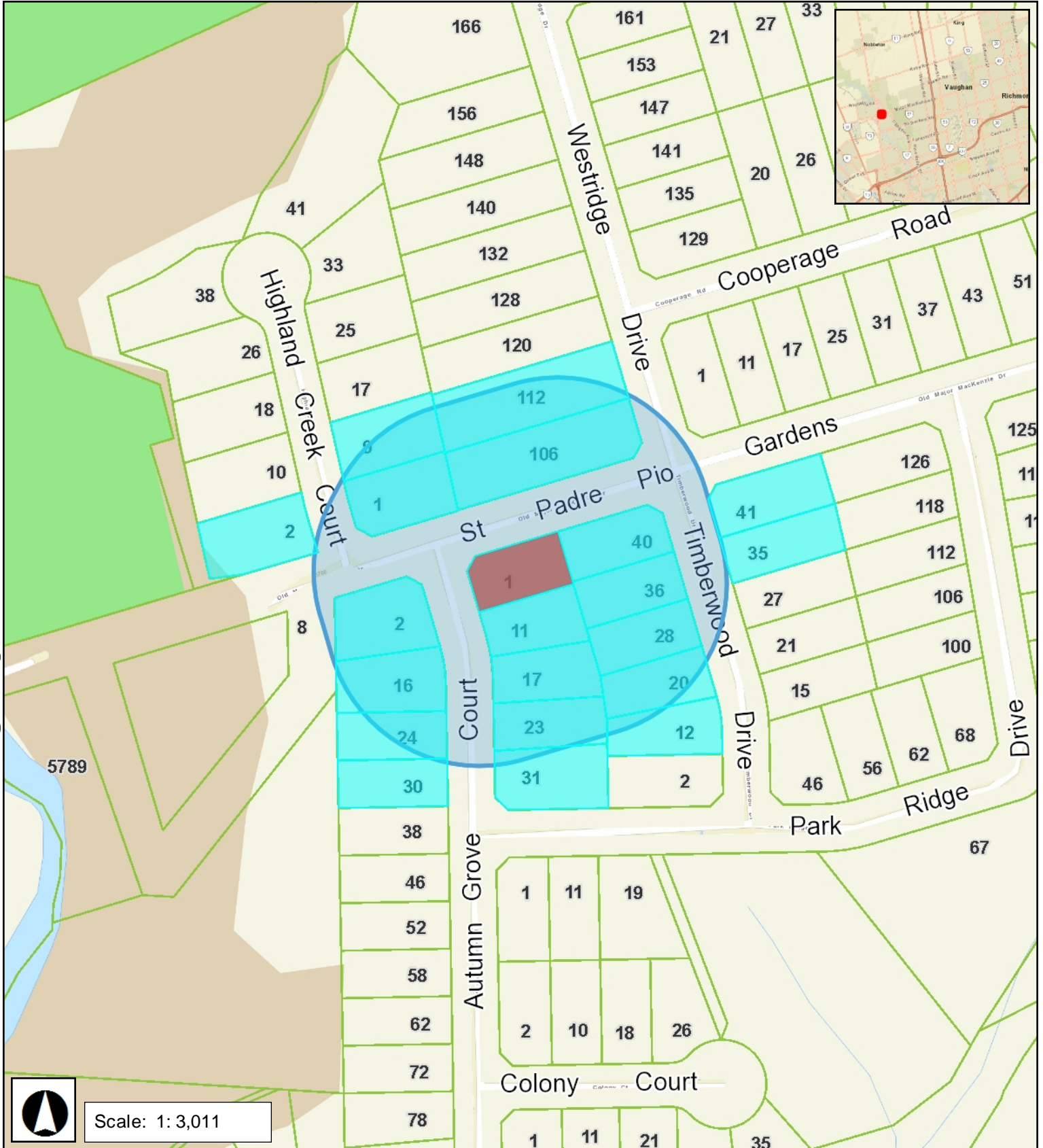
For further information please contact the City of Vaughan, Committee of Adjustment
Adriana MacPherson
T 905 832 8585 Extension 8360
E CofA@vaughan.ca

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

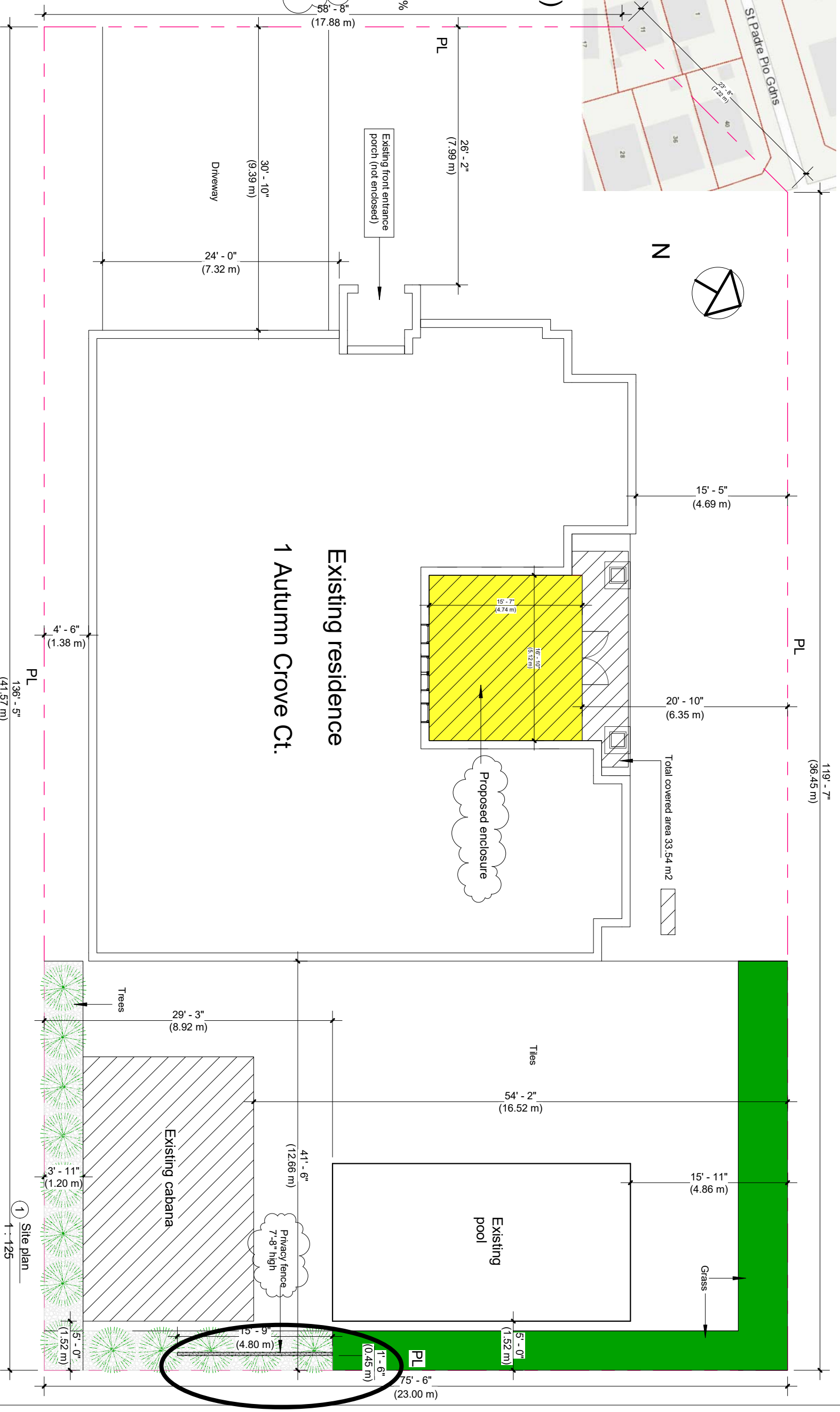
1 Autumn Grove Court, Kleinburg





Area Plan (NTS)

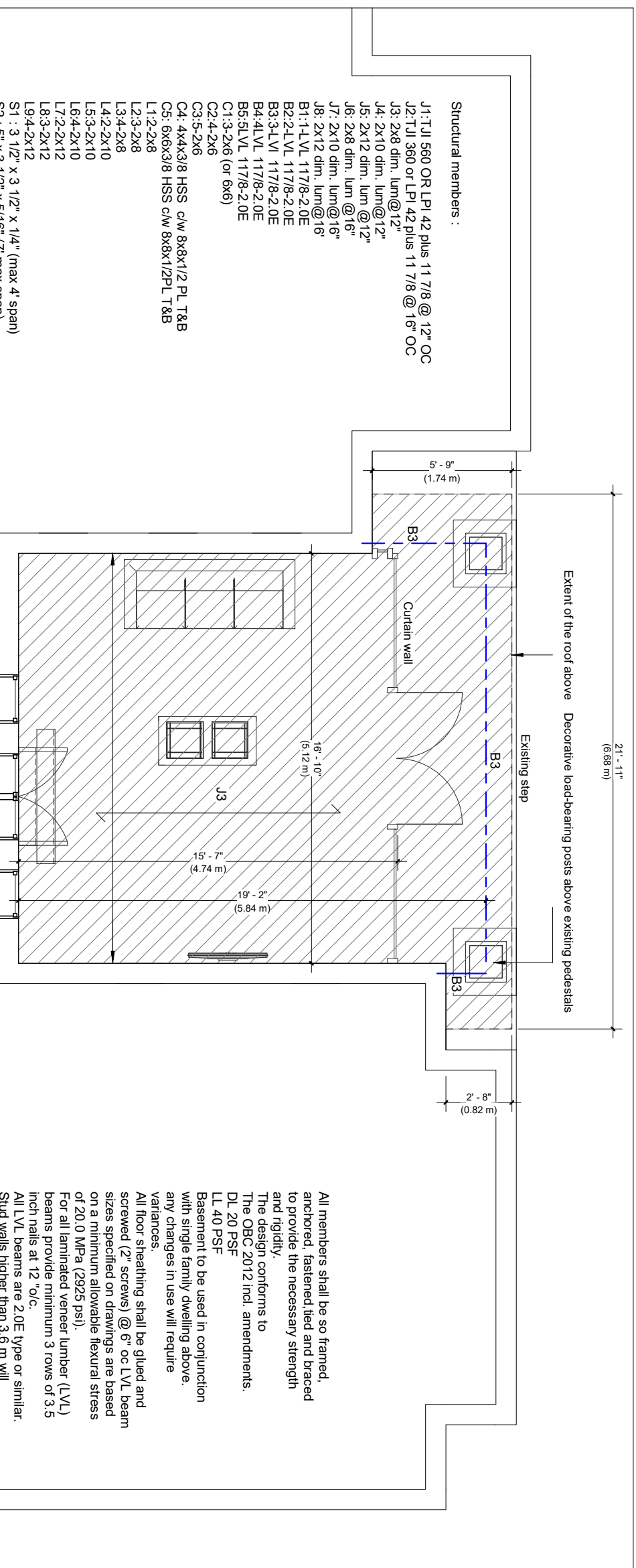
Site Stats:
 Lot area - 10,150 ft² (942.97 m²)
 Existing coverage including the cabana 34.97% (30% the residence 4.97% the cabana)
 Proposed addition 361 ft² (33.54 m²) = 3.55%
 Proposed coverage (3,549 + 361) / 10,150 = 38.52%
 Total rear yard area : 291.18 m²
 Swimming pool : 44.9 m²
 Cabana : 43.2 m²
 Rear area excl. pool & cabana : 203.08 m²
 Soft landscaping :
 Grass : 34.6 m²
 Trees : 24.61 m²
 Total : 59.2 m²
 59.2 / 203.08 = 29.15%



1 Site plan
 1:125

Drawn By		Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer consent. Drawings are not to be scaled		<p>Eden Engineering & Design Inc. Consulting Engineers 34 Pleasant Valley Ct. Markham, ON L3T2H1 Tel : 416-876-0957 Fax : 905-248-3595 E-mail : info@edenengineering.ca</p>	Date	Revision
Checked By	AY					
Project issue date	16.5.2020					

1 Autumn Grove Ct.
 Kleinburg, ON.





Structural members :

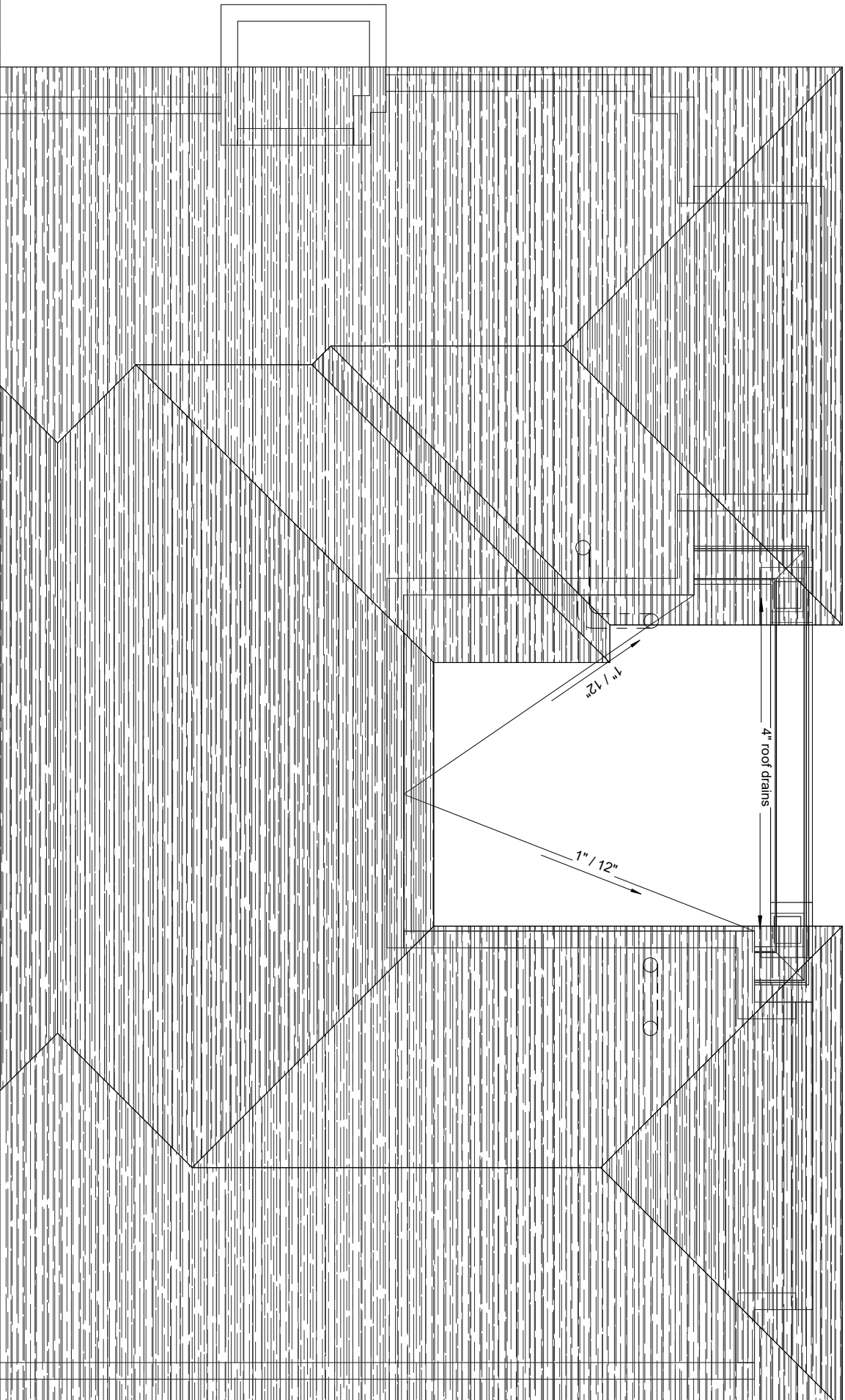
- J1: TJI 560 OR LPI 42 plus 11 7/8 @ 12" OC
- J2: TJI 360 or LPI 42 plus 11 7/8 @ 16" OC
- J3: 2x8 dim. lum@12"
- J4: 2x10 dim. lum@12"
- J5: 2x12 dim. lum@12"
- J6: 2x8 dim. lum @16"
- J7: 2x10 dim. lum@16"
- J8: 2x12 dim. lum@16"
- B1: 1-LVL 117/8-2.0E
- B2: 2-LVL 117/8-2.0E
- B3: 3-LVL 117/8-2.0E
- B4: 4-LVL 117/8-2.0E
- B5: 5-LVL 117/8-2.0E
- C1: 3-2x6 (or 6x6)
- C2: 4-2x6
- C3: 5-2x6
- C4: 4x4x3/8 HSS c/w 8x8x1/2 PL T&B
- C5: 6x6x3/8 HSS c/w 8x8x1/2 PL T&B
- L1: 2-2x8
- L2: 3-2x8
- L3: 4-2x8
- L4: 2-2x10
- L5: 3-2x10
- L6: 4-2x10
- L7: 2-2x12
- L8: 3-2x12
- L9: 4-2x12
- S1 : 3 1/2" x 3 1/2" x 1/4" (max 4' span)
- S2 : 5" x 3 1/2" x 5/16" (7' max span)
- S3 : 6" x 4" x 3/8" (9' max span)
- S4 : 7" x 4" x 7/16" (12' max span)
- S5 : 8" x 4" x 5/8" (14' max span)
- S6 : 9" x 4" x 5/8" (16' max span)
- S1 : 3 1/2" x 3 1/2" x 1/4" (max 4' span)
- S2 : 5" x 3 1/2" x 5/16" (7' max span)
- S3 : 6" x 4" x 3/8" (9' max span)
- S4 : 7" x 4" x 7/16" (12' max span)
- S5 : 8" x 4" x 5/8" (14' max span)
- S6 : 9" x 4" x 5/8" (16' max span)

① Floor plan
1/4" = 1'-0"



All connections between the ceiling joists to the front beam or the ledge beam by joist hangers

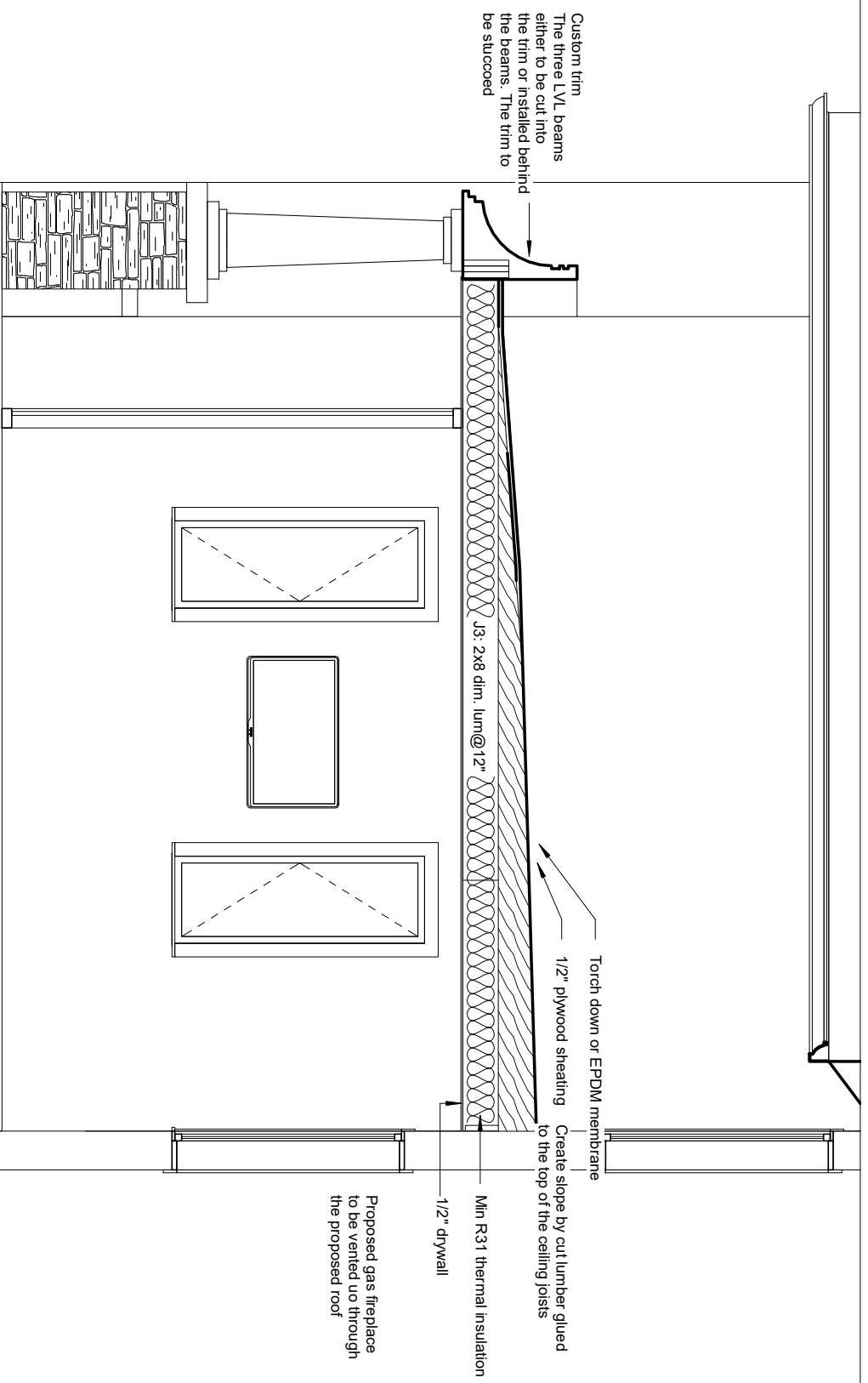
All members shall be so framed, anchored, fastened, tied and braced to provide the necessary strength and rigidity.
The design conforms to The OBC 2012 incl. amendments.
DL 20 PSF
LL 40 PSF
Basement to be used in conjunction with single family dwelling above. any changes in use will require variances.
All floor sheathing shall be glued and screwed (2" screws) @ 6" oc LVL beam sizes specified on drawings are based on a minimum allowable flexural stress of 20.0 MPa (2925 psi).
For all laminated veneer lumber (LVL) beams provide minimum 3 rows of 3:5 inch nails at 12 "o/c.
All LVL beams are 2.0E type or similar. Stud walls higher than 3.6 m will be framed by 2-2x6@12"oc c/w double bridging (OBC 9.23.10.1). structural ledger cannot be anchored/supported on brick veneer.

Drawn By		Contractor to check and verify all dimensions and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer consent. Drawings are not to be scaled		 <p>Eden Engineering & Design Inc. Consulting Engineers 34 Pleasant Valley Ct. Markham, ON L3T2H1 Tel : 416-876-0957 Fax : 905-248-3595 E-mail : info@edenengineering.ca</p>	Date	Revision	2	1 Autumn Grove Ct. Kleinburg, ON.
Checked By	AY							
Project issue date	16.5.2020							



① Roof
3/16" = 1'-0"

Drawn By		Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer consent. Drawings are not to be scaled		 Eden Engineering & Design Inc. <i>Consulting Engineers</i> 34 Pleasant Valley Ct. Markham, ON L3T2H1 Tel : 416-876-0957 Fax : 905-248-3595 E-mail : info@edenengineering.ca	Date	Revision	3	1 Autumn Grove Ct. Kleinburg, ON.
Checked By	AY							
Project issue date	16.5.2020							



Custom trim
The three LVL beams either to be cut into the trim or installed behind the beams. The trim to be stuccoed



Torch down or EPDM membrane
1/2" plywood sheathing
Create slope by cut lumber glued to the top of the ceiling joists

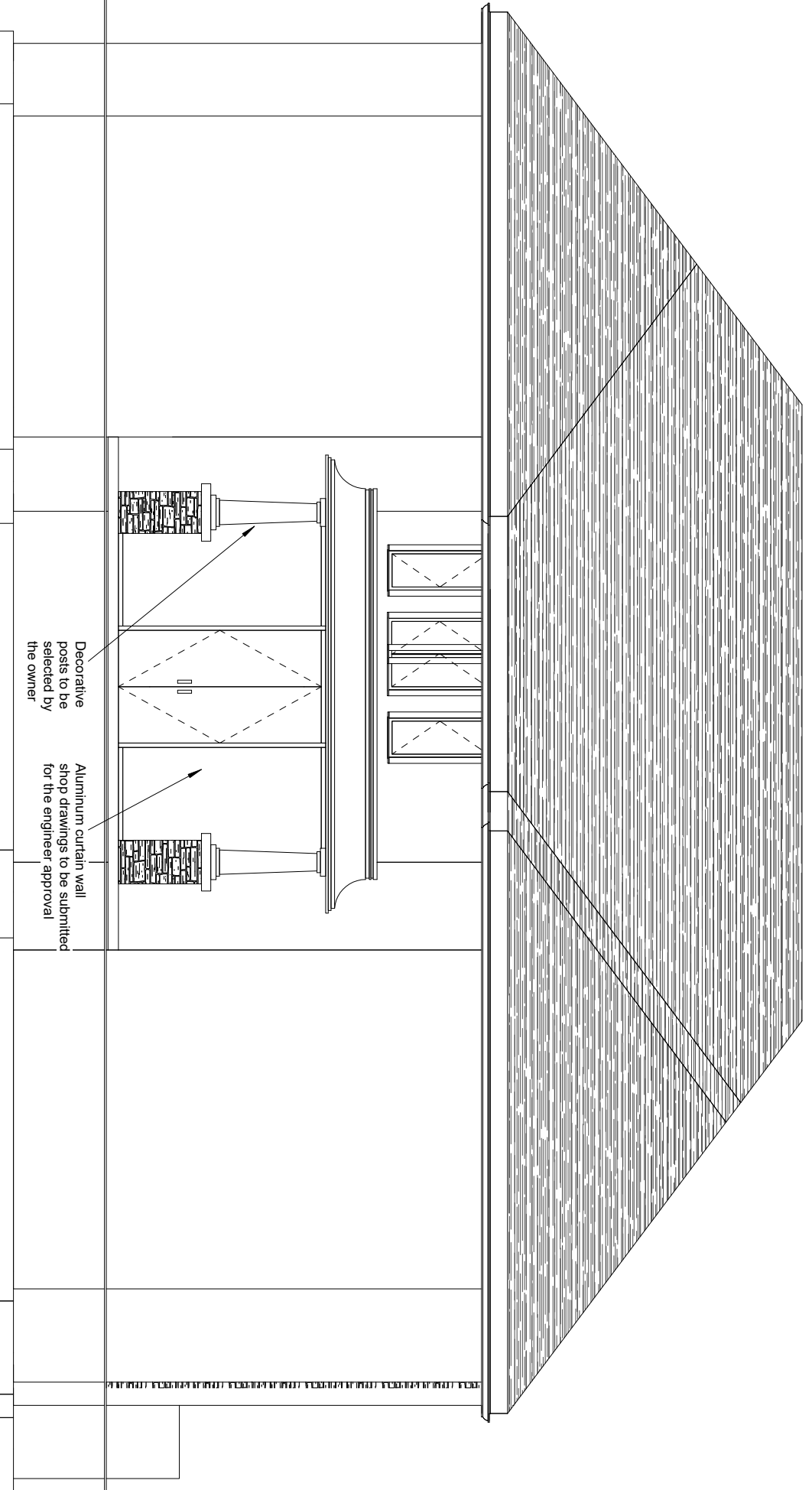
J3: 2x8 dim. lum@12"
Min R31 thermal insulation
1/2" drywall

Proposed gas fireplace to be vented up through the proposed roof



Final height to be determined

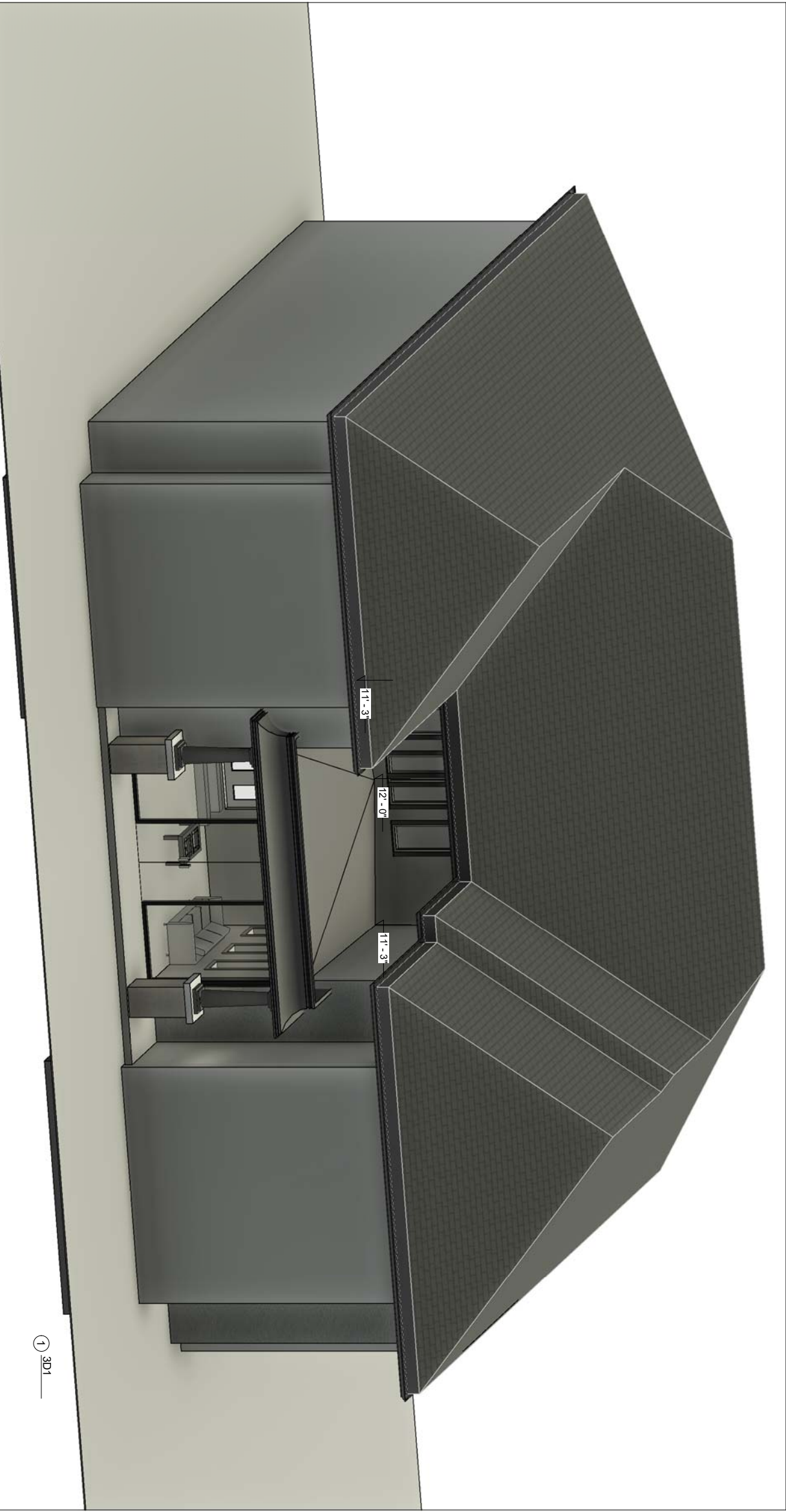
① Section 1
3/8" = 1'-0"

Drawn By		Contractor to check and verify all dimensions and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer consent. Drawings are not to be scaled		 <p>Eden Engineering & Design Inc. Consulting Engineers 34 Pleasant Valley Ct. Markham, ON L3T2H1 Tel : 416-876-0957 Fax : 905-248-3595 E-mail : info@edenengineering.ca</p>	Date	Revision	4	1 Autumn Grove Ct. Kleinburg, ON.
Checked By	AY							
Project issue date	16.5.2020							





① North
3/16" = 1'-0"

Drawn By		Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer consent. Drawings are not to be scaled		 <p>Eden Engineering & Design Inc. Consulting Engineers 34 Pleasant Valley Ct. Markham, ON L3T2H1 Tel : 416-876-0957 Fax : 905-248-3595 E-mail : info@edenengineering.ca</p>	Date	Revision	<p>5</p>	<p>1 Autumn Grove Ct. Kleinburg, ON.</p>
Checked By	AY							
Project issue date	16.5.2020							



① 3D1

Drawn By		<p>Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer consent. Drawings are not to be scaled</p>		 <p>Eden Engineering & Design Inc. Consulting Engineers 34 Pleasant Valley Ct. Markham, ON L3T2H1 Tel : 416-876-0957 Fax : 905-248-3595 E-mail : info@edenengineering.ca</p>	Date	Revision	<p>6</p>	<p>1 Autumn Grove Ct. Kleinburg, ON.</p>
Checked By	AY							
Project issue date	16.5.2020							

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

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



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Adriana MacPherson

Subject: FW: A113/21 - 1 Autumn Grove Court (Request for Comments)

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

Sent: June-10-21 3:29 PM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

Subject: [External] RE: A113/21 - 1 Autumn Grove Court (Request for Comments)

Good afternoon Adriana,

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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A026/16

NOTICE OF DECISION

MINOR VARIANCES

- FILE NUMBER:** A026/16
- APPLICANT:** PETER GIANAKAS
- PROPERTY:** Part of Lot 20, Concession 8 (Lot 66, Registered Plan No. 65M-3738) municipally known as 1 Autumn Grove Court, Kleinburg
- ZONING:** The subject lands are zoned R1, Residential Zone One and subject to the provisions of Exception 9(1128) under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of a proposed cabana.
- PROPOSAL:**
1. To permit a minimum rear yard setback of 1.52 metres to an accessory building (cabana).
 2. To permit a minimum interior side yard setback of 1.2 metres to an accessory building (cabana).
 3. To permit a maximum lot coverage of 34.97% (30% dwelling, 4.97% cabana).
- BY-LAW REQUIREMENT:**
1. A minimum rear yard setback of 9.0 metres is required.
 2. A minimum interior side yard setback of 1.5 metres is required.
 3. A maximum lot coverage of 30% is permitted.
- BACKGROUND INFORMATION:** Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
MINOR VARIANCE APPLICATION:
A290/14 APPROVED Nov. 20/14 (RY 1.53m to a.s.; ISY 1.2m to a.s.; lot coverage 34.21%; ESY 1.53m to pool)

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. **A026/16, PETER GIANAKAS**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. That the Owner appropriately screens the proposed cabana with year-round landscaping to be shown on a Landscape Plan, and provide an accompanying letter of intent for review and approval. The Landscape Plan shall show the species and height of the proposed landscaping, if required, to the satisfaction of the Development Planning Department.
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

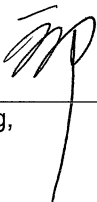
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

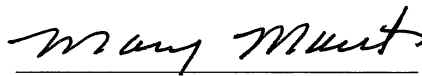
CARRIED.


CHAIR:

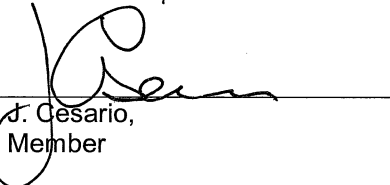


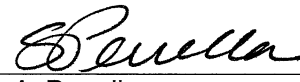
Signed by all members present who concur in this decision:


H. Zheng,
Chair


M. Mauti,
Vice Chair

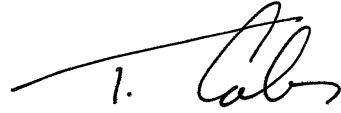

R. Buckler,
Member


J. Gesario,
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: JANUARY 28, 2016
Last Date of Appeal: FEBRUARY 17, 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:
FEBRUARY 17, 2017

A026/16

LOT 66
REGISTERED PLAN
65M-3738

LOT COVERAGE = 34.97%
(30% Dwelling, 4.97% Accessory Structure)

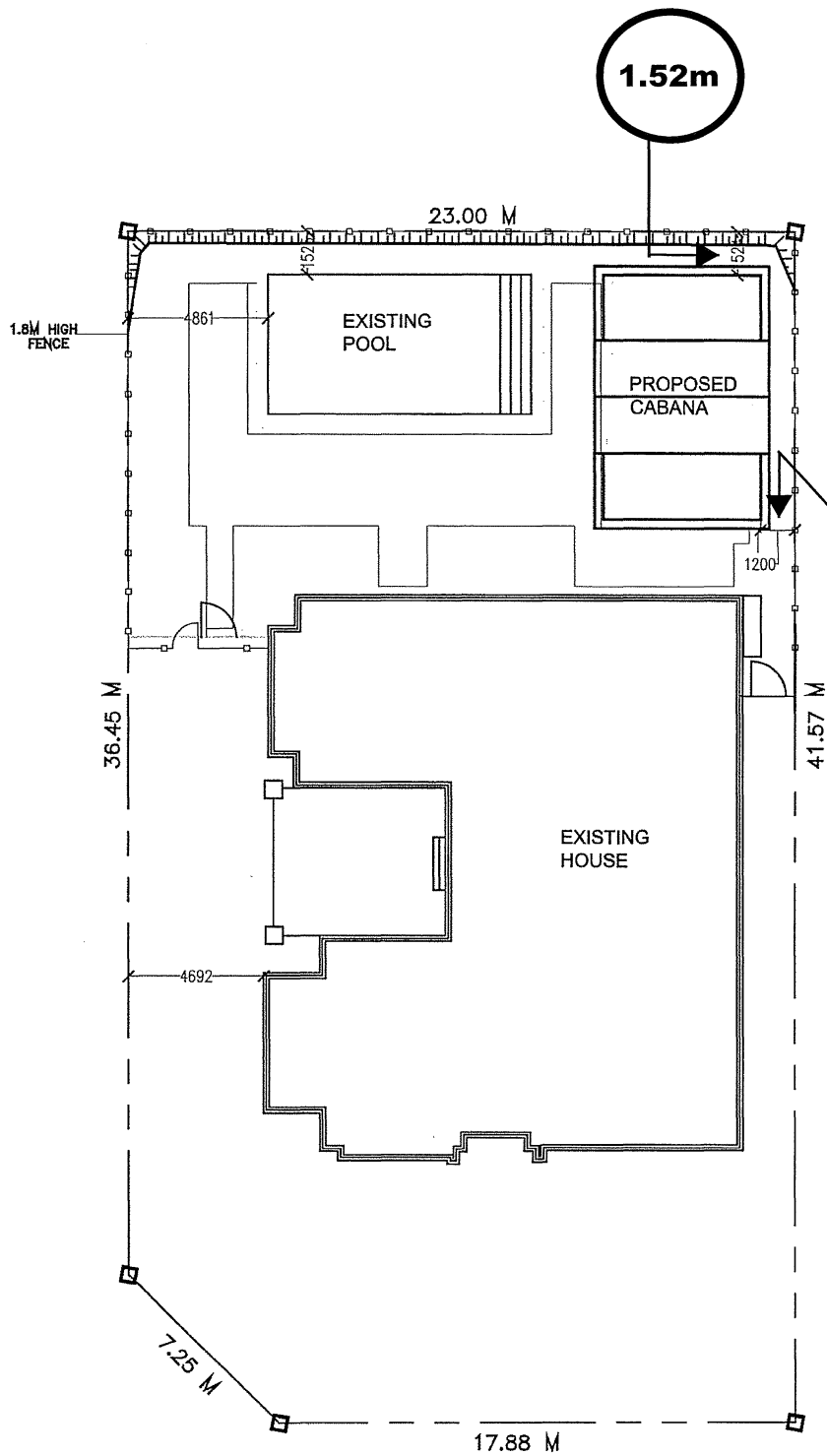
TOTAL LOT AREA
942.70SQ.M.
(10,147.14 SQ.FT.)

STRUCTURES

EXISTING HOUSE FOOTPRINT INCLUDING PORCHES	282.89 SQ.M. (3045.00 SQ.FT.)
PROPOSED CABANA	46.82 SQ.M. (503.97 SQ.FT.)
TOTAL FOOTPRINTS OF ALL STRUCTURES	329.71 SQ.M. (3548.97 SQ.FT.)
LOT COVERAGE	34.97%

SETBACKS


YARD	BY-LAW	EXISTING	PROPOSED
FRONT	7.5 m	9.0 m	NO CHANGE
INTERIOR SIDE YARD	1.5 m	1.85 m	1.20m (CABANA)
EXTERIOR SIDE YARD	4.5 m	4.69 m	4.86m (POOL)
REAR YARD	7.5 m	12.79 m	1.52m (CABANA)



1.2m



1 SITE PLAN
A1.0 SCALE: 1:250



FAUSTO CORTESE
ARCHITECTS

3560 RUTHERFORD ROAD, UNIT 34
VAUGHAN, ONTARIO, L4H 3T8
905-533-8777
FCORTESE@FAUSTOCORTESE.COM

PROJECT: **NEW CABANA**
AT
1 AUTUMN GROVE
CITY OF VAUGHAN

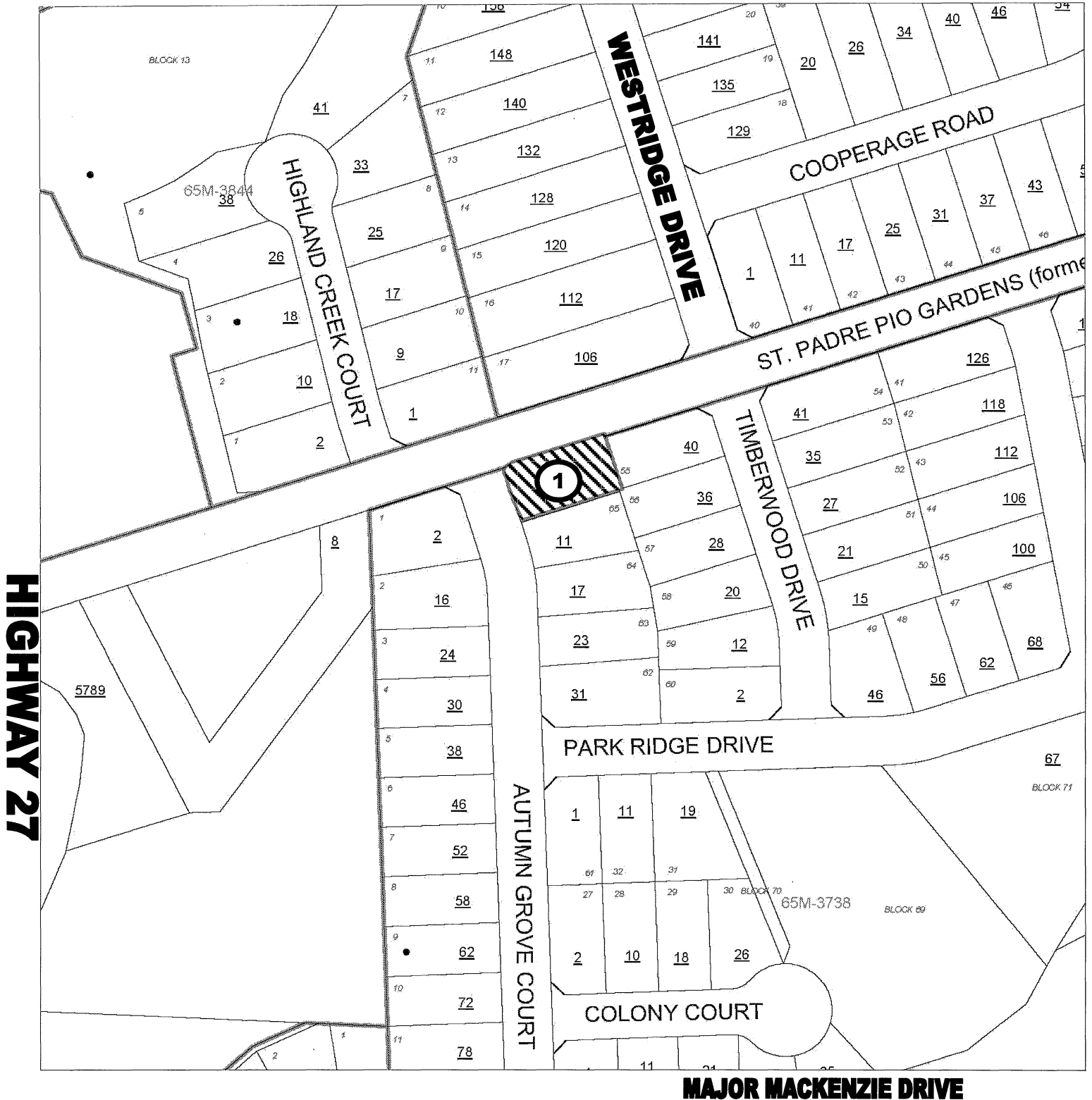
DRAWING: **SITE PLAN**

PLOTTED:

DATE: DEC 2015	PROJECT No.
SCALE: AS NOTED	DRAWING No.
DRAWN BY:	REVIEWED BY:

A1.0

FILE NAME: PLOT SCALE: 1



COMMITTEE OF ADJUSTMENT
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
 Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	A026/16
	APPLICANT:	PETER GIANAKAS
		Subject Area Municipally known as 1 Autumn Grove Court, Kleinburg