



File: B016/21

Applicant: Frank LaForgia

Address: 24 Rainbow Drive, Woodbridge

Agent: Peter Del Grosso

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"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Development Planning	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>
Real Estate Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department		
BELL Canada	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: B037/19. A169/19 and A170/19 (see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, September 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).*



Consent Application

Agenda Item: 3

B016/21

Ward: 2

Prepared By: Lenore Providence Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, September 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:** Frank LaForgia
- Agent:** Peter Del Grosso
- Property:** **24 Rainbow Drive, Woodbridge**
- Zoning:** The subject lands are zoned R3, Residential Zone, under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
- Related Files:** Minor Variance Applications A200/21 and A201/21
- Purpose:** Consent is being requested to sever a parcel of land for residential purposes, approximately 356.08 square metres, while retaining a parcel of land approximately 356.21 square metres for residential purposes.

Both the severed and retained land will maintain frontage onto Rainbow Drive and the existing single family dwellings, garage and vinyl shed on the subject land are to be demolished.

Background (Previous Applications approved by the Committee on the subject land:

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B037/19	Re-applying for the 2019 consent. B037/21: Consent is being requested to sever a parcel of land for residential purposes, approximately 356.08 square metres, while retaining a parcel of land approximately 356.21 square metres for residential purposes. Both the severed and retained land will maintain frontage onto Rainbow Drive and the existing single family dwellings, garage and vinyl shed on the subject land are to be demolished.	FILE LAPSED
A169/19	Re-applying for the 2019 variance. Relief from By-law 1-88, as amended, is being requested to permit reduced lot area and frontage on the severed land to facilitate Consent Application B037/19. 1. To permit minimum Lot frontage of 9.16m	FILE LAPSED

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
	2. To permit a minimum Lot area of 356.08m2.	
A170/19	Re-applying for the 2019 variance. Relief from By-law 1-88, as amended, is being requested to permit reduced lot area and frontage on the retained land to facilitate Consent Application B037/19. 1. To permit minimum Lot frontage of 9.16m 2. To permit a minimum Lot area of 356.21m2.	FILE LAPSED

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, "B001/17".

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 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 September 15, 2021

Applicant confirmed posting of signage on September 14, 2021

Existing Building or Structures on the subject land:

The existing single family dwellings, garage and vinyl shed on the subject land are to be demolished.

Recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. That Consent Application B016/21 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
4. That Minor Variance Application(s) A200/21 and A201/21 is approved at the same time as the Consent application and becomes final and binding.
5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

Adjournment Request / File Review History: N/A

Building Standards (Zoning Review):

There are no outstanding Orders on file

Building Permit No. 21-121462 for Single Detached Dwelling - Residential Demolition, Issue Date: Aug 24, 2021

A Surveyors Certificate of Lot Areas, Frontages and Depths as per the definitions in Section 2.0 of BY-law 1-88 a.a. is required in order to confirm compliance with the By-law requirements.

Minor variance applications A200/21 & A201/21 shall be considered with this application.

The Building Standards Department does not object to consent application B016/21 subject to the following condition(s):

1. That minor variance files A200/21 and A201/21 are approved and become final and binding.
2. The existing dwelling shall be demolished through Demolition permit 21-121462 and the permit shall be closed.

Development Planning:

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

The Owner is proposing the demolition of an existing dwelling and detached garage on the subject lands to facilitate the development of two new single-family dwellings on the proposed severed and retained lands, with the above-noted variances. The subject property is in a low-rise residential neighbourhood west of Kipling Avenue and north of Highway 7.

The Development Planning Department previously supported Consent Application B037/19, and Minor Variance Applications A169/19 and A170/19, which were approved by the Committee of Adjustment, to facilitate a severance on the subject lands. However, the Owner was not able to fulfill the conditions on the approved applications within the prescribed one-year timeframe which has since lapsed. The Development Planning Department supported applications B037/19, A169/19, and A170/19 on the basis that the proposed severance would complement the existing neighbourhood by maintaining the low-rise character of the neighbourhood and represent a form of limited intensification in a Community Area that is compatible with the character, form and planned function of the surrounding neighbourhood (VOP 2010, Policy 2.2.3.3). The current applications B016/21, A200/21 and A201/21 propose to facilitate the same severance as previously approved by the Committee, thereby, the Development Planning Department has no objection to the requested severance and associated minor variances.

Accordingly, the Development Planning Department is of the opinion that the proposed variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the subject lands. The Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of the severance policies of VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13.

The Development Planning Department recommends approval of the applications, subject to the following conditions:

1. That Minor Variance Applications A200/21 and A201/21 be approved, and the decisions be Final and Binding.

Development Engineering:

The Development Engineering (DE) Department does not object to consent application B016/21 subject to the following condition(s):

Additional comment:

Consent application B016/21 shall be read in conjunction with variance applications A200/21 & A201/21.

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date.

Development Finance:

1. 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.
2. 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.
3. 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
4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area 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

Region of York – No concerns or objections

TRCA – No concerns or objections

Bell Canada- No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

Consent Application B037/191

Minor Variance Application A169/19

Minor Variance Application A170/19

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 standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

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

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That Consent Application B016/21 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition. 4. That Minor Variance Application(s) A200/21 and A201/21 is approved at the same time as the Consent application and becomes final and binding. 5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Building Standards Lindsay Haviland 905-832-8585 x 8655 Lindsay.Haviland@vaughan.ca	<ol style="list-style-type: none"> 1. That minor variance files A200/21 and A201/21 are approved and become final and binding. 2. The existing dwelling shall be demolished through Demolition permit 21-121462 and the permit shall be closed.
3	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	That Minor Variance Applications A200/21 and A201/21 be approved, and the decisions be Final and Binding.
4	Real Estate Ashley Ben-Lolo 905-832-8585 x 8474 ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.

	Department/Agency	Condition
5	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 2. The Owner/applicant shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access. 3. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner of the retained land shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process.
6	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Warning:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

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 Ontario Land Tribunal (OLT) 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.

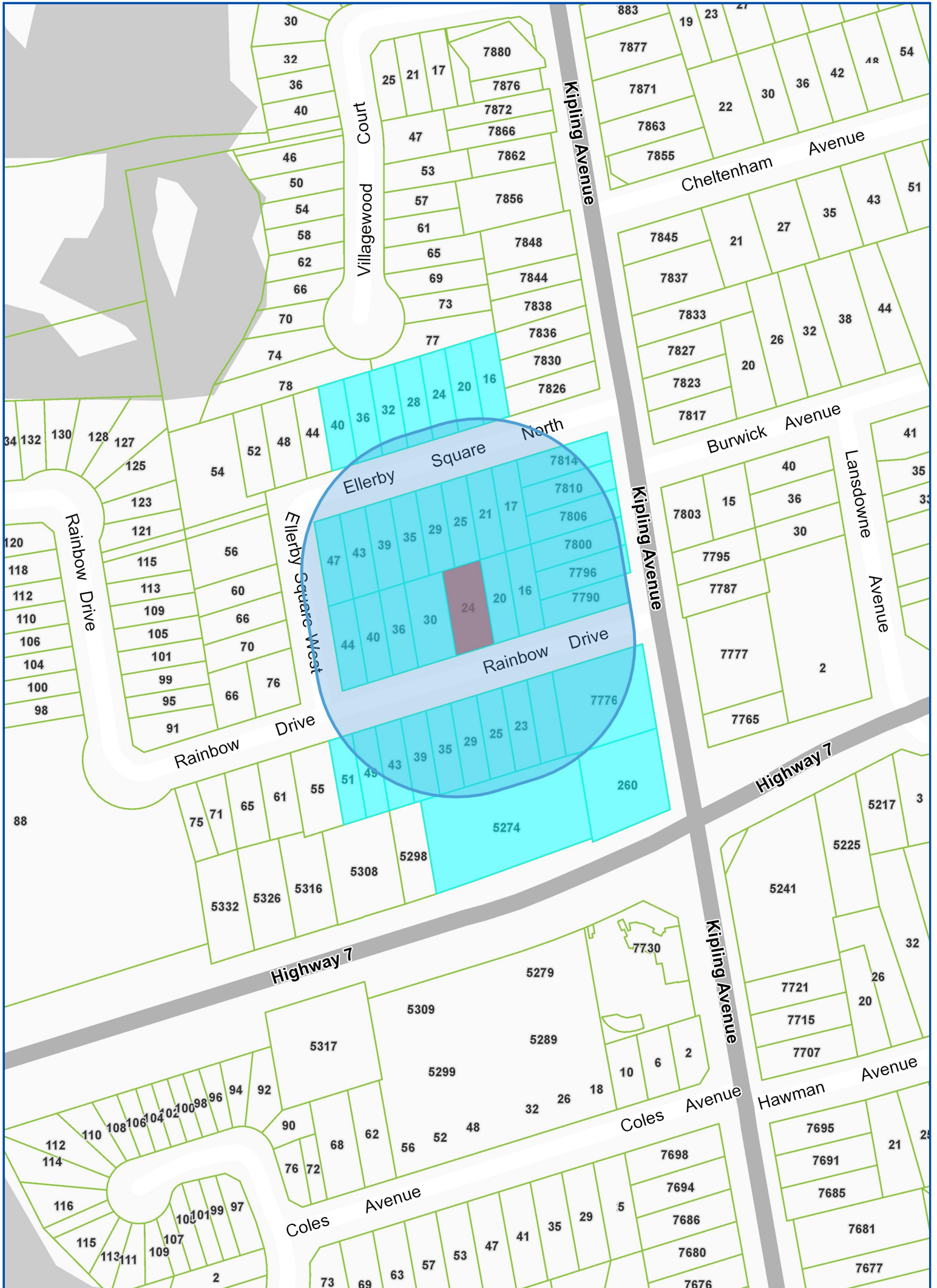
For more information please contact the City of Vaughan, Committee of Adjustment

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

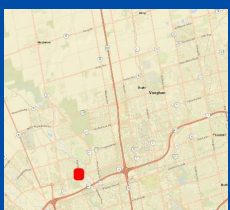
Schedule A: Plans & Sketches

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: 24 RAINBOW DRIVE, WOODBRIDGE

NOTIFICATION MAP -B016/21, A200/21 & A201/21

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: 1:2,257
0 0.04 km



Created By:
Infrastructure Delivery
Department
September 12, 2021 7:23 PM

Projection:
NAD 83
UTM Zone
17N

- STORM CONNECTION
- SANITARY CONNECTION
- W WATER CONNECTION
- H HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- HYDRANT
- ⊗ VALVE AND CHAMBER

- ▲ ENTRANCE DOOR LOCATION
- ▲ GARAGE DOOR LOCATION
- ✱ ENGINEERED FILL LOT
- SANITARY MANHOLE
- STORM MANHOLE
- MAIL COMMUNITY MAILBOX
- DOWNSPOUT LOCATION
- SWALE DIRECTION

- STREET LIGHT
- ▲ TRANSFORMER
- ⊗ CABLE TV PEDESTAL
- BELL PEDESTAL
- ⊕ HYDRO METER
- ⊕ GAS METER
- ⊕ AIR-CONDITIONING UNIT
- ⊕ TELECOM. JUNCTION BOX

- F.FLR. FINISHED FLOOR ELEVATION
- T/WALL TOP OF FOUNDATION WALL
- F.SLAB FIN. BASEMENT FLOOR SLAB
- U/FTG. UNDERSIDE FOOTING ELEVATION
- ▬ PROPOSED BERM
- 100.00 PROPOSED GRADE
- 100.00 EXISTING GRADE
- SW PROPOSED SWALE GRADE
- ×100.00

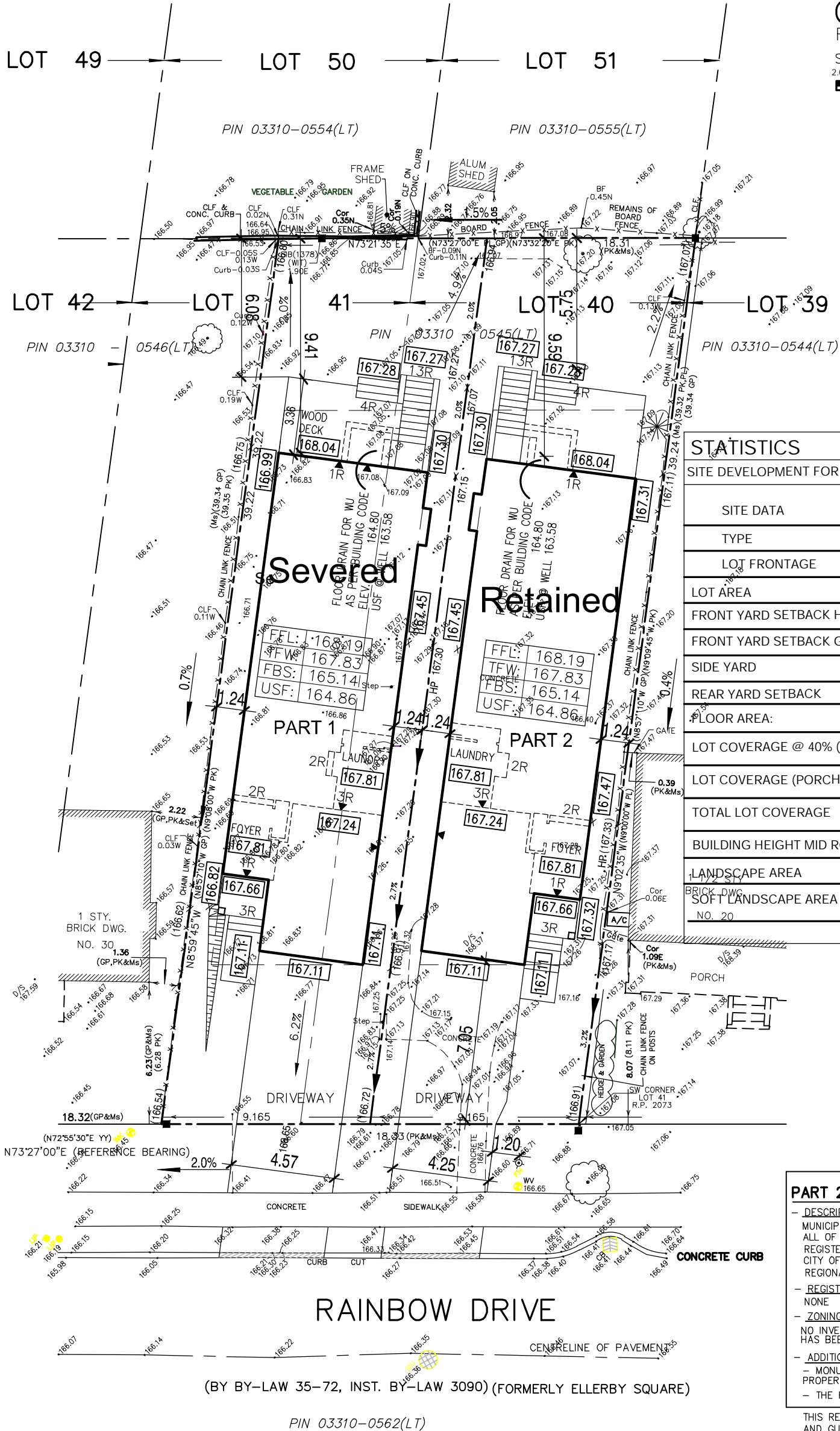
LEGEND



B016/21

SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF
 LOT 40 AND PART OF LOT 41
 REGISTERED PLAN 2073
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:200
 2.0m 0 2.0 10.0metres



- LEGEND:**
- CB DENOTES CATCH BASIN
 - MH MAN HOLE
 - D/S DOOR SILL
 - G/S GARAGE SILL
 - UP UTILITY POLE
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - WK WATER KEY
 - OH- OVERHEAD WIRE
 - N,S,E,W NORTH, SOUTH, EAST, WEST
 - 100.00 EXISTING ELEVATION
 - DECIDUOUS TREES
 - ✱ CONIFEROUS TREES

STATISTICS

SITE DEVELOPMENT FOR OF LOT 224 ZONING:- R3

SITE DATA	REQUIRED	EXISTING	PROPOSED	
			PART 1	PART 2
TYPE	SINGLE	SINGLE	PART 1	PART 2
LOT FRONTAGE	12.0m	18.33m	9.17m	9.17m
LOT AREA	360.0m ²	712.29m ²	356.08m ²	356.21m ²
FRONT YARD SETBACK HOUSE	4.5m	8.15m	10.82m	9.92m
FRONT YARD SETBACK GARAGE	6.4m	21.27m	7.0m	7.0m
SIDE YARD	1.20m	9.0m/ 0.81m	1.20m	1.20m
REAR YARD SETBACK	7.5m	20.93m	9.31m	9.59m
FLOOR AREA:	N/A	71.99m ²	244.06m ²	
LOT COVERAGE @ 40% (DWELLING)	144.0m ²	119.73m ² (16.8%)	137.87m ² (38.7%)	137.87m ² (38.7%)
LOT COVERAGE (PORCH)			3.81m ² (1.1%)	3.81m ² (1.1%)
TOTAL LOT COVERAGE			141.68m ² (39.8%)	141.68m ² (39.8%)
BUILDING HEIGHT MID ROOF	9.5m	5.3m	9.00m	
LANDSCAPE AREA			68.11m ²	65.69m ²
BRICK DWG SOFT LANDSCAPE AREA NO. 20			37.01m ² 54.3%	34.40m ² 52.4%

PART 2 – SURVEY REPORT

- **DESCRIPTION**
 MUNICIPALLY KNOWN AS NO. 24 RAINBOW DRIVE
 ALL OF LOT 40 AND PART OF LOT 41
 REGISTERED PLAN 2073
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
- **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**
 NONE
- **ZONING COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**
 NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING REQUIREMENT HAS BEEN MADE IN CONNECTION WITH THIS REPORT
- **ADDITIONAL REMARKS**
 - MONUMENTS SHOWN AS "WIT" ARE WITNESS MONUMENTS AND ARE NOT AT THE PROPERTY CORNER.
 - THE FENCES, CURBS AND WALLS ARE AS SHOWN ON THE SURVEY PLAN

THIS REPORT HAS BEEN PREPARED FOR "MR. FRANK LAFORGIA" AND GUIDO PAPA SURVEYING – A DIVISION OF J. D. BARNES LIMITED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PETER DEL GROSSO PRIOR TO COMMENCEMENT OF WORK.

PETER DEL GROSSO IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

PETER DEL GROSSO HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND IS THE PROPERTY OF PETER DEL GROSSO. THIS DRAWING IS NOT TO BE SCALED.

24 RAINBOW DRIVE

PROJ. No. 19-24 DATE: AUG. 15/19 SCALE: 1:200

LOT No. 40/41 MUNICIPAL ADDRESS
 VAUGHAN, ONTARIO

REG. PLAN 2073

PETER DEL GROSSO
 ARCHITECTURAL TECHNOLOGIST

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.5 OF THE BUILDING CODE

PETER DEL GROSSO 20567

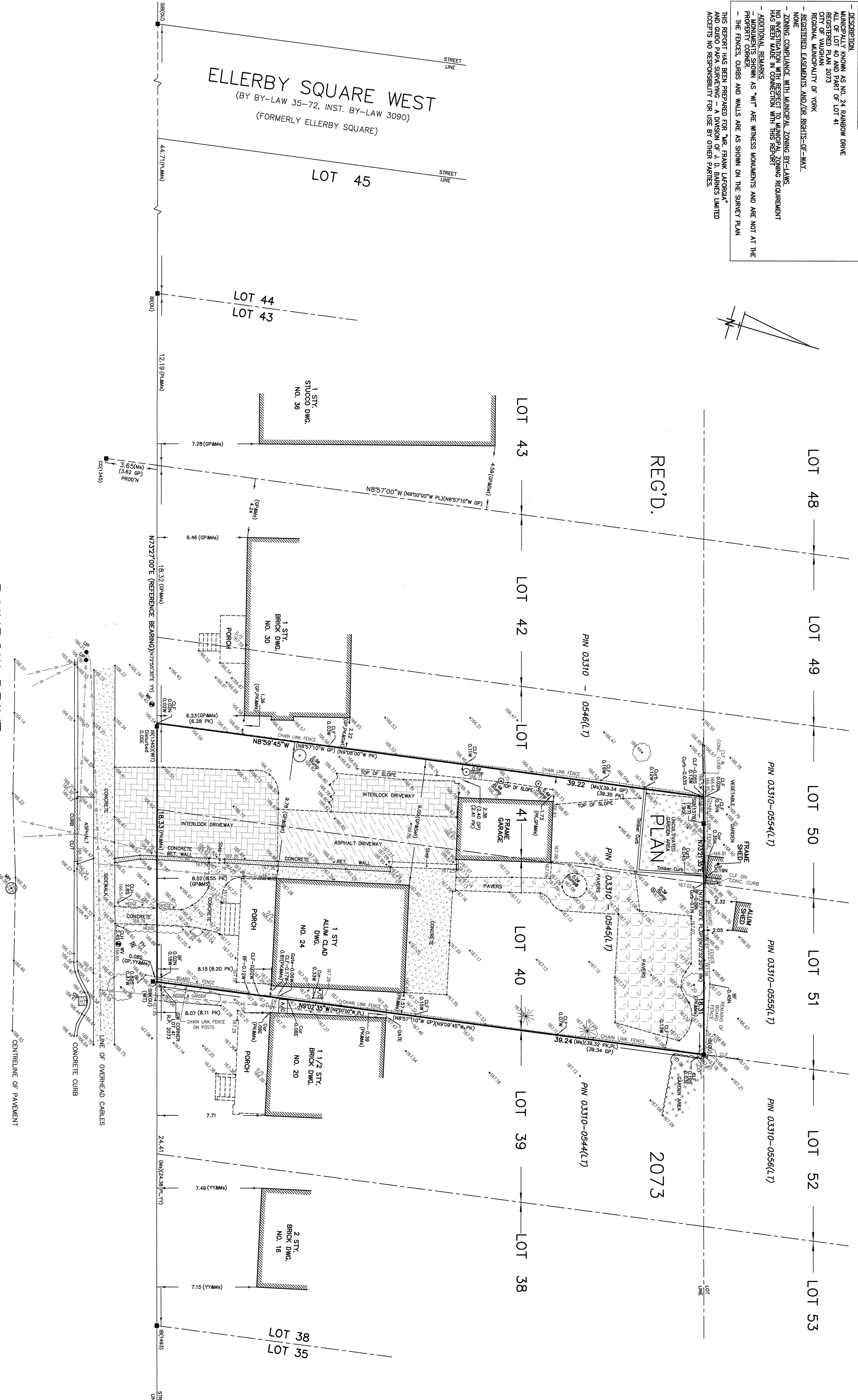
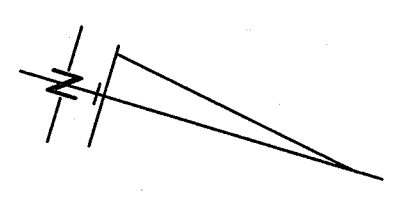
REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 27288

PART 2 - SURVEY REPORT

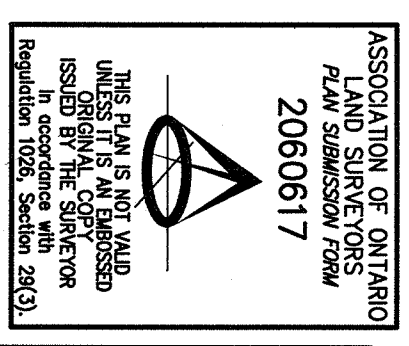
DESCRIPTION:
 MUNICIPALITY OF YORK
 REGISTERED PLAN 2073
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
 NONE
 ZONING COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
 NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING REQUIREMENT
 HAS BEEN MADE IN CONNECTION WITH THIS REPORT
 - ADDITIONAL FEATURES
 - THE FENCES, CURBS AND WALLS ARE AS SHOWN ON THE SURVEY PLAN

THIS REPORT HAS BEEN PREPARED FOR "MR. FRANK LARROCA"
 AND HIS PARTNER "MRS. ANITA LARROCA"
 OF "LARROCA & ASSOCIATES"
 ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



RAINBOW DRIVE (BY BY-LAW 35-72, INST. BY-LAW 3090) (FORMERLY ELLERBY SQUARE)

ELLERBY SQUARE WEST
 (BY BY-LAW 35-72, INST. BY-LAW 3090)
 (FORMERLY ELLERBY SQUARE)



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 2060617

THIS PLAN IS NOT VALID
 UNLESS IT IS SIGNED AND
 SEALED BY A LICENSED
 SURVEYOR IN ACCORDANCE WITH
 REGULATION 1028, SECTION 28(3)

GUIDO PARA SURVEYING
 A Division of J.D. Barnes Limited

216 CHARLETA RD. WOODBRIDGE, ON L4L 8S5
 T: (905) 284-2727 F: (905) 284-2728 www.jdbarnes.com

DRAWN BY: D.S.B. CHECKED BY: V.G.P. REFERENCE NO.: 18-18-110-00

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LEGEND:
 CB DEPICTS CATCH BASIN
 MH MAIN HOLE
 D/S DOOR SILL
 U/S UTILITY POLE
 W/V WATER VALVE
 FH FIRE HYDRANT
 MK WATER METER
 N/S NORTH, SOUTH, EAST, WEST
 N.S.E.W. NORTH, SOUTH, EAST, WEST
 100.00 EXISTING ELEVATION
 DEPOSITS
 CONTOUR TREES

NOTE:
 BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT
 OF RAINBOW DRIVE AS SHOWN ON REGISTERED PLAN 2073, HAVING A BEARING OF N73°27'00\"/>

DEPOTES
 SURVEY MONUMENT FOUND
 STANDARD IRON BAR
 CUT CROSS
 WITNESS
 UNKNOWN
 REGISTERED PLAN 2073
 SURVEYOR'S REAL PROPERTY REPORT BY GUIDO PARA SURVEYING LTD., O.L.S.
 DATED DECEMBER 21, 1993, (REVISED BY J.D. BARNES, O.L.S. AND SURVEYING LTD., O.L.S.
 DATED SEPTEMBER 23, 1998 (O.S. NO. 96-125)
 SURVEYOR'S REAL PROPERTY REPORT BY YOUNG AND YOUNG SURVEYING INC. O.L.S.
 DATED JUNE 1982
 O.L.S. NO. 82-015
 W.L. BEATTY O.L.S.
 YOUNG & YOUNG SURVEYING INC. O.L.S.
 1345
 1378
 1463
 PRODN
 B.N. PRODUCTION
 CLF
 CORNER
 CONCRETE
 REINFORCED WALL
 AIR CONDITIONER
 DIAMETER
 CENTRELINE OF HEIDE

SURVEYOR'S CERTIFICATE:
 I, CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE
 REGULATIONS MADE UNDER THESE ACTS AND THE
 2. THE SURVEY WAS COMPLETED ON THE
 20th DAY OF JULY, 2018

DATE: JULY 23, 2018

VALELIO S. PAPA
 ONTARIO LAND SURVEYOR

NOTE:
 GUIDO PARA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not
 liable for use of this REPORT by any party or parties for
 FUTURE TRANSACTIONS or for any unrelated purposes.
 This REPORT reflects conditions at time of survey. UPDATING
 may be required to issue ADDITIONAL COPIES subsequent to
 DATE of the SURVEYOR'S CERTIFICATE.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCALE = 1:150m

SURVEYOR'S REAL PROPERTY REPORT
 PART OF
 PLAN OF
 LOT 40 AND PART OF LOT 41
 REGISTERED PLAN 2073
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

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

TRCA – No concerns or objections

Bell Canada- No concerns or objections



Discover the possibilities

COMMENTS:

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Lenore Providence

Subject: FW: B016/21 - Consent - 24 Rainbow Drive - Vaughan

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

Sent: September-10-21 3:36 PM

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

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

Subject: [External] RE: B016/21 - Consent - 24 Rainbow Drive - Vaughan

Good Afternoon Lenore,

The Regional Municipality of York has completed its review of the above consent application and offers the following condition:

Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lots from the existing YDSS capacity assigned by the Region

Gabrielle

Gabrielle Hurst | MCIP, RPP, Planning and Economic Development, Corporate Services

1-877-464-9675 ext. 71538

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Lenore Providence

Subject: FW: Request for Comments: B016/21 (24 Rainbow Drive, Woodbridge)

From: York Plan <yorkplan@trca.ca>

Sent: September-10-21 9:26 AM

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

Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: [External] RE: Request for Comments: B016/21 (24 Rainbow Drive, Woodbridge)

TRCA has no concerns with regard to the above noted application.

Should further clarification be required, please contact the undersigned at your earliest convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Lenore Providence

Subject: FW: [External] RE: Request for Comments: B016/21 (24 Rainbow Drive, Woodbridge)

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: September-16-21 3:27 PM

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

Subject: [External] RE: Request for Comments: B016/21 (24 Rainbow Drive, Woodbridge)

Hi Lenore,

Re: Severance application B016/21

Subsequent to review of the abovementioned consent application at 24 Rainbow Drive, Woodbridge, Bell Canada's engineering department have determined that there are no concerns or comments at this time.

Kind regards,

Carrie Gordon



Associate, 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

Schedule D: Previous Approvals (Notice of Decision)

Consent Application B037/191
Minor Variance Application A169/19
Minor Variance Application A170/19

NOTICE OF DECISION
Consent Application B037/19
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, August 20, 2020

Applicant: Frank LaForgia

Agent: Peter Del Grosso

Property: **24 Rainbow Drive, Woodbridge**

Zoning: The subject lands are zoned R3, Residential Zone, under By-law 1-88 as amended.

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

Related Files: Minor Variance A169/19 & A170/19

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 356.08 square metres, while retaining a parcel of land approximately 356.21 square metres for residential purposes.

Both the severed and retained land will maintain frontage onto Rainbow Drive and the existing single family dwellings, garage and vinyl shed on the subject land are to be demolished.

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

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B037/19 on behalf of Frank LaForgia be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That Minor Variance Application(s) A169/19 & A170/19 are approved at the same time as the Consent application and becomes final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Building Standards Catherine Saluri 905-832-8585 x catherine.saluri@vaughan.ca	1. That minor variance A169/19 and A170/19 are approved and becomes final and binding. 2. A demolition permit must be obtained for the demolition of the existing dwelling, and the existing dwelling must be demolished.
3	Development Planning Brandon Bell	That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design

	Department/Agency	Condition
	905-832-8585 x 8112 brandon.bell@vaughan.ca	and Cultural Heritage Division.
4	Real Estate Ashley Ben-Lolo 905-832-8585 x 8474 franca.mazzanti@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
5	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 2. The Owner shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access. 3. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates. Please contact Stanislav Tsysar ext. 8774 for further details pertaining to service connections.
6	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared)
7	York Region Gabrielle Hurst 1-877 464 9675 x 71538 Gabrielle.hurst@york.ca	Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lots from the existing YDSS capacity assigned by the Region.

WARNING:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990*

For the following reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Written & oral submissions were received from the following:


Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of Thursday, August 20, 2020 meeting for submission details.
N/A	N/A

Late Written Public Submissions: N/A

Public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

<i>Hao Zheng</i>	<i>Assunta Perrella</i>	<i>Robert Buckler</i>
H. Zheng Vice Chair	A. Perrella Chair	R. Buckler Member
<i>Steve Kerwin</i>		<i>Adolfo Antinucci</i>
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	August 20, 2020
DATE OF NOTICE:	August 28, 2020
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	September 17, 2020 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	August 28, 2021 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, AMP, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

*Electronic signatures have been used to process this decision as approved by the Committee of Adjustment at the May 28, 2020 hearing.

Appealing to The Local Planning Appeal Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

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

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

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

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

City of Vaughan LPAT Processing Fee: \$841.00 per application
*Please note that all fees are subject to change.

Important Information

Conditions of Approval: It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions may require two to three months to process.

No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.

Notice of Changes to the Provisional Consent: The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Lapsing of the Consent: If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

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;

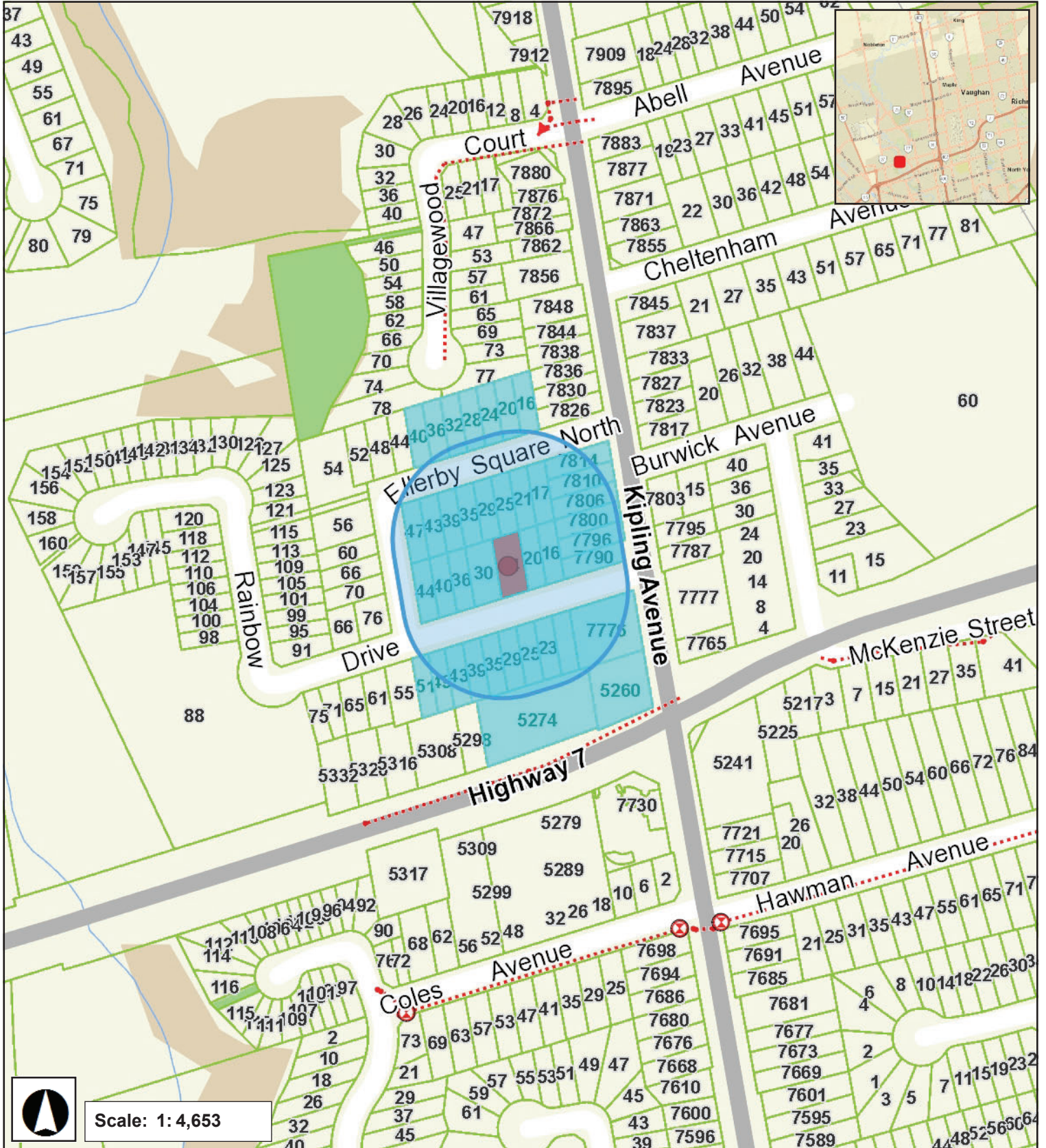
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 x 8002
E CofA@vaughan.ca



LOCATION MAP B037/19, A169/19 & A170/19

24 RAINBOW DRIVE, WOODBRIDGE



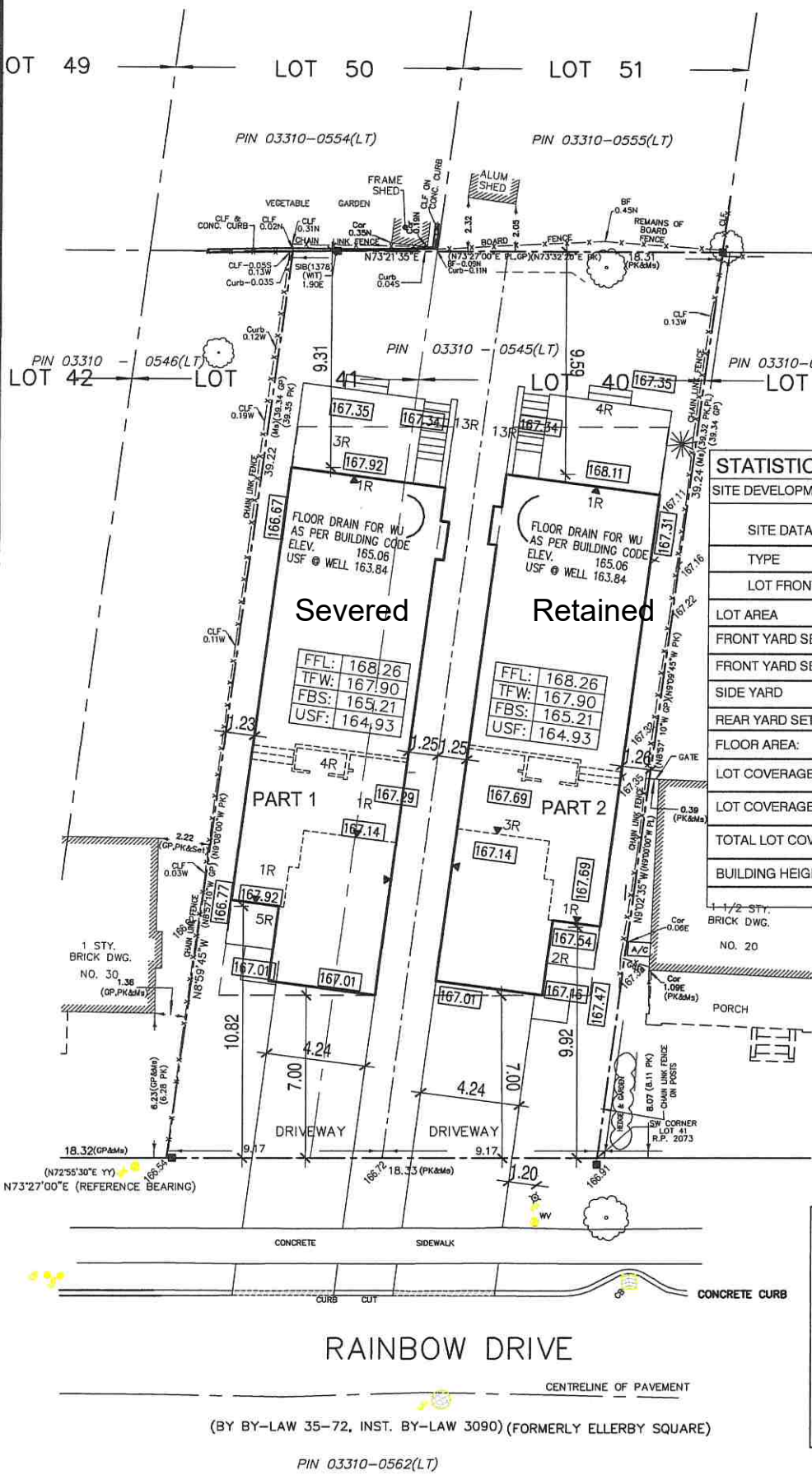
--- STORM CONNECTION	▲ ENTRANCE DOOR LOCATION	● STREET LIGHT	F.F.L. FINISHED FLOOR ELEVATION
--- SANITARY CONNECTION	▲ GARAGE DOOR LOCATION	▲ TRANSFORMER	T/WALL TOP OF FOUNDATION WALL
W- WATER CONNECTION	★ ENGINEERED FILL LOT	■ CABLE TV PEDESTAL	F.SLAB FIN. BASEMENT FLOOR SLAB
H- HYDRO CONNECTION	● SANITARY MANHOLE	■ BELL PEDESTAL	U/FTG. UNDERSIDE FOOTING ELEVATION
□ DOUBLE CATCH BASIN	○ STORM MANHOLE	■ HYDRO METER	▭ PROPOSED BERM
□ CATCH BASIN	○ COMMUNITY MAILBOX	■ GAS METER	▭ 100.00 PROPOSED GRADE
○ HYDRANT	○ DOWNSPOUT LOCATION	■ AIR-CONDITIONING UNIT	▭ 100.00 EXISTING GRADE
⊗ VALVE AND CHAMBER	→ SWALE DIRECTION	■ TELECOM. JUNCTION BOX	▭ x100.00 PROPOSED SWALE GRADE

LEGEND

B037/19

SURVEYOR'S REAL PROPERTY REPORT
PART 1
 PLAN OF
LOT 40 AND PART OF LOT 41
REGISTERED PLAN 2073
CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:200
 2.0m 0 2.0 10.0metres



- LEGEND:**
- CB DENOTES CATCH BASIN
 - MH DENOTES MAN HOLE
 - D/S DENOTES DOOR SILL
 - G/S DENOTES GARAGE SILL
 - UP DENOTES UTILITY POLE
 - WV DENOTES WATER VALVE
 - FH DENOTES FIRE HYDRANT
 - WK DENOTES WATER KEY
 - OH- DENOTES OVERHEAD WIRE
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - 100.00 DENOTES EXISTING ELEVATION
 - DENOTES DECIDUOUS TREES
 - ★ DENOTES CONIFEROUS TREES

STATISTICS

SITE DEVELOPMENT FOR OF LOT 224 ZONING:- R3

SITE DATA	REQUIRED	EXISTING	PROPOSED	
			PART 1	PART 2
TYPE	SINGLE	SINGLE	PART 1	PART 2
LOT FRONTAGE	12.0m	18.33m	9.17m	9.17m
LOT AREA	360.0m ²	712.29m ²	356.08m ²	356.21m ²
FRONT YARD SETBACK HOUSE	4.5m	8.15m	10.82m	9.92m
FRONT YARD SETBACK GARAGE	6.4m	21.27m	7.0m	7.0m
SIDE YARD	1.20m	9.0m / 0.81m	1.20m	1.20m
REAR YARD SETBACK	7.5m	20.93m	9.31m	9.59m
FLOOR AREA:	N/A	71.99m ²	244.06m ²	
LOT COVERAGE @ 40% (DWELLING)	144.0m ²	119.73m ² (16.8%)	137.87m ² (38.7%)	137.87m ² (38.7%)
LOT COVERAGE (PORCH)			3.81m ² (1.1%)	3.81m ² (1.1%)
TOTAL LOT COVERAGE			141.68m ² (39.8%)	141.68m ² (39.8%)
BUILDING HEIGHT MID ROOF	9.5m	5.3m	9.00m	

PART 2 - SURVEY REPORT

- **DESCRIPTION**
 MUNICIPALLY KNOWN AS NO. 24 RAINBOW DRIVE
 ALL OF LOT 40 AND PART OF LOT 41
 REGISTERED PLAN 2073
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
- **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**
 NONE
- **ZONING COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**
 NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING REQUIREMENT HAS BEEN MADE IN CONNECTION WITH THIS REPORT
- **ADDITIONAL REMARKS**
 - MONUMENTS SHOWN AS "WT" ARE WITNESS MONUMENTS AND ARE NOT AT THE PROPERTY CORNER.
 - THE FENCES, CURBS AND WALLS ARE AS SHOWN ON THE SURVEY PLAN

THIS REPORT HAS BEEN PREPARED FOR "MR. FRANK LAFORGIA" AND GUIDO PAPA SURVEYING - A DIVISION OF J. D. BARNES LIMITED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PETER DEL GROSSO PRIOR TO COMMENCEMENT OF WORK.

PETER DEL GROSSO IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED DIMENSIONS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

PETER DEL GROSSO HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF PETER DEL GROSSO. THIS DRAWING IS NOT TO BE SCALED.

24 RAINBOW DRIVE		
PROJ. No. 19-24	DATE: AUG. 15/19	SCALE: 1:200
LOT No. 40/41	MUNICIPAL ADDRESS VAUGHAN, ONTARIO	
REG. PLAN 2073		

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 27288

NOTICE OF DECISION
Minor Variance Application A169/19
 Section 45 of the Planning Act, R.S.O., 1990, c.P.13

Date of Hearing: Thursday, August 20, 2020
Applicant: Frank LaForgia
Agent: Peter Del Grosso
Property: **24 Rainbow Dr Woodbridge**
Zoning: The subject lands are zoned R3, Residential Zone, under By-law 1-88 as amended.
OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
Related Files: Consent Application B037/19 & Minor Variance A170/19
Purpose: Relief from By-law 1-88, as amended, is being requested to permit reduced lot area and frontage on the **severed land** to facilitate Consent Application B037/19.

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

By-law Requirement	Proposal
1. A minimum Lot frontage of 12 metres is required.	1. To permit minimum Lot frontage of 9.16 metres.
2. A minimum Lot area of 360 square metres is required.	2. To permit a minimum Lot area of 356.08 square metres.

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

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

THAT Application No. A169/19 on behalf of Frank LaForgia be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division.
2	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	1. The Owner/applicant shall submit the final Lot Grading/Service Plan to Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/servicing approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/servicing approval. 2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot

	Department/Agency	Condition
		grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.
3	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 Christine.vigneault@vaughan.ca	1. That Consent Application B037/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition. 2. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted.

For the following reasons:

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

Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

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.

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


Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , August 20, 2020 meeting for submission details.
N/A	N/A

Late Written Public Submissions: N/A

Public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

<i>Hao Zheng</i>	<i>Assunta Perrella</i>	<i>Robert Buckler</i>
H. Zheng Vice Chair	A. Perrella Chair	R. Buckler Member
<i>Steve Kerwin</i>		<i>Adolfo Antinucci</i>
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	August 20, 2020
DATE OF NOTICE:	August 28, 2020
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	September 9, 2020 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan’s Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, AMP, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

*Electronic signatures have been used to process this decision as approved by the Committee of Adjustment at the May 28, 2020 hearing.

Appealing to The Local Planning Appeal Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

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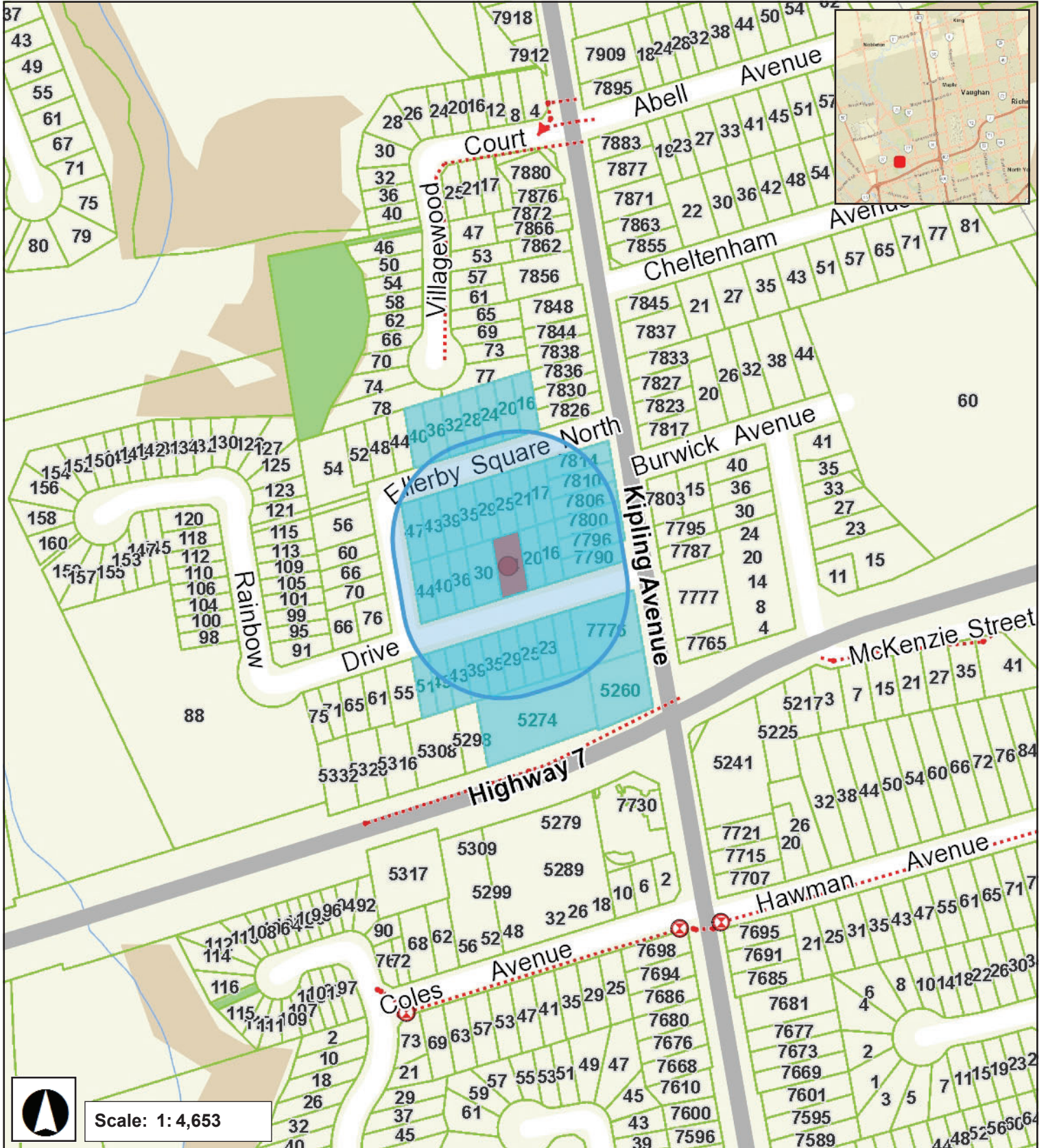
City of Vaughan LPAT Processing Fee: \$841.00 per application

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LOCATION MAP B037/19, A169/19 & A170/19

24 RAINBOW DRIVE, WOODBRIDGE



- STORM CONNECTION
- SANITARY CONNECTION
- W WATER CONNECTION
- H HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- HYDRANT
- ⊗ VALVE AND CHAMBER

- ▲ ENTRANCE DOOR LOCATION
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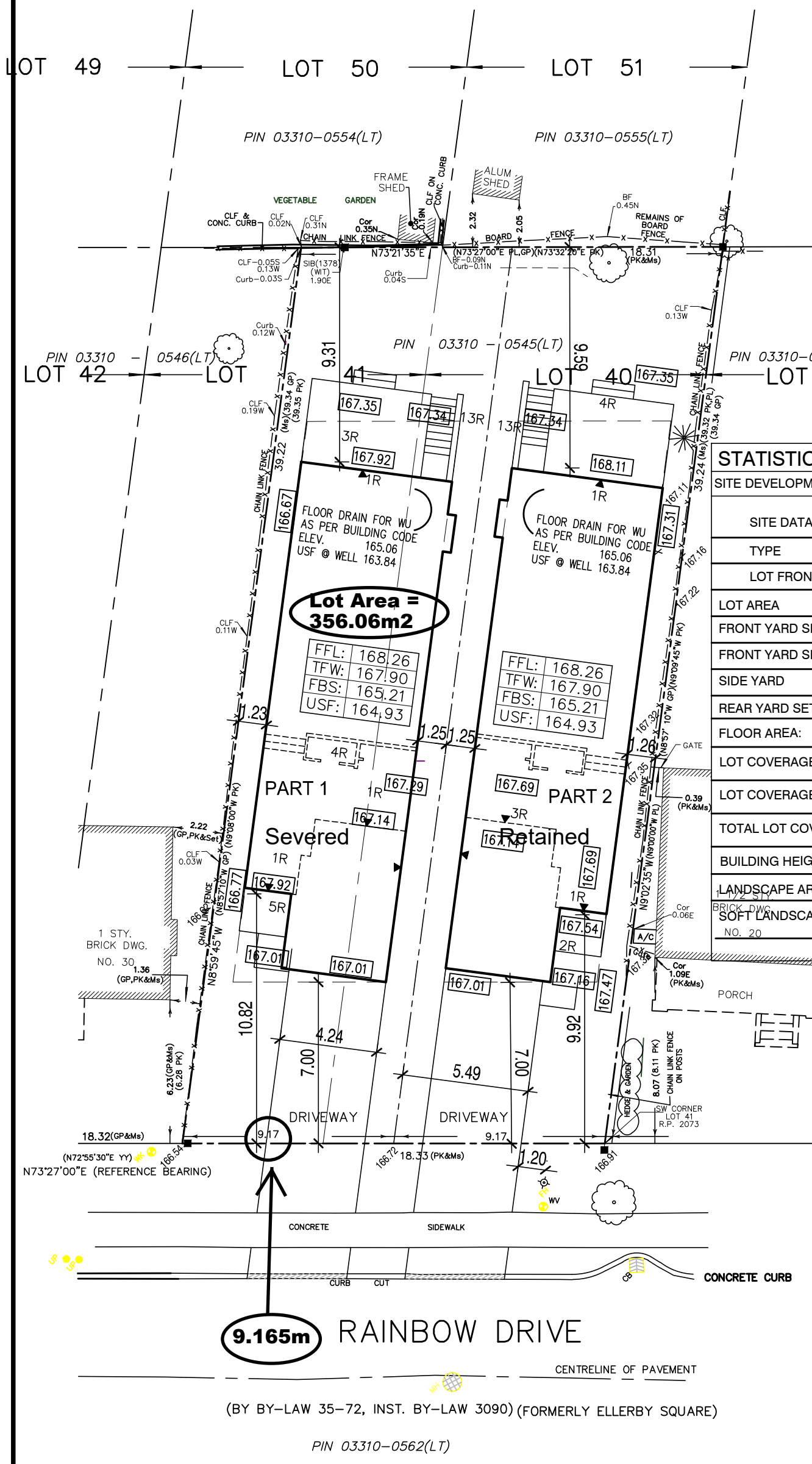
LEGEND



A169/19

SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF
 LOT 40 AND PART OF LOT 41
 REGISTERED PLAN 2073
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:200
 2.0m 0 2.0 10.0metres



- LEGEND:**
- CB DENOTES CATCH BASIN
 - MH MAN HOLE
 - D/S DOOR SILL
 - G/S GARAGE SILL
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 - N,S,E,W NORTH, SOUTH, EAST, WEST
 - 100.00 EXISTING ELEVATION
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 - ✱ CONIFEROUS TREES

STATISTICS

SITE DEVELOPMENT FOR OF LOT 224 ZONING:- R3

SITE DATA	REQUIRED	EXISTING	PROPOSED	
			PART 1	PART 2
TYPE	SINGLE	SINGLE	PART 1	PART 2
LOT FRONTAGE	12.0m	18.33m	9.17m	9.17m
LOT AREA	360.0m ²	712.29m ²	356.08m ²	356.21m ²
FRONT YARD SETBACK HOUSE	4.5m	8.15m	10.82m	9.92m
FRONT YARD SETBACK GARAGE	6.4m	21.27m	7.0m	7.0m
SIDE YARD	1.20m	9.0m/ 0.81m	1.20m	1.20m
REAR YARD SETBACK	7.5m	20.93m	9.31m	9.59m
FLOOR AREA:	N/A	71.99m ²	244.06m ²	
LOT COVERAGE @ 40% (DWELLING)	144.0m ²	119.73m ² (16.8%)	137.87m ² (38.7%)	137.87m ² (38.7%)
LOT COVERAGE (PORCH)			3.81m ² (1.1%)	3.81m ² (1.1%)
TOTAL LOT COVERAGE			141.68m ² (39.8%)	141.68m ² (39.8%)
BUILDING HEIGHT MID ROOF	9.5m	5.3m	9.00m	
LANDSCAPE AREA			68.11m ²	65.69m ²
BRICK DWG. SOFT LANDSCAPE AREA NO. 20			37.01m ² 54.3%	34.40m ² 52.4%

Lot Area = 356.06m²

FFL:	168.26
TFW:	167.90
FBS:	165.21
USF:	164.93

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FBS:	165.21
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PART 2 – SURVEY REPORT

- **DESCRIPTION**
 MUNICIPALLY KNOWN AS NO. 24 RAINBOW DRIVE
 ALL OF LOT 40 AND PART OF LOT 41
 REGISTERED PLAN 2073
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
- **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**
 NONE
- **ZONING COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**
 NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING REQUIREMENT HAS BEEN MADE IN CONNECTION WITH THIS REPORT
- **ADDITIONAL REMARKS**
 - MONUMENTS SHOWN AS "WIT" ARE WITNESS MONUMENTS AND ARE NOT AT THE PROPERTY CORNER.
 - THE FENCES, CURBS AND WALLS ARE AS SHOWN ON THE SURVEY PLAN

THIS REPORT HAS BEEN PREPARED FOR "MR. FRANK LAFORGIA" AND GUIDO PAPA SURVEYING – A DIVISION OF J. D. BARNES LIMITED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PETER DEL GROSSO PRIOR TO COMMENCEMENT OF WORK.

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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24 RAINBOW DRIVE

PROJ. No. 19-24	DATE: AUG. 15/19	SCALE: 1:200
LOT No. 40/41	MUNICIPAL ADDRESS VAUGHAN, ONTARIO	
REG. PLAN 2073		

PETER DEL GROSSO
 ARCHITECTURAL TECHNOLOGIST

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 27288

NOTICE OF DECISION
Minor Variance Application A170/19
 Section 45 of the Planning Act, R.S.O., 1990, c.P.13

Date of Hearing: Thursday, August 20, 2020
Applicant: Frank LaForgia
Agent: Peter Del Grosso
Property: **24 Rainbow Dr Woodbridge**
Zoning: The subject lands are zoned R3, Residential Zone, under By-law 1-88 as amended.
OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
Related Files: Consent Application B037/19 & Minor Variance A169/19
Purpose: Relief from By-law 1-88, as amended, is being requested to permit reduced lot area and lot frontage on the **retained land** to facilitate Consent Application B037/19.

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

By-law Requirement	Proposal
1. A minimum Lot frontage of 12 metres is required.	1. To permit a minimum Lot frontage of 9.16 metres.
2. A minimum Lot area of 360 square metres is required.	2. To permit a minimum Lot area of 356.21 square metres.

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

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

THAT Application No. A170/19 on behalf of Frank LaForgia be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division.
2	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	1. The Owner/applicant shall submit the final Lot Grading/Service Plan to Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/service approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/service approval. 2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per

	Department/Agency	Condition
		city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.
3	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 Christine.vigneault@vaughan.ca	1. That Consent Application B037/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition. 2. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted.
4.	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.courchesne@vaughan.ca	1. Applicant must provide a copy of the completed Private Property Tree Removal & Protection form signed and dated, without the form Forestry will not grant the Tree Protection permit; 2. Applicant must install the required tree protection fencing, to satisfy the requirements of Forestry prior to construction and permit issuance (tree protection permit).

For the following reasons:

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

Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

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.

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MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

<i>Hao Zheng</i>	<i>Assunta Perrella</i>	<i>Robert Buckler</i>
H. Zheng Vice Chair	A. Perrella Chair	R. Buckler Member
<i>Steve Kerwin</i>		<i>Adolfo Antinucci</i>
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	August 20, 2020
DATE OF NOTICE:	August 28, 2020
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	September 9, 2020 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan’s Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application. <div align="center"><i>Christine Vigneault</i></div> <hr/> Christine Vigneault, AMP, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

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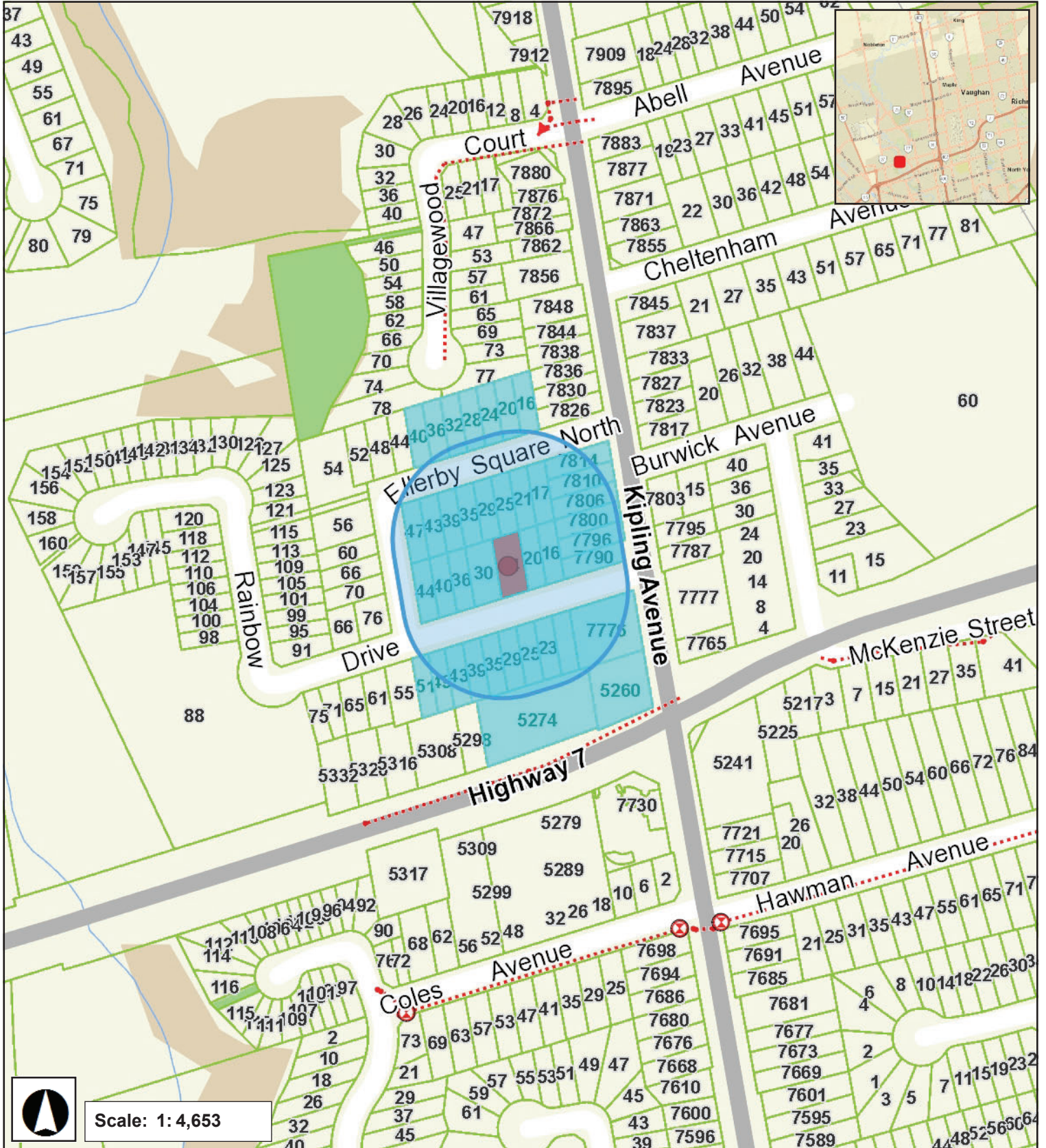
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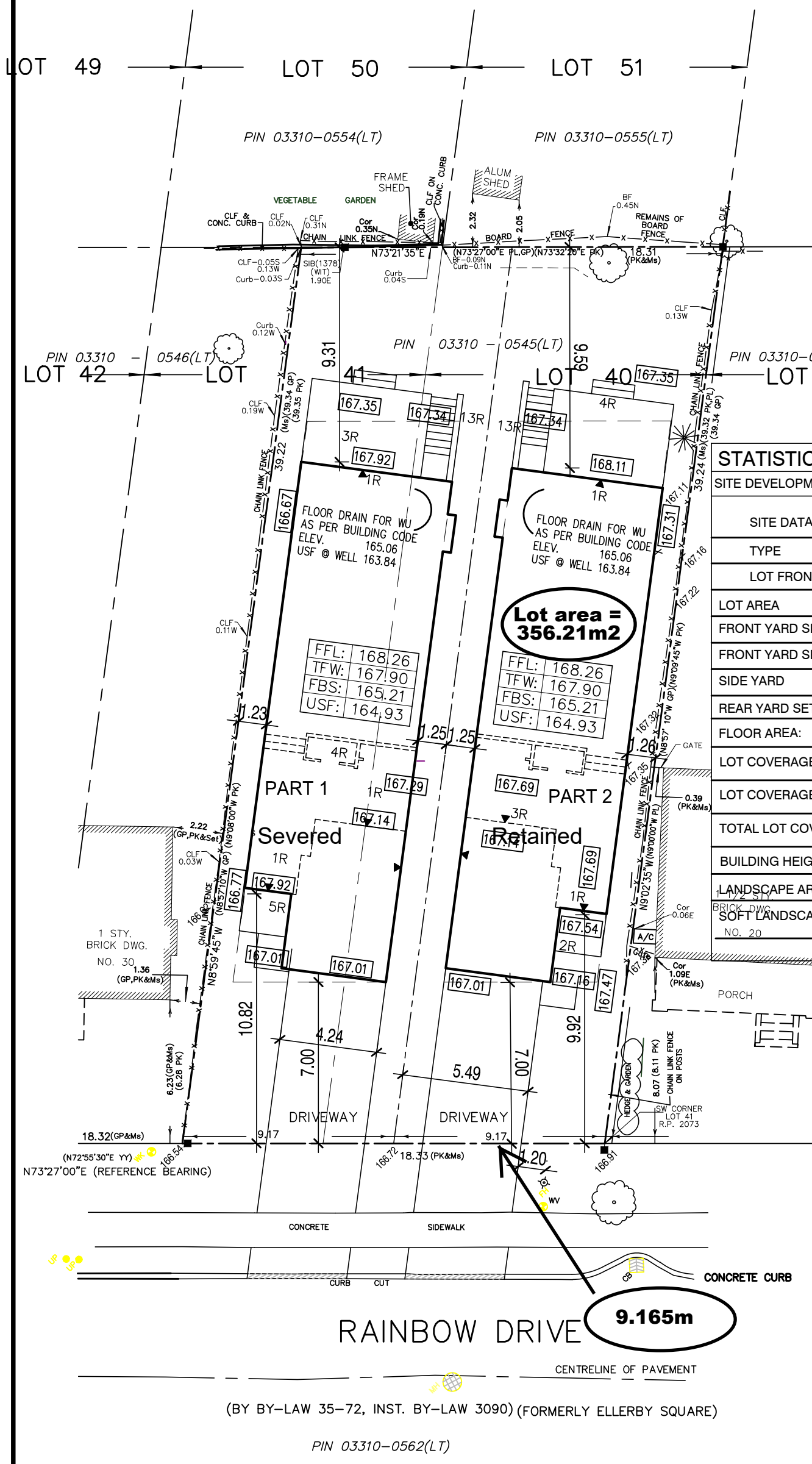
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A170/19

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- * CONIFEROUS TREES

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 ALL OF LOT 40 AND PART OF LOT 41
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PROJ. No. 19-24	DATE: AUG. 15/19	SCALE: 1:200
LOT No. 40/41	MUNICIPAL ADDRESS VAUGHAN, ONTARIO	
REG. PLAN 2073		

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 ARCHITECTURAL TECHNOLOGIST

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PETER DEL GROSSO 20567

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PETER DEL GROSSO 27288