

File: A200/21**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"/>	
Building Inspection		
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: 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).*



Minor Variance
Application

Agenda Item: 4

A200/21

Ward: 2

Staff Report 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](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Frank LaForgia

Agent: Peter Del Grosso

Property: 24 Rainbow Drive, Woodbridge ON L4L 2K2

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 B016/21 and Minor Variance Application A201/21.

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 B016/21.

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 9.165 metres.
2. A minimum Lot area of 360 square metres is required.	2. To permit a minimum Lot Area of 356.08 square metres

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, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on September 15, 2021

Applicant confirmed posting of signage on September 14, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1932

Applicant has advised that they cannot comply with By-law for the following reason(s): Lot severed does not comply with min. lot frontage and lot area.

Recommended conditions of approval:
(Use only those that apply)

1. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted.
2. 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.

Adjournment Request: 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

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

The purpose of this application is to facilitate the proposed severance under file B016/21.

Building Inspections (Septic):

No comments received to date.

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: None.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A200/21 subject to the following condition(s):

1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
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 grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.

Additional comments:

1. As the proposed dwelling in the subject property is 109.07 m², the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m² requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)
2. The owner/applicant shall apply and obtain the necessary curb cut/ reinstating permit through the Transportation and Fleet Management Services. Please visit https://www.vaughan.ca/services/residential/transportation/roads/curb_cuts_and_driveway_widening/Pages/default.aspx to learn how to apply for the curb cut/ reinstating permit.
3. The variance application A200/21 and A201/21 shall be approved final and binding in conjunction with consent application B016/21.

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comment no concerns

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

Schedule D - Previous Approvals (Notice of Decision)

Consent Application B037/19
Minor Variance Application A201/19
Minor Variance Application A201/19

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 criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. 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. 2. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. 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.

Conditions

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

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Notice to the Applicant – Development Charges

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

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

Notice to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://www.v 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](https://www.v 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.

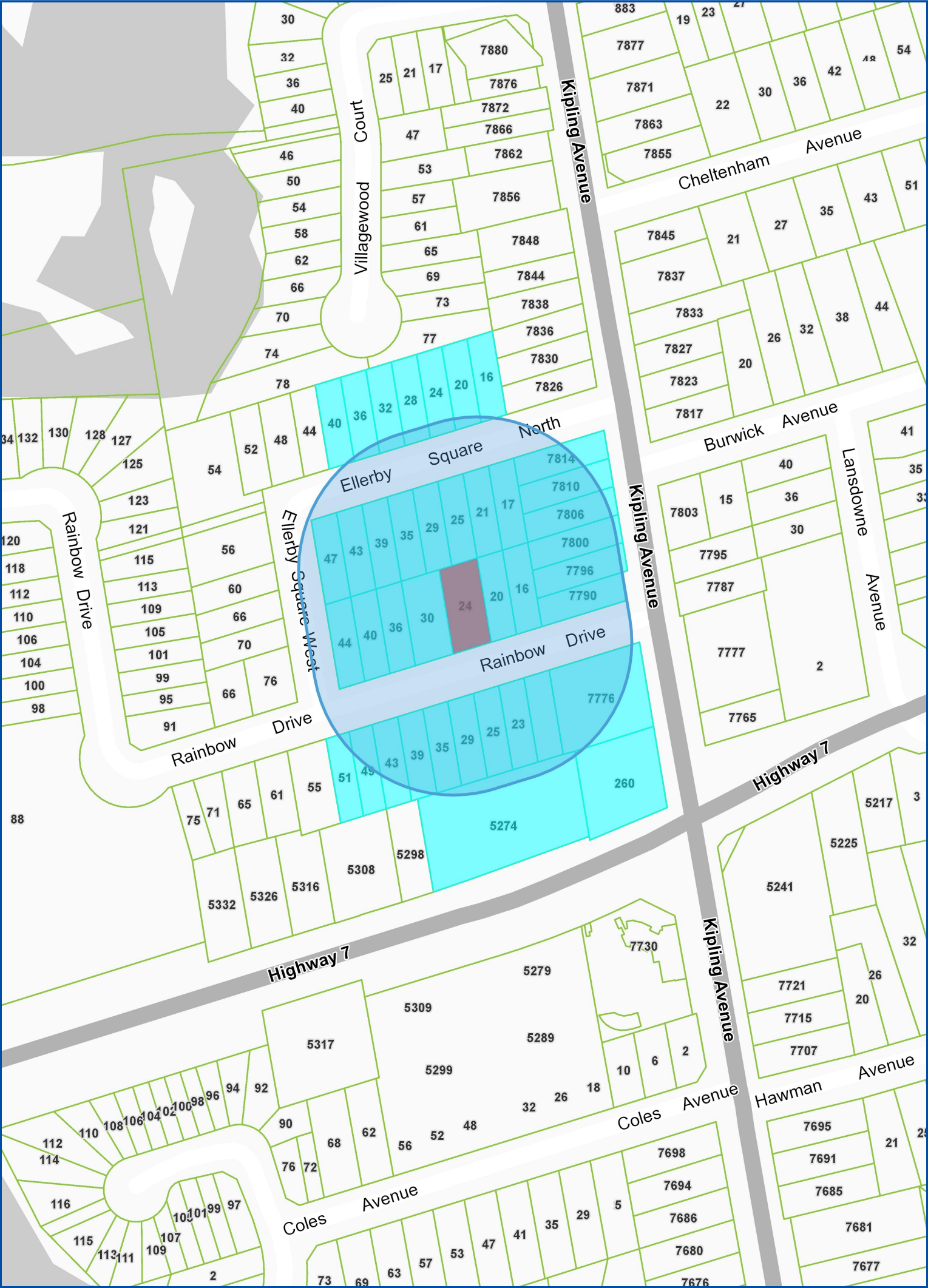
For further information please contact the City of Vaughan, Committee of Adjustment

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

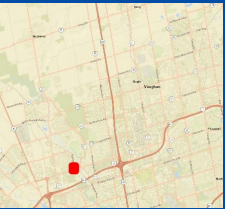
Schedule A: Plans & Sketches

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

Location Map
Plans & Sketches



Map Information:



Title: 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
[M] COMMUNITY MAILBOX
○ DOWNSPOUT LOCATION
→ SWALE DIRECTION

- STREET LIGHT
[] TRANSFORMER
[] CABLE TV PEDESTAL
[] BELL PEDESTAL
[H] HYDRO METER
[G] GAS METER
[X] 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
[100.00] SW
[X100.00] PROPOSED SWALE GRADE

LEGEND



A200/21

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 |

Lot Area =
356.08m²

Severed

Retained

STATISTICS

SITE DEVELOPMENT FOR OF LOT 224 ZONNING:- R3

SITE DATA	REQUIRED	EXISTING	PROPOSED	
			PART 1	PART 2
TYPE	SINGLE	SINGLE		
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
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

PLAN OF SURVEY OF
LOT 1
REGISTERED PLAN 8788
CITY of VAUGHAN
Regional Municipality Of York
SCALE 1 : 200

GTA SURVEYING INC.
METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



RAILWAY STREET
(BY REGISTERED PLAN 72)
P.I.N. 03343 - 0874

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT

DATE : JANUARY 1, 2021

JACEK WALCZAK
ONTARIO LAND SURVEYOR

PLAN 65R-39247

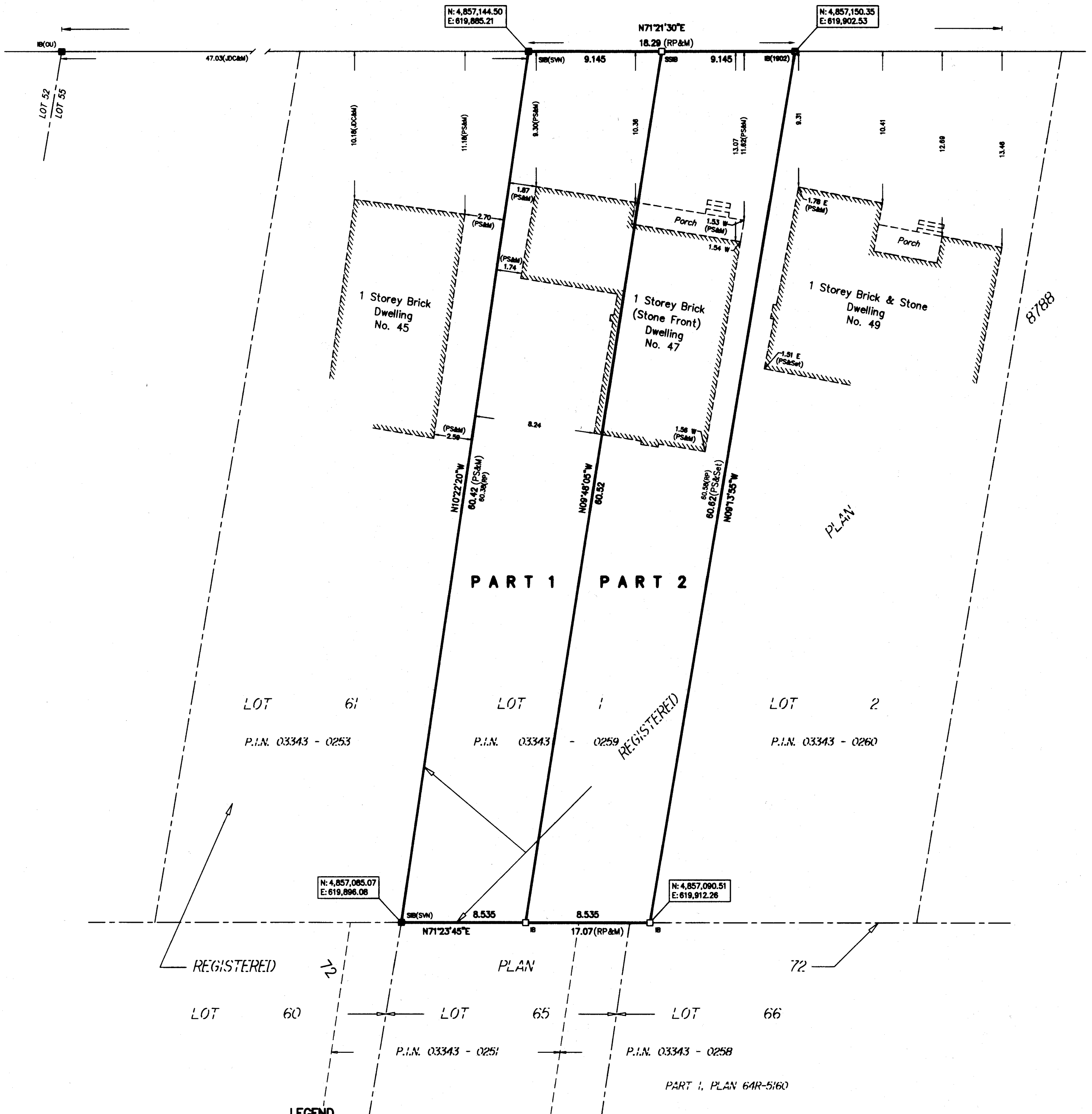
RECEIVED AND DEPOSITED

DATE : JAN. 12, 2021

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
YORK. (No.65)

SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF P.I.N.	AREA
1	1	8788	03343-0259	528.56sq.m.
2				528.61sq.m.



LEGEND

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- N, S, E, W NORTH, SOUTH, EAST, WEST
- M MEASURED
- IB IRON BAR
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- OU ORIGIN UNKNOWN
- P.I.N. PROPERTY IDENTIFIER NUMBER
- RP REGISTERED PLAN 8788
- JDC PLAN BY JOHN DOUGLAS CARTER LTD., O.L.S., DATED MAY 5, 1989
- PS PLAN BY P. SALNA COMPANY LTD. O.L.S., DATED DECEMBER 20, 1990
- SWN SPEIGHT, VAN NOSTRAND, ANDERSON & CURRIE, O.L.S.
- GTA(1902) PLAN BY GREATER TORONTO ACRES SURVEYING INC., O.L.S. DATED JULY 31, 2018

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 15th DAY OF DECEMBER, 2020.

JANUARY 1, 2021
DATE

JACEK WALCZAK
ONTARIO LAND SURVEYOR

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES
AND CAN BE CONVERTED TO GRID DISTANCES BY
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998501.

COORDINATE SYSTEM and BEARING NOTE

COORDINATE SYSTEM IS NORTH AMERICAN DATUM 1983
(CANADIAN SPATIAL REFERENCE SYSTEM)(2010.0). COORDINATES
AND BEARINGS SHOWN HEREON ARE GRID, EXPRESSED IN
UNIVERSAL TRANSVERSE MERCATOR MAP PROJECTION ZONE 17
CENTRAL MERIDIAN 81°00' WEST LONGITUDE AND ARE
DERIVED FROM GLOBAL POSITIONING SYSTEM
(LEICA REFERENCE STATIONS NETWORK)

NOTE:

COORDINATES COMPLY WITH SUBSECTION 14(2)
O. REG 216/10
COORDINATES CANNOT IN THEMSELVES BE USED TO
RE-ESTABLISH THE CORNERS OR BOUNDARIES
SHOWN ON THIS PLAN

GTA
Greater Toronto Acres
SURVEYING Inc.

7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gtasurveying.ca

DRAWN: J.W. CHECKED: P.W. PROJECT 18297

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 – comments with conditions

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

Lenore Providence

Subject: FW: A200/21 - Severed lands - Request for Comments: (24 Rainbow Drive, Woodbridge)

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

Sent: September-20-21 3:15 PM

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

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

Subject: [External] RE: A200/21 - Severed lands - Request for Comments: (24 Rainbow Drive, Woodbridge)

Good afternoon Lenore,
The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York| 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Lenore Providence

Subject: FW: A200/21 - Severed lands - Request for Comments: (24 Rainbow Drive, Woodbridge)

From: York Plan <yorkplan@trca.ca>

Sent: September-10-21 3:20 PM

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

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

Subject: [External] RE: A200/21 - Severed lands - Request for Comments: (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/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



Schedule D: Previous Approvals (Notice of Decision)

Consent Application B037/19
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 Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*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. <i>Christine Vigneault</i> 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

- 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
□ 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
PROPOSED GRADE
100.00 EXISTING GRADE
100.00 SW
x100.00 PROPOSED SWALE GRADE

LEGEND



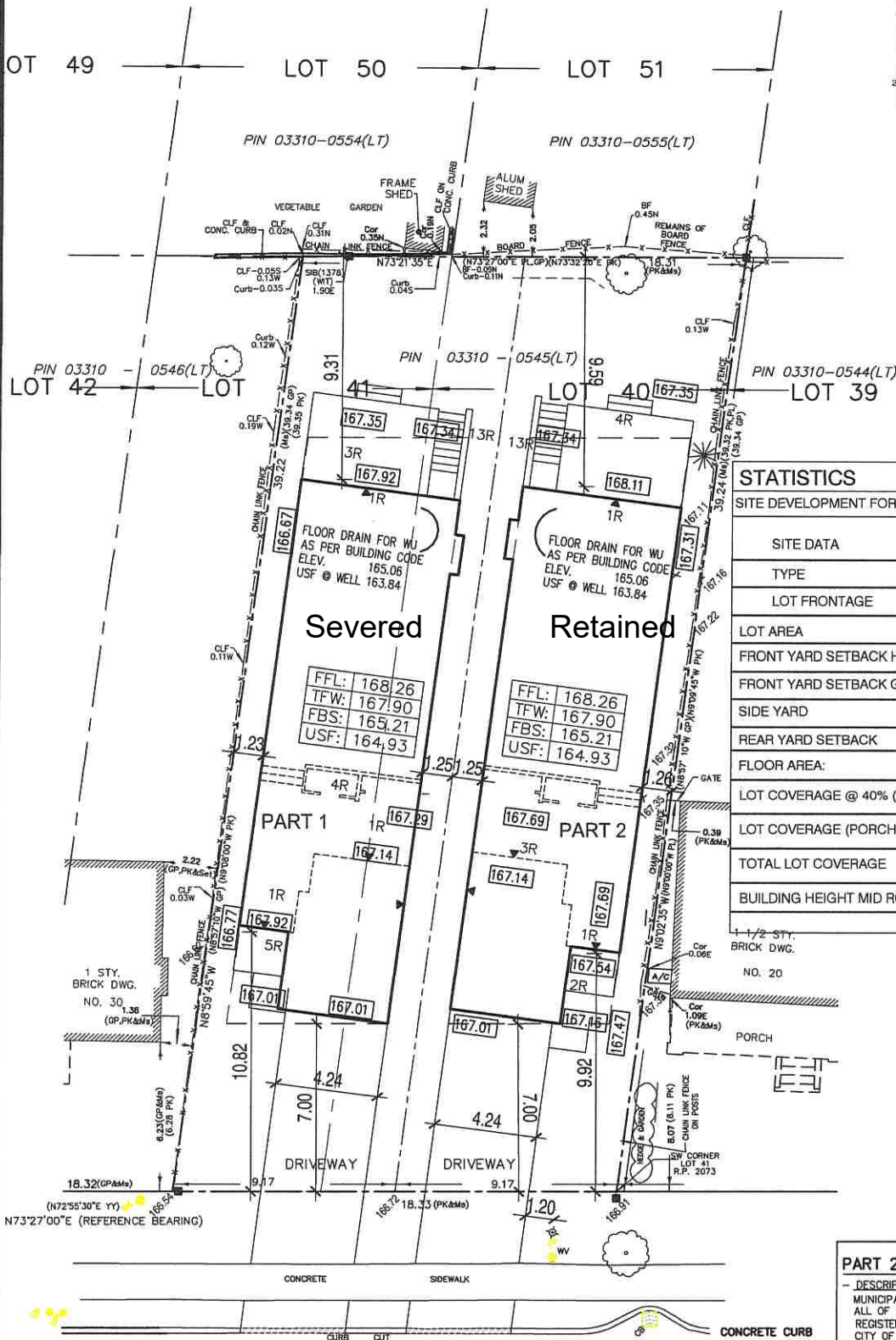
B037/19

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 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		
LOT FRONTAGE	12.0m	18.33m	9.17m	9.17m
LOT AREA	360.0m²	712.29m²	356.08m²	356.21m²
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	71.99m²	244.06m²	
LOT COVERAGE @ 40% (DWELLING)	144.0m²	119.73m² (16.8%)	137.87m² (38.7%)	137.87m² (38.7%)
LOT COVERAGE (PORCH)			3.81m² (1.1%)	3.81m² (1.1%)
TOTAL LOT COVERAGE			141.68m² (39.8%)	141.68m² (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 LAFORIA"
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 INVENTS 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/Servicing 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:

		
H. Zheng Vice Chair	A. Perrella Chair	R. Buckler Member
		
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.  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*.

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

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

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". Appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.eto.gov.on.ca or by contacting our office at 905-832-8585 Ext. 8332 or cofa@vaughan.ca

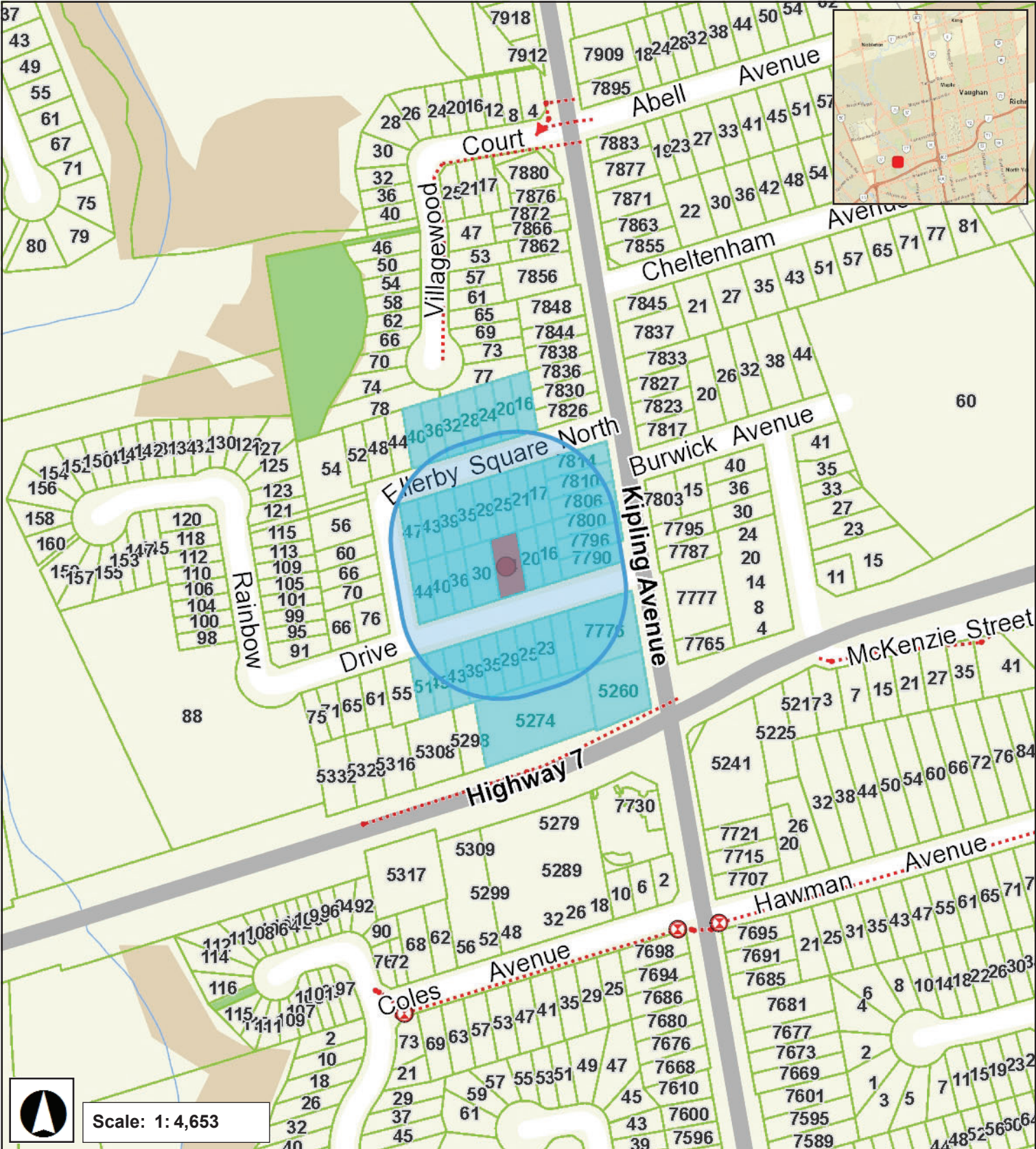
City of Vaughan LPAT Processing Fee: \$841.00 per application

*Please note that all fees are subject to change.



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
GARAGE DOOR LOCATION
ENGINEERED FILL LOT
SANITARY MANHOLE
STORM MANHOLE
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
PROPOSED GRADE
EXISTING GRADE
PROPOSED SWALE GRADE

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 |
| C/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 ZONNING:- R3

SITE DATA	REQUIRED	EXISTING	PROPOSED	
			PART 1	PART 2
TYPE	SINGLE	SINGLE		
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
SOFT LANDSCAPE AREA			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 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 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/Servicing 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

	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.






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

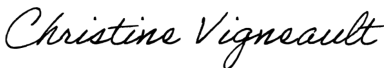
Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , August 20, 2020 meeting for submission details.
N/A	N/A

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:

		
H. Zheng Vice Chair	A. Perrella Chair	R. Buckler Member
		
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.  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*.

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

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

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". Appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by contacting our office at 905-832-8585 Ext. 8332 or cofa@vaughan.ca

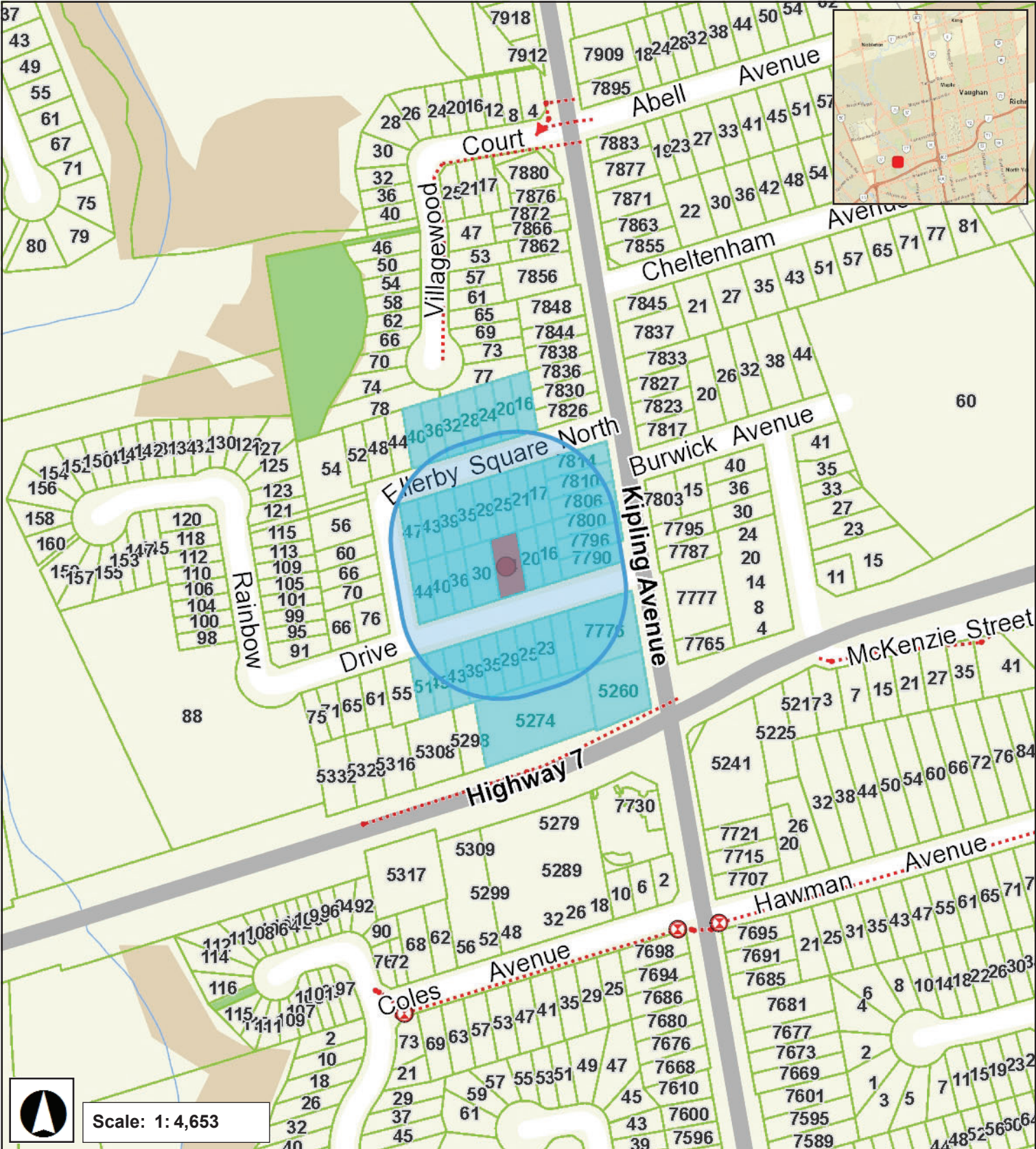
City of Vaughan LPAT Processing Fee: \$841.00 per application

*Please note that all fees are subject to change.



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
▲ 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
[H] HYDRO METER
[G] GAS METER
[X] 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
[100.00] SW
[X100.00] PROPOSED SWALE GRADE

LEGEND



A170/19

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

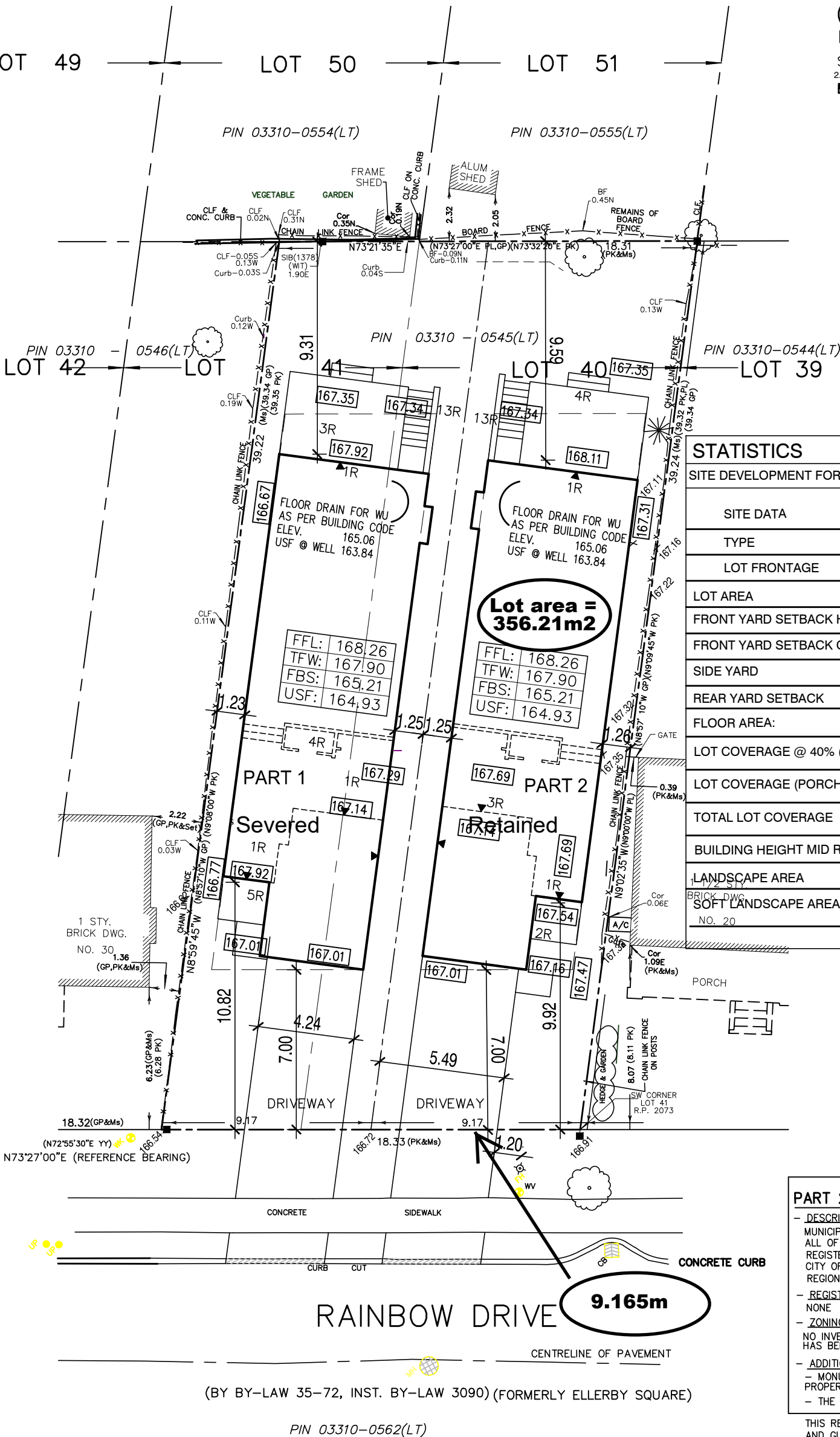
SCALE 1: 200
2.0m 0 2.0 10.0metres

- LEGEND:
- | | | |
|---------|---------|--------------------------|
| CB | DENOTES | CATCH BASIN |
| MH | " | MAN HOLE |
| D/S | " | DOOR SILL |
| C/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 ZONNING:- R3

SITE DATA	REQUIRED	EXISTING	PROPOSED	
			PART 1	PART 2
TYPE	SINGLE	SINGLE		
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. NO. 20			37.01m ² 54.3%	34.40m ² 52.4%
SOFT LANDSCAPE AREA				



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 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