



File: A211/21

Applicant: Dmitry and Julia Tumanov

Address: 257 Golden Forest Road, Maple

Agent: None

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, November 18, 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: 14

A211/21

Ward: 4

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, November 18, 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: Dmitry and Julia Tumanov

Agent: None

Property: **257 Golden Forest Road, Maple**

Zoning: The subject lands are zoned RD3, Residential Detached Zone, and subject to the provisions of Exception 9(1233) under By-law 1-88 as amended.

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

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing gazebo located in the rear yard.

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

By-law Requirement	Proposal
A minimum Rear yard setback of 7.5 metres is required (Schedule A3).	To permit a minimum Rear yard setback of 2.5 metres to an Accessory Structure.

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

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

Adjournment History: None

Staff & Agency Comments

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

Committee of Adjustment:

Public notice was mailed on November 3, 2021

Applicant confirmed posting of signage on November 2, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2019
Gazebo	2019

Applicant has advised that they cannot comply with By-law for the following reason(s):

The location of the gazebo is in the North East corner of the pie shape lot in the optimal space for privacy of the residents as well as respecting privacy of adjacent properties and makes the most optimal use of space. If full 7.5 meters of setback were to be established, there would not be any privacy for either the residents or their neighbours.

Building Standards (Zoning Review):

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

Building Permit No. 21-108310 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

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

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Please see Schedule C for Development Planning comments/conditions.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A211/21.

Parks Development - Forestry:

Forestry has no comments at this time.

Please note that Forestry comments do not supersede the requirements of other commenting departments/agencies, including Development Planning with respect to the requirement of an Arborist Report and other tree protection requirements. Arborist Reports and other tree protection requirements may be required by other commenting departments to facilitate the review process of your application for the purpose of finalizing recommendations to the Committee of Adjustment.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

A211/21 – Public Correspondence (Letters of Support)

1. 194 Golden Forest Road
2. 249 Golden Forest Road
3. 253 Golden Forest Road
4. 261 Golden Forest Road
5. 265 Golden Forest Road
6. 292 Golden Forest Road
7. 313 Golden Forest Road
8. 317 Golden Forest Road
9. 321 Golden Forest Road
10. 329 Golden Forest Road

Schedule C - Development Planning & Agency Comments

Development Planning - No concerns or objections

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers the following:

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

Should the Committee 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: N/A

Conditions

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

Please Note:

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

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

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

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

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

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

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

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting Vaughan.ca/LiveCouncil. To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related 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
Adriana MacPherson
T 905 832 8585 Extension 8360
E CofA@vaughan.ca

Schedule A: Plans & Sketches

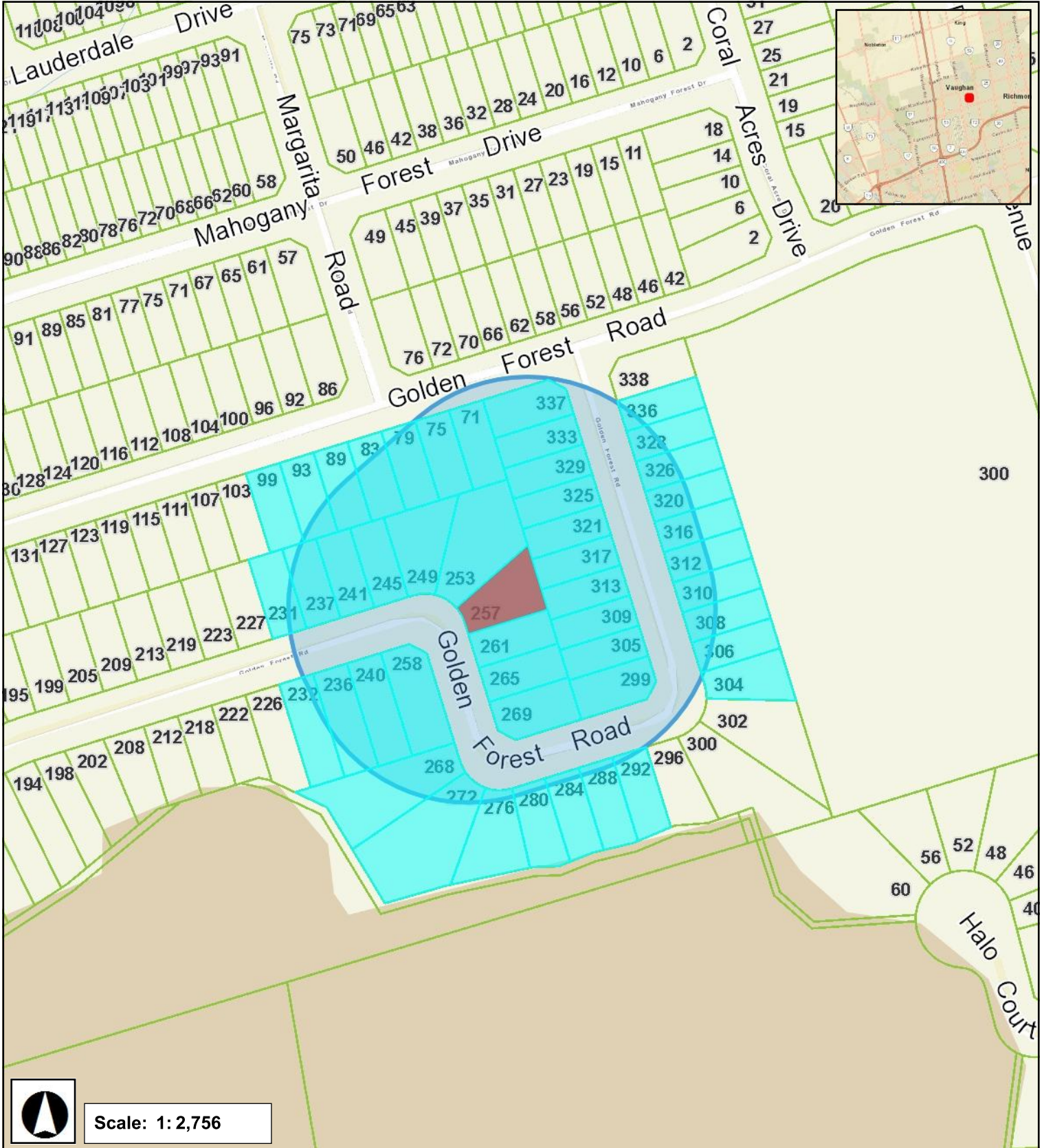
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map
Plans & Sketches**



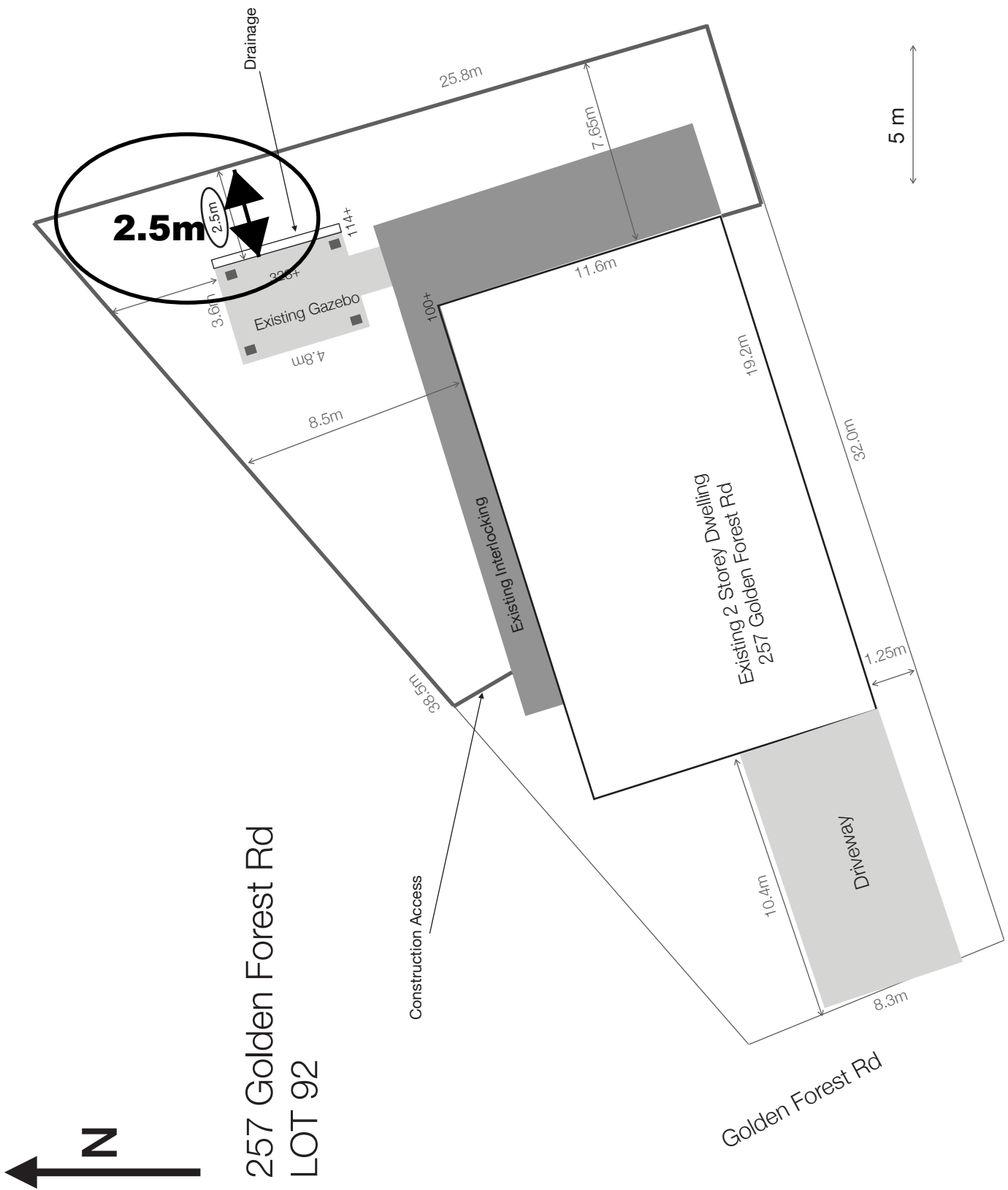
A211/21 - Notification Map

257 Golden Forest Road, Maple



Scale: 1: 2,756

Proposal:
1. To permit a minimum Rear yard setback of 2.5 metres to an Accessory Structure.



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.

A211/21 – Public Correspondence (Letters of Support)

1. 194 Golden Forest Road
2. 249 Golden Forest Road
3. 253 Golden Forest Road
4. 261 Golden Forest Road
5. 265 Golden Forest Road
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7. 313 Golden Forest Road
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October 27, 2021

City of Vaughan
Committee of Adjustments

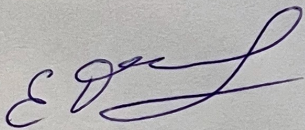
Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern –

I reside within very close proximity to 257 Golden Forest Road. Although a larger gazebo is being requested, **I have no objections with the amendments put forth and completely support the design of the gazebo** for the following reasons –

- The gazebo provides for additional privacy not only to the Tumanov's, but, to the other neighbours as well
- Excellent workmanship has been put into the gazebo
- I favor the appearance of the gazebo and wouldn't change anything

As mentioned above, I completely support the gazebo and believe it will create additional value for the neighbourhood.



194 Golden Forest Road
Maple, Ontario
L6A 0S8

June 1st, 2021

City of Vaughan
Committee of Adjustments

Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern –

I reside within very close proximity to 257 Golden Forest Road. Although a larger gazebo is being requested, **I have no objections with the amendments put forth and completely support the design of the gazebo** for the following reasons –

- The gazebo provides for additional privacy not only to the Tumanov's, but, to the other neighbours as well
- Excellent workmanship has been put into the gazebo
- I favor the appearance of the gazebo and wouldn't change anything

As mentioned above, I completely support the gazebo and believe it will create additional value for the neighbourhood.

Darren Buscarini
249 Golden Forest Road
Maple, Ontario
L6A 0S8

June 17, 2021

City of Vaughan
Committee of Adjustments

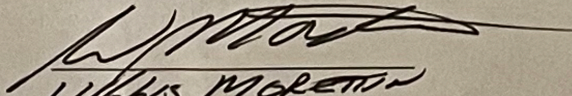
Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern –

I am a direct neighbour to 257 Golden Forest Road residency. Although a larger gazebo is being requested, **I have no objections with the amendments put forth and completely support the design of the gazebo** for the following reasons –

- The gazebo provides for additional privacy not only to the Tumanov's, but to the other neighbours as well
- Excellent workmanship has been put into the gazebo
- I favor the appearance of the gazebo and wouldn't change anything

As mentioned above, I completely support the gazebo and believe it will create additional value for the neighbourhood.


William McCreath
253 Golden Forest Road
Maple, Ontario
L6A 0S8

June 18, 2021

City of Vaughan
Committee of Adjustments

Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern –

I am a direct neighbour to 257 Golden Forest Road residency. Although a larger gazebo is being requested, **I have no objections with the amendments put forth and completely support the design of the gazebo** for the following reasons –

- The gazebo provides for additional privacy not only to the Tumanov's, but to the other neighbours as well
- Excellent workmanship has been put into the gazebo
- I favor the appearance of the gazebo and wouldn't change anything

As mentioned above, I completely support the gazebo and believe it will create additional value for the neighbourhood.

Arpit Patel



261 Golden Forest Road
Maple, Ontario
L6A 0S8

October 26, 2021

City of Vaughan
Committee of Adjustments

Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern –

I reside within very close proximity to 257 Golden Forest Road. Although a larger gazebo is being requested, **I have no objections with the amendments put forth and completely support the design of the gazebo** for the following reasons –

- The gazebo provides for additional privacy not only to the Tumanov's, but, to the other neighbours as well
- Excellent workmanship has been put into the gazebo
- I favor the appearance of the gazebo and wouldn't change anything

As mentioned above, I completely support the gazebo and believe it will create additional value for the neighbourhood.



265 Golden Forest Road
Maple, Ontario
L6A 0S8

June 11, 2021

City of Vaughan
Committee of Adjustments

Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern –

I reside within very close proximity to 257 Golden Forest Road. Although a larger gazebo is being requested, **I have no objections with the amendments put forth and completely support the design of the gazebo** for the following reasons –

- The gazebo provides for additional privacy not only to the Tumanov's, but, to the other neighbours as well
- Excellent workmanship has been put into the gazebo
- I favor the appearance of the gazebo and wouldn't change anything

As mentioned above, I completely support the gazebo and believe it will create additional value for the neighbourhood.



Ilana Shparber

292 Golden Forest Road
Maple, Ontario
L6A 0S8

June 11, 2021

City of Vaughan
Committee of Adjustments

Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern –

I am a direct neighbour to 257 Golden Forest Road residency. Although a larger gazebo is being requested, **I have no objections with the amendments put forth and completely support the design of the gazebo** for the following reasons –

- The gazebo provides for additional privacy not only to the Tumanov's, but to the other neighbours as well
- Excellent workmanship has been put into the gazebo
- I favor the appearance of the gazebo and wouldn't change anything

As mentioned above, I completely support the gazebo and believe it will create additional value for the neighbourhood.

Maxim Akkerman



313 Golden Forest Road
Maple, Ontario
L6A 0S8

June 11 2021

City of Vaughan
Committee of Adjustments

Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern.

We are a direct backyard neighbour to 257 Golden Forest Road residency. We have no objection against the **Gazebo** that our neighbour, Dmitry Tumanov has build on his backyard. We like the gazebo and we support our neighbour for the following reasons;

- The gazebo provides for additional privacy not only to the Tumanov's family and to other neighbours as well
- Excellent workmanship has been put into the gazebo
- We completely support the gazebo on our neighbour's backyard and we believe it will contribute additional value for the neighbourhood.

Best Regards.

Marina Velieva and Goulou Veliev.

Email-goulouveliev@gmail.com.

317 Golden Forest Road
Maple, Ontario
L6A 0S8

June 11, 2021

City of Vaughan
Committee of Adjustments

Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern –

I am a direct neighbour to 257 Golden Forest Road residency. Although a larger gazebo is being requested, **I have no objections with the amendments put forth and completely support the design of the gazebo** for the following reasons –

- The gazebo provides for additional privacy not only to the Tumanov's, but to the other neighbours as well
- Excellent workmanship has been put into the gazebo
- I favor the appearance of the gazebo and wouldn't change anything

As mentioned above, I completely support the gazebo and believe it will create additional value for the neighbourhood.



Sulagshan Raveendrakumar

321 Golden Forest Road
Maple, Ontario
L6A 0S8

October 31, 2021

City of Vaughan
Committee of Adjustments

Re: Dmitry and Julia Tumanov at 257 Golden Forest Rd

To whom it may concern –

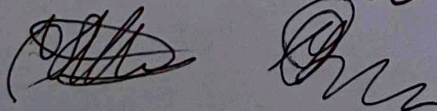
I reside within very close proximity to 257 Golden Forest Road. Although a larger gazebo is being requested, **I have no objections with the amendments put forth and completely support the design of the gazebo** for the following reasons –

- The gazebo provides for additional privacy not only to the Tumanov's, but, to the other neighbours as well
- Excellent workmanship has been put into the gazebo
- I favor the appearance of the gazebo and wouldn't change anything

As mentioned above, I completely support the gazebo and believe it will create additional value for the neighbourhood.

Sergey Perunov & Svetlana Perunova

329 Golden Forest Road
Maple, Ontario
L6A 0S8



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.-

Development Planning - No concerns or objections

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 18, 2021
Name of Owner: Dmitry and Julia Tumanov
Location: 257 Golden Forest Road
File No.(s): A211/21

Proposed Variance(s):

1. The permit a minimum rear yard setback of 2.5 m to an accessory structure (gazebo).

By-Law Requirement(s):

1. A minimum rear yard setback of 7.5 m is required. (Schedule A3)

Official Plan:

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

Comments:

The Owner is requesting permission to maintain an existing accessory structure (gazebo) with the above noted variance.

The Development Planning Department has no objection to the variance, as the rear yard setback of 2.5 m does not cause negative visual or drainage impacts to abutting properties, and the gazebo complies with the maximum height and minimum side yard requirements of the By-law.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I
Chris Cosentino, Senior Planner



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

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

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Adriana MacPherson

Subject: FW: A211/21 - Request for Comments

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

Sent: October-26-21 11:13 AM

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

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

Subject: [External] RE: A211/21 - Request for Comments

Good morning Adriana,

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

Gabrielle

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

Schedule D: Previous Approvals (Notice of Decision)

None