



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A241/21**

AGENDA ITEM NUMBER: 11	CITY WARD #: 2
APPLICANT:	Isabella Filippelli
AGENT:	Nadia Zuccaro - EMC Group Ltd.
PROPERTY:	8550 Pine Valley Drive, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None.
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the existing pergola located in the rear yard.

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment, no concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment, no concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment, no concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment, no concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>		
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>		
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>		
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>		
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>		
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>		
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>		

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None.				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A1111/17	05/11/2017	Approved as amended by COA
B037/06	06/08/2006	Approved by COA

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None.



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A241/21**

AGENDA ITEM NUMBER: 11	CITY WARD #: 2
APPLICANT:	Isabella Filippelli
AGENT:	EMC Group Ltd.
PROPERTY:	8550 Pine Valley Drive, Vaughan ON L4L 2V8
ZONING DESIGNATION:	The subject lands are zoned RR Residential and subject to the provisions of Exception No. 9(404) under By-law 1-88 as amended.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the existing pergola located in the rear yard.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.222 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum setback of 12.5 metres is required from the rear lot line to the accessory structure that is attached to the dwelling. (Section 7.2.2)	To permit a minimum setback of 9.47 metres from the rear lot line to the accessory structure.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(404) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	A minimum setback of 12.5 metres is required from the rear lot line to the accessory structure. (Schedule A)	To permit a minimum setback of 9.47 metres from the rear lot line to the accessory structure.

HEARING INFORMATION

DATE & TIME OF HEARING: January 20, 2022 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.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at Vaughan.ca/LiveCouncil

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to cofa@vaughan.ca by noon on the last business day prior to the hearing.

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 must be submitted by noon on the last business day prior to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

INTRODUCTION

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.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	January 5, 2022	
Date Applicant Confirmed Posting of Sign:	January 4, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	<p>Owner cannot comply with the rear yard minimum of the zoning by-law (min. 1 Om +2.5 Structural Encroachment to the lot line) as per Zoning Sch. 'E-423' for the pergola as the min. distance from the corner of the pergola to the lot line is 9.47m instead of 12.5m. The pergola requires a rear yard variance of 3.03m on the north corner only as the lot line angles toward the structure at that location. The south corner of the pergola meets the by-law minimum of 12.5m.</p> <p>The existing main structure (house) is 12.61 m from the lot line and complies with the zoning requirement.</p> <p>It is noted that there will be no structural encroachment within the 2.5m "Structural Encroachment Line" buffer area required by the TRCA.</p>	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None.	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:	No	
<p>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</p>		
<p>Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.</p> <p>An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.</p>		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS

Please provide a separate elevation drawing of the pergola showing the building height from the average finished grade at the front of pergola to the nearest part of the roof (just under the horizontal part of the structure) as a maximum of 3.0 metres is permitted.

Please also provide the building height from the average finished grade at the front of the pergola to the highest part of the structure, as a maximum of 4.5 metres is permitted.

Please note:

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

An A/C unit and/or pool equipment shall be setback a minimum of 0.60 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard.

BUILDING STANDARDS (ZONING) COMMENTS

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None.

DEVELOPMENT ENGINEERING COMMENTS

The Development Engineering (DE) Department does not object to variance application A241/21.	
Development Engineering Recommended Conditions of Approval:	None.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

No comment no concerns	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS

No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS

No comment no concerns	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	TRCA hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

IMPORTANT INFORMATION – PLEASE READ

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 (**see condition chart above for contact**). 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.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

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.

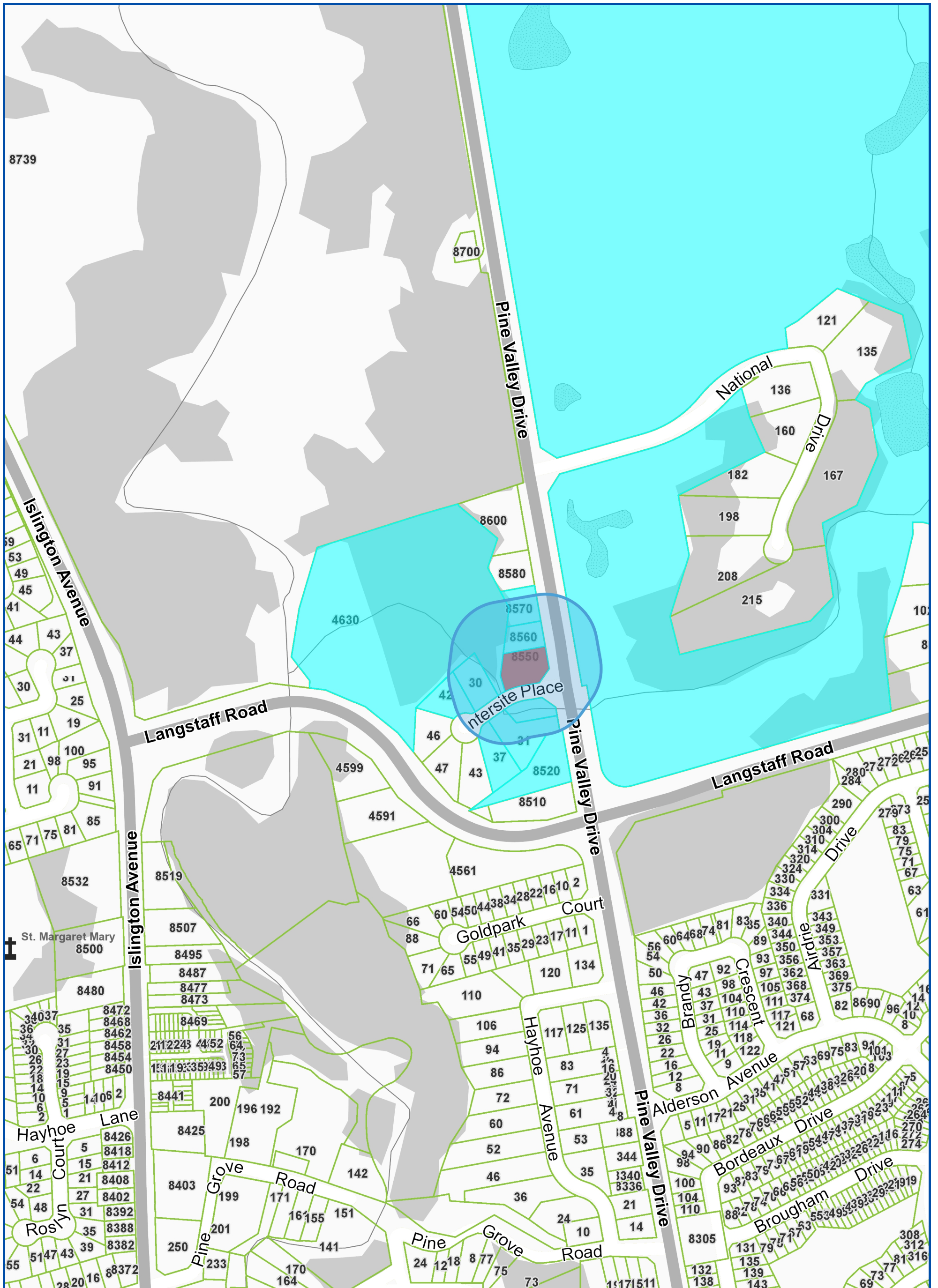
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

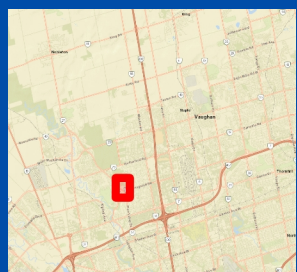
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

NOTICE 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.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

NOTIFICATION MAP - A241/21

8550 Pine Valley Drive, Woodbridge

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: 1:6,102

0 0.10 km



Created By:

Infrastructure Delivery

Department

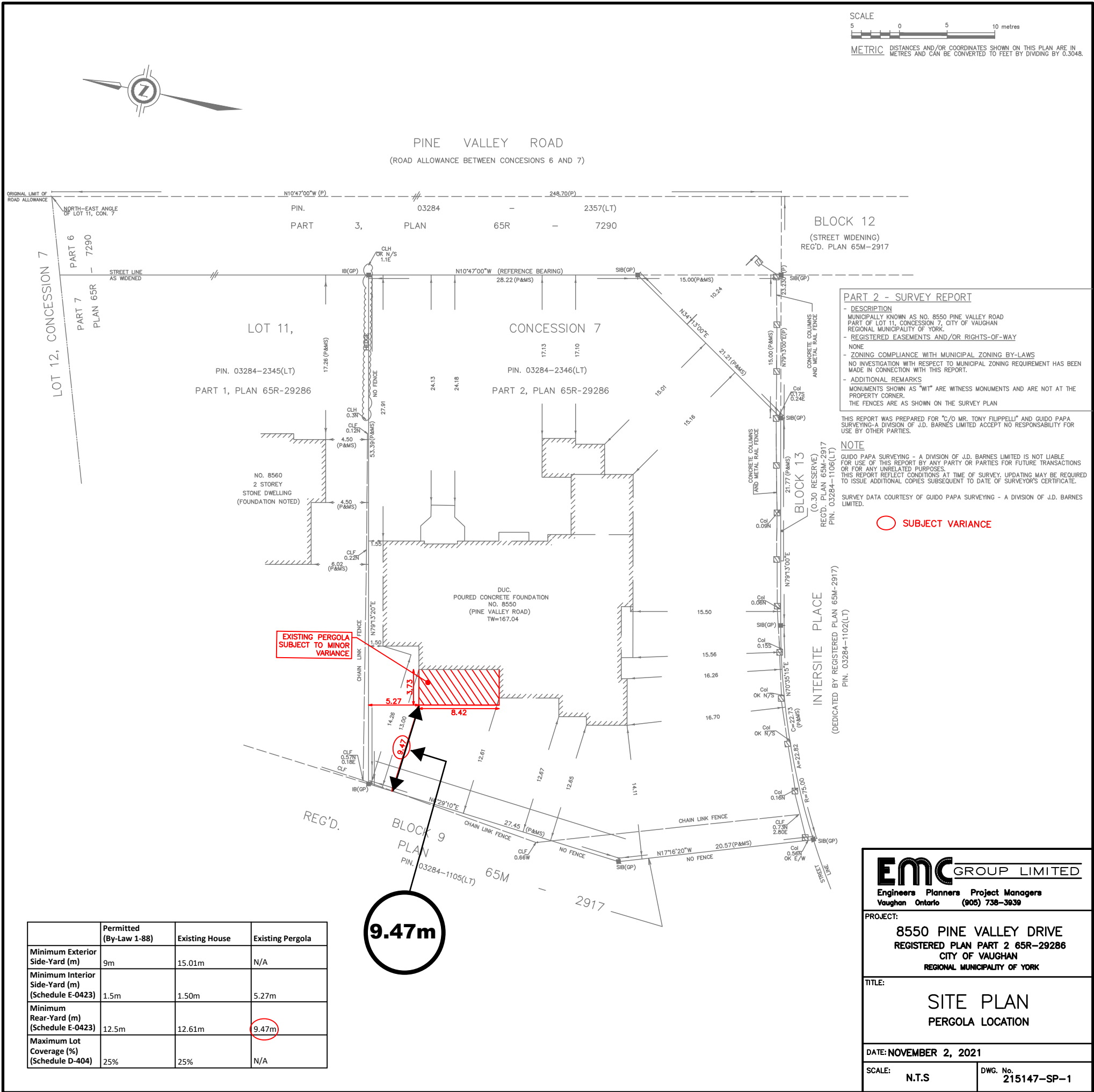
January 3, 2022 10:18 PM

Projection:

NAD 83

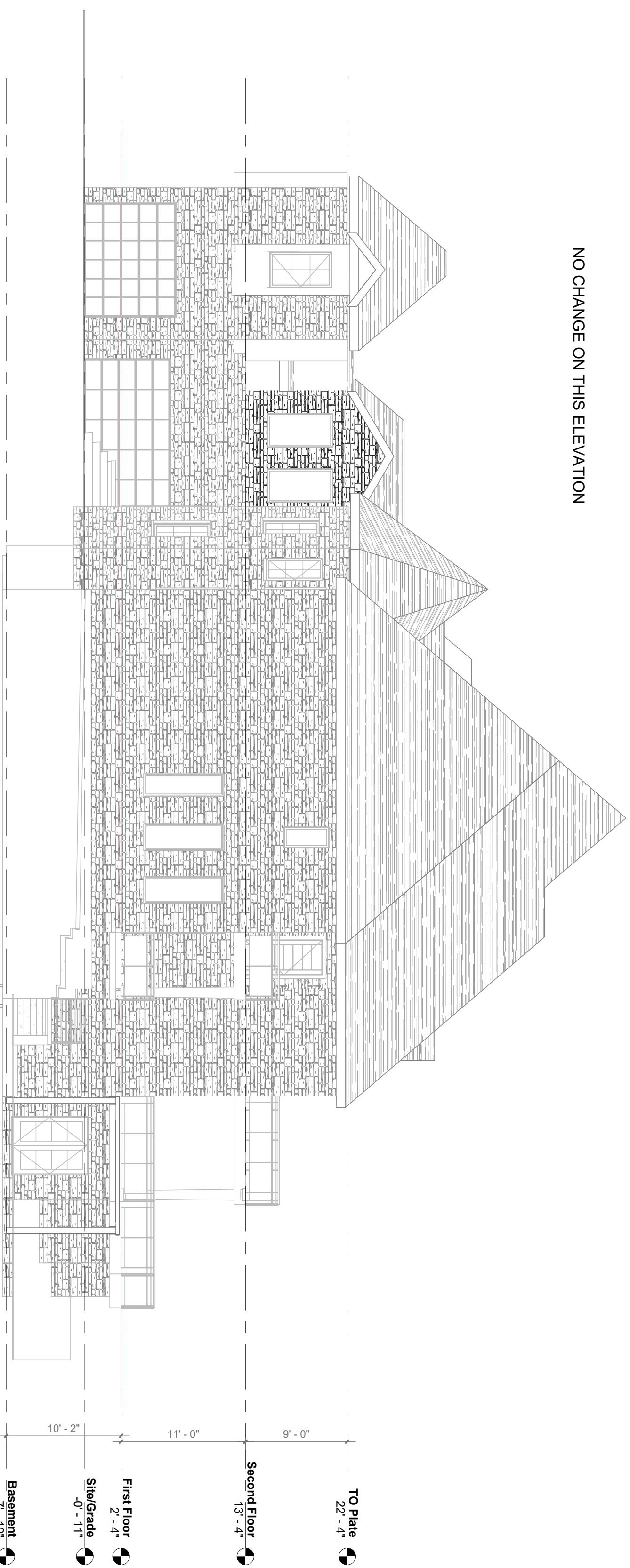
UTM Zone

17N



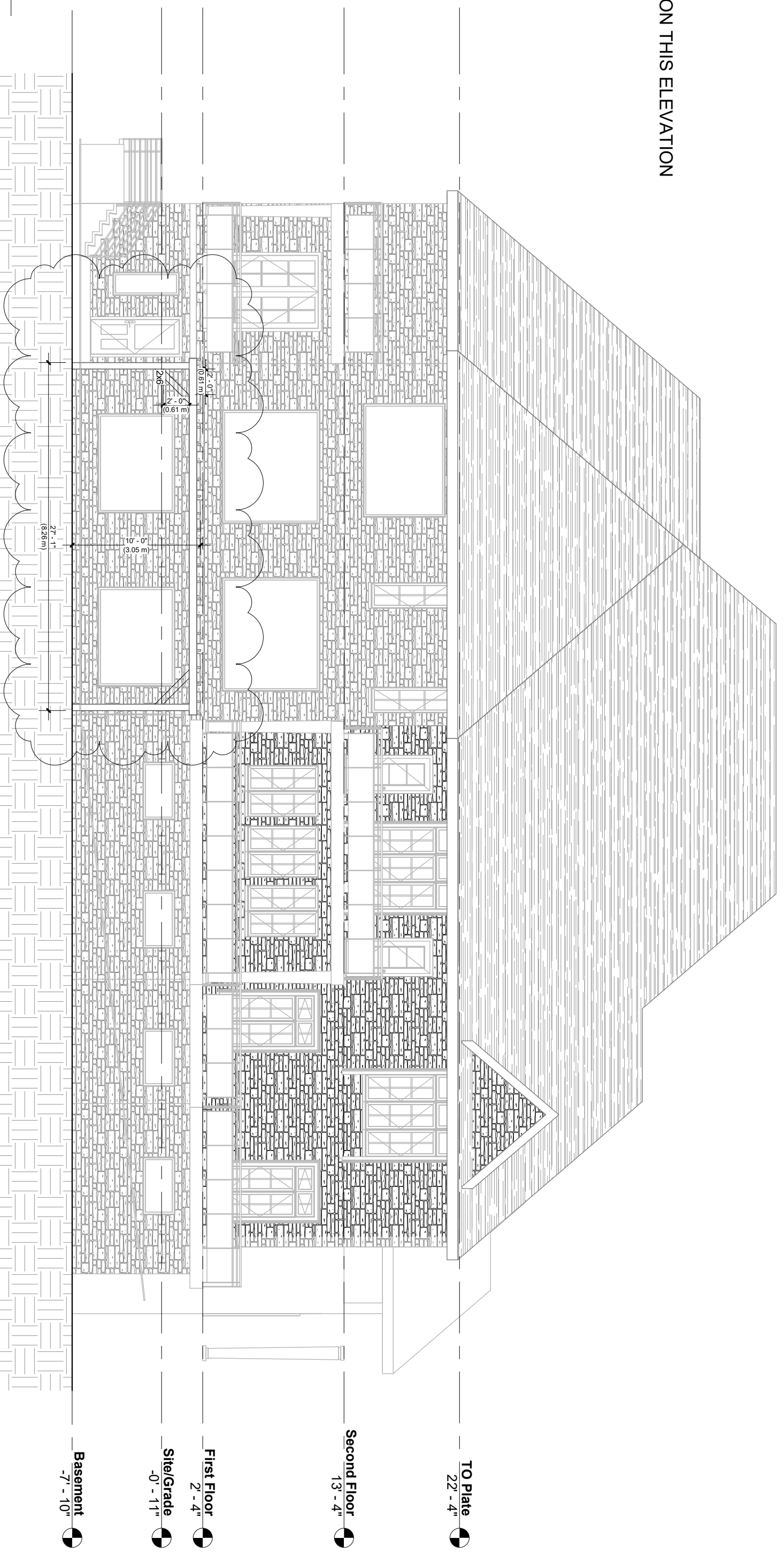
#	Variance requested Zoning By-law 01-2021
1	To permit a minimum setback of 9.47 metres from the rear lot line to the accessory structure
Variance requested Zoning By-law 1-88	
2	To permit a minimum setback of 9.47 metres from the rear lot line to the accessory structure.

NO CHANGE ON THIS ELEVATION



① East
1/8" = 1'-0"

NO CHANGE ON THIS ELEVATION



② North
1/8" = 1'-0"

Date Revision

Contractor to check and verify all dimensions and conditions of the job and report discrepancies to the designer before proceeding with the works.
This drawing is the property of Elmid Design Inc. and any use of it should have the designer consent.
Drawings are not to be scaled.

8550 Pine Valley Dr
Woodbridge, ON

Elmid Design Inc.
13025 Yonge Street, Suite 201 G,
Richmond Hill, ON, L4E1A5

LICENSED PROFESSIONAL ENGINEER
7.8.2020
H. K. BARI
1001900660
PROVINCE OF ONTARIO

Drawn By	
Checked By	
Date	

A7

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>		
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>		
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>		
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>		
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>		
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>		
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>		
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: January 20, 2022
Name of Owner: Isabella Filippelli
Location: 8550 Pine Valley Drive
File No.(s): A241/21

Proposed Variance(s) (By-law 001-2021):

1. To permit a minimum setback of 9.47 m from the rear lot line to the accessory structure.

By-Law Requirement(s) (By-law 001-2021):

1. A minimum setback of 12.5 m is required from the rear lot line to the accessory structure that is attached to the dwelling. (Section 7.2.2)

Proposed Variance(s) (By-law 1-88):

2. To permit a minimum setback of 9.47 m from the rear lot line to the accessory structure.

By-Law Requirement(s) (By-law 1-88):

2. A minimum setback of 12.5 m is required from the rear lot line to the accessory structure. (Schedule A)

Official Plan:

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

Comments:

The Owner is proposing to maintain an existing pergola at the rear of the dwelling with the above-noted variance.

The Development Planning Department has no objection to the requested variances. The existing pergola is situated below the first-floor level of the dwelling, and the rear of the property abuts an open space area, thereby the potential impacts of the proposed reduction in rear yard setback is minimal.

The subject property is partially located within the Toronto and Region Conservation Authority ('TRCA') Regulated Area. The TRCA has reviewed the application and have no concerns with the existing pergola, as a permit has been issued by the TRCA to recognize the construction of the pergola.

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

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:

Michael Torres, 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

Lenore Providence

Subject: FW: [External] RE: Request for Comments: A241/21 (8550 Pine Valley Drive, Woodbridge)

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

Sent: December-16-21 9:59 AM

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

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

Subject: [External] RE: Request for Comments: A241/21 (8550 Pine Valley Drive, Woodbridge)

Good morning 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

January 4, 2022

CFN 64195.41
X-Ref CFN 64098

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

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

Dear Christine:

**Re: Minor Variance Application A241.21
Part of Lot 11, Concession 7
8550 Pine Valley Drive
City of Vaughan, Region of York
Owner: Isabella Filippelli
Agent: EMC Group Ltd. c/o Nadia Zuccaro**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on December 10, 2021. TRCA staff has reviewed the above noted application, and as per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), provides the following comments as part of TRCA’s commenting role under the *Planning Act*; the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA’s Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice related to provincial plans.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variances under both Zoning By-Law 01-2021 and By-Law 1-88:

By-Law 01-2021

1. To permit a minimum setback of 9.47 metres from the rear lot line to the accessory structure, whereas a minimum setback of 12.5 metres is required from the rear lot line to the accessory structure that is attached to the dwelling.

By-Law 1-88

1. To permit a minimum setback of 9.47 metres from the rear lot line to the accessory structure, whereas a minimum setback of 12.5 metres is required from the rear lot line to the accessory structure.

The noted variances are being requested to recognize the construction of a pergola at the rear yard.

Ontario Regulation 166/06

A significant portion of the subject lands are located within TRCA's Regulated Area due to a valley corridor associated with the Humber River. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

TRCA issued a permit to recognize the construction of the subject pergola on January 8, 2021 (TRCA Permit No. C-210016).

Based on a review of the plans submitted with this variance application, TRCA is satisfied that the noted works are consistent with the plans that were approved as a part of the TRCA Permit C-210016. As such, TRCA has no concerns with the proposed variance.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$610.00 (Variance-Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A241.21 subject to the following condition:

1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

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

Sincerely,



Hamedeh Razavi
Planner I
Development Planning and Permits

HR/mh

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
None.				

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
<small>*Please see Schedule D for a copy of the Decisions listed below</small>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A111/17	05/11/2017	Approved as amended by COA
B037/06	06/08/2006	Approved by COA

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A111/17

APPLICANT: ISABELLA FILIPPELLI

PROPERTY: Part of Lot 11, Concession 7 (Part 2 of Reference Plan 65R-29286), municipally known as 8550 Pine Valley Drive, Woodbridge.

During the agent's submission, it was agreed to amend the Application, Notice of Application and sketch by deleting the following:

"2. To permit two driveways with entrances on two different streets."

ZONING: The subject lands are zoned RR 9(404) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a proposed two storey single family detached dwelling.

PROPOSAL:

1. To permit a maximum building height of 10.5 metres for the dwelling.
2. ~~To permit two driveways with entrances on two different streets.~~

BY-LAW REQUIREMENT:

1. A maximum building height of 9.5 metres is permitted.
2. ~~Driveway entrances are only permitted on one street.~~

BACKGROUND INFORMATION: Other Planning Act Applications
 The land which is the subject in this application was also the subject of another application under the Planning Act:
CONSENT APPLICATION:
B020/15 – Adjourned Sine Die -April 6/15 - creation of a new lot. (FILE CLOSED)
B037/06 - Approved June 8, 2006 - creation of a new lot.
MINOR VARIANCE APPLICATION:
A112/15 - Adjourned Sine Die -April 6/15 – FILE CLOSED
A113/15 - Adjourned Sine Die -April 6/15 – FILE CLOSED

A sketch is attached illustrating the request.


MOVED BY: _____ *R Buckler*

SECONDED BY: _____ *J. Chan*

THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No. A111/17, ISABELLA FILIPPELLI, be APPROVED, in accordance with the sketches attached

as amended
MM 

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

CARRIED.

CHAIR: May Mauti

Signed by all members present who concur in this decision:

May Mauti
M. Mauti,
Chair

J. Cesario
J. Cesario,
Vice Chair

R. Buckler
R. Buckler,
Member

H. Zheng
H. Zheng,
Member

A. Perrella **ABSENT**
A. Perrella,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Todd Coles
Todd Coles, ACST(A), MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: May 11, 2017
Last Date of Appeal: May 31, 2017

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$300.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

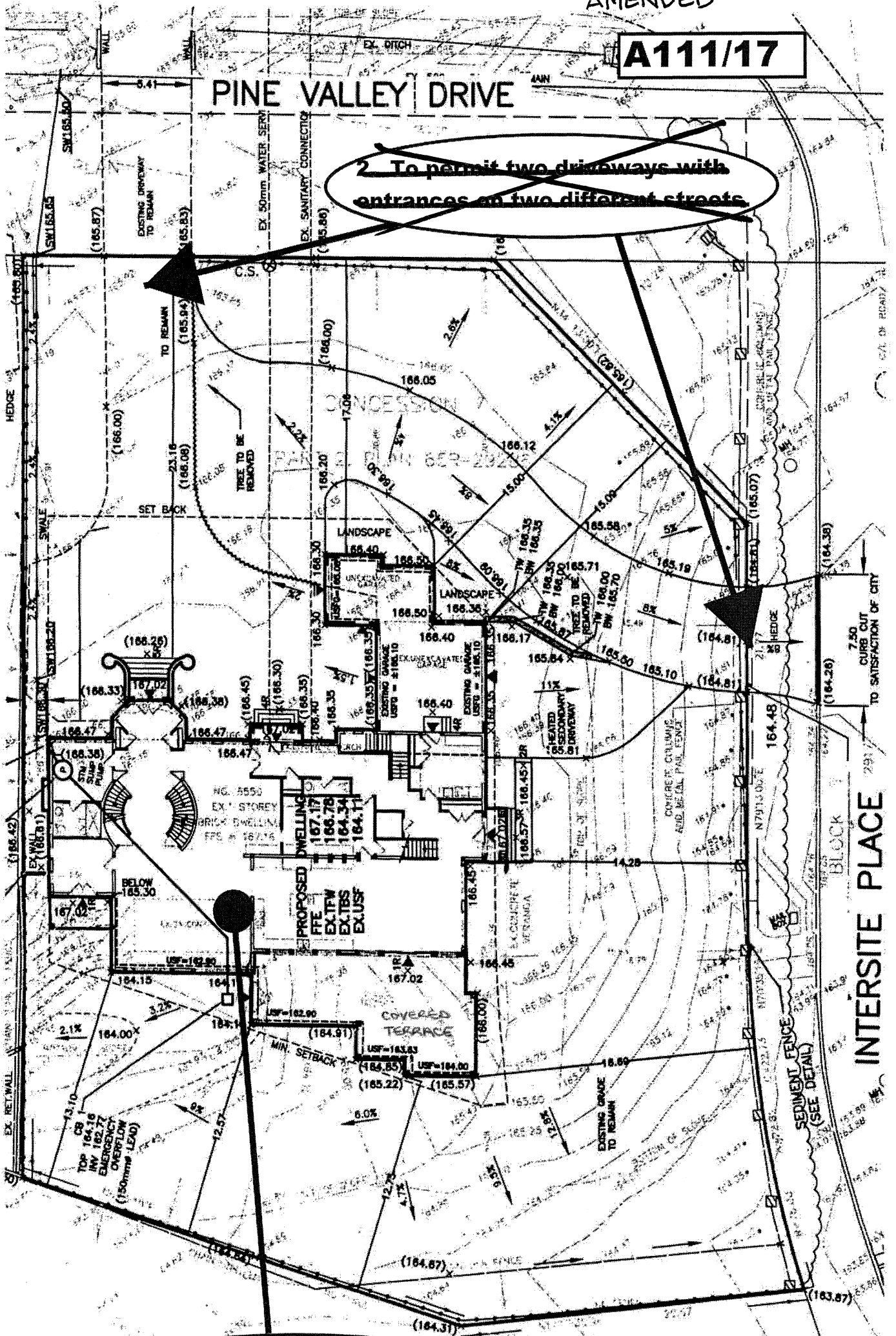
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
May 31, 2018

AMENDED

A111/17

PINE VALLEY DRIVE

2 To permit two driveways with entrances on two different streets

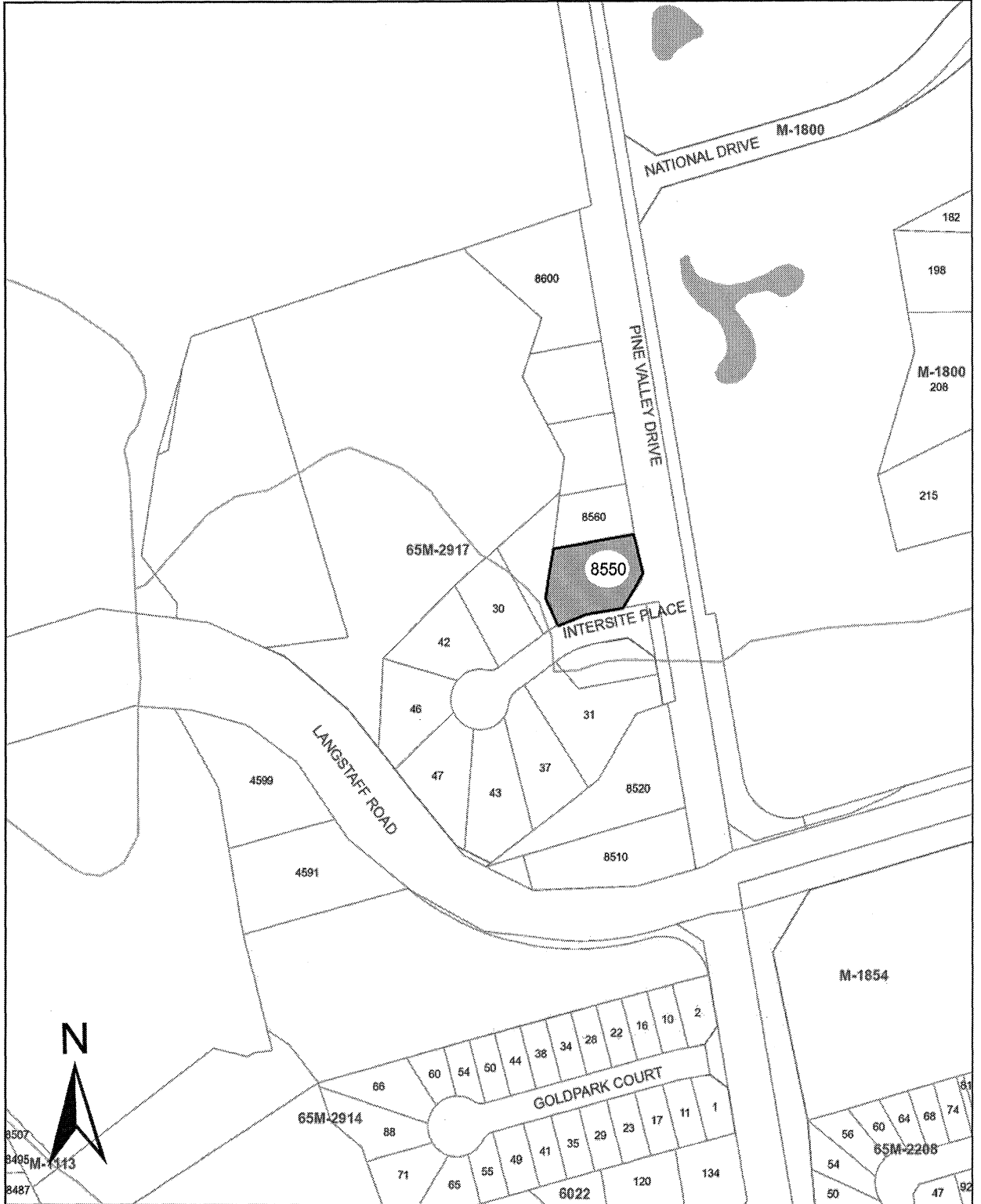


To permit a maximum building height of 10.5 metres for the dwelling.



Location Map - A111/17

8550 PINE VALLEY DRIVE, WOODBRIDGE



City of Vaughan

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.



COMMITTEE OF ADJUSTMENT
PLANNING ACT PROVISIONAL (CONSENTS)
NOTICE OF DECISION

Application No: B037/06
C.06.037

An application for consent has been made by **ISABELLA FILIPPELLI**, 16 Northwestern Ave., Toronto, Ontario, M6M 5E5.

Property: Part of Lot 11, Concession 7, (Part 2, Reference Plan No. 65R-7290, municipally known as 8550 Pine Valley Drive, Woodbridge.)

Purpose and Effect

The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketch for the purpose of creating a new lot, for residential purposes, together with all required easements and right-of-ways, if required, and retain the lands marked "B" on the attached sketch for residential purposes.

The subject and retained lands are zoned RR, Rural Residential and subject to the provisions of Exception Number 9(404) under By-Law 1-88 as amended.

The subject land is currently vacant, a residential dwelling is proposed. There is a residential dwelling on the retained land. The existing garage on the retained land is to be demolished.

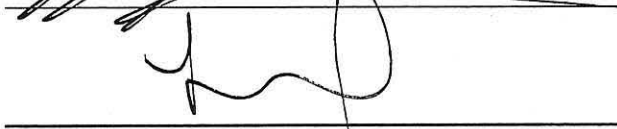
Other Planning Act Applications:

Official Plan Amendment OP.05.017 – **APPROVED**, by Council, February 27, 2006
Zoning By-law Amendment Z.05.032 **APPROVED**, by Council, February 27, 2006.
By-law to adopt amendment # 635, 149-2006 **PASSED**, May 8, 2006.

Moved by:



Seconded by:



THAT Application No. **B037/06 - ISABELLA FILIPPELLI**, be **APPROVED**, in accordance with the sketch attached and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1. Payment to the City of Vaughan of a Tree Fee if required, 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 (Reserves & Investments Department; contact Terry Liuni to have this condition cleared.)
2. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Reserves & Investments Department. Payment shall be made by **certified cheque**; (contact Terry Liuni in the Reserves & Investments Department to have this condition cleared).
3. The applicant shall provide the City of Vaughan with an appraisal report and valuation of the subject land, (land only) to be prepared by an accredited appraiser, if required. 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 Manager of Real Estate. **Payment shall be made by certified cheque only.**

4. That the implementing Official Plan and Zoning By-law Amendments are in full force and in effect, if required, to the satisfaction of the Development Planning Department;
5. That a permanent fence be erected on the subject property at the limit of the open space zone/designation, being 2.5metres from the rear lot line, if required, to the satisfaction of the TRCA;
6. That all lands within 2.5metres from the rear lot line be planted with native, non-invasive species , if required, to the satisfaction of the TRCA;
7. Submission to the Secretary-Treasurer of **FOUR (4)** white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;
8. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter and **(3) copies of legal size (8^{1/2} x14) "Schedule Page", in a format satisfactory to the Secretary-Treasurer**, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes. **The "Schedule Page" will be an attachment to the Certificate.** Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended;
9. A fee of **\$285.00** made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to **three (3) working days** after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of **\$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day;**
10. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions;

IMPORTANT:

Pursuant to Section 53(20) of the Planning Act, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfil and comply with all of the (above-noted) conditions of Consent. Failing to comply with this requirement will result in the application to be deemed to be refused.

ALL CONDITIONS MUST BE FULFILLED.

Please contact each Agency and/or Department listed above whether "if required" appears in the condition or not.

PLEASE NOTE:

1. That the payment of the Regional Development Charge 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.
2. That the payment of the City Development Charge 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.
3. That the payment of the Education Development Charge 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
4. That the payment of Special Area Development charge 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, if required, to the satisfaction of the Reserves/Capital Department;

CARRIED.

CHAIR: M. Mauti

Signed by all members present who concur in this decision:

M. Mauti

M. Mauti,
Chair,

T. DeCicco

T. DeCicco
Vice Chair,

L. Fluxgold

L. Fluxgold,
Member,

~~D. H. King~~
~~Member,~~

M. S. Panicali

M. S. Panicali
Member,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E.L. Grout

Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Committee of Adjustment
City of Vaughan

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the City of Vaughan Clerk's Department, 2141 Major Mackenzie Drive, Vaughan, Ont., (Telephone (905) 832-2281, Ext. 8360, 8394 or 8332; Fax (905) 832-8535.

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 the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. 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.

Any notice of appeal shall set out the reasons for the appeal. The notice of appeal accompanied by the fee prescribed under the Ontario Municipal Board Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment.

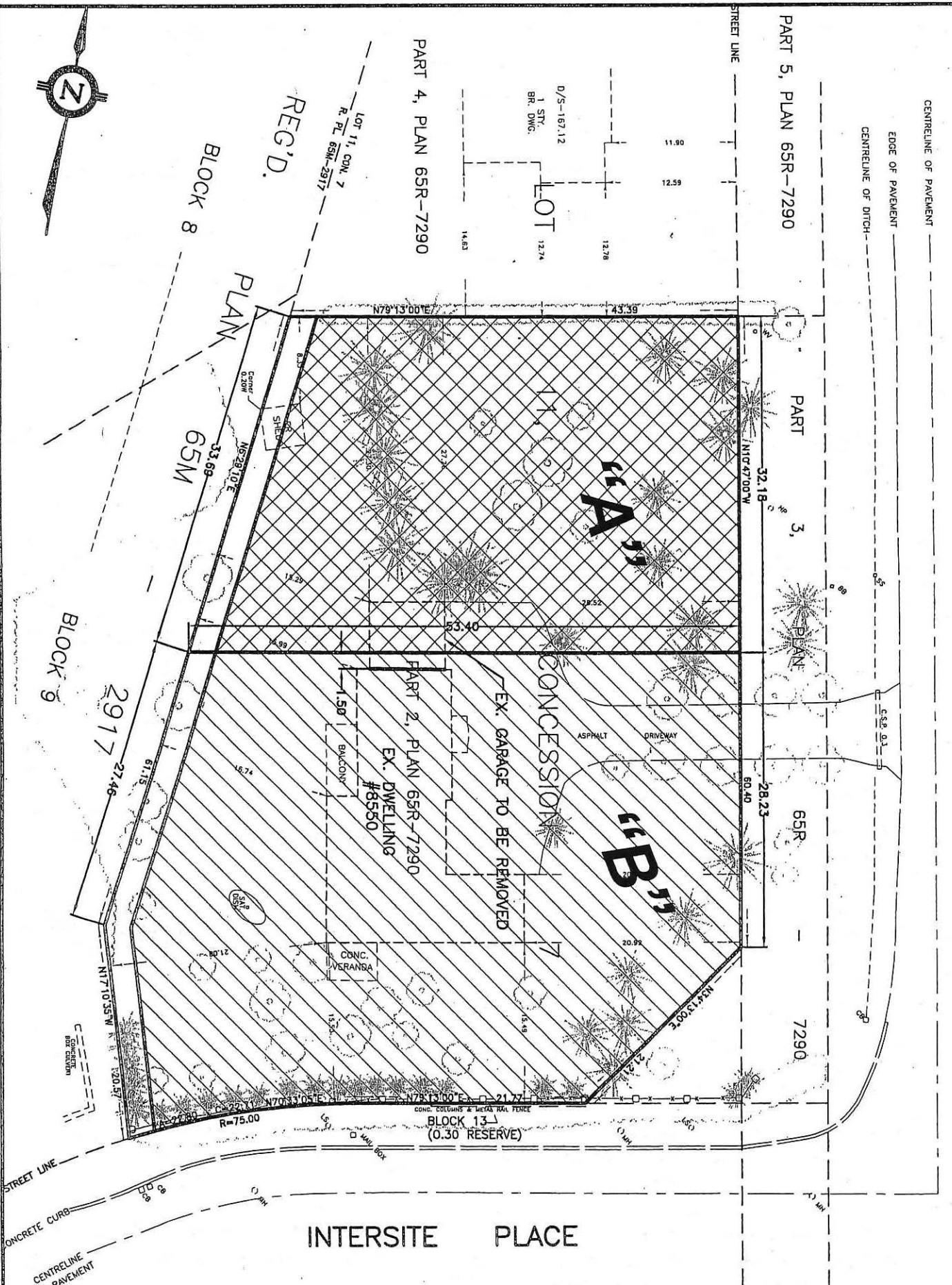
BE ADVISED THAT: A Certificate pursuant to Subsection 53 (21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

Date of this notice was sent: JUNE 16, 2006

The last date for appealing the decision is: JULY 6, 2006



APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON JULY 6, 2006.

PINE VALLEY DRIVE



INTERSITE PLACE

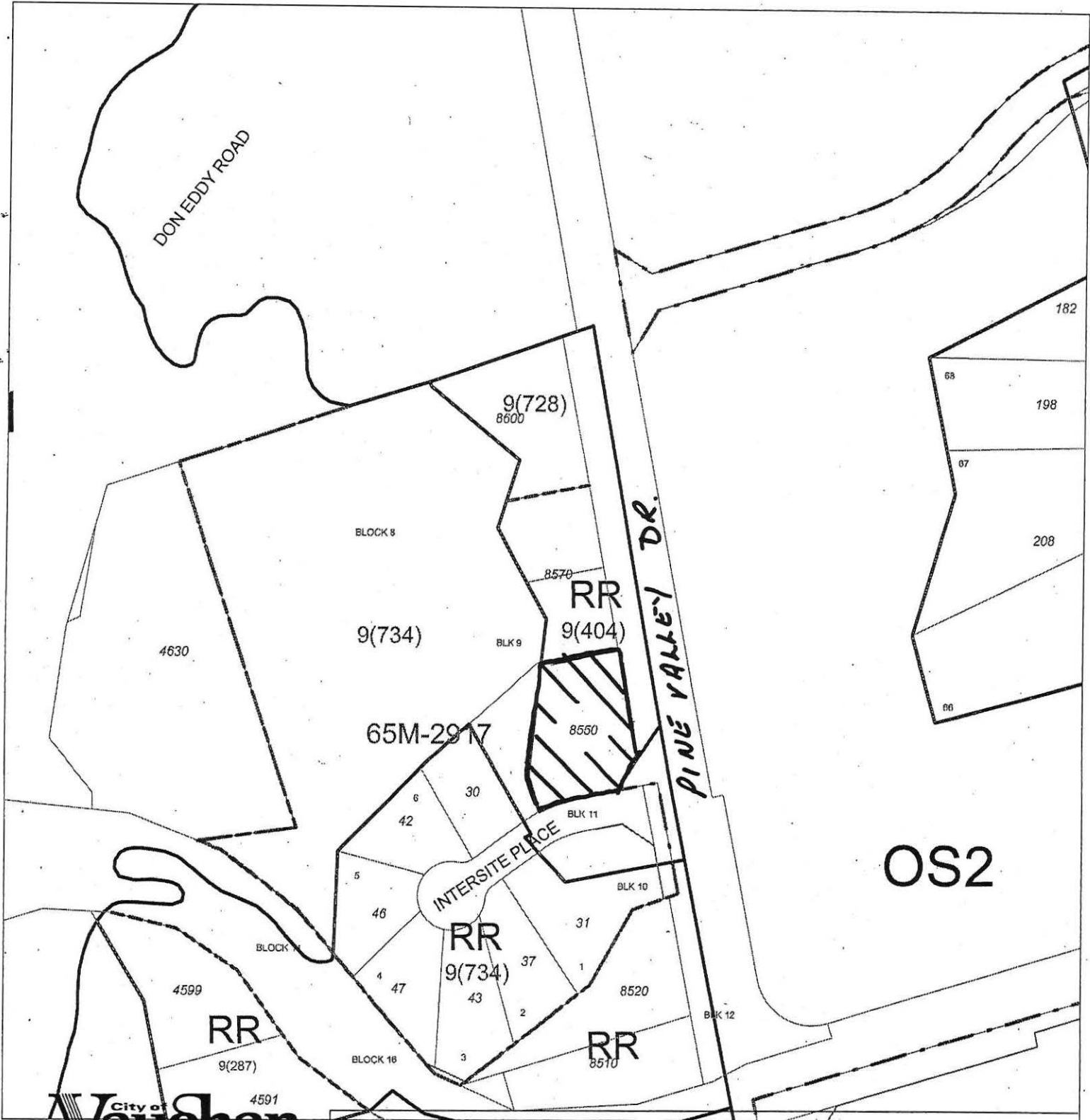
B037/06

 LANDS TO BE SEVERED
 1472sq.m.
 LANDS TO BE RETAINED
 2332sq.m.

EMC GROUP LIMITED
 Engineers Planners Project Managers
 Vaughan Ontario (905) 738-3839

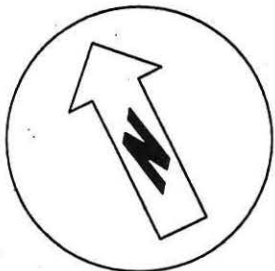
TITLE:
SEVERANCE PLAN-B
 PART 2,
 REGISTERED PLAN 65R-7290
 8550 PINE VALLEY DRIVE
 CITY OF VAUGHAN


SCALE: 1 : 500 METRIC	DWG. No. 205156-SVR
DATE: APR. 2006	



City of Vaughan
The City Above Toronto

COMMITTEE OF ADJUSTMENT



File No.:	B037/06
Applicant	ISABELLA FILIPPELLI
	Subject Area Municipally known as 8550 PINE VALLEY DR., WOODBRIDGE