

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION A216/21
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AGENDA ITEM NUMBER: 20	CITY WARD 1
APPLICANT:	Dino & Nancy Teofilo
AGENT:	Michael Grisch
PROPERTY:	15 Naylor St Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: *May include related applications for minor variance, consent, site plan, zoning amendments etc.	None
PURPOSE OF APPLICATION:	Relief from the City's Zoning by-law is being requested to permit the construction of a proposed single family dwelling and retaining wall.

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"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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
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"/>	No Comments Received to Date.

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
Applicant / Authorized Agent	Dino & Nancy Teofilo	15 Naylon Street	12/10/2021	Justification Letter

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
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
Hearing Date (12/08/2021)	To accommodate statutory public notice.



COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A216/21

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PROPERTY:	15 Naylor St Maple
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 construction of a proposed single family dwelling and retaining wall.

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.534 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required front yard shall be 9.02 metres. [4.5 3.b]	To permit a minimum proposed front yard of 8.8 metres.
2	The minimum required interior side yard is 4.9 metres at the west side, and 4.51 metres at the east side. [4.5 2]	To permit a proposed minimum interior side yard of 1.5 metres at the west side, and 1.5 metres at the east side.
3	Eaves are permitted to encroach into a required yard a maximum of 0.5 metres. [4.13, Table 4-1]	To permit the proposed eaves to encroach into the required yards a maximum of 0.56 metres.
4	The maximum permitted lot coverage is 20%. [7.2.2, Table 7-3]	To permit a lot coverage of 31.56%.
5	The maximum building height shall be 8.5 metres. [4.5 1.b]	To permit a maximum building height of 9.63 metres.
6	Within a required yard, a retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. [4.13, Table 4-1]	To permit a retaining wall in the east required interior side yard that is 1.52 metres high to be setback a minimum of 1.33m from the interior side lot line.

The subject lands are zoned R1V – Old Village Residential and subject to the provisions of Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
7	The minimum required front yard is 9.92 metres. [4.1.9, Schedule A, Note 11]	To permit a minimum front yard of 8.8 metres.
8	The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	To permit a maximum building height of 9.63 metres.
9	The maximum permitted lot coverage is 23%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 27.26%. (24.50% dwelling/garage; 0.48% front portico; 0.29% front stoop; 1.99% rear porch)
10	Eaves are permitted to encroach into a required yard a maximum of 0.5 metres. [3.14 a)]	To permit the proposed eaves to encroach into the required yards a maximum of 0.56 metres.

11	LOFT - Means the finished portion of a building between the roof and the ceiling of the top storey, located inside the sloping roof where the maximum floor area does not exceed 25% or 70m ² , whichever is the lesser, of the floor below. [2.0 Definitions]	To permit the finished portion of the building between the roof and the ceiling of the top storey to be located under a flat roof, and to permit a maximum floor area of 115.85 square metres or 41.68% of the floor below.
12	The maximum lot coverage may be increased to 23% provided that the maximum building height does not exceed one storey and 7.0m. [Schedule A, Note 16]	To permit the maximum lot coverage to be increased to 23% provided that the maximum building height does not exceed one storey and 9.63m.
13	A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. [4.1.1 i)]	To permit a retaining wall 1.52 metres high to be setback a minimum of 1.33m from the east interior side lot line.

HEARING INFORMATION	
DATE & TIME OF HEARING:	Thursday, 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:
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 7, 2022
Date Applicant Confirmed Posting of Sign:	January 6, 2022
Applicant Justification for Variances: *As provided by Applicant in Application Form	Due to the shape of the dwelling, we cannot comply to the maximum lot coverage. In order to meet the client’s needs for the use of the loft space we cannot comply with the maximum loft area percentage. Due to the style of the eaves and the overhang we cannot comply to the eaves maximum encroachment into the side yards. In order to comply with trca restrictions we had to push the house forward reducing the front yard setback. In order to make the roof work and the shape of the roof we cannot comply with maximum building height.
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None

COMMITTEE OF ADJUSTMENT COMMENTS	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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. *A revised submission may be required to address staff / agency comments received as part of the application review process. *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.	No
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. 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.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
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 Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments. Application under review	
Development Planning Recommended Conditions of Approval:	

DEVELOPMENT ENGINEERING COMMENTS	
The Development Engineering (DE) Department does not object to variance application A216/21 subject to the following condition(s): Additional comments: 1. As the proposed dwelling in the subject property is 277.97 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 proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. 3. The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert. Please visit https://www.vaughan.ca/services/residential/transportation/roads/culvert_installation/Pages/default.aspx for more information.	
Development Engineering Recommended Conditions of Approval:	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 provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20%

DEVELOPMENT ENGINEERING COMMENTS	
	to 31.56% in order to mitigate potential impacts on the municipal storm water system.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
No comments no concerns	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
<p>That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.</p> <p>That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.</p> <p>That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment</p> <p>That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.</p> <p>Demolition development charge credit will expire on Oct 13, 2025.</p>	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments 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 comments received to date	
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	Development Planning roberto.simbana@vaughan.ca	Application under review
2	Development Engineering 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

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.		
		<p>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.</p> <p>2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 31.56% in order to mitigate potential impacts on the municipal storm water system.</p>
3	TRCA hamedeh.razavi@trca.ca	<p>1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.</p> <p>2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.</p>

IMPORTANT INFORMATION – PLEASE READ
<p>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.</p>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>
<p>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.</p>

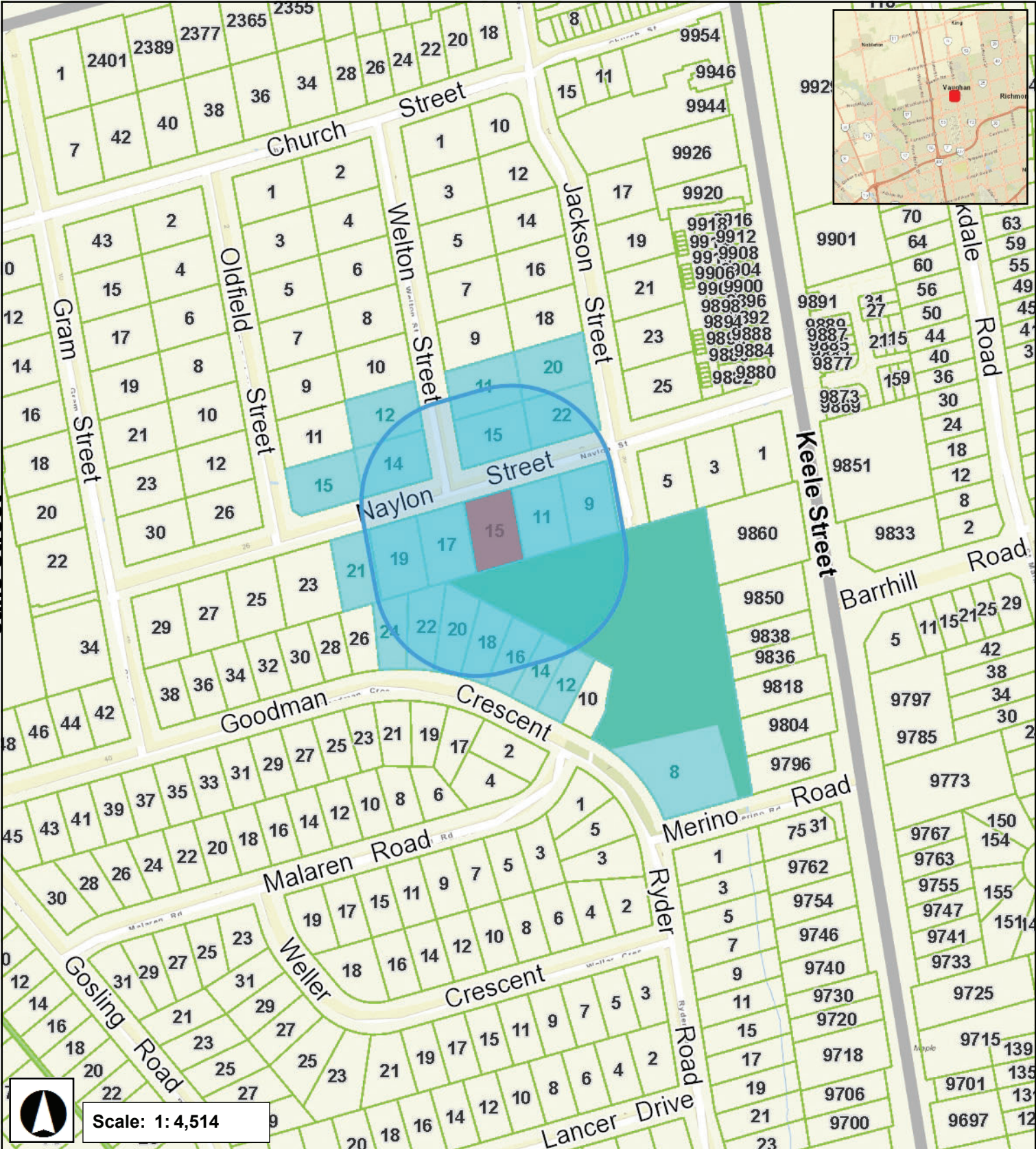
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP A216/21

15 NAYLON STREET, MAPLE

Major Mackenzie Drive



Rutherford Road

October 27, 2021 12:10 PM

A216/21

LOT 77 - 15 NAYLON STREET

NAYLON STREET

PNW 03335 - 0141
(BY REGISTERED PLAN 4626)

Site Benchmark
Top of Manhole
Elevation=230.89

Approximate Centreline of Pavement

PROPOSED 7.0M
CULVERT W/ 0.4M
Edge of Pavement

LOT COVERAGE = 31.56%
(24.50% DWELLING, 0.48% PORTICO, 0.29%
STOOP, 2.00% REAR PORCH, 4.30% OVERHANG)

RECEIVED

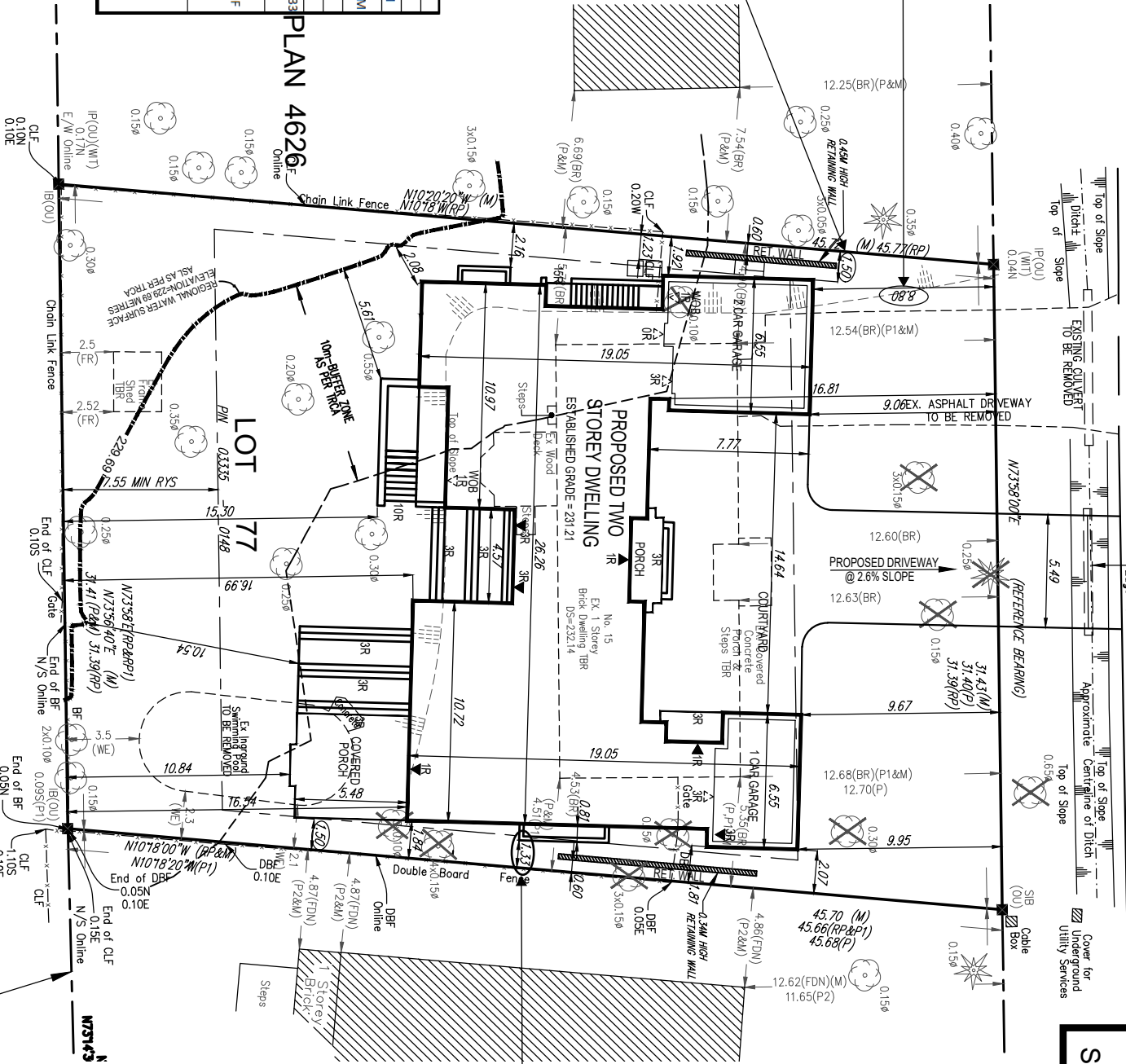
By RECEIVED at 12:02 pm, Dec 15, 2021

TO PERMIT A FRONT YARD
SETBACK OF 8.80M

TO PERMIT A SIDE YARD
SETBACK OF 1.50M

TO PERMIT A RETAINING WALL
1.33M FROM LOT SIDE LINE

PROPOSED VARIANCES	
BY-LAW 1-88	BY-LAW 01-2021
FRONT YARD SETBACK OF 8.8 M	FRONT YARD SETBACK OF 8.8 M
EAVES ENCROACHMENT OF 0.56M	EAVES ENCROACHMENT OF 0.56M
BUILDING HEIGHT OF 9.63 M	BUILDING HEIGHT OF 9.63 M
LOT COVERAGE OF 27.26%	LOT COVERAGE OF 31.56%
RETAINING WALL SETBACK OF 1.33 M FROM THE SIDE LOT LINE	M FROM THE SIDE LOT LINE
TO PERMIT A LOFT WITH A FLOOR AREA OF 41.68% OF THE FLOOR BELOW	INTERIOR SIDE YARD SETBACK OF 1.5 M ON EACH SIDE
TO PERMIT A MAXIMUM LOT COVERAGE OF 23% PROVIDED THE BUILDING HEIGHT DOES NOT EXCEED ONE STOREY & 9.63M	



ZONING		
SITE DATA	BY-LAW 1-88	BY-LAW 001-2021
ZONE	R1V	R1E (EN)
LOT FRONTAGE	30 M	30 M
LOT AREA	845 M2	845 M2
FRONT YARD SETBACK	9.92 M	9.02 M
SIDE YARD SETBACK	1.50 M	4.90 M
REAR YARD SETBACK	7.50 M	7.50 M
GROUND FLOOR AREA	N/A	N/A
LOFT AREA PERCENTAGE OF GROUND FLOOR AREA	25% (69.77 M2)	N/A
GROSS FLOOR AREA	N/A	N/A
LOT COVERAGE	23% (328.71 M2)	20% (285.83 M2)
LOT COVERAGE	23% (328.71 M2)	20% (285.83 M2)
INCL. PORCHES	23% (328.71 M2)	20% (285.83 M2)
ROOF OVERHANG	N/A	4.30% (61.41 M2)
TOTAL COVERAGE	N/A	20% (285.83 M2)
BLDG HEIGHT TO PEAK	9.00 M	8.50 M
BLDG HEIGHT TO MIDPOINT	7.00M (LOFT)	0.50 M
EAVE PROJECTION	0.50 M	0.56 M
FRONT YARD AREA	295.68 M2	52.24 M2
DRIVEWAY AREA	52.24 M2	295.68 M2
FRONT YARD SOFT LANDSCAPING	60% (177.41 M2)	60% (177.41 M2)
REAR YARD AREA	385.00 M2	295.68 M2
LANDSCAPED STEPS AREA	520.00-135 =	243.44 M2 (82.33%)
REAR YARD SOFT LANDSCAPING	60% (231.00 M2)	60% (231.00 M2)

REGISTERED PLAN 5590

BLOCK A

PNW 03335 - 0163

A216/21

RECEIVED

By RECEIVED at 12:02 pm, Dec 15, 2021

LOT 77 - 15 NAYLON STREET



TO PERMIT A BUILDING
HEIGHT OF 9.63 M

TO PERMIT AN EAVES
ENCROACHMENT OF 0.56M

Client:	DINO TEOFILO		
Unit:	LOT 77		
Address:	15 NAYLON STREET, CITY OF VAUGHAN		
Project Name:	FRONT ELEVATION		
Drawn by:	MG	Date:	09/16/21
Project No:	20-38	Page:	5 OF 8
Scale:	3/32" = 1'-0"		

Surveyor's Certificate

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 16TH DAY OF APRIL, 2021.

April 16, 2021

Date

Michèle Pearson Ontario Land Surveyor

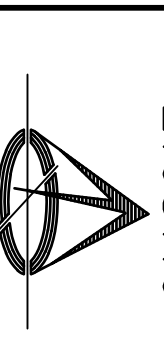
10933 JANE STREET, SECOND FLOOR, MAPLE ONTARIO, L6A 1S1
O (416) 533-5453
E : michele.pearson@pearsonsurveying.ca
DRAWING : 2104-NoyanStreets15-SPRRDVG PROJECT : 2104
CALC. BY JM DRAWN BY TM/JM CHECKED BY MP/JM

RECEIVED
By RECEIVED at 3:48 pm, Oct 13, 2021



Note
TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

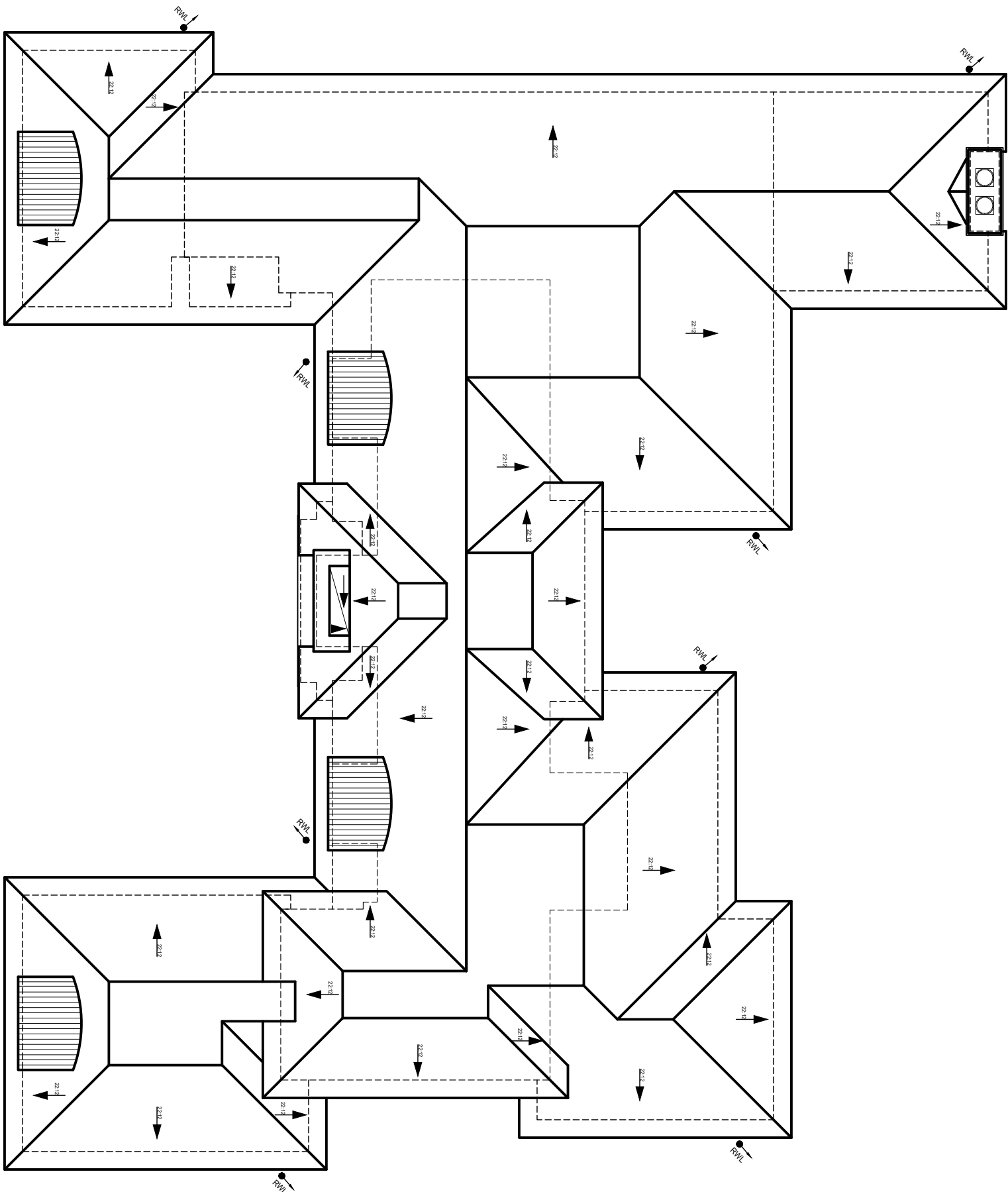
Revision Note
PLAN UPDATED AUGUST 5, 2021 TO ADD THE REGIONAL WATER SURFACE ELEVATION AT 229.69 METRES ASL AND 10 METRES BUFFER AS PER TORONTO AND REGION CONSERVATION AUTHORITY (TRCA).



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2168116

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
of the Ontario Land Surveyors
Regulation 1026, Section 29(3)

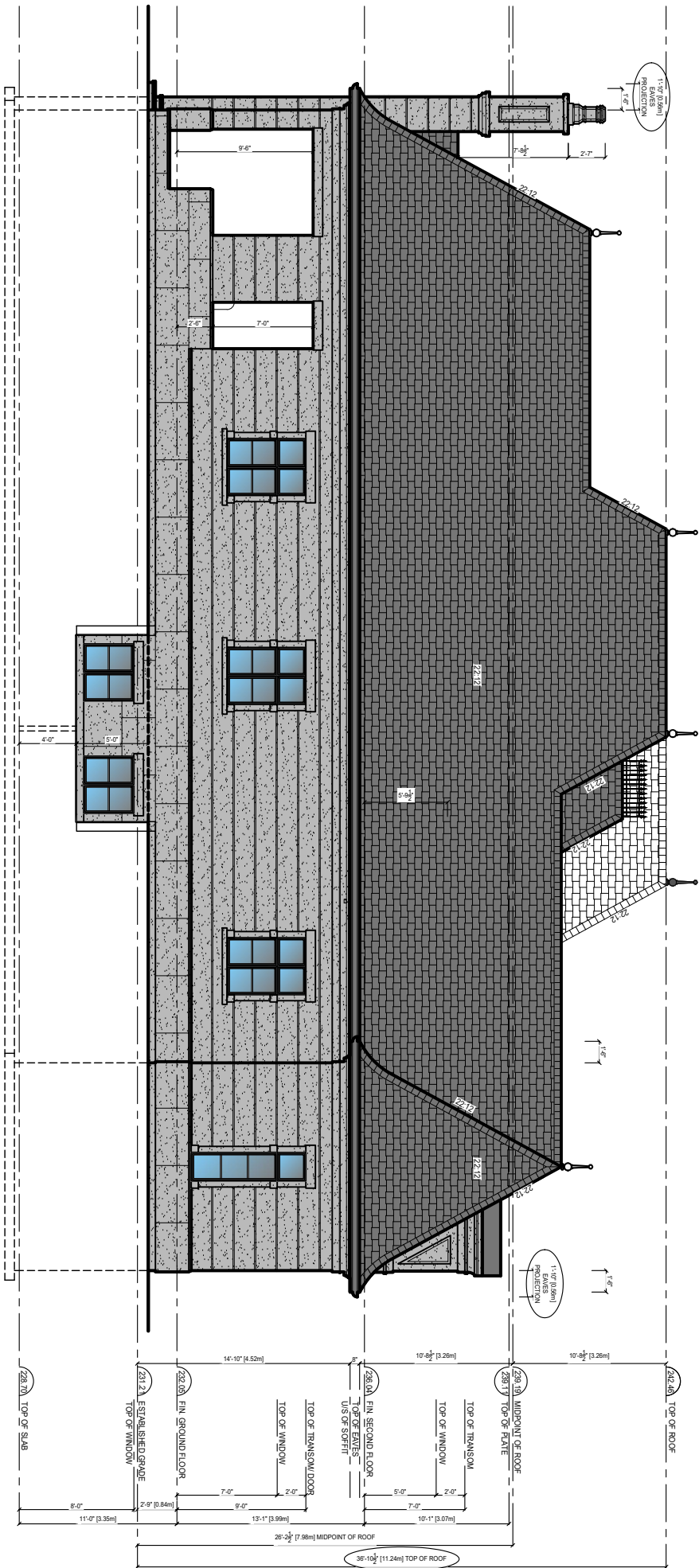
LOT 77 - 15 NAYLON STREET



TOTAL ROOF AREA: 4880 SQ.FT
FLAT ROOF AREA: 598 SQ.FT
PERCENTAGE OF FLAT ROOF AREA: 12.30%

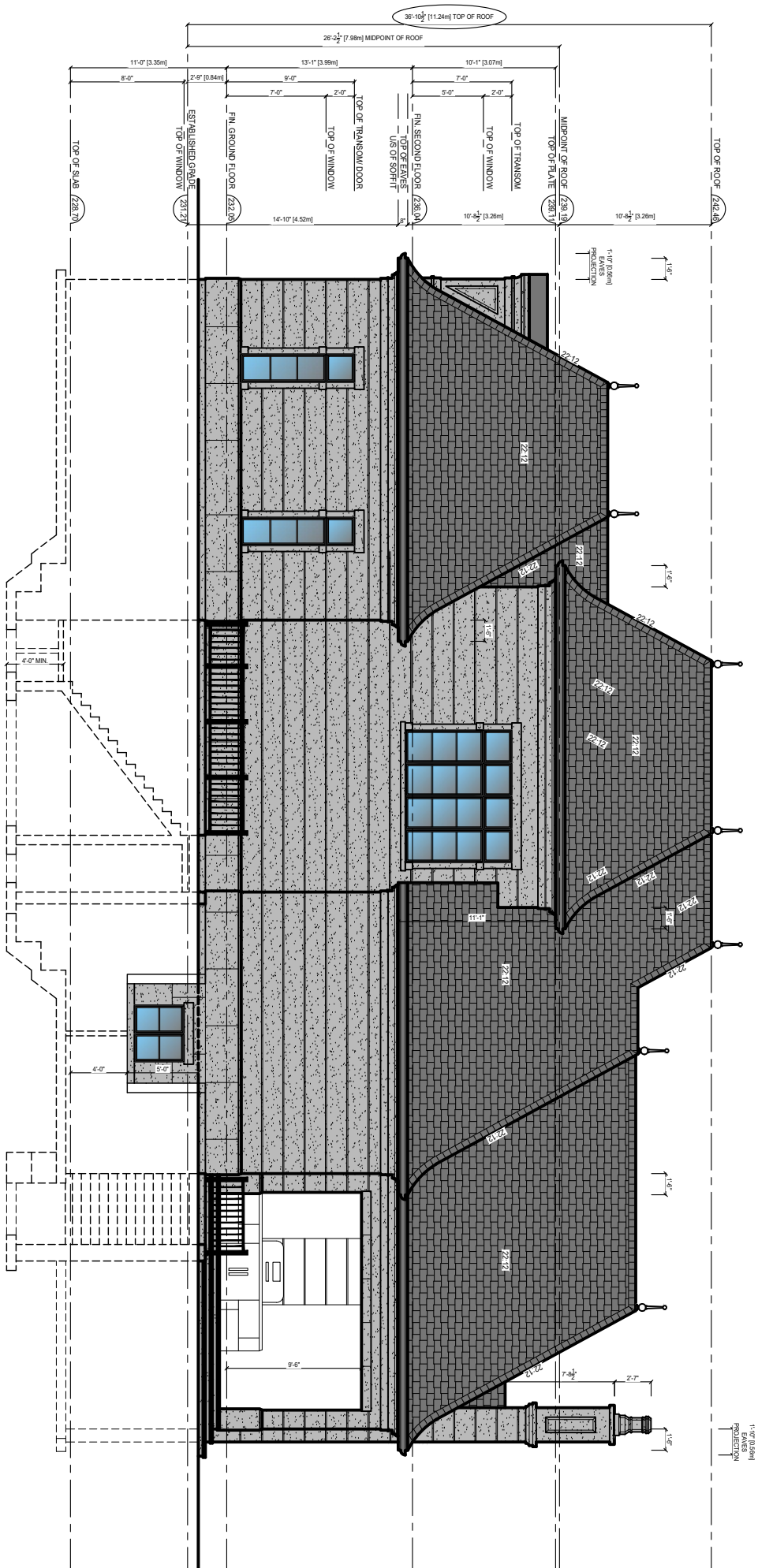
Client: DINO TEOFILO		Project Name: 15 NAYLON STREET, CITY OF VAUGHAN	
Lot: LOT 77		Roof Plan	
Address:		Scale: 3/32" = 1'-0"	
Drawn by: MG		Date: 09/16/21	
Project No: 20-38		Page: 4 OF 8	
Scale: 3/32" = 1'-0"			

LOT 77 - 15 NAYLON STREET



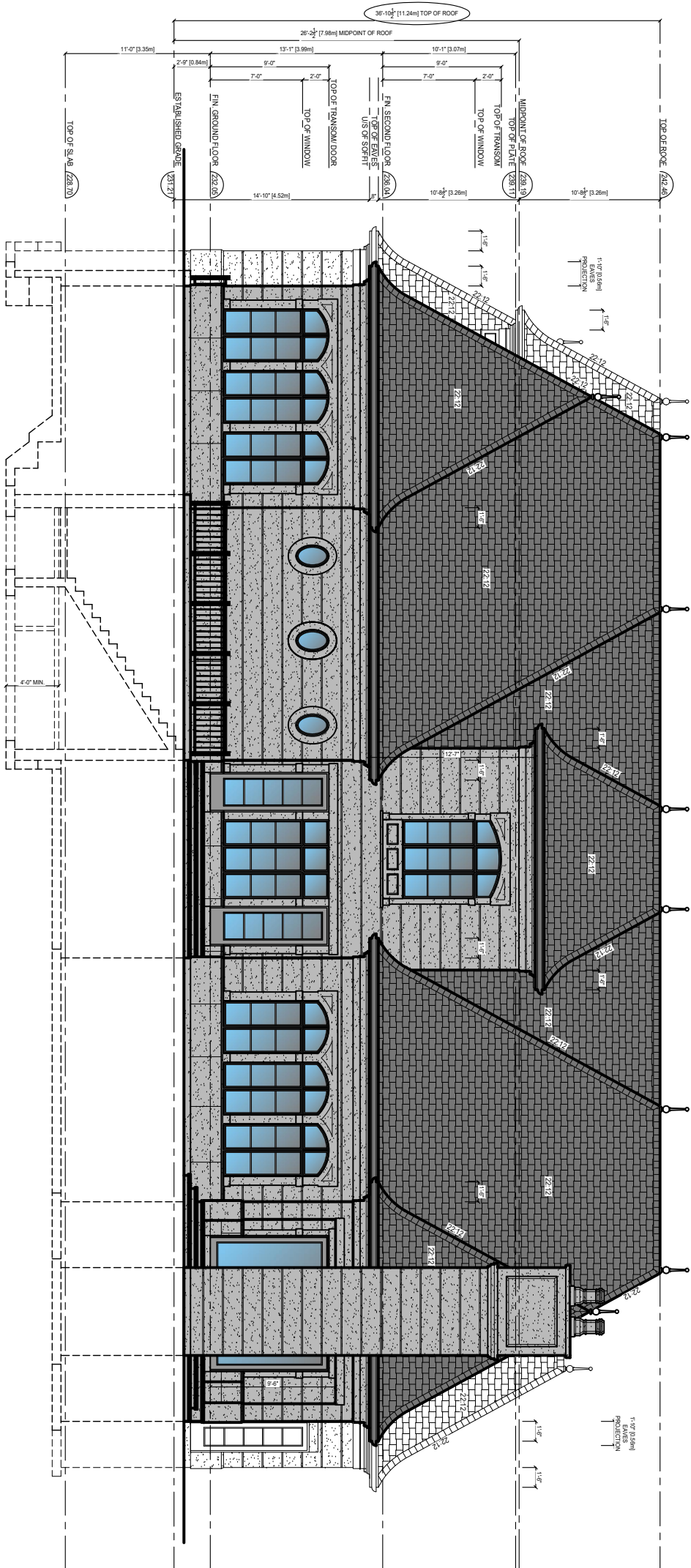
Client: DINO TEOFILO		Date: 09/16/21	
Lot: LOT 77		Project No: 20-38	
Address: 15 NAYLON STREET, CITY OF VAUGHAN		Page: 6 OF 8	
Sheet Title: LEFT SIDE ELEVATION		Scale: 3/32" = 1'-0"	

LOT 77 - 15 NAYLON STREET



Client:	DINO TEOFILO		
Unit:	LOT 77		
Address:	15 NAYLON STREET, CITY OF VAUGHAN		
Sheet Name:	RIGHT SIDE ELEVATION		
Drawn by:	MG	Date:	09/16/21
Project No:	20-38	Page:	7 OF 8
Scale:	3/32" = 1'-0"		

LOT 77 - 15 NAYLON STREET



Client:	DINO TEOFILO		
Lot:	LOT 77		
Address:	15 NAYLON STREET, CITY OF VAUGHAN		
Street Name:	REAR ELEVATION		
Drawn by:	MG	Date:	09/16/21
Project No.	20-38	Page:	8 OF 8
Scale:	3/32" = 1'-0"		

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
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"/>	No Comments Received to Date.
Planning Comments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review

Date: October 18th , 2021

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A216-21**

Related Files:

Applicant DINO TEOFILO, NANCY TEOFILO

Location 15 NAYLON STREET

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

November 17, 2021

CFN 64195.32

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 Ms. Vigneault:

Re: Minor Variance Application A216.21
15 Naylor Street, PLAN RP4626 Lot 77
City of Vaughan, Region of York
Owner: Dino Teofilo, Nancy Teofilo
Agent: Michael Grisch

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 October 18, 2021, and revised materials were received by TRCA on November 17, 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.

Background

It is our understanding that the purpose of the above noted application is to facilitate the construction of a two-storey single family dwelling replacing the existing one-storey dwelling. The variances requested by the proponent include:

1. The minimum proposed front yard is 6.0 metres.
2. The maximum proposed building height is 10.32 metres.
3. The maximum proposed lot coverage is 27.36%.
4. The proposed eaves encroach into the required yards a maximum of 0.56 metres.

Ontario Regulation 166/06

The subject property is partially located within TRCA's regulated area due to the presence of a floodplain associated with a tributary of the Don River on the southwest of the site. 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

As noted above, a portion of the subject property is located within TRCA's Regulated Area due to the floodplain. The Regional water surface elevation reaches 229.69 metre above sea level (masl) at the subject location. TRCA policies require a minimum 10 metre setback to the flood plain for any new development. TRCA staff recognize that achieving the required setback is not feasible at the subject property and the proponent has demonstrated best effort to avoid the hazard by proposing a variance to the minimum required front yard.

Based on the above, TRCA staff do not have any objections to the currently proposed variances. However, the proposed development will result in removing a mature tree at the rear yard (i.e., tree #11). TRCA considers accepting the proposed removal as long as enhancement to the existing natural features is provided. TRCA will work with the applicant through the TRCA permit application to ensure the enhancement is achieved. Appendix 'A' includes a list of required materials that must be submitted to TRCA to facilitate the permit application.

Fees

By copy of this letter, the applicant is advised that the 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.

Recommendation

Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A216.21, 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.
2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I
Development Planning and Permits
HR/mh

TRCA Permit Application Requirements

In order to initiate TRCA permit application process, the following materials at the minimum would need to be submitted to our office via Hamedeh.Razavi@trca.ca:

1. Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses.

2. The following plans/drawings:

- Site plan showing location and dimension of all proposed works, the updated flood line and the buffer between the proposed works and the flood line.
- Grading Plan, if no changes in grading is proposed, please add a note to the site plan indicating the same.
- Planting Plan. The planting should be located along the south and west of the property. The goal of the planting should be to expand and enhance the Natural System. It should include:
 - Native trees, shrubs and ground cover.
 - Details should include species, density (shrubs 1m o/c and trees 3m o/c), planting method, type of material (e.g. burlapped), etc.
 - For seed mixes, please provide species, % composition and seeding method.
 - Species should be native to TRCA's jurisdiction and compatible with adjacent forest. For native species within TRCA jurisdiction, please see species ranked L1 to L5 on the following table: https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2019/07/08142613/2019_Flora_Ranks_Scores.pdf
- Erosion and Sediment Control Plan.

3. The legal survey of the subject property; and,

4. Permit Review fee of \$920.00 (Works on Private Residential Property – Standard)

Pravina Attwala

Subject: FW: A216/21 (15 NAYLON STREET) REQUEST FOR COMMENTS

From: Wong, Tiffany <Tiffany.Wong@york.ca>
Sent: November-01-21 12:21 PM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Subject: [External] RE: A216/21 (15 NAYLON STREET) REQUEST FOR COMMENTS

Hello Pravina,
The Regional Municipality of York has completed its review of the above minor variance and provide the following comment:

1. York Region’s Water Resources department would like to note the proximity of the development to an identified area of concern due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.

Thank you,

Tiffany Wong, B.E.S. | Planner, Development Planning
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Dino & Nancy Teofilo		12/10/2021	Justification Letter

October 12, 2021

Building Standards Department
City of Vaughan
2141 Major Mackenzie Drive
L6A 1T1

Attn: Garrett Dvernichuk
Minor Variance File # A216/21
Re: 15 Naylon Street

To Whom It May Concern,

The use of this lot is to be a single family detached dwelling and a secondary suite is not being proposed.

Sincerely,



Dino Teofilo & Nancy Teofilo