

**File: A128/12**

**Applicant: HUMA LEWAL**

**Address: 187 Monte Carlo Drive, Woodbridge**

**Agent: NONE**

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Comments/Conditions:

Commenting Department	Comment	Condition of Approval
Building Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Planning	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>
Engineering	<input type="checkbox"/>	<input type="checkbox"/>
TRCA	<input type="checkbox"/>	<input type="checkbox"/>
PowerStream	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other - _____	<input type="checkbox"/>	<input type="checkbox"/>
Other - _____	<input type="checkbox"/>	<input type="checkbox"/>

Legend:  - Positive Comment  
 - Negative Comment

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# NOTICE OF APPLICATION

## MINOR VARIANCE

- FILE NUMBER:** A128/12
- APPLICANT:** HUMA LEWAL
- PROPERTY:** Part of Lot 17, Concession 8 (Lot 248 on Plan 65M-3274 & Part 8 on Survey 65R-21867, municipally known as 187 Monte Carlo Drive, Woodbridge)
- ZONING:** The subject lands are zoned under By-Law 1-88 as amended and further subject to exception 9(988)
- PURPOSE:** To permit the maintenance of a shed and hot tub.
- PROPOSAL:**
- 1) 2.84m maximum shed height.
  - 2) 0.3m minimum rear yard setback to shed.
  - 3) 0.6m minimum interior side yard setback to shed.
  - 4) 2.74m maximum hot tub structure height.
  - 5) 0.3m minimum rear yard setback to hot tub structure.
- BY-LAW REQUIREMENT:**
- 1) 2.5m maximum shed height.
  - 2) 6m minimum rear yard setback to shed.
  - 3) 1.2m minimum interior side yard setback to shed.
  - 4) 2.5m maximum hot tub structure height.
  - 5) 6m minimum rear yard setback to hot tub structure.

A sketch is attached illustrating the request.

This application will be heard by the Committee of Adjustment on the date and time shown below.

<b>DATE:</b>	<b>Thursday, May 17, 2012</b>
<b>TIME:</b>	<b>6:00 PM</b>
<b>LOCATION:</b>	<b>COMMITTEE ROOM 242/243 (2<sup>nd</sup> Floor) VAUGHAN CITY HALL 2141 MAJOR MACKENZIE DRIVE VAUGHAN, ONTARIO L6A 1T1</b>

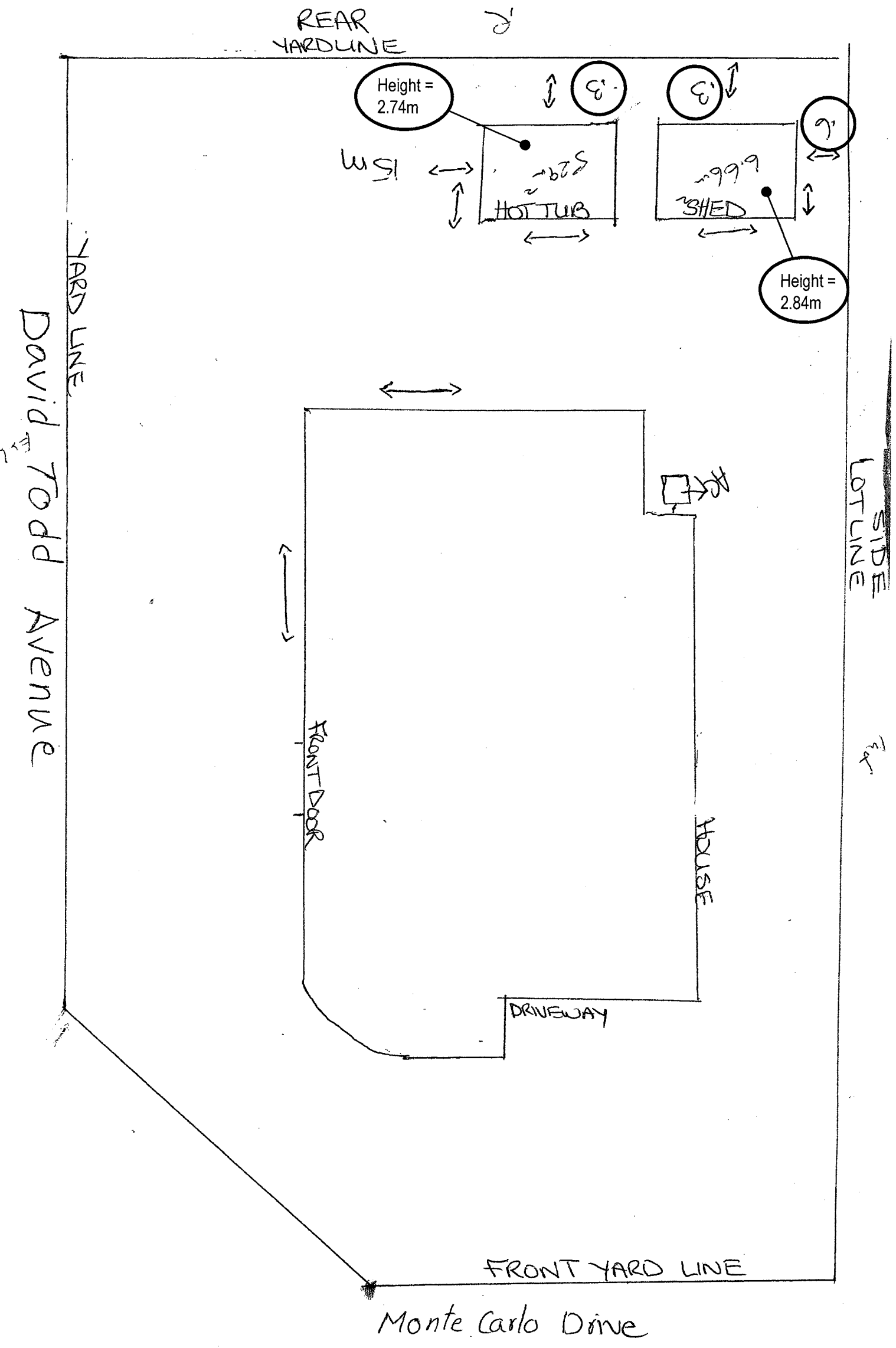
You are invited to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice of the proceedings. If you wish to be notified of the decision of the Committee of Adjustment with respect to this application, you must complete the attached "**Request for Decision**" form and submit it to the Secretary-Treasurer.

Additional information is available from the Committee of Adjustment staff between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Committee of Adjustment, Clerks Department: Tel:(905) 832-8585/Fax: (905) 832-8535. If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer of the Committee of Adjustment **PRIOR TO THE MEETING**.

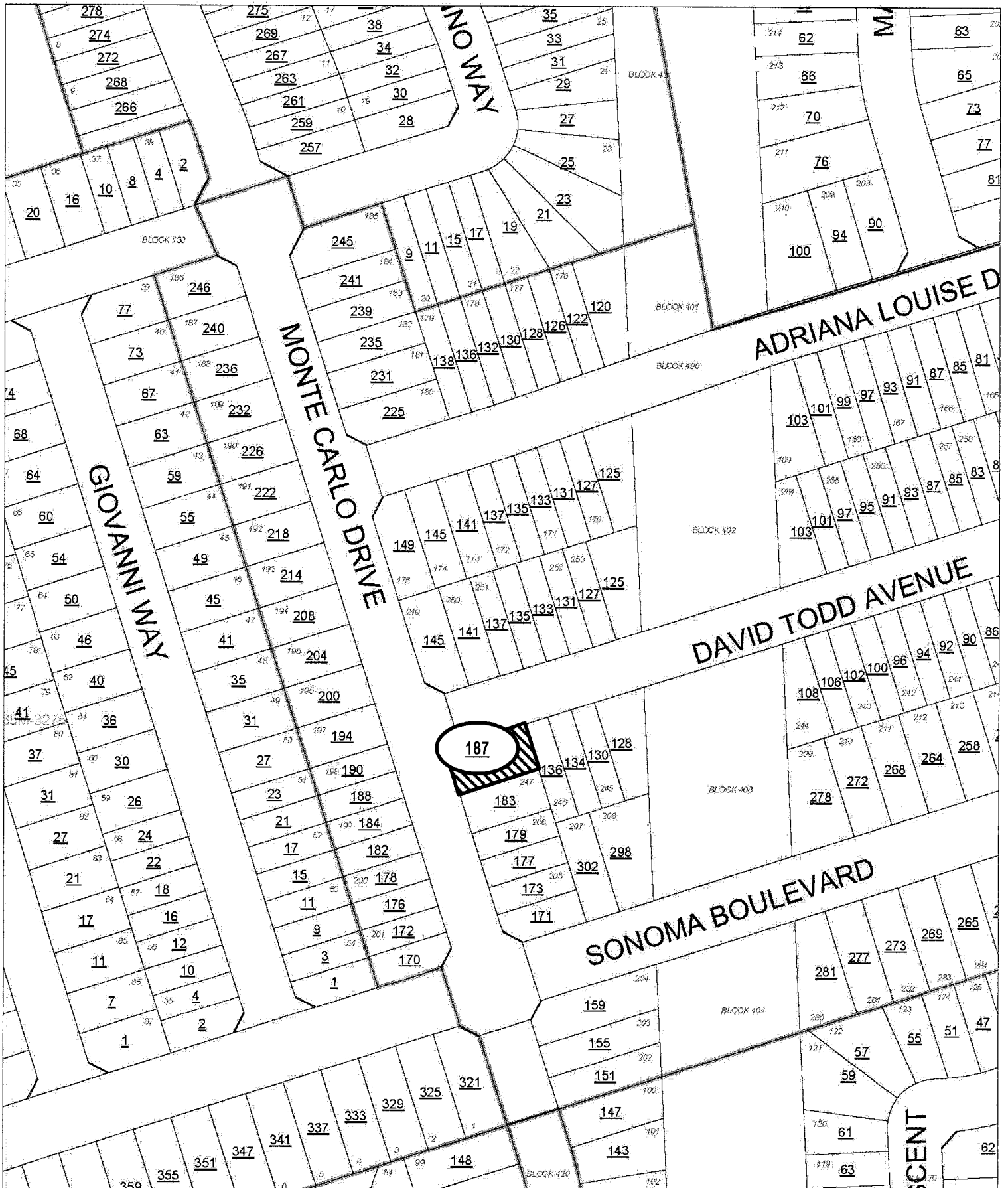
Your comments are collected under the legal authority of the Planning Act, R.S.O. 1990, Chapter c. P.13, as amended. Your comments in respect to this application becomes the property of the City of Vaughan and will become part of the decision making process of the application as noted on this form. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, as amended, public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection Privacy Act, R.S.O. 1990, c. M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Vaughan Committee of Adjustment, Clerk's Department, 2141 Major Mackenzie Drive, Vaughan, Ontario; L6A 1T1 (905) 832-8585 x.8332.

Todd Coles, BES, MCIP, RPP  
Manager of Development Services and  
Secretary-Treasurer to Committee of Adjustment

DATED THIS 2<sup>nd</sup> DAY OF MAY, 2012.



**A128/12**



# COMMITTEE OF ADJUSTMENT

**File No.:**

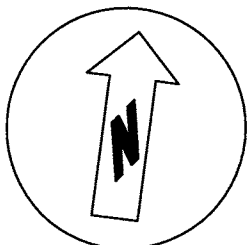
A128/12

**Applicants:**

HUMA LEWAL



**SUBJECT LANDS:**  
187 MONTE CARLO DRIVE, WOODBRIDGE



**APPLICATION FOR MINOR VARIANCE**
**A 128/12**  
 File No.

**FORM 1**  
**PLANNING ACT, R.S.O. 1990, C.P. 13**  
**SECTION 45 (1) or (2)**

Pursuant to Subsection 45 of the Planning Act, and Ontario Regulation 200/96, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

Personal information on this form is collected under the legal authority of the Planning Act, R.S.O. 1990, C.P.13 as amended. This information will be used to process an application for a minor variance or permission for the Committee of Adjustment.

Information on this application and any documentation submitted in support of or in opposition, becomes the property of the City of Vaughan. This information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, C.M. 56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, City of Vaughan Committee of Adjustment, at the above noted address.

**Note:** Except for required signature(s), answers must be typed or neatly printed in dark ink, suitable for reproduction. All sections must be completed, or marked "n/a" (not applicable), as the case may be.

This application is being made under the following section of the Planning Act, R.S.O. 1990, Chapter P. 13:

Section 45(1) – Relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)

Section 45(2) – Relates to a change to, or expansion of, an existing legal non-conforming use.

**1.0 OWNER/APPLICANT INFORMATION**

1.1 Name of Owner: HUMA LEWAL  
(THIS MUST BE THE NAME(S) REGISTERED ON TITLE)

Telephone Number: 416 566 3540 Fax: \_\_\_\_\_

Address: 187 MONTE CARLO DRIVE

Town/City, Province: WOODBIDGE Postal Code: L4H 1R3

E-mail: ariana.horizon@gmail.com

**2.0 AGENT/SOLICITOR/CONSULTANT**

2.1 Name of Agent: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_

Town/City, Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

E-mail: \_\_\_\_\_

**NOTE:** Unless otherwise requested, all communications will be sent to the agent.

3.0 MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES

3.1 Name: HOME TRUST

Address: 145 KING STREET SUITE 2300

Town/City, Province: TORONTO, ON Postal Code: M5H 1J8

4.0 PURPOSE OF THE APPLICATION

4.1 What is the purpose of the application? Please select the appropriate type:

To permit the construction of \_\_\_\_\_

To permit the maintenance of my shed and hot tub.

To permit the continued construction of \_\_\_\_\_

To facilitate the severance of the total lands. This variance pertains to the:

SUBJECT lands.

RETAINED lands.

5.0 BY-LAW REQUIREMENTS/PROPOSED CHANGES

5.1 What are the By-law requirements: Shed ① Height 2.5m ② rear 6m  
 ③ Int side 1.2m Hot Tub ④ Height 2.5m  
 ⑤ Rear setback 6m.

5.2 Proposed changes to the By-law requirements: Shed ① Height 2.84m ② rear 0.3m  
 ③ Int side 0.6m Hot Tub ④ Height 2.74m  
 ⑤ Rear setback 0.3m

5.3 Why is it not possible to comply with the provisions of the By-law?:

6.0 DESCRIPTION OF SUBJECT LANDS

6.1 Legal description of the subject lands: Ward #: 2

Municipal Address: 187 Monte Carlo Dr. Block Map #: 53

③ Lot(s)/Block(s) #: 248 Registered Plan #: 65M-3274

Part of Lot(s): 16 Concession: 8

Other legal description, if applicable: Pt. 8, CSR-21867

**6.0 DESCRIPTION OF SUBJECT LANDS (cont'd)**

6.2 Dimensions of the subject lands:

Frontage: 28 m      Depth: 21 m      Area: 581 m<sup>2</sup>

6.3 Specify particulars of **ALL** buildings and structures on, or proposed for, the subject lands:

**NOTE:** This information **MUST** be completed in **FULL**.

EXISTING:	HOUSE	HOT TUB	SHED	HOUSE	HOTTUB	SHED
Ground Floor Area:	<u>150 m<sup>2</sup></u>	<u>5.29 m<sup>2</sup></u>	<u>6.66 m<sup>2</sup></u>	Width: <u>14.63 m</u>	<u>2.3 m</u>	<u>3.7 m</u>
Gross Floor Area:	<u>278 m<sup>2</sup></u>	<u>5.29 m<sup>2</sup></u>	<u>6.66 m<sup>2</sup></u>	Length: <u>11.90</u>	<u>2.3</u>	<u>1.8</u>
Number of Storeys:	<u>2</u>	<u>1</u>	<u>1</u>	Height: <u>7.3</u>	<u>2.74</u>	<u>2.84</u>
Other:	.....					

**PROPOSED:**

No new structures are proposed

Ground Floor Area: ..... Width: .....  
 Gross Floor Area: ..... Length: .....  
 Number of Storeys: ..... Height: .....  
 Other: .....

6.4 Location of **ALL** buildings or structures on, or proposed for, the subject lands:

(Specify minimum distance from front, rear and side lot lines. This should also appear on the sketch.)

EXISTING:	HOUSE	HOT TUB	SHED	HOUSE	HOTTUB	SHED
SIDE	<u>7.32 m</u>	<u>15 m</u>	<u>17.3 m</u>	SIDE	<u>0.61 m</u>	<u>4.88 m</u>
FRONT	<u>6.70</u>	<u>25.7</u>	<u>26.2</u>	REAR	<u>7.0</u>	<u>0.30</u>

**PROPOSED:**

No new structures are proposed

Front: ..... Rear: .....  
 Side: ..... Side: .....

**NOTE:** Please identify sideyard setbacks by geographic direction (i.e. east, west, etc.)

6.5 Access:

- Municipal Road – maintained all year       Municipal Road – maintained seasonally  
 Provincial Highway       Other (i.e. water) .....

6.6 Water Supply:

- Municipal       Well - Private  
 Well – Communal       Other (i.e. lake) .....

6.7 Sewage Disposal:

- Municipal       Septic - Private  
 Septic – Communal       Other (i.e. privy) .....

6.8 Storm Drainage:

- Sewers       Ditches/Swales       Other .....

**6.0 DESCRIPTION OF SUBJECT LANDS (cont'd)**

6.9 Date of acquisition/purchase of subject land: November 1, 2010

6.10 Date of construction of all buildings and structures on the subject lands: \_\_\_\_\_

6.11 Existing use of the subject lands: Primary Residence

6.12 Proposed use of the subject lands: Primary Residence

6.13 Existing uses of abutting properties: " Residence

6.14 Length of time the existing uses of the subject lands have continued: 1 1/2 years

**7.0 LAND USE INFORMATION**

7.1 Present Official Plan provisions applying to the subject lands:  
(Contact the **Development Planning Department** for this information)  
OPA# 600 "Law Density Residential"

7.2 Present Zoning By-law provisions applying to the subject lands:  
(Contact the **Building Standards Department** for this information)  
RV4 (WS) 9 (.988)

**8.0 BACKGROUND INFORMATION**

8.1 Has the owner previously applied for relief (i.e. minor variance) in respect to the subject lands?

YES  NO

If the answer is YES, describe briefly what the application involved:

Committee of Adjustment File #: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8.2 Is/Has the subject lands been the subject of an application for consent under Section 53, or plan of subdivision under Section 51, of the Planning Act?

YES  NO

If the answer is YES, describe briefly what the application involved:

File #: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**8.0 BACKGROUND INFORMATION (cont'd)**

8.3 Is/Has the subject lands been the subject of an application for Zoning By-law Amendment or Site Plan approval?

YES

NO

If the answer is YES, describe briefly what the application involved, and the status of the application:

File #: .....

.....

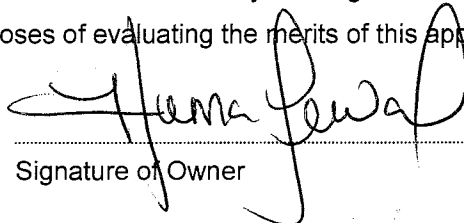
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**9.0 PERMISSION TO ENTER**

9.1 Permission to Enter – This **MUST** be completed for all applications and signed by the **OWNER**.

Municipal Address of Subject Lands: .....

I hereby authorize the Committee of Adjustment members and City of Vaughan staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.



Signature of Owner

HUMA LEWAL

Please Print Name

**10.0 AUTHORIZATION OF AGENT**

10.1 Authorization of Agent – This **MUST** be completed if an agent is to be authorized to submit the application and to represent to Owner. This **MUST** be signed by the **OWNER**.

As of the date of this application, I am the Registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf:

.....  
Name of Authorized Agent

.....  
Date

.....  
Signature of Owner

.....  
Please Print Name

11.0 DECLARATION

Dated at the City of Vaughan this 5<sup>th</sup> day of April, 2012

I, Huma Lewal of the City of Vaughan

in the Region of York solemnly declare that all the

statements contained in this application are true and I make this solemn declaration conscientiously believing

it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the

Canada Evidence Act.

Declared before me at the

City of Vaughan)

in the Region)

of York this 5<sup>th</sup> day)

of April, 2012.

signature of Owner or Agent

A Commissioner, etc.

James Todd Coles,  
a Commissioner, etc.,  
Regional Municipality of York, for  
The Corporation of the City of Vaughan.  
Expires March 27, 2013.

**FOR OFFICE USE ONLY**

Date Received: Apr. 5

Received By: TC

Tentative Meeting Date: May 17

Application Fee:  Residential/Agricultural/Institutional - \$875.00  
 Industrial/Commercial - \$1,750.00

**MINOR VARIANCE INSPECTION FEE**
**BUILDING STANDARDS DEPARTMENT  
 CONTACT: Dan Frank ext. 8865**
**A 128/12**

APPLICATION NO.

**1.0 DESCRIPTION OF SUBJECT LANDS**
**1.1 Legal Description of Subject Lands**

 Municipal Address: 187 Monte Carlo Dr Woodbridge ON  
L4H 1R3  
 Assessment Roll Number: \_\_\_\_\_  
 Municipality: CITY OF VAUGHAN  
 Lot/Block #: \_\_\_\_\_ Registered Plan: \_\_\_\_\_  
 Part(s): \_\_\_\_\_ Registered Survey: \_\_\_\_\_  
 Part of Municipal Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

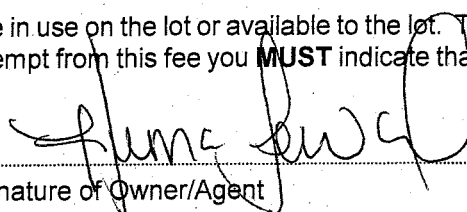
**2.0 APPLICANT INFORMATION**

 2.1 Name of Owner/Agent: HUMA LEWAL  
 Telephone Number: 416 566 3540 Fax: \_\_\_\_\_  
 Address: 187 MONTE CARLO DRIVE  
 Town/City, Province: WOODBRIDGE Postal Code: L4H 1R3  
 E-mail: arianahorizon@gmail.com
**3.0 DECLARATION**

As part of the Minor Variance approval process, your application must be circulated to the City of Vaughan Building Standards Department. A user pay portion of the inspection and administration costs of **\$282.50**, payable by cheque or money order to the "Treasurer, City of Vaughan", will be collected and **MUST** accompany your application.

A fee is **NOT** required if municipal sanitary sewers are in use on the lot or available to the lot. The minor variance application should reflect this. If you are exempt from this fee you **MUST** indicate that you are exempt, and sign below:

 **EXEMPT**
Apr. 5/12  
 Date

  
 Signature of Owner/Agent

**NOTE:** This form and your cheque (if required) should accompany the application to be submitted to the Committee of Adjustment. **PLEASE FILL OUT IN DUPLICATE**, only if you are not exempt from the inspection fee.

REAR YARDLINE

2'

Height = 2.74m

3'

3'

6'

15m

HOTTUB

SHED

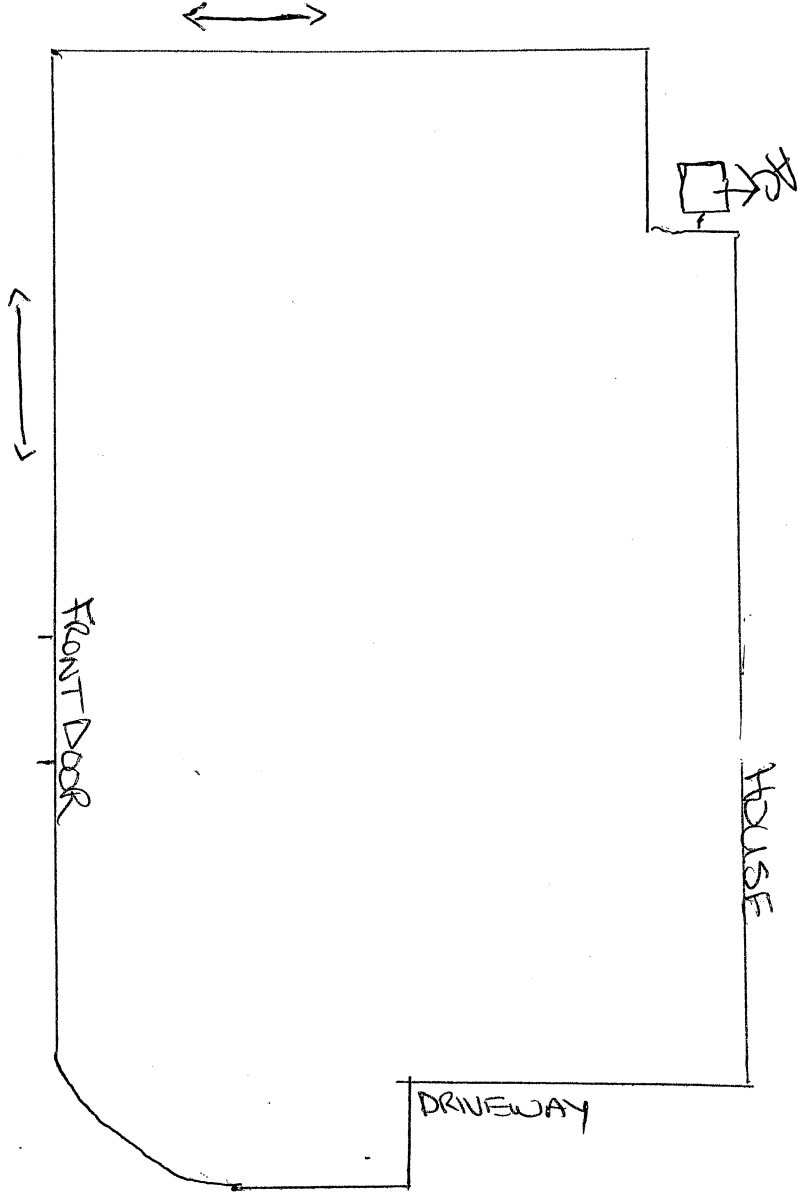
Height = 2.84m

YARD LINE

David Todd Avenue

SIDE LOT LINE

14'



FRONT YARD LINE

Monte Carlo Drive

A128/12









To: Committee of Adjustment  
From: Michael Ridgwell, Building Standards Department – Zoning Section  
Date: April 17, 2012  
Name of Owner: Huma Lewal  
Location: 187 Monte Carlo Dr.  
Lot 248 65M-3274  
Part of lot 16 Concession 8  
File Number(s): A128/12

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1. Zoning Classification of the Subject Lands

The subject lands are zoned under By-Law 1-88 as amended and further subject to exception 9(988)

2. Staff Comments

▪ Proposal

- 1) 2.84m maximum shed height.
- 2) 0.3m minimum rear yard setback to shed.
- 3) 0.6m minimum interior side yard setback to shed.
- 4) 2.74m maximum hot tub structure height.
- 5) 0.3m minimum rear yard setback to hot tub structure.

▪ By-Law Requirements:

- 1) 2.5m maximum shed height.
- 2) 6m minimum rear yard setback to shed.
- 3) 1.2m minimum interior side yard setback to shed.
- 4) 2.5m maximum hot tub structure height.
- 5) 6m minimum rear yard setback to hot tub structure.

▪ Stop Work Orders and Orders to Comply:

To date, there are no outstanding Orders on file.

▪ Building Permits Issued:

A building permit has been issued.

▪ Other Comments:

None

▪ Conditions of Approval:

None



**DATE:** May 7, 2012  
**TO:** Todd Coles, Committee of Adjustment  
**FROM:** Daniel Woolfson, Development Planning Department  
**MEETING DATE:** May 17, 2012  
**OWNER:** Huma Lewal  
**FILE(S):** A128/12

**Location:** 187 Monte Carlo Drive, Woodbridge  
**Proposal:** The Owner is requesting permission to maintain a shed and hot tub with the following variances:

	Variance	Proposed	Required
1	Maximum building height to the shed	2.84m	2.5m
2	Minimum rear yard setback to the shed	0.3m	6m
3	Minimum interior side yard setback to the shed	0.6m	1.2m
4	Maximum building height to the hot tub	2.74m	2.5m
5	Minimum rear yard setback to the hot tub	0.3m	6m

**Official Plan:** The subject lands are designated “Low Density Residential” by the in-effect OPA #600 (Woodbridge Expansion Area). The subject lands are also designated “Low Rise Residential” by the new City of Vaughan Official Plan 2010, which is subject to approval from the Ontario Municipal Board. The proposal conforms to the policies of the Official Plan.

**Comments:** Development Planning staff have concerns that the roof overhang from the shed will cause snow and rain to enter into the neighbours property, which is not appropriate and does not meet the intent of the Zoning By-law.

The Development Planning Department is of the opinion that Variances #1, #3, and #4 of the proposal are minor in nature, meet the intent of the Zoning By-law, and are desirable for the appropriate development of the land.

The Development Planning Department is of the opinion that Variances #2 and #5 of the proposal are not minor in nature, do not meet the intent of the Zoning By-law, and are not desirable for the appropriate development of the land.

**Recommendation:** The Development Planning Department **supports** Variances #1, #3, and #4 of Minor Variance Application A128/12.

The Development Planning Department **does not support** Variances #2 and #5 of Minor Variance Application A128/12.

**Condition(s):** None.

# memorandum

**Date:** April 25, 2012

**Attention:** **Todd Coles, BES, MCIP, RPP**

**File No's.:** A128/12 – 187 Monte Carlo Drive



**COMMENTS: (VIA EMAIL)**

We have reviewed the submitted plan and have no objection to the proposal. It is the responsibility of the owner or his agent to contact our office and discuss all aspects of the above project.

Please contact the below noted.

*Engineering Services # 905-417-6900 Toll Free # 1-877-963-6900*