

MAY 8, 2014

 VAUGHAN COMMITTEE
OF ADJUSTMENT

DATE: May 8, 2014 REVISED
TO: Todd Coles, Committee of Adjustment
FROM: Grant Uyeyama, Director of Development Planning
Development Planning Department
MEETING DATE: May 15, 2014
OWNER: 1352579 Ontario Ltd. (Santina Calidonna)
FILE(S): A258/13

**ADDENDUM
AGENDA ITEM
#17**

COMMITTEE OF ADJUSTMENT

Location: 4251 Kirby Road, Vaughan
Ward 1, Vicinity of Pine Valley Drive

Proposal: The Owner is requesting permission to maintain existing accessory structures and driveway, which include the following variances:

	Variance	Previously Approved by CoA (A72/00)	Proposed	Required
1	Accessory buildings located in the front yard	Accessory building (storage shed portion of building "C") permitted in the front yard	Accessory buildings "B" and "C" located in the front yard.	Accessory buildings located in the rear yard only
2	Accessory buildings located in the interior side yard	N/A	Accessory buildings "D", "H", and "J" located in the interior side yard	Accessory buildings located in the rear yard only
3	Maximum size of all accessory buildings	111m ²	608.92 m ²	67 m ²
4	Maximum building height of accessory buildings	Original portion of building "C" permitted 7.6m to the peak of the roof	Building "C": 8.80m to peak of roof Building "D": 6.76m to peak of roof	4.5m
5	Maximum height of accessory buildings to nearest part of roof	Original portion of building "C" permitted 5.0m to the eave	Building "C": 5.99m to eave Building "D": 3.45m to eave	3.0m
6	Maximum width of driveway	N/A	22.1m	9.0m
7	Maximum width of driveway at 4.25m from street line	N/A	6.6m	6.0m

memorandum

- Official Plan:** The subject lands are designated “Rural Use Area” and “Valley Stream Corridor” by OPA 600, and “Natural Areas” and “GreenBelt Area” by the new City of Vaughan Official Plan 2010, which was approved, in part, by the Ontario Municipal Board on February 3, 3014. The proposal conforms to the policies of the Official Plan.
- Comments:** The Planning Department conducted a site visit with photo documentation on August 13, 2013. During that visit, Staff photographed chickens kept in a coop attached to the kennels (Buildings “G” and “H”), and the storage shed (Building “J”). The By-law and Compliance Department has advised the Planning Department that the chickens have been removed from the property. The applicant has submitted a letter to the Committee of Adjustment indicating that the kennels and the site will be used for personal pets only, and not for animal husbandry, dog kennels or the breeding, boarding or sale of dogs or cats.
- The Planning Department has no objection to the proposed variances. The property is appropriately screened from Kirby Road and the adjacent properties. The increased floor area and height of the accessory buildings will have limited negative impact. The accessory buildings are located in the interior side and front yards, away from the valley feature on the property.
- The maximum width of the driveway of 22.1 m applies only to one portion of the driveway at the interior of the site, screened from Kirby Road.
- The Planning Department is of the opinion that the proposal is minor in nature, meets the intent of the Zoning By-law, and is desirable for the appropriate development of the land.
- Recommendation:** The Planning Department supports Minor Variance Application A258/13.
- Condition(s):** None.
- Report Prepared By:** Gillian McGinnis, Planner 1
Carmela Marrelli, Senior Planner

memorandum