

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Mauro Peverini, Director of Development Planning  
**Date:** December 18, 2018  
**Name of Owner:** John Pizzoli  
**Location:** CONC 7 Part of Lot 7 municipally known as 50 Clarence Street  
**File No.(s):** A216/18

**ADDENDUM**  
**AGENDA ITEM**  
**#13**  
COMMITTEE OF ADJUSTMENT

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**Proposed Variance(s):**

1. To permit a rear yard setback of 0.65m to the proposed detached garage.
2. To permit an interior side yard setback of 0.65m to the proposed detached garage.
3. To permit an exterior side yard setback of 4.64m to the proposed detached garage.

**By-Law Requirement(s):**

1. A minimum rear yard setback of 7.5m to the proposed detached garage is required.
2. A minimum interior side yard setback of 1.2m to the proposed detached garage is required.
3. A minimum exterior side yard setback of 6.4m to the proposed detached garage is required.

**Official Plan:**

VOP 2010: "Low-Rise Residential" and Special Policy Area, Schedule 9 (Woodbridge Centre Secondary Plan)

**Comments:**

The Owner is requesting permission to construct a 40.75m<sup>2</sup> detached garage in the rear yard of the subject lands with the above noted variances. No changes are proposed to the existing driveway access off Rosebury Lane.

The subject lands are in the Woodbridge Heritage Conservation District (WHCD) and designated under Part V of the Ontario Heritage Act and is a Non-Contributing Property. The proposed detached garage received approval by the Heritage Vaughan Committee on May 16, 2018 and a Heritage Permit was issued on May 28, 2018 (File HP.2018.004.00).

The subject lands are in an area identified as a being of high archaeological potential in the City's database of archaeological resources. An archaeological assessment will not be required; however, the Owner is advised that the following standard clauses apply, should the application be approved:

- i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport, the City of Vaughan's Policy Planning and Urban Design and Recreation and Culture Departments shall be notified immediately.
- ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

The subject lands are located within the Toronto and Region Conservation Authority ('TRCA') Regulated Area. Comments from the TRCA have not yet been received by the Development Planning Department.

At the request of the Development Planning Department, the Owner is currently working to obtain a letter from a Certified Arborist to determine whether the proposed detached garage will impact neighbouring trees. As such, the Development Planning Department recommends that the application be adjourned until such time that the Arborist letter has been reviewed and approved to the satisfaction of the Urban Design and Cultural Heritage Division and that comments from TRCA have been submitted for review.

**Recommendation:**

The Development Planning Department recommends adjournment 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:**

Brandon Bell, Planner I  
Mark Antoine, Senior Planner