

NOTICE OF DECISION

FILE NO: A326/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **DINA MARTELLI**, with respect to Part of Lot 20, Concession 8, (Lot 34, Registered Plan No. 65M-3738, municipally known as 85 Park Ridge Drive, Woodbridge).

The subject lands are zoned R1, Residential under By-Law 1-88 as amended and further subject to Exception 9(1128).

The applicant is requesting variances to permit the **construction of a proposed cabana** in the rear yard of the existing two-storey single family detached dwelling with the garage attached, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

1. Proposal:

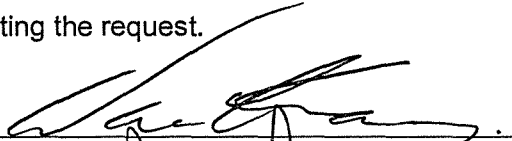
1. A minimum rear yard setback of 2m to the cabana.
2. A maximum lot coverage of 33.6%.

2. By-Law Requirements:

1. A minimum rear yard setback of 9m to the cabana.
2. A maximum lot coverage of 30%.

A sketch is attached illustrating the request.

Moved by:



Seconded by:



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.

THAT Application No. **A326/06, DINA MARTELLI**, be **APPROVED** in accordance with the **sketch attached**

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: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti

M. Mauti,
Chair,

T. DeCicco
T. DeCicco
Vice Chair,

L. Fluxgold
L. Fluxgold,
Member,

D. H. Kang
D. H. Kang,
Member,

M. S. Panicali
M. S. Panicali,
Member,

ABSENT

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.,
Manager of Development Services and
Secretary-Treasurer to Committee of
Adjustment
City of Vaughan

DATE OF HEARING:

AUGUST 10, 2006

LAST DATE OF APPEAL:

AUGUST 30, 2006

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

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.

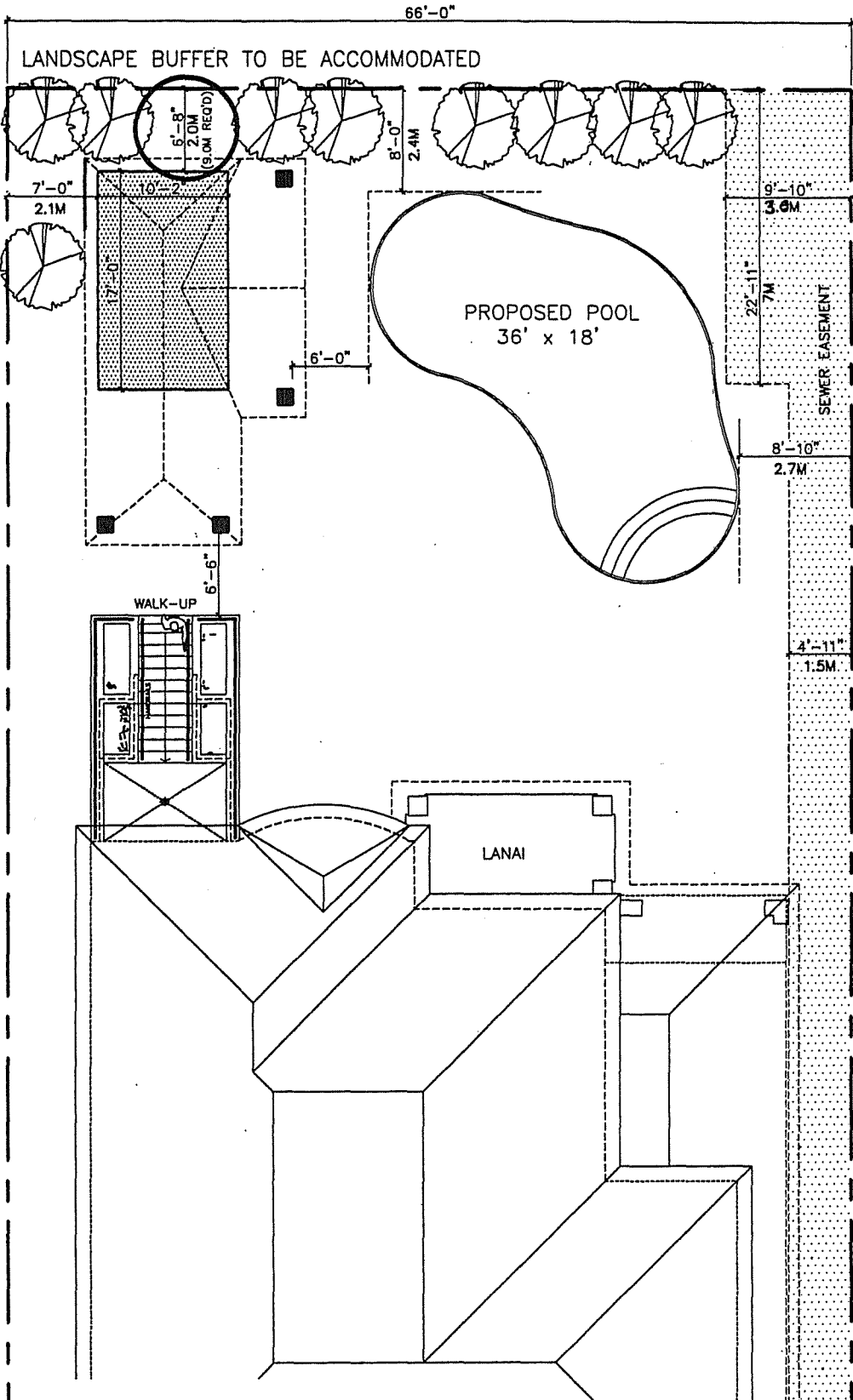
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above.

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.

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

***** AUGUST 30, 2007 *****

(46.390)



LOT COVERAGE		
LOT AREA	928.79 SQ.M.	
EXISTING DWELLING COVERAGE	277.95 SQ.M.	2991.9 SQ.FT.
EXISTING COV. PERCENTAGE F/ APPROVED PERMITTED SITING	29.93 %	
NEW DETACHED BUILDING (CABANA) COVERAGE	16.05 SQ.M.	172.8 SQ.FT.
NEW DETACHED BUILDING CABANA COVERAGE WITH EXTENDED ROOF OVERHANG	34.80 SQ.M.	375.5 SQ.FT.
NEW CABANA COV. PERCENTAGE	1.7 %	
NEW CABANA COV. PERCENTAGE WITH EXTENDED ROOF OVERHANG	3.7 %	
TOTAL BUILDING COVERAGE WITHOUT EXTENDED ROOF OVERHANG	294.0 SQ.M.	3,164.6 SQ.FT.
TOTAL BUILDING COVERAGE WITH EXTENDED ROOF OVERHANG	312.75 SQ.M.	3,366.5 SQ.FT.
TOTAL COVERAGE PERCENTAGE WITHOUT EXTENDED ROOF OVERHANG	31.6 %	(30% MAX. ALLOWED)
TOTAL COVERAGE PERCENTAGE WITH EXTENDED ROOF OVERHANG	33.6 %	(30% MAX. ALLOWED)

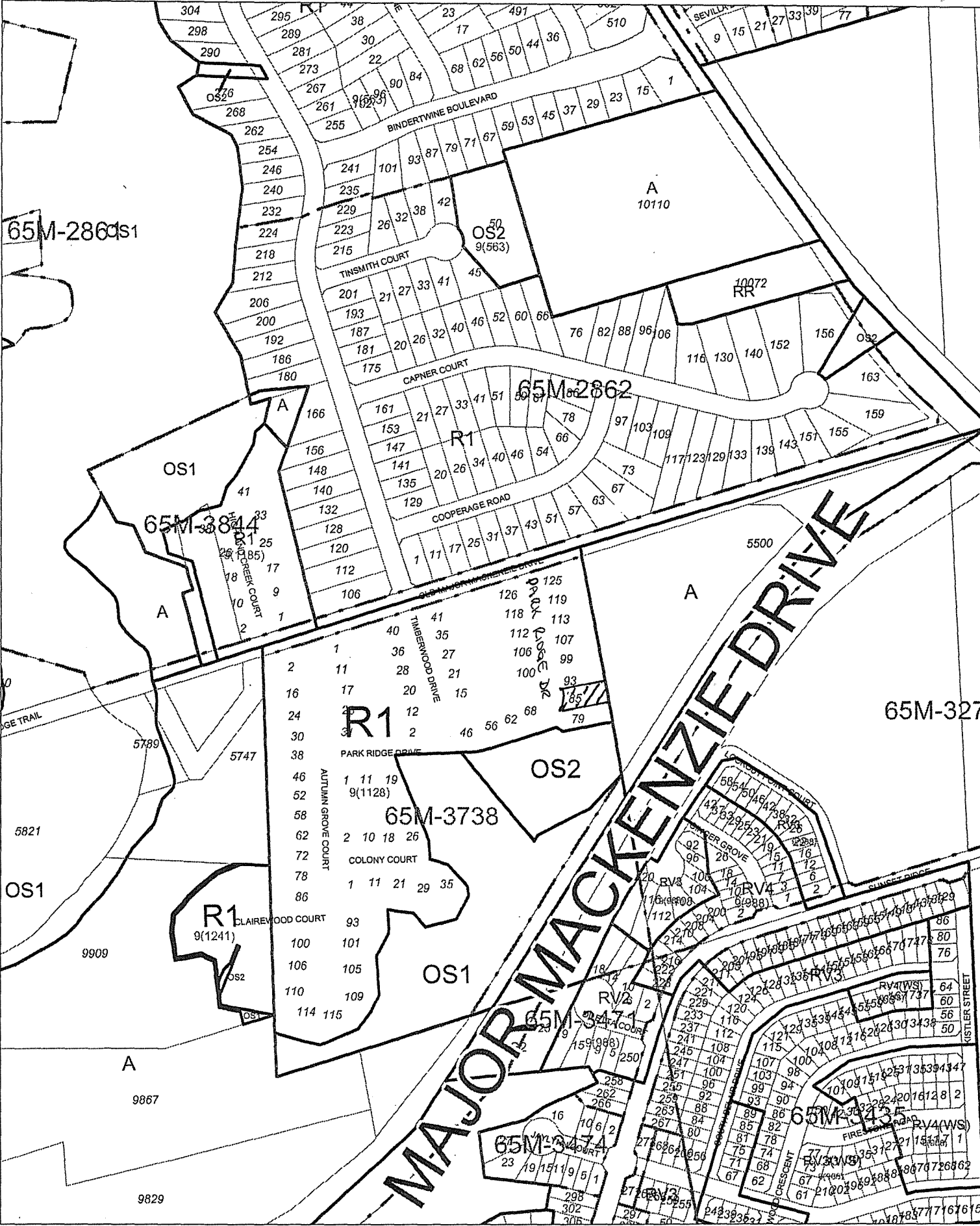
PROPOSED SWIMMING POOL AND CABANA
TWO-STORY DWELLING
LOT 34 PARK RIDGE DRIVE
KLIENBURG, VAUGHAN

REVISED
July 17/06
A326/06

PLAN OF SUBDIVISION
OF PART OF LOTS 20
CONCESSION 8
CITY OF VAUGHAN
REGIONAL MUNICIPALITY
OF YORK
REG'D PLAN No. : 19T-98V04

PLAN 65M - 3738

DATE PLOTTED:	DRAWN BY:	AREA:
	DINO	
DATE	TYPE	PAGE No.
SCALE:		



City of Vaughan
The City Above Toronto

COMMITTEE OF ADJUSTMENT

File No:

A326/06

Applicant:

DINA MARTELLI

Subject Area

Municipally known as 85 Park Ridge Drive, Woodbridge

