

NOTICE OF DECISION

FILE NO: A405/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **IRIA & JOHN GIANCOLA**, with respect to Part of Lot 26 Concession 8, (Lot 40, Registered Plan No. 65M-2928, municipally known as 26 Forest Heights Blvd., Kleinburg.)

The subject lands are zoned RR, Rural Residential under By-Law 1-88 as amended and further subject to exception 9(741)

The applicants are requesting a variance to permit the construction of a two storey single family detached dwelling, with attached garages, as follows:

Proposal

- 1) A maximum lot coverage of 19%

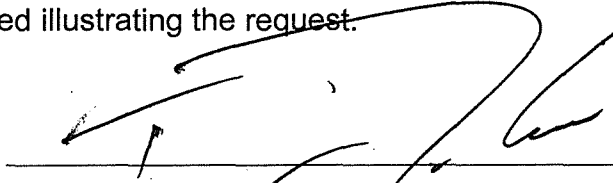
*15% LA
60 MINV*

By-Law Requirements:

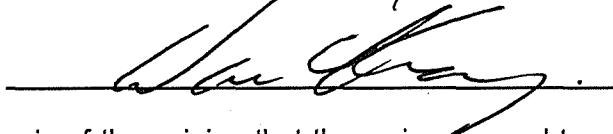
- 1) A maximum lot coverage of 10%

A sketch is attached illustrating the request.

Moved by:



Seconded by:



THAT the Committee is of the opinion that the variance sought can be considered minor and is 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.

AND THAT Application No. A405/06 – IRIA & JOHN GIANCOLA, be **APPROVED**, in accordance with the sketch attached.

AS AMENDED.

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
Vice Chair,

L. Fluxgold,
Member,

D. H. Kang

D. H. Kang,
Member,

M. S. Panjean,
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:

SEPTEMBER 28, 2006

LAST DATE OF APPEAL:

OCTOBER 18, 2006

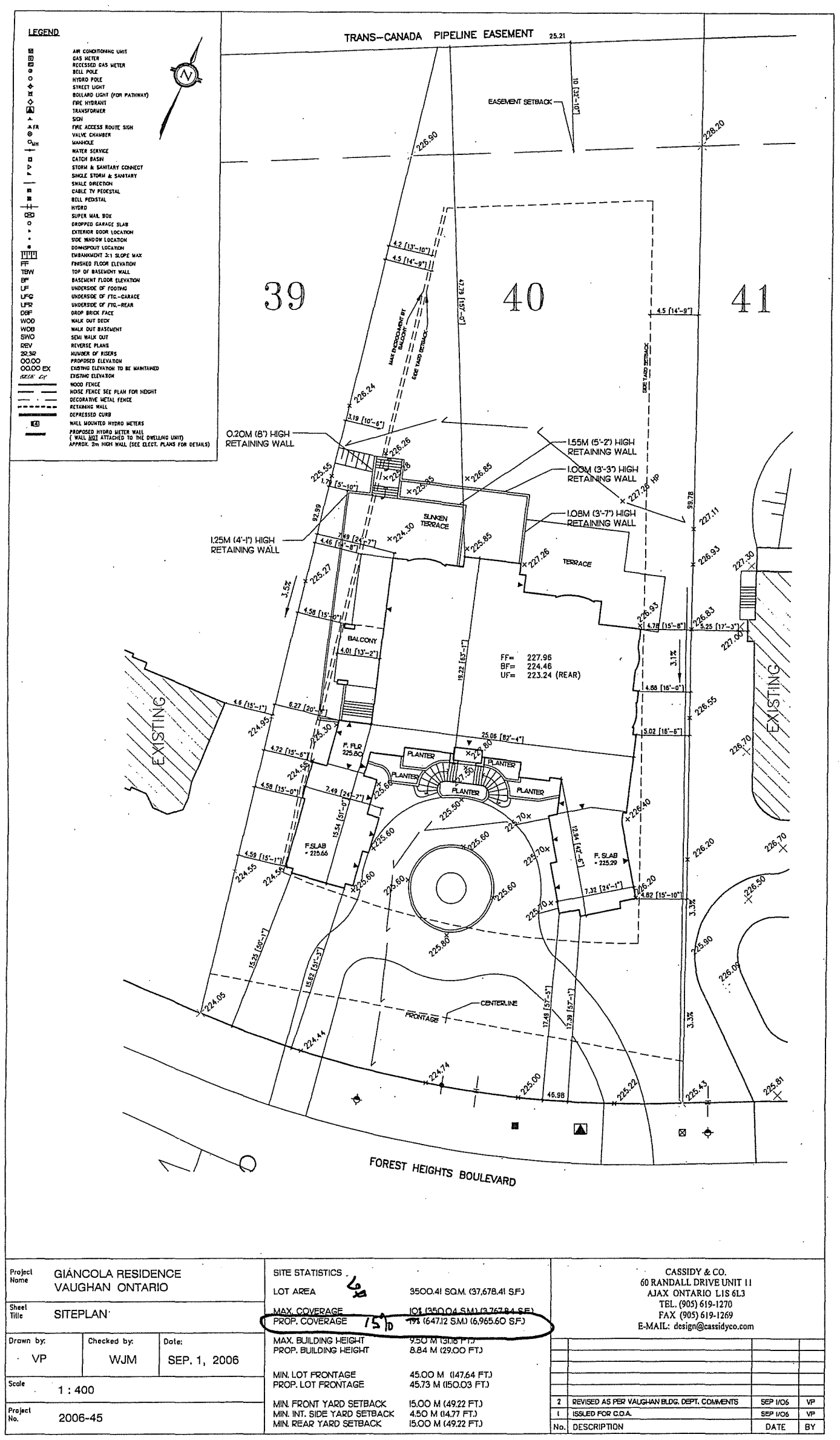
APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M. ON OCTOBER 18, 2006. Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. 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.

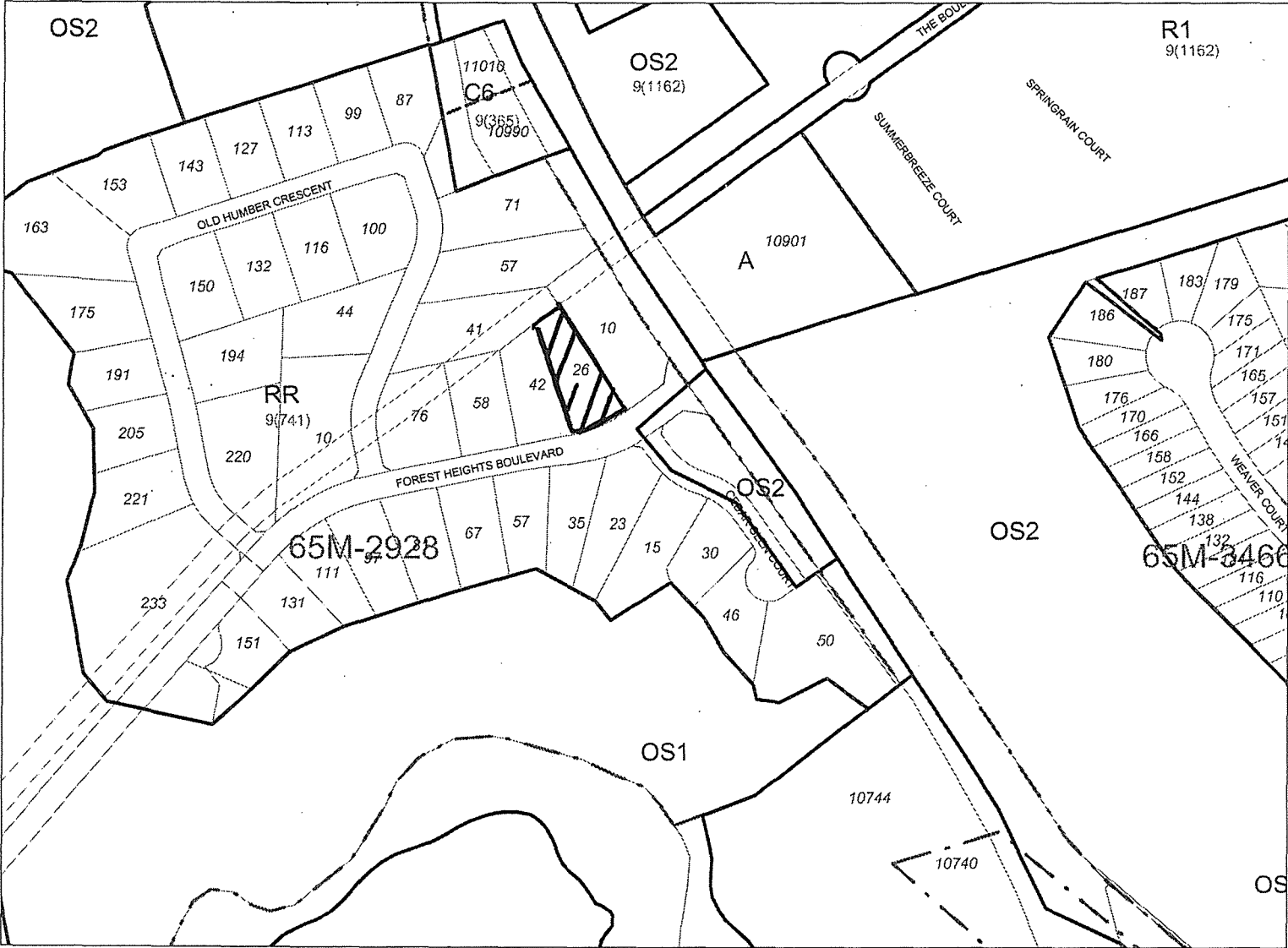
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of 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:
*** OCTOBER 18, 2007 *****

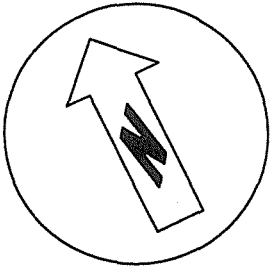
REVISED SEPT. 1/06 N^B A405/06




Project Name GIANCOLA RESIDENCE VAUGHAN ONTARIO			SITE STATISTICS		CASSIDY & CO. 60 RANDALL DRIVE UNIT 11 AJAX ONTARIO L1S 6L3 TEL. (905) 619-1270 FAX (905) 619-1269 E-MAIL: design@cassidyco.com							
Sheet Title SITEPLAN			LOT AREA 3500.41 SQ.M. (37,678.41 SF)									
Drawn by: VP			Checked by: WJM		Date: SEP. 1, 2006		MAX. COVERAGE 101 (3500.41 SQ.M.) (3,767.84 SF)					
							PROP. COVERAGE 151 (64712 SQ.M.) (6,965.60 SF)					
Scale 1 : 400			MAX. BUILDING HEIGHT 9.50 M (31.16 FT)		PROP. BUILDING HEIGHT 8.84 M (29.00 FT)							
Project No. 2006-45			MIN. LOT FRONTAGE 45.00 M (147.64 FT)		PROP. LOT FRONTAGE 45.73 M (150.03 FT)							
			MIN. FRONT YARD SETBACK 15.00 M (49.22 FT)		MIN. INT. SIDE YARD SETBACK 4.50 M (14.77 FT)		MIN. REAR YARD SETBACK 15.00 M (49.22 FT)		2	REVISED AS PER VAUGHAN BLDG. DEPT. COMMENTS	SEP 1/06	VP
									1	ISSUED FOR C.O.A.	SEP 1/06	VP
									No.	DESCRIPTION	DATE	BY



City of Vaughan
The City Above Toronto



COMMITTEE OF ADJUSTMENT	
File No.:	A405/06
Applicant	JOHN GIANCOLA
	Subject Area MUNICIPALLY KNOWN AS: 26 FOREST HEIGHTS BLVD., KLEINBURG