

COMMITTEE OF ADJUSTMENT
NOTICE OF HEARING
MINOR VARIANCE APPLICATION

WEDNESDAY JULY 8, 2020

File No.: A 013-20

Location of Subject Property: 3 Greer Street

Property Owner: Anthony Scioli, Heather Harding (Agent: Darryl Regimbal)

Purpose of Minor Variance: The applicant is requesting relief from Zoning By-law 2006 50, as amended to a) permit increase Building Area (maximum) to 35%. b) permit a front yard setback (minimum) of 8.5m to recognize existing accessory building; c) permit Interior Side Yard (minimum) "other side" to 1.0m to recognize existing accessory building; d) permit Building Area (maximum) for Accessory Buildings to 8.5%.

You are receiving this Notice as you are either the applicant, an owner of land within 60 metres of the subject land, or a person or public body who has requested to be notified.

Due to continuing efforts to contain the spread of COVID-19 and to protect individuals, Town Hall will not be open to the public to attend Committee of Adjustment Hearings until further notice.

Applicants

The applicant or any authorized person acting on behalf of the applicant may participate in the hearing through the electronic method provided by the Secretary-Treasurer/Legislative Services.

Public

Members of the public may access the meeting details on the above noted hearing date and time on the Town's website at <https://calendar.caledon.ca/meetings> or by telephone at

416-216-5643 Canada Toll (Toronto)

Meeting Access Code: 132 966 5501#

416-216-5643 Canada Toll (Toronto)

Meeting Access Code: 132 120 1889 #

Delegations

If you wish to speak to an application referenced on the agenda package, please visit the Town's website Committee of Adjustment page to submit the online delegation request form.

<https://www.caledon.ca/en/government/committee-of-adjustment.aspx#>

Written Comments

In accordance with Ontario Regulation 200/96, written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by regular mail or e-mail prior to the above-noted hearing date. Such written comments will form part of the public record.

Additional Information

Additional information regarding the application can be obtained by contacting the Secretary-Treasurer(s) of the Committee of Adjustment. Staff Reports can be made available on the Friday before the hearing date.

If you wish to be notified of the Decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment by mail or email to COFA.Agenda@caledon.ca.



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If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submission to the Committee of Adjustment before it approves or refuses the variance(s), the Local Planning Appeal Tribunal may dismiss the appeal.

Local Planning Appeal Tribunal

The applicant, the Minister or any other person or public body who has an interest in the matter may, within TWENTY DAYS (20) of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the committee a Notice of Appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal under the Local Planning Appeal Tribunal Act, 2007, as payable on an appeal from a committee of adjustment to the Tribunal. For more information on the prescribed fee and to obtain a copy of the appeal form, please visit the LPAT website at <http://elto.gov.on.ca>.

Staff note a cheque is required to be submitted payable to the Town of Caledon for \$209 for the preparation of the file materials to be forwarded to LPAT.

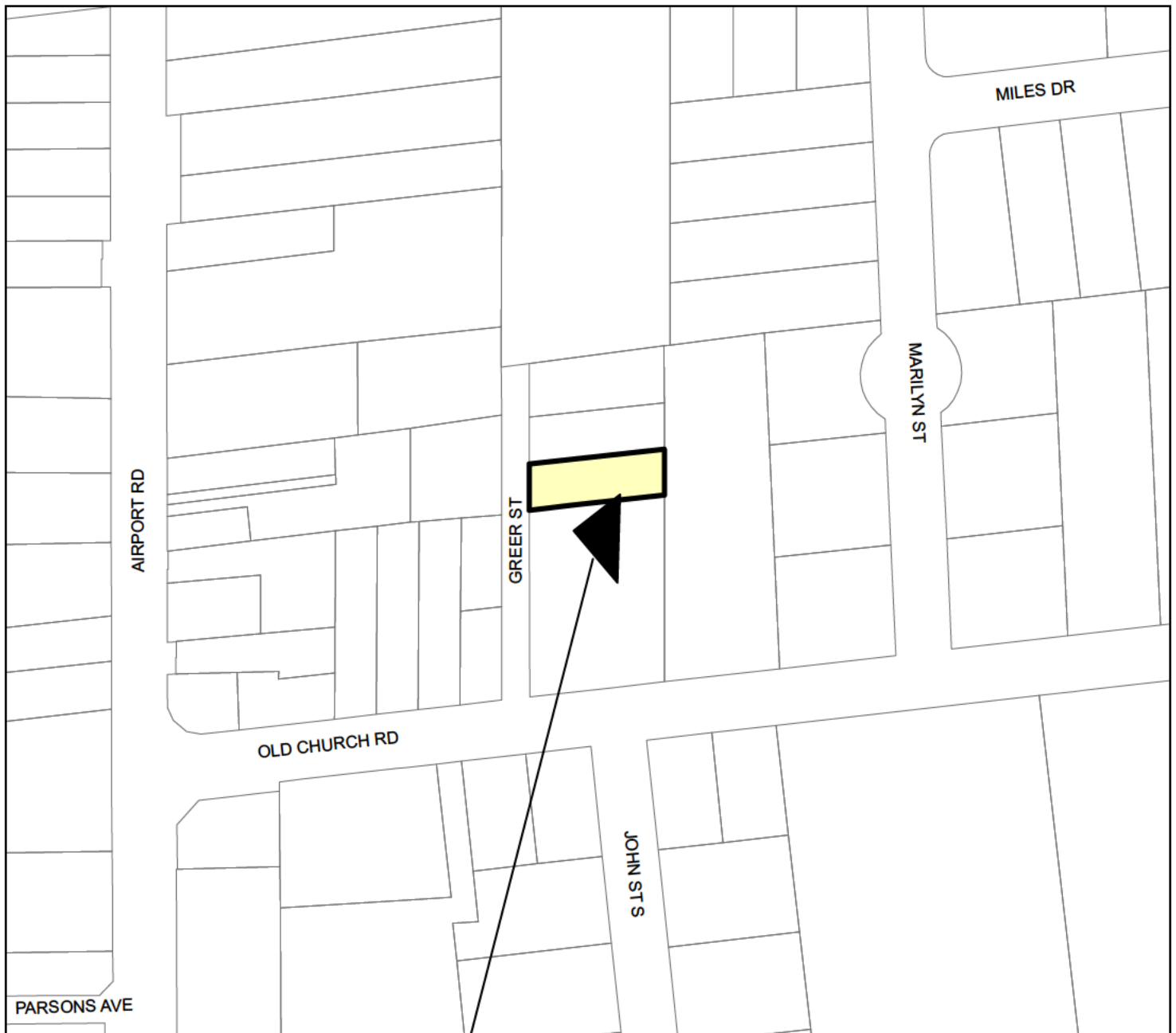
The land which is the subject of the application is also the subject of an application under the *Planning Act* for:

Official Plan Amendment:	Not Applicable
Zoning By-law Amendment:	Not Applicable
Consent:	Not Applicable
Minor Variance:	Not Applicable

DATED AT THE TOWN OF CALEDON THIS 18TH DAY OF June 2020.

Additional information regarding this notice may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday by calling 905-584-2272 ext. 4265/4291 or COFA.Agenda@caledon.ca.





Subject Property



Minor Variance

A 013-20

Anthony Sciotti & Heather Harding

(Agent): Daryl Regimbal

3 Greer Street

Part Lot 21, Concession 1 (Albion)

LOCATION MAP



Date: February 28, 2020

File No.: A 013-20

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE

(Under section 45 of the *Planning Act*, R.S.O. 1990, as amended for relief from the Town's Comprehensive Zoning By-law)

Personal information on this form is collected pursuant to the *Planning Act* and will be used in the processing of the application. Applicants are advised that the Committee of Adjustment is a public process in which all material provided may be considered public information and may be made available upon request. Questions should be forwarded to the Municipal Freedom of Information Coordinator at 905-584-2272.

FEB 28 2020

PLANNING DEPARTMENT

File Number: A 013 - 20

TAX ASSESSMENT ROLL NUMBER:

2124 05 000 10 1000

NAME OF AUTHORIZED AGENT

Darryl Rejzine

STREET & NUMBER

206 Howard Crescent

CITY

Orangeville

POSTAL CODE

L9W 4W5

TELEPHONE

FAX/E-MAIL

darryl@drdesignservices.com

1. NAME OF OWNER

Anthony Sciolli & Heather Harding

STREET & NUMBER

3 Greer Street

CITY

Caledon East

POSTAL CODE

L7E 1E9

TELEPHONE

FAX/E-MAIL

2. OFFICIAL PLAN

(current designation of subject land)

Low Density Residential

ZONING

(current zoning of subject land)

RR

3. PROPOSED RELIEF - list variance(s) requested

- An increase in Max. Building Area from Required Max 25% to 35%
- A Decrease in Min. front yard from 9m to 8.5m to recognize existing structure.
- A Decrease in Min Side Yard "other side" from 1.5m to 1.0m for proposed and to recognize existing structure.
- To Increase total Bldg. Area of all accessory buildings from 5% to 8.5%

4. EXPLANATION AND DESCRIPTION OF PROPOSAL - the reason why the proposal cannot comply with the provisions of the zoning by-law

The request is to create a home better suited for the owner's family and proposed Addition to existing is to meet corners of existing for Architectural purposes (a, b, c). The desired accessory bldg. is to house a car as well as tool storage and workshop, where the 5% coverage will not allow for desired size. See plans for clarification.

5. LEGAL DESCRIPTION -

Lot (pt) 21 Concession 1 Former Township Albion

OR

Lot Registered Plan

6. MUNICIPAL ADDRESS - of subject property

Number 3 Street or Road Name Greer Street, Caledon, L7E 1E9



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7. DIMENSIONS OF LAND AFFECTED (metric units):

Frontage: 55' or 16.764m Depth: 160' or 48.768m Area: 8800 SQ.FT. or 817.55 m²

8. Date of acquisition by current owner(s): May 2019

9. ACCESS to subject property is by: (please check one)

Provincial Highway ☐ Regional Road ☐ Municipal Road ☒
Right-of-Way ☐ Other: ☐

10. EXISTING USES OF THE SUBJECT PROPERTY	YEAR ESTABLISHED	PROPOSED USES (if different)
Single Family Dwelling & Accessory Bldg	Unknown	House Expansion / Accessory Bldg (Same use)

11. EXISTING BUILDINGS/STRUCTURES:

DATE CONSTRUCTED: Unknown

TYPE Single Family Dwelling front lot line setback 8.99 m height 5.94 m
rear lot line setback 28.67 m dimensions 10.9 m x 10.5 m
side lot line setback 1.32 m floor area 101.6 m²
side lot line setback 4.52 m

DATE CONSTRUCTED: Unknown

TYPE Accessory Bldg / Garage front lot line setback 26.975 m height 4.27 m
rear lot line setback 14.351 m dimensions 4.3 m x 7.4 m
side lot line setback 1.219 m floor area 29.11 m²
side lot line setback 11.201 m

12. PROPOSED BUILDINGS/STRUCTURES:

TYPE Garage } 2 Storey Addition

front lot line setback 35.1 m } 8.9 m height 4.78 m } 8.05 m
rear lot line setback 6.09 m } 19.53 m dimensions 9.6 m x 10.9 m
side lot line setback 1.22 m } 4.52 m floor area 103.93 m²
side lot line setback 5.9 m } 1.3 m

****NOTE: A SKETCH PLAN DRAWN TO SCALE (METRIC) MUST ACCOMPANY THIS APPLICATION.**



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13. MUNICIPAL SERVICES AVAILABLE (check applicable items):

Piped water Supply ☒ Private Well ☐
Private Septic System ☐ Sanitary Sewers ☒
Drainage: Storm Sewers ☐ Ditches ☐ Swales ☐

Other: _____

14. OTHER APPLICATIONS - indicate if subject lands are the subject of the following planning applications: N/A

<input type="checkbox"/> Zoning By-law Amendment	File Number _____	Status _____
<input type="checkbox"/> Plan of Subdivision	File Number _____	Status _____
<input type="checkbox"/> Consent/Land Division	File Number _____	Status _____
<input type="checkbox"/> Previous Minor Variances	File Number _____	Status _____
<input type="checkbox"/> Site Plan Application	File Number _____	Status _____

15. REGISTERED PROPERTY OWNER(S) APPOINTMENT AND AUTHORIZATION TO AN AGENT:

I / We, the undersigned, being the registered property owner(s) of the subject property, hereby authorize Daryl Reimbal to act on
(authorized agent's name)

my / our behalf with respect to making a minor variance application to the Town of Caledon.


OWNER / SIGNING OFFICER


OWNER / SIGNING OFFICER

☐ I have authority to bind the Corporation.

NAME OF CORPORATION _____

Print – FULL NAME AND POSITION _____

- NOTE: i) If the owner(s) is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation or alternatively, the corporate seal is affixed over the signature.
- ii) If there is more than one owner, all owners shall complete and sign this or affix an additional appointment authorization form.
- iii) If the agent is a corporation, please specify the name of the person(s) who is appointed on its behalf.



Minor Variance Application Checklist

STAFF CHECK

- ☒ Application Fee (as per Town of Caledon Fee By-law) Fees may be paid by cash, cheque, Visa, Mastercard or debit card. If the fee is being paid by cheque, the cheque must be made payable to the Treasurer, Town of Caledon.
- ☒ Application Form (all sections must be complete)
- ☒ Conservation Authority Comment fee made payable to the appropriate Conservation Authority. The Conservation Authority will advise the owner/agent if the application is considered major and will request further payment
- ☒ Appointment and Authorization Form, (if someone other than the owner of the property is submitting the application)
- ☒ Permission to Enter Form
- ☒ Posting of Advisory Sign Form
- ☒ Arrangements have been made to have the Notice Sign posted on the property.
- ☒ The applicant must submit two (1) copy of a scaled sketch plan (metric) 8 1/2" x 11" paper. Full size plans greater than 8 1/2 x 11 can be submitted. Two (2) full-sized Site Plans are required for Industrial, Commercial, Institutional, and Recreational Applications. *A Site Plan Application maybe required for Residential.* The plan shall clearly indicate the following information:
 - ☒ The boundaries and dimensions of the subject property;
 - ☒ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear lot line, exterior side lot line and the side yard lot lines (in metric);
 - ☒ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - ☒ The current uses of land that is adjacent to the subject land;
 - ☒ The location, width and name of any roads within or abutting the subject land, indicating whether it is an opened road allowance, a public travelled road, a private road or a right of way;
 - ☒ If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
 - ☒ The location of and nature of any easement affecting the subject land.
- ☒ A Key Map indicating the general location of the subject property.
- ☒ Arrangements have been made to discuss the Application with surrounding property owners.

The applicant/owner/agent wishes to proceed without a Preliminary/Pre-consult (DART) meeting.

Date: Feb. 28, 2020 Signed by (Owner/agent): [Signature]



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16. PERMISSION TO ENTER PROPERTY:

By completing the Declaration of Owner or Authorized Agent, I / we hereby acknowledge and authorize the members of the Town of Caledon Committee of Adjustment and staff as well as any other government body or agency, to enter upon the lands subject to this application for the purpose of conducting a site inspection and agree that no discussion shall take place with the Committee members or staff during the site inspection.

AS

Initials

HS

Initials

17. SIGN POSTING AND PROPERTY STAKING AGREEMENT:

I / We hereby acknowledge receipt of the Notice Sign from Town staff and agree that such Notice Sign shall be posted at least 10 days before the hearing on an application for a minor variance and clearly visible and legible from a public highway or other place to which the public has access, at every separately assessed property in the area to which the application applies or, where posting on the property is impractical, at a nearby location chosen by the Secretary-Treasurer.

I / we hereby acknowledge that failure to adequately post and maintain such sign may result in the deferral of the hearing of the application by the Committee of Adjustment and a deferral fee may be required to be paid to the Town by the Applicant at a cost established by By-law by the municipality.

AS

Initials

HS

Initials

DECLARATION OF OWNER OR AUTHORIZED AGENT

I, Darryl Regimbal of the Town of Orangeville in the County of Dufferin :

Solemnly declare that all above statements and the statements contained in all exhibits transmitted herewith 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.

Information is being collected under the authority of the *Planning Act*, R.S.O. 1990, CHAPTER P.13. In accordance with that Act, the Town of Caledon provides public access to all *Planning Act* applications, supporting information and comments submitted to the Town for review. In submitting the information to the Town, the submitter acknowledges that the information contained in this application and any supporting information including reports, studies and drawings provided by the owners, agents, consultants or solicitors, and any comments received from the public, together constitute public information and will become part of the public record. In accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, copies of the application and any of its supporting information, documents or comments may be released or made available to the general public through the Town's website or by any other means.

Note: The signature of an applicant or authorized agent must be witnessed by a Commissioner, etc. A Commissioner is available at Town Hall, if needed.

Chad Joseph Curtis, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Town of Caledon. Expires May 1, 2022.

DECLARED before me at the

Town of Caledon
in the Regional Municipality of Peel

this 28th day of February 2020.



Signature of Commissioner, etc.



Signature of
Applicant/Agent/Owner



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TOTAL AREA - 817,491 SQ. M.
(315,635 SQ. FT.)
TOTAL EXISTING AREA OF MAIN
RESIDENCE - 94,928 SQ. M.
(377,850 SQ. FT.)

TOTAL PROPOSED BUILDING AREA
(MAIN RESIDENCE) - 184,733 SQ. M.
(729,000 SQ. FT.)

TOTAL PROPOSED ACCESSORY
BUILDING AREA - 103,429 SQ. M.
(403,000 SQ. FT.)

TOTAL PROPOSED COVERAGE
= DECK/STAIR - 3,326 SQ. M.
(12,900 SQ. FT.)

ALLOWABLE COVERAGE FOOTPRINT
AREA OF BUILDING (25%) = 204,373
(79,295 SQ. FT.)

TOTAL PROPOSED COVERAGE - $301.554 \text{ m}^2 = 368,870$

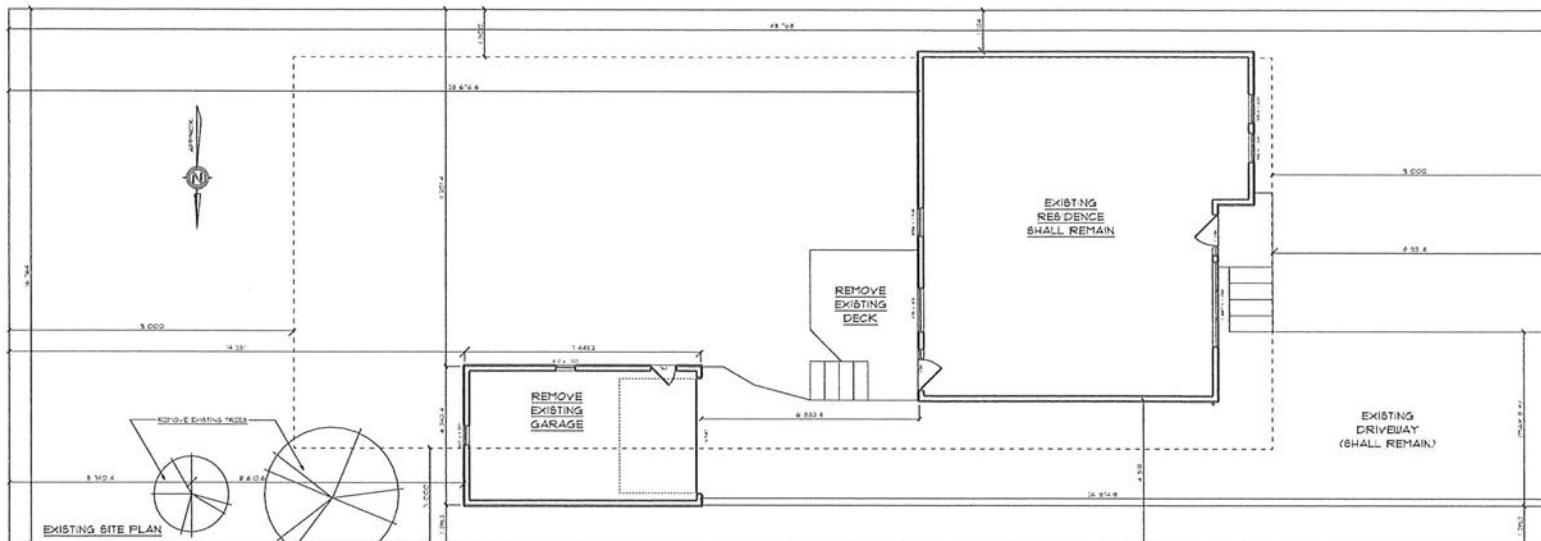
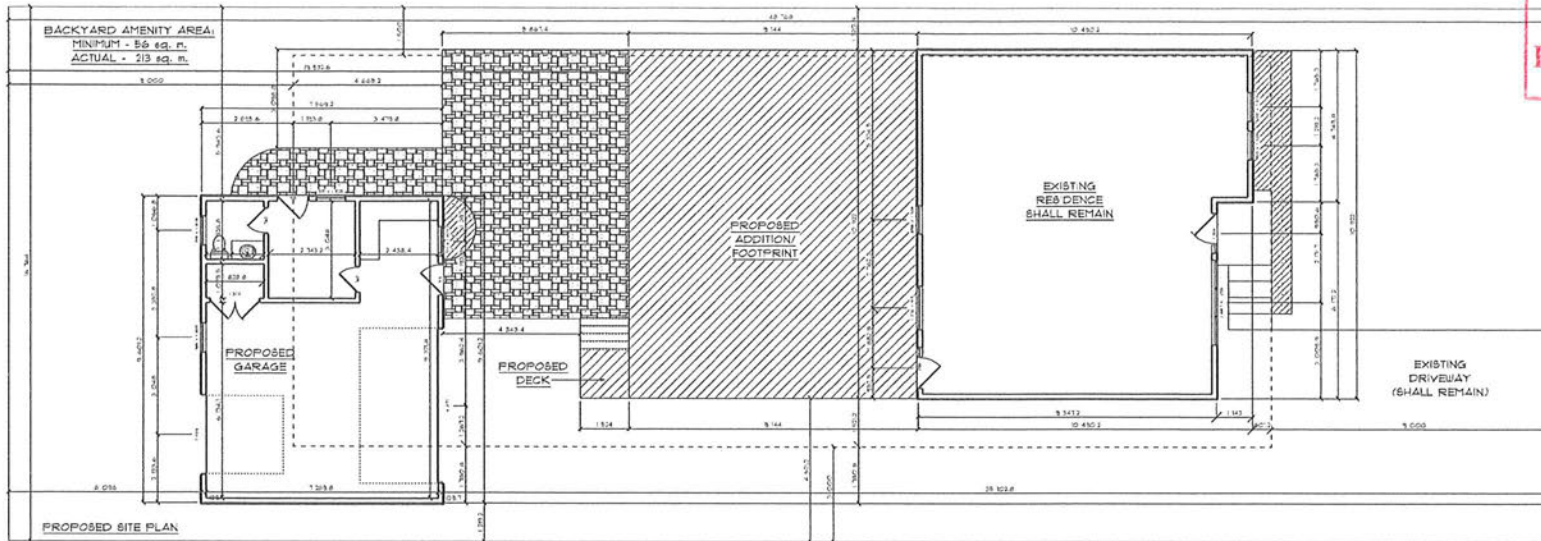
OAK RIDGE MORRAINE - NO SITE PLAN
REVIEW REQUIRED

NO CONSERVATION OR HERITAGE REQUIREMENTS

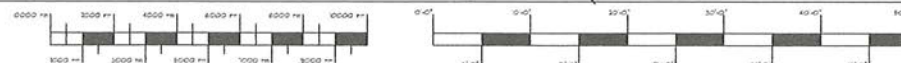
LOW DENSITY RESIDENTIAL

5% of the 25% MAX ALLOWABLE COVERAGE
FOR ACCESSORY GARAGE

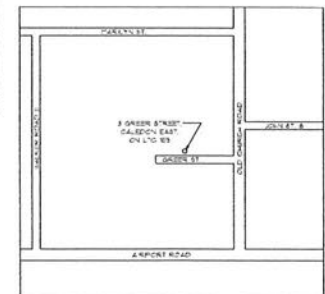
Built Before 2006 - REQUIREMENTS AND
BYLAWS HAVE SINCE CHANGED



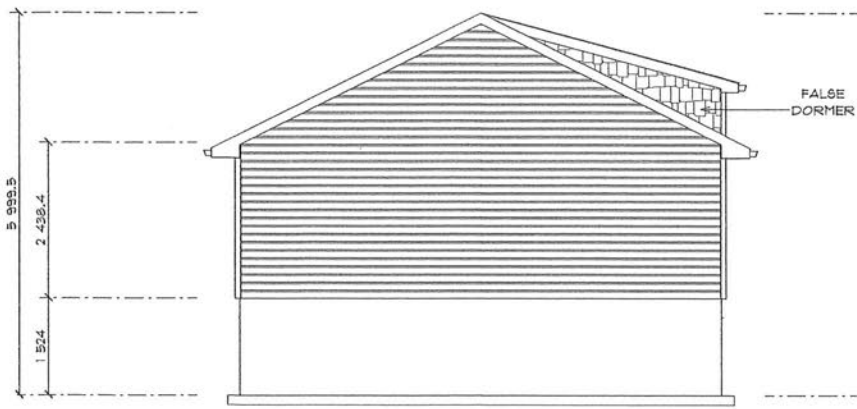
3 GREER STREET, CALEDON - SCALE 1:150



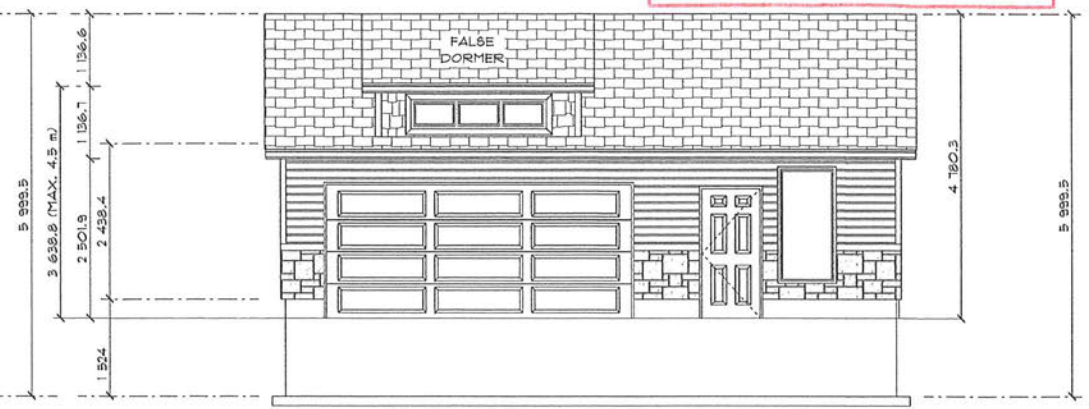
GREER STREET



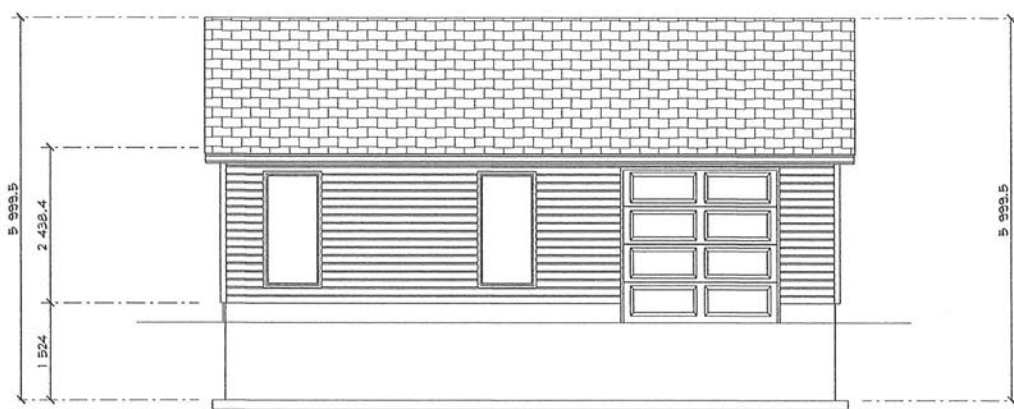
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PROPOSED LEFT ELEVATION @ SHOP



PROPOSED FRONT ELEVATION @ SHOP



PROPOSED REAR ELEVATION @ SHOP



PROPOSED RIGHT ELEVATION @ SHOP

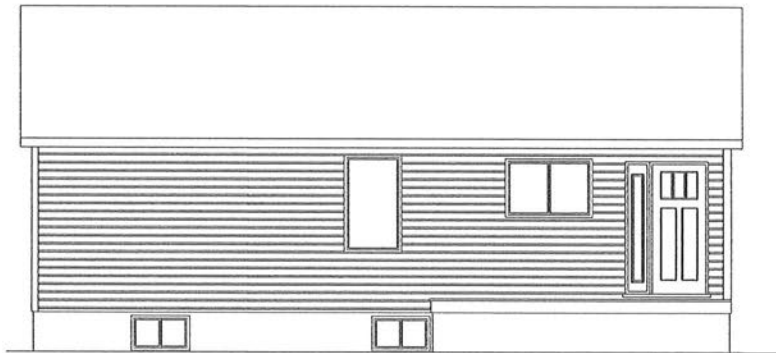
3 GREER STREET, CALEDON SCALE 1:75



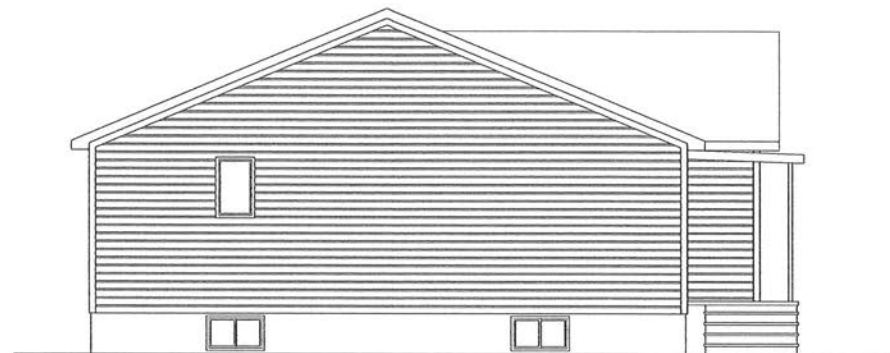
EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION

3 GREER STREET, CALEDON SCALE 1:75



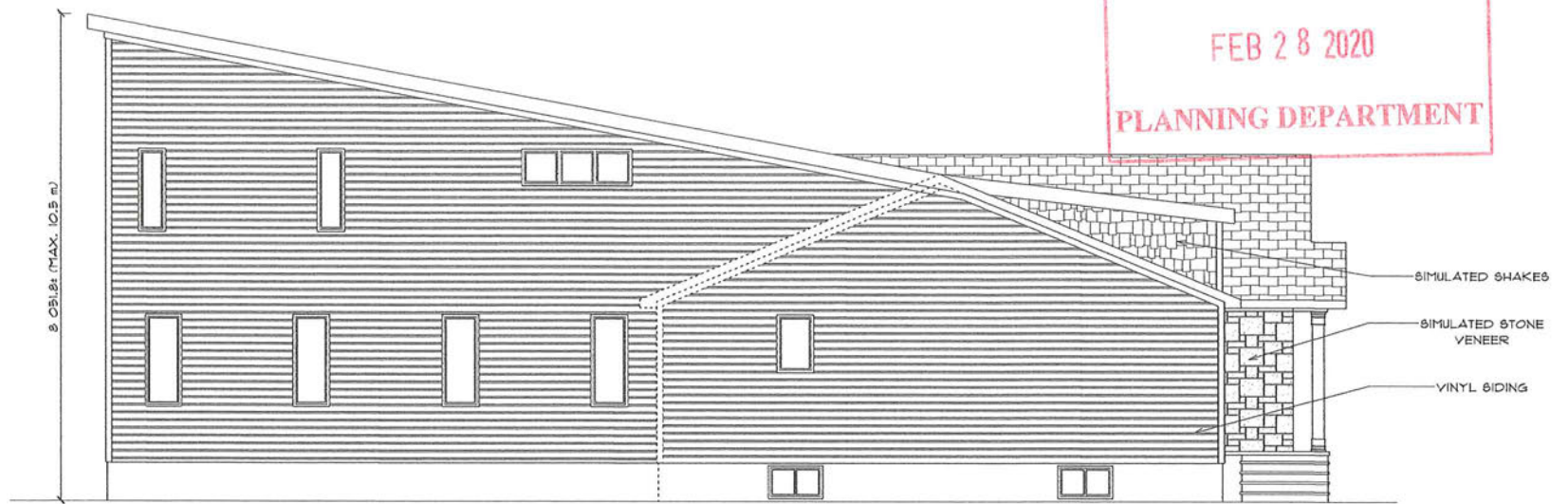
PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION

3 GREER STREET, CALEDON SCALE 1:75

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PROPOSED LEFT ELEVATION



PROPOSED REAR ELEVATION

3 GREER STREET, CALEDON SCALE 1:15

COMMITTEE OF ADJUSTMENT
Application for Minor Variance
July 8, 2020

'A' 013-20, Anthony Scioli, Heather Harding, 3 Greer St, Ward 3 (Caledon East)

RECOMMENDATION

Staff is of the opinion that the proposal meets the four tests as set out in Section 45(1) of the Planning Act, R.S.O. 1990, as amended. Staff has no objection to Minor Variance application 'A' 013-20.

PROPOSAL

The applicant is requesting relief from Zoning By-law 2006-50, as amended to:

1. Permit increase Building Area (maximum) to 35%;
2. Permit a front yard setback (minimum) of 8.5m to recognize existing accessory building;
3. Permit Interior Side Yard (minimum) "other side" to 1.0m to recognize existing accessory building;
4. Permit Building Area (maximum) for Accessory Buildings to 8.5%.

The subject lands are located on the east side of Greer St., north of Old Church Rd. The applicant is proposing to construct a rear two-storey building addition onto an existing detached dwelling, in addition to the replacement of an existing stand-alone accessory garage structure.

ANALYSIS

Town of Caledon Official Plan

The subject property is designated Low Density Residential on Schedule 'D' in the Town's Official Plan. Uses permitted in this designation include, among others, a detached dwelling.

Staff is satisfied that the proposal is in keeping with the general intent and purpose of the Town's Official Plan.

Zoning By-law 2006-50, as amended

The subject property is zoned Rural Residential (RR) by Zoning By-law 2006-50, as amended. Uses permitted in the RR zone include, among others, a detached dwelling.

As noted above, the applicant is proposing a building addition and replacement garage. To facilitate the above, the applicant is seeking relief for the following minor variances:

1. An increase of the permitted maximum Building Area from 25% to 35%;
2. A decrease of the permitted minimum front yard setback from 9m to 8.5m, to reflect replacement of the existing accessory garage;
3. A decrease of the permitted minimum Interior Side Yard "other side" setback from 1.5m to 1.0m, to reflect replacement of the existing accessory garage;
4. An increase of the permitted maximum Building Area for Accessory Buildings on the lot from 5% to 8.5%.

The requested variances are in general keeping with existing development on neighbouring properties, which features a diverse range of structures and uses with varying setbacks from property lines and road allowances. Staff is satisfied that the application is in keeping with the general intent and purpose of the Town's Zoning By-law.

Respectfully submitted by,



Rob Hughes
Manager of Planning Services

COMMITTEE OF ADJUSTMENT

Draft Conditions for A 013-20

- 1) That the Secretary-Treasurer receive confirmation that the existing accessory building (garage) is demolished before obtaining a Building Permit for the addition and accessory building (garage).

DRAFT