

**5.    ACCESSORY BUILDINGS  
      CITY OF VAUGHAN  
      FILES: Z.03.003 AND OP.03.010  
      PRELIMINARY REPORT**

**P.2003.20**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.003 and OP.03.010 (City of Vaughan Accessory Buildings) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On February 25, 2002, Council resolved that a Public Hearing be scheduled to consider an amendment to the Site Plan Control By-law to require accessory buildings and structures greater than 10m<sup>2</sup> in Gross Floor Area, and in the urban areas, be subject to site plan control.

**Background - Analysis and Options**

**Background**

On February 19, 2002, Committee of the Whole (Working Session) considered a staff report related to the zoning standards for garden sheds and accessory buildings. One recommendation was that accessory buildings over 10m<sup>2</sup> in area be reviewed through the site plan approval process. To enable this procedure, it is necessary to amend the City's Official Plan and current site plan by-law, which sets out the types of development subject to the complex and simple site plan processes.

**Neighbourhood Circulation**

On February 6, 2003, a notice of public hearing was published in the Vaughan Citizen, and circulated to the Vaughan Ratepayers Associations. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive Staff report to a future Committee of the Whole meeting.

**Preliminary Review**

Following a preliminary review, Staff has identified the following matters to be reviewed in greater detail:

- Paragraph IV.A.4.a)ii) of OPA #200, as amended by OPA #553, states that "residential detached, semi-detached, and street townhouse dwellings, and structures and buildings accessory thereto" are exempt from the site plan control provisions; an amendment to the Official Plan is required for accessory buildings and structures greater than 10m<sup>2</sup> in Gross Floor Area, and in the urban areas, to be subject to site plan control;
- Section 2(c) of By-law 210-2001 (Site Plan Control By-law), exempts detached, semi-detached, and street townhouse dwellings from site plan control, including accessory buildings and structures for residential uses; an amendment to the By-

law is required for accessory buildings and structures greater than 10m<sup>2</sup> in Gross Floor Area, and in the urban areas, to be subject to site plan control;

- under the Ontario Building Code, accessory buildings and structures greater than 10m<sup>2</sup> require a building permit; submission of a building permit application must include all necessary drawings to the Building Standards Department;
- should accessory buildings and structures greater than 10m<sup>2</sup> in Gross Floor Area, and in the urban areas, be subject to site plan control, the Building Standards Department could provide a limited circulation of the necessary drawings to the Planning, Engineering, and Urban Design Departments for review. The review would include, but not be limited to, the following:
  - potential impacts on adjacent neighbours;
  - roof and eaves overhang;
  - stormwater drainage;
  - building materials;
  - street visibility and aesthetic appearance; and,
  - landscape detail/screening.

### **Conclusion**

The above-noted issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in the comprehensive report to a future Committee of the Whole meeting. In particular, amendments to the Official Plan and Zoning By-law regarding an amendment to the Site Plan Control By-law will be reviewed. The amendment would facilitate the requirement for all Accessory Buildings and Structures exceeding 10m<sup>2</sup> in Gross Floor Area, and located in the urban areas, to be subject to the Simple Site Plan review process.

### **Attachments**

N/A

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