

**COMMITTEE OF THE WHOLE SEPTEMBER 20, 2004**

**ONTARIO MUNICIPAL BOARD HEARING  
VARIANCE APPLICATION FILE A102/04  
E. MONGILLO & A. COLOSIMO**

**Recommendation**

The Commissioner of Planning recommends that this report BE RECEIVED for information:

**Purpose**

To provide information concerning the Planning Department's position on an appeal of the Committee of Adjustment's approval of Variance Application A102/04 scheduled for an Ontario Municipal Board Hearing on October 4, 2004.

**Background - Analysis and Options**

The site is located southwest of Drummond Drive and Keele Street, on the east side of Logwood Drive (96 Logwood Drive) being Lot 393 on Registered Plan 65M-3338, in Lot 24, Concession 4, City of Vaughan. The lands are designated "Low Density Residential" by OPA #350, and zoned RV3, Residential Urban Village Three by By-law 1-88, subject to Exception 9(1002).

On April 15, 2004, the Committee of Adjustment approved variances to permit the maintenance of a garden/storage shed in the interior side yard whereas the By-law requires the shed shall be located in the rear yard. The applicant also requested an interior side yard setback of 0.6m rather than the required 1.2m minimum interior side yard setback.

The shed is located in the interior side yard with space between the shed and dwelling to allow free access to the rear yard and to accommodate drainage. The shed is 6.2sq.m in area (6ft by 11ft and 66sq.ft in area). If the shed were located in the rear yard with the same yard setback, a variance would not be required. The shed is adjacent to the side wall of the dwelling and close to the rear of the dwelling. The applicant's side yard is separated from the abutting neighbour's rear yard by a solid wooden fence.

The abutting neighbour at 37 Cloverhill Court (Lot 392, Plan 65M-3338) appealed the Committee's approval of the variance to the Ontario Municipal Board. In the letter of appeal, the neighbour stated that the by-law requires the shed is be located in the rear yard and that the applicant has more than sufficient area and space to locate the shed in the rear yard. At the Committee of Adjustment meeting, the applicant submitted a petition of support with 38 names and four residents appeared at the Committee meeting to express their support. There were no other objectors other than the abutting neighbour at 37 Cloverhill Court.

**Relationship to Vaughan Vision 2007**

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

**Conclusion**

The Community Planning Department has no objection to the requested variances regarding the location of the shed in the side yard. The matter is scheduled to proceed to the OMB on October 4, 2004, and it is recommended that this report be received for information purposes.

**Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

Glenn White, Planner, ext. 8213

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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## Location Map

Lot 24,  
Concession 4

APPLICANT:  
EMILIO MONGILLO &  
ASSUNTA COLOSIMO



Community Planning Department

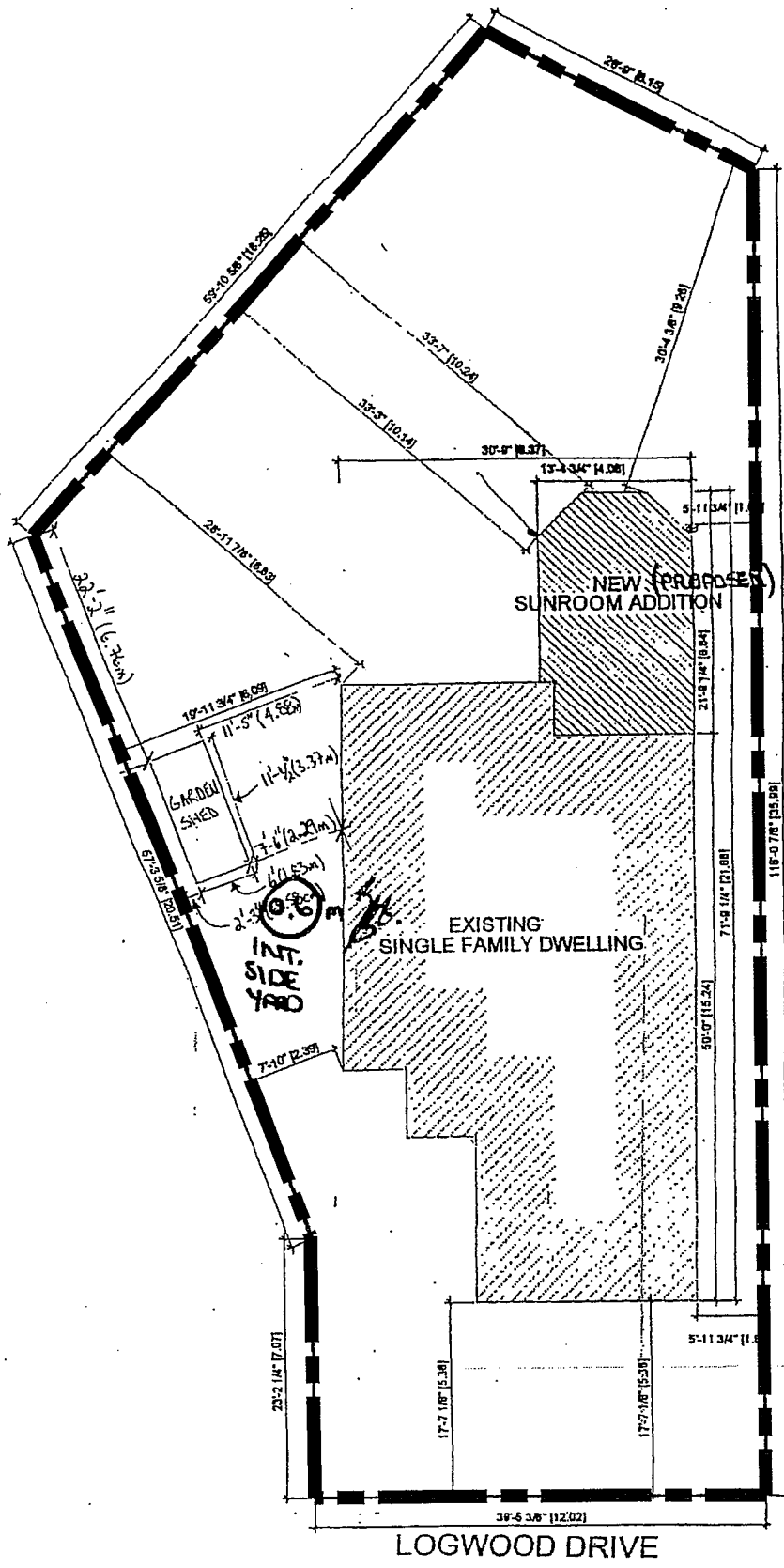
## Attachment

FILE No.:  
A102/04

September 8, 2004

Not to Scale

# 1



**SUBJECT LANDS**  
 96 Logwood Drive (Maple)  
 Lot 393, Plan 65M-3338

**LOT #. 393**

**CITY OF VAUGHAN.**

TOTAL LOT AREA 5937.8 sqft  
 EXISTING FOOTPRINT 1426.4 sqft  
 NEW ADDITION 269.9 sqft  
 TOTAL FOOTPRINT 1696.3 sqft  
 COVERAGE 28.5 %

**Site Plan**

Lot 24,  
 Concession 4

APPLICANT:  
 EMILIO MONGILLO &  
 ASSUNTA COLOSIMO



Community Planning Department

**Attachment**

FILE No.:  
 A102/04

September 8, 2004

Not to Scale

**2**