

<b>ITEM #: 6.7</b>	<b>COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A183/22 11470 Hwy 27, Kleinburg</b>
--------------------	--

**COA REPORT SUMMARY**

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:**

*\*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.*

*Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.*

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X			Application Under Review
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X	X	Recommend Approval w/Conditions
By-law & Compliance, Licensing & Permits	X	X		General Comments
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X	X	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) <i>*Schedule B</i>	X			No Comments Recieved to Date
Region of York <i>*Schedule B</i>	X	X	X	Recommend Approval w/Conditions
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see <b>Schedule C</b> of this report for a copy of the public &amp; applicant correspondence listed below.</i>				
The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b>				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A183/22

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 6.7	CITY WARD #: 1
APPLICANT:	Rushikesh Bhatt, Pritibahen Bhatt and Rutvik Bhatt
AGENT:	Antrix Architects Inc. (Shashank Chitale)
PROPERTY:	11470 Hwy 27, Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from Zoning By-laws is being requested to permit the construction of a proposed two-storey dwelling and increased maximum driveway width.

The following variances have been requested from the City’s Zoning By-law:

The subject lands are zoned EP – Environmental Protection Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum side yard setback of 15.0m is required. [Table 12-3]	To permit a minimum side yard setback of 10.39m.
2	A single detached dwelling is not permitted. [Table 12-2]	To permit the use of a single detached dwelling.
3	A maximum driveway width of 9.0m is permitted. [Table 6-11]	To permit a maximum driveway width of 8.12m. **Variance confirmed by Zoning Review Waiver
4	A maximum building height of 9.5m is permitted. [Table 6-11]	To permit a maximum building height of 11.82m. **Variance confirmed by Zoning Review Waiver
5	A minimum front yard setback of 15.0m is required. [Table 12-3]	To permit a minimum front yard setback of 12.52m.

The subject lands are zoned A – Agricultural Zone under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	A maximum building height of 11.0m is permitted. [Schedule A]	To permit a maximum building height of 11.82m. **Variance confirmed by Zoning Review Waiver
7	A parking area shall be provided with a means of access or driveway at least 5.4m but not exceeding 7.5m in width measured perpendicular to the centre line of the driveway, unless the driveway is a joint ingress and egress driveway, in which case the width shall be 7.5m. [3.8.g]	To permit a joint ingress and egress driveway width of 6.0m.
8	A minimum front yard setback of 15.0m is required. [Schedule A]	To permit a minimum front yard setback of 12.52m.

HEARING INFORMATION	
<b>DATE OF MEETING:</b> October 27, 2022 <b>TIME:</b> 6:00 p.m. <b>MEETING LOCATION:</b> Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan <b>LIVE STREAM LINK:</b> <a href="https://vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a>	
<b>PUBLIC PARTICIPATION</b> If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the <a href="#">Request to Speak Form</a> and submit to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> If you would like to submit written comments, please quote file number above and submit by mail or email to: <b>Email:</b> <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>  <b>Mail:</b> City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1  <b>THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.</b>	

INTRODUCTION	
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.  Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:  That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature.  Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.	

COMMITTEE OF ADJUSTMENT COMMENTS	
<b>Date Public Notice Mailed:</b>	October 13, 2022
<b>Date Applicant Confirmed Posting of Sign:</b>	October 7, 2022
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	<ol style="list-style-type: none"><li>1. The site slopes substantially to the back. The height of the terrace is well below the zoning but the decorative walls are more than the zoning requirements</li><li>2. The 30 mt TRCA setback makes the residence encroach into the internal side yard</li><li>3. By-law 1-88 allows for a residence, but bylaw 001-2021 does not allow. Owner bought this property to build his custom home</li><li>4. Due to the TRCA setback, the residence is pushed towards HWY27. and owner wants a circular driveway to avoid reversing and minimizing 3-point turns to get out on the street</li></ol>
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	Development Planning provided the following to the applicant on October 7, 2022:  I’ve had further discussion with our Urban Design division, and while the maximum height taken is from the square frames, it is still considered to be excessive and not appropriate for the context of the area. We recommend reducing the height of the first floor and the square frames so that they both match the 3.05 m (10 foot) second floor. This would decrease the massing impact the dwelling would have on the streetscape and reduce the required height variance to about 11.85 m, a range that we would be more comfortable supporting. We also have concerns with the proposed driveway as a maximum driveway width of 19.52 m is a rather large variance under the new By-law. We recommend cutting down the driveway at the north as much as possible,

COMMITTEE OF ADJUSTMENT COMMENTS		
	<p>while still leaving enough room to maintain the proposed car port/porte cochere.</p> <p>Applicant provided revised submission, together with Zoning Review Waiver, reducing driveway width and overall building height.</p> <p>October 13. 2022, Development Planning confirmed they no longer have any outstanding concerns with the proposal. However, the requested Landscape Plan is still required but can be a condition of approval and provided after the meeting date.</p>	
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>	<p>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</p>	Yes
<b>Adjournment Fees:</b> <p>In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.</p> <p>An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.</p>		
<b>Committee of Adjustment Comments:</b>	An Adjournment Fee will be required to reschedule the application, should the application be adjourned.	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None	

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
<b>Building Standards Recommended Conditions of Approval:</b>	None

DEVELOPMENT PLANNING COMMENTS	
Application Under Review	
<b>Development Planning Recommended Conditions of Approval:</b>	TBD

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
<p>As the proposed dwelling area in the subject property is 205.05 m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached).</p> <p>The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert. Please visit the culvert work page at City of Vaughan website for more information.</p> <p>The Development Engineering (DE) Department does not object to variance application A183/22 subject to the following condition(s):</p>	
<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. To apply for a Grading and/or Servicing

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
	Permit, please visit the grading permit link provided above or contact the Development Engineering Department through email at DEPermits@vaughan.ca

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: No comment no concerns	
PFH Recommended Conditions of Approval:	Forestry: Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

DEVELOPMENT FINANCE COMMENTS	
<p>That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.</p> <p>That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.</p> <p>That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.</p> <p>That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.</p>	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment no concerns	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:



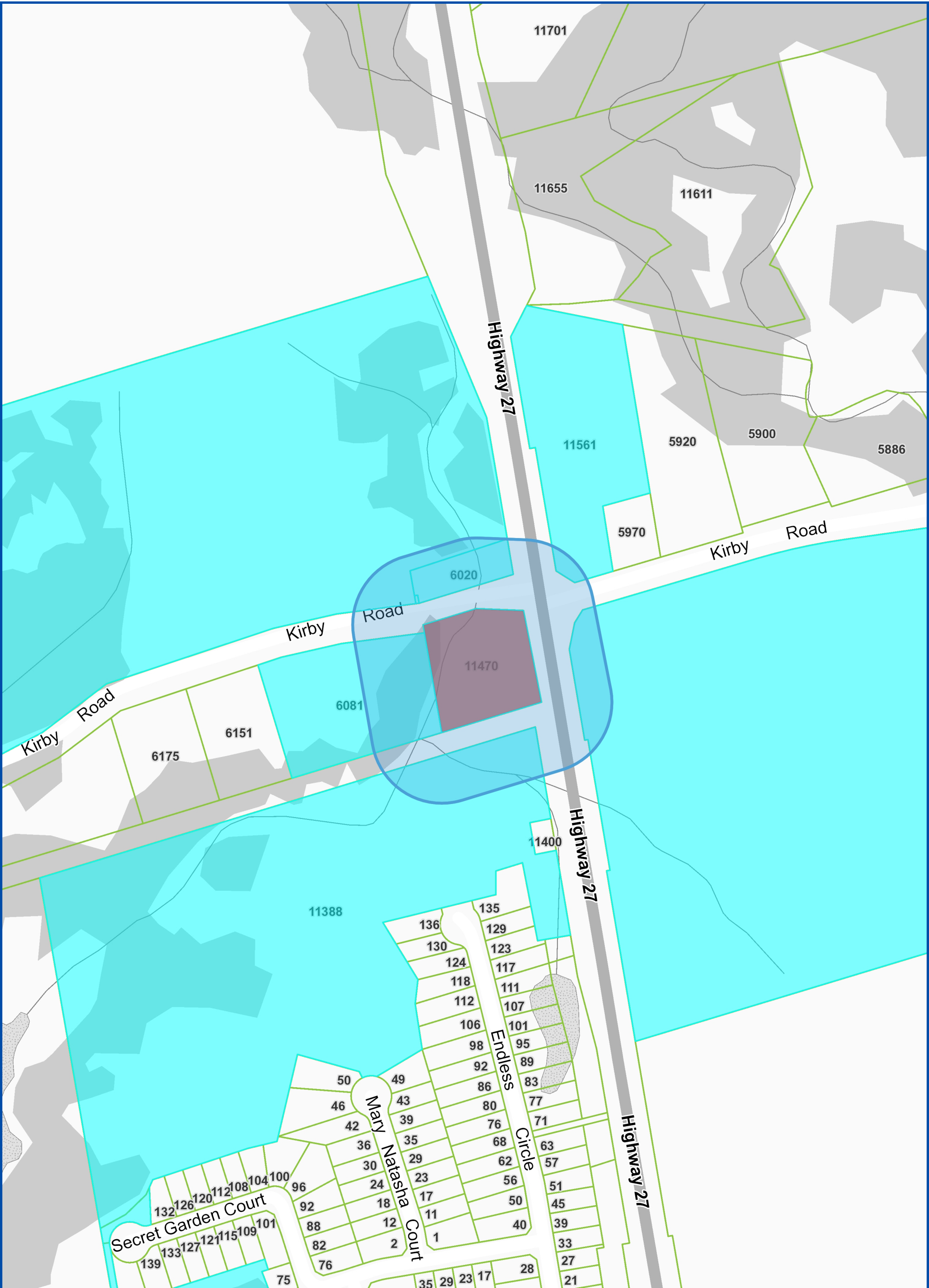
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a> <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. To apply for a Grading and/or Servicing Permit, please visit the grading permit link provided above or contact the Development Engineering Department through email at DEPermits@vaughan.ca
2	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.
3	TRCA <a href="mailto:Kristen.Regier@trca.ca">Kristen.Regier@trca.ca</a>	That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.
4	Regional Municipality of York <a href="mailto:niranjan.rajevan@york.ca">niranjan.rajevan@york.ca</a> <a href="mailto:developmentservices@york.ca">developmentservices@york.ca</a>	Prior to the approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new dwelling.
5	Development Planning <a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>	TBD

IMPORTANT INFORMATION – PLEASE READ
<p><b>CONDITIONS:</b> It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart above for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p> <p><b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p> <p><b>DEVELOPMENT CHARGES:</b> That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p> <p><b>NOTICE OF DECISION:</b> If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit</p>

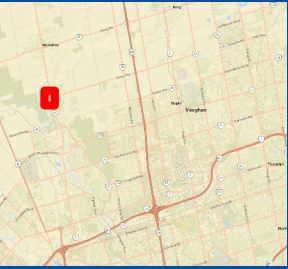
IMPORTANT INFORMATION – PLEASE READ
to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will <b>not</b> receive notice.



**SCHEDULE A: DRAWINGS & PLANS**



Map Information:



Title: 11470 HIGHWAY #27, KLEINBURG

NOTIFICATION MAP - A183/22

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1: 4,514  
0 0.07 km

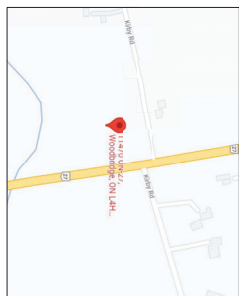


Created By:  
Infrastructure Delivery  
Department  
June 24, 2022 7:42 AM

Projection:  
NAD 83  
UTM Zone  
17N

**A183/22**

**October 11, 2022**



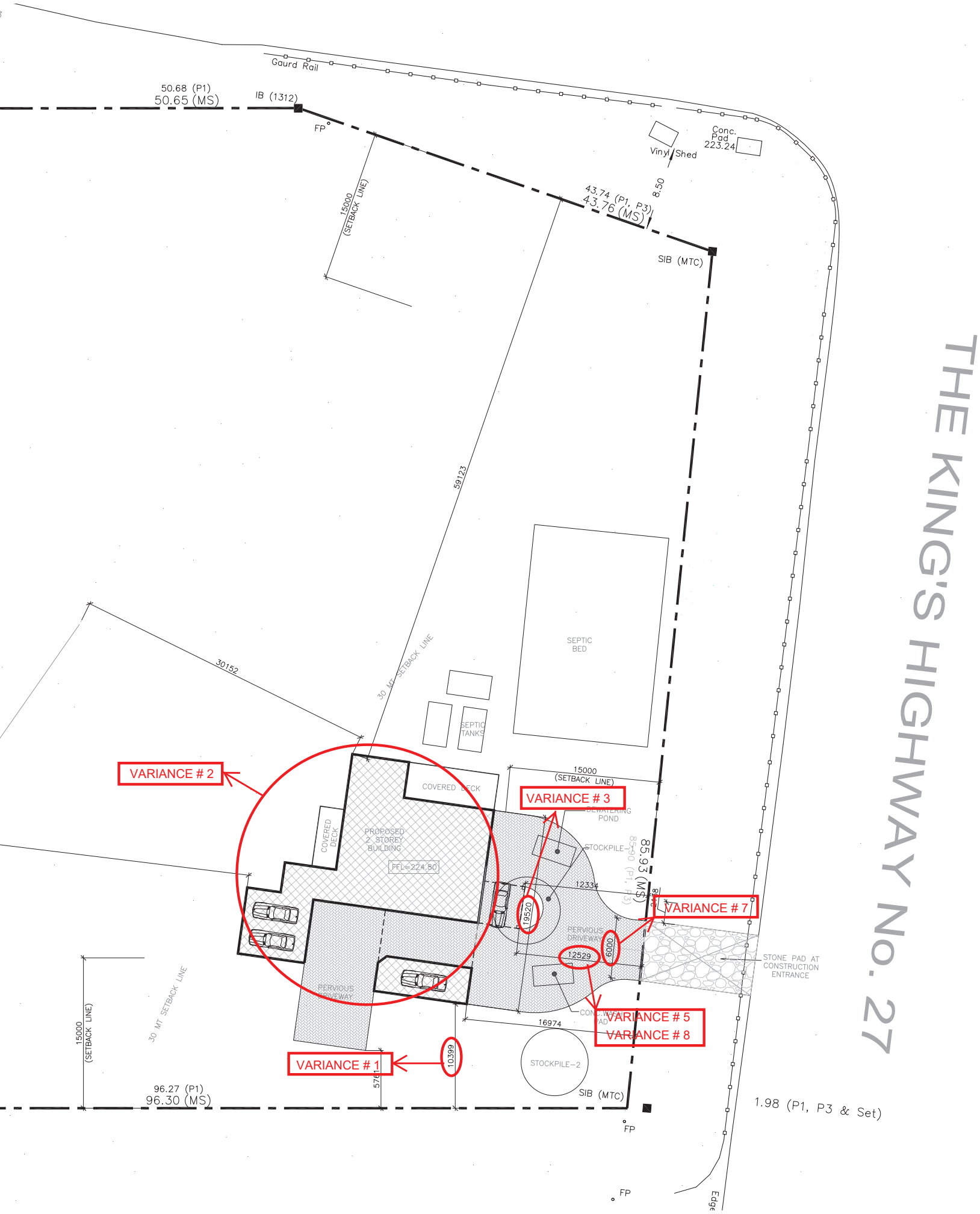
**SITE PLAN**  
SCALE: 1:250

PLANS PREPARED AND VARIANCES  
IDENTIFIED BY APPLICANT

A183/22

Received

October 11, 2022



**A183/22**

# October 11, 2022

[illegible]

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X	X	Recommend Approval w/Conditions
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application Under Review
Building Standards (Zoning)	X	X		General Comments



**To:** Committee of Adjustment

**From:** Faegheh Gholami, Building Standards Department

**Date:** September 8, 2022

**Applicant:** Rushikesh Bhatt, Pritibahen Bhatt and Rutvik Bhatt

**Location:** PLAN 65R13604 Part 2  
CONC 9 Part of Lot 31 municipally known as 11470 Hwy 27

**File No.(s):** A183/22

**Zoning Classification:**

The subject lands are zoned EP – Environmental Protection Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum side yard setback of 15.0m is required. [Table 12-3]	To permit a minimum side yard setback of 10.39m.
2	A single detached dwelling is not permitted. [Table 12-2]	To permit the use of a single detached dwelling.
3	A maximum driveway width of 9.0m is permitted. [Table 6-11]	To permit a maximum driveway width of 19.52m.
4	A maximum building height of 9.5m is permitted. [Table 6-11]	To permit a maximum building height of 13.58m.
5	A minimum front yard setback of 15.0m is required. [Table 12-3]	To permit a minimum front yard setback of 12.52m.

The subject lands are zoned A – Agricultural Zone under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	A maximum building height of 11.0m is permitted. [Schedule A]	To permit a maximum building height of 13.58m.
7	A parking area shall be provided with a means of access or driveway at least 5.4m but not exceeding 7.5m in width measured perpendicular to the centre line of the driveway, unless the driveway is a joint ingress and egress driveway, in which case the width shall be 7.5m. [3.8.g]	To permit a joint ingress and egress driveway width of 6.0m.
8	A minimum front yard setback of 15.0m is required. [Schedule A]	To permit a minimum front yard setback of 12.52m.

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file

**Building Permit(s) Issued:**

Building Permit No. 22-102718 for Single Detached Dwelling - New Housing with Septic Approval, Issue Date: (Not Yet Issued)



**Other Comments:**

Zoning By-law 01-2021	
1	The subject lands may be subject to Ontario Regulation 166/06 (TRCA – Toronto and Region Conservation Authority).
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

\* Comments are based on the review of documentation supplied with this application.

# ZONING REVIEW WAIVER

I,

Name of authorized owner or agent

Agree to proceed with an application(s) to the Committee of Adjustment without the benefit of having my revised submission reviewed by a Zoning Examiner within the City of Vaughan Building Standards Department, for the purposes of confirming the variances required to facilitate my proposal.

I assume full responsibility for identifying, correctly and completely, all variances associated with my proposal/application.

I also recognize and acknowledge that any errors may result in:

- a) a potential delay in the processing of my application(s);
- b) an inability to obtain a building permit;
- c) the need for additional application(s) to the Committee of Adjustment; and
- d) additional fees (adjournment/recirculation).

Date:

Signature:

## IMPORTANT

By completing this Zoning Review Waiver, you are conducting a zoning review of your revised submission and assuming responsibility for identifying **all** variances required to facilitate your proposed development. If you would like zoning staff to conduct this review your file will require adjournment to a future hearing date.

### Helpful Tips:

Review your original zoning report provided by your file manager. This report may be used as a tool to complete your review on the next page.

You may want to consider copying and pasting the variances, confirmed in your zoning report, into the charts on the next page as a starting point and update as required.

If new variances are required, you will need to review the applicable By-law to determine requirements. If you are submitting a Zoning Review Waiver Form, staff cannot assist you with completing your review.

Ensure that **all** variances are included in the charts below, even variances that are not changing from the zoning report must be included. The omission of a variance may result in delays in processing, inability to obtain a building permit after approval, requirement of additional applications and fees.

**See next page to complete your review.**

**REVISED SUBMISSION - ZONING REVIEW (WAIVER SUBMITTED)**

**Completed By:**

**Date:**

**File No.(s):**

**Property:**

**In the chart below, identify all variances required under Zoning By-law 001-2021:**

ZONING BY-LAW 001-2021		
#	By-law Requirement <small>*Quote actual provision of By-law</small>	Variance Requested
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**In the chart below, identify all variances required under Zoning By-law 1-88:**

ZONING BY-LAW 1-88		
#	By-law Requirement <small>*Quote actual provision of By-law</small>	Variance Requested
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Zoning Review Waivers can only be submitted if your application has received an initial zoning review. Staff cannot be consulted to complete your Zoning Review Waiver. The owner/ agent can obtain a zoning review of their revised application, through the Committee of Adjustment submission process in accordance with the Committee of Adjustment internal deadlines. Should an applicant/agent/representative wish to proceed to a hearing without a revised submission being reviewed by a zoning examiner they must complete this waiver to assume full responsibility for identifying required variances.

**Date:** September 22<sup>nd</sup> , 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A183-22**

**Related Files:**

**Applicant** Rushikesh Bhatt Pritibahen Bhatt Rutvik Bhatt

**Location** 11470 HWY 27

**COMMENTS:**

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

**References:**

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

**Lenore Providence**

---

**Subject:** FW: [External] RE: A183/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

---

**From:** Rajevan, Niranjan <Niranjan.Rajevan@york.ca>  
**Sent:** October-17-22 11:40 AM  
**To:** Committee of Adjustment <CofA@vaughan.ca>; Lenore Providence <Lenore.Providence@vaughan.ca>  
**Cc:** Meehan, Christine <Christine.Meehan@york.ca>; Christine Vigneault <Christine.Vigneault@vaughan.ca>  
**Subject:** [External] RE: A183/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Lenore,

The Regional Municipality of York has completed its review of the above minor variances (A183/22) and has the following condition:

- 1. Prior to the approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new dwelling.

Thank you,  
Niranjan

**Niranjan Rajevan, M.Pl.** | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

-----  
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

October 4, 2022

CFN 66448.24

**SENT BY E-MAIL: Christine.Vigneault@vaughan.ca**

Christine Vigneault  
Secretary Treasurer  
Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A183/22  
Part of Lot 31, Concession 9  
11470 Hwy 27  
City of Vaughan, Region of York  
Owners: Rushikesh Bhatt, Pritibahen Bhatt, and Rutvik Bhatt  
Agent: Shashank Chitale**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on September 15, 2022. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

**Purpose of the Application**

It is our understanding that the purpose of the above noted application is to request the following variances under both the By-Law 01-2021 and 1-88:

**By-Law 01-2021**

1. To permit a minimum side yard setback of 10.39 m, whereas a minimum side yard setback of 15.0 m is required.
2. To permit the use of a single detached dwelling, whereas a single detached dwelling is not permitted.
3. To permit a maximum driveway width of 19.52 m, whereas a maximum driveway width of 9.0 m is permitted.
4. To permit a maximum building height of 13.58 m, whereas a maximum building height of 9.5 m is permitted.
5. To permit a minimum front yard setback of 12.52 m, whereas a minimum front yard setback of 15.0 m is required.



**By-Law 1-88**

1. To permit a maximum building height of 13.58 m, whereas a maximum building height of 11.0 m is permitted.
2. To permit a joint ingress and egress driveway width of 6.0 m, whereas a parking area shall be provided with a means of access or driveway at least 5.4 m but not exceeding 7.5 m in width measured perpendicular to the centre line of the driveway, unless the driveway is a joint ingress and egress driveway, in which case the width shall be 7.5 m.
3. To permit a minimum front yard setback of 12.52 m, whereas a minimum front yard setback of 15.0 m is required.

The noted variances are being requested to facilitate the construction of a single-family detached dwelling and associated septic system.

**Ontario Regulation 166/06**

The subject lands are located within TRCA's Regulated Area due to a valley corridor associated with a tributary of the Humber River and an unevaluated wetland feature. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

**Application-Specific Comments**

Based on a review of the submitted materials, the proposed works are located within TRCA's Regulated Area.

TRCA staff have reviewed and issued a permit, pursuant to Ontario Regulation 166/06, for the proposed single-family detached dwelling and associated septic system (TRCA Permit No. C-220434, issued on June 10, 2022). The plans submitted with this application are consistent with the plans that were approved as a part of TRCA's permit.

Based on the above, TRCA staff have no concerns with the proposed single-family detached dwelling and associated septic system, or the variances being requested through this application.

**Fees**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$610.00 (Variance-Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

**Recommendations**

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A183.22 subject to the following condition:

1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2129 or at [Kristen.Regier@trca.ca](mailto:Kristen.Regier@trca.ca)

Sincerely,



Kristen Regier  
Planner I  
Development Planning and Permits

KR/sb