



**COMMITTEE OF ADJUSTMENT  
REPORT SUMMARY  
MINOR VARIANCE APPLICATION  
FILE NUMBER A231/21**

<b>AGENDA ITEM NUMBER: 8</b>	<b>CITY WARD #: 5</b>
<b>APPLICANT:</b>	Mohsen Taheri & Fariba Vossoughi
<b>AGENT:</b>	Behnam Kasraee
<b>PROPERTY:</b>	15 Shasta Dr Thornhill
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed second storey addition to the existing dwelling.

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

\*Please see **Schedule B** of this report for a copy of Development Planning 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.

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

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

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.

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None				

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

<b>File Number</b>	<b>Date of Decision MM/DD/YYYY</b>	<b>Decision Outcome</b>
None		

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed second storey addition to the existing dwelling.

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

**The subject lands are zoned R1E(EN) - First Density Residential Zone under By-law 01-2021.**

#	Zoning By-law 01-2021	Variance requested
1	The minimum required exterior side yard is 9.0 metres. [7.2.2, Table 7-3]	To permit a minimum exterior side yard of 6.4 metres.
2	The maximum permitted lot coverage is 23%. [7.2.2, Table 7-3, Note 2]	To permit a maximum lot coverage of 35.61%. (15.47% dwelling; 5.47% garage; 14.42% structure – pool area)

**The subject lands are zoned R1V - Old Village Residential Zone under By-law 1-88 as amended.**

	Zoning By-law 1-88	Variance requested
3	The minimum required exterior side yard is 9.0 metres. [4.1.9, Schedule A]	To permit a minimum exterior side yard of 6.4 metres.
4	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.1 f iii)]	To permit the portion of the driveway between the street line and the street curb to be a maximum of 9.0 metres in width.
5	The maximum permitted lot coverage is 20%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 31.18%. (13.99% dwelling; 4.86% garage; 12.33% covered structure – pool area)

**HEARING INFORMATION**

<b>Date &amp; Time of Hearing:</b>	Thursday, May 5, 2022 at 6:00 p.m.
Watch the hearing live at: <b>Vaughan.ca/LiveCouncil</b>	

**PUBLIC PARTICIPATION**

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

If you would like to submit written comments, please quote file number above and submit by mail or email to:

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Mail:** City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

**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.**

## 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>	April 21, 2022	
<b>Date Applicant Confirmed Posting of Sign:</b>	April 20, 2022	
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	<p>The proposed Second floor addition is above the lawfully existing building which it's lot coverage does not comply with the provisions of the City's Zoning By-law .</p> <p>The proposed Second floor addition is above the lawfully existing building which it's Exterior's set back does not comply with the provisions of the City's Zoning By-law .</p> <p>The proposed drive way width (Max. 9 m) does not comply with the provisions of the City's Zoning By-law .</p>	
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>	No	
<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>		
<p><b>Adjournment Fees:</b> 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>	None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None	

## BUILDING STANDARDS (ZONING) COMMENTS

There are no outstanding Orders on file.	
A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m <sup>2</sup> .	
The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.	
<b>Building Standards Recommended Conditions of Approval:</b>	None

## DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule C for Development Planning Comments. Application under review

### DEVELOPMENT PLANNING COMMENTS

**Development Planning Recommended Conditions of Approval:**

### DEVELOPMENT ENGINEERING COMMENTS

The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Staff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. (Condition attached)

If required, the owner/applicant shall apply and obtain the necessary curb cut/ reinstating permit through the Transportation and Fleet Management Services. Please visit [https://www.vaughan.ca/services/residential/transportation/roads/curb\\_cuts\\_and\\_driveway\\_widening/Pages/default.aspx](https://www.vaughan.ca/services/residential/transportation/roads/curb_cuts_and_driveway_widening/Pages/default.aspx) to learn how to apply for the curb cut/ reinstating permit.

The Development Engineering (DE) Department does not object to variance application A231/21 subject to the following condition(s):

**Development Engineering Recommended Conditions of Approval:**

The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 23% to 35.61% in order to mitigate potential impacts on the municipal storm water system.

### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

No comment no concerns

**PFH Recommended Conditions of Approval:**

None

### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

**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 comment no concerns

**Fire Department Recommended Conditions of Approval:**

None

### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Development Planning & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (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 Planning <a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>	Application under review
2	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 23% to 35.61% in order to mitigate potential impacts on the municipal storm water system.

## IMPORTANT INFORMATION – PLEASE READ

**CONDITIONS:** 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 (**see condition chart above for contact**). 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.

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

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.

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.

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.

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.

**DEVELOPMENT CHARGES:** 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.

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.

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

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.

**NOTICE OF DECISION:** 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 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 **not** receive notice.

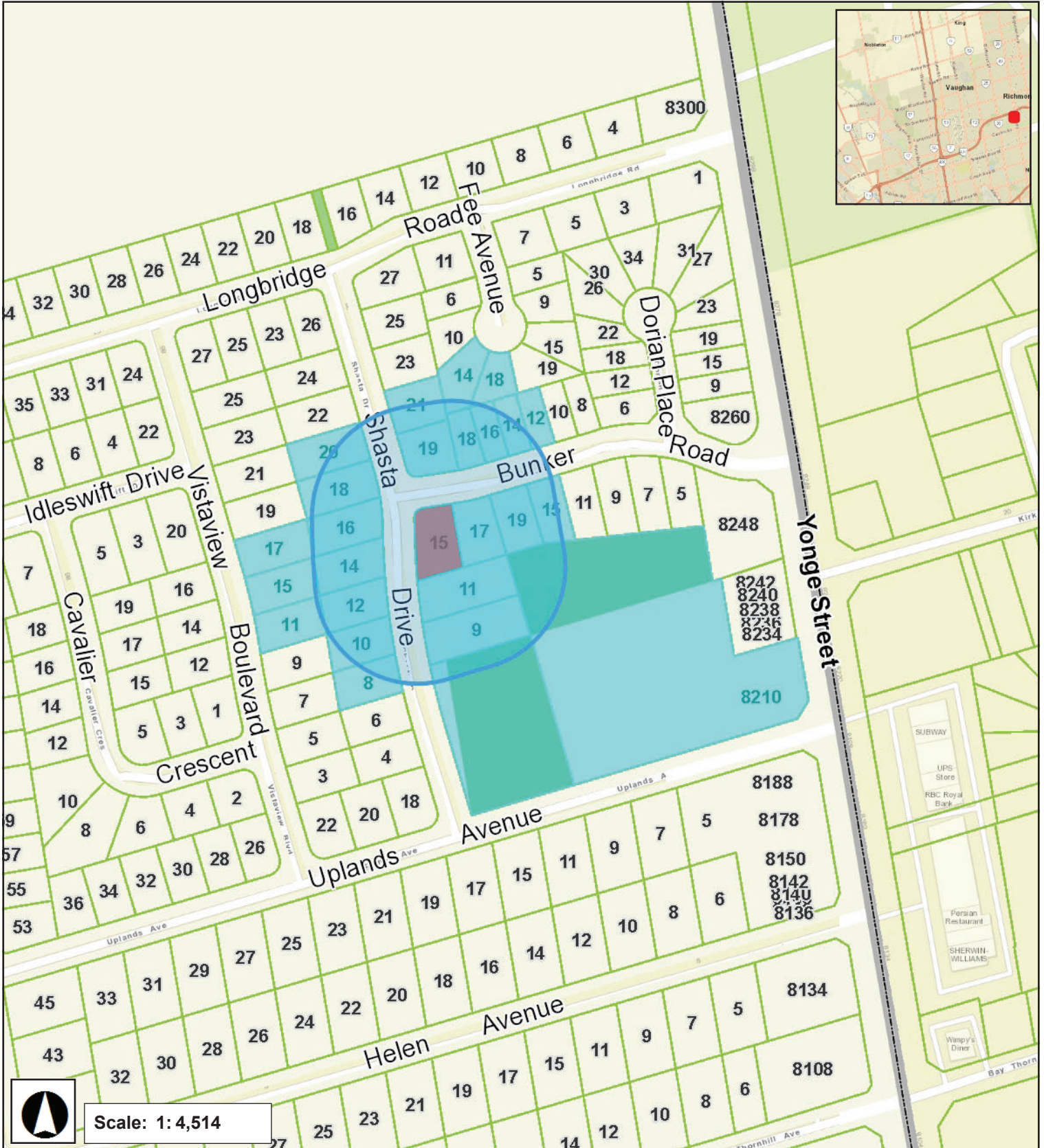
**SCHEDULE A: DRAWINGS & PLANS**



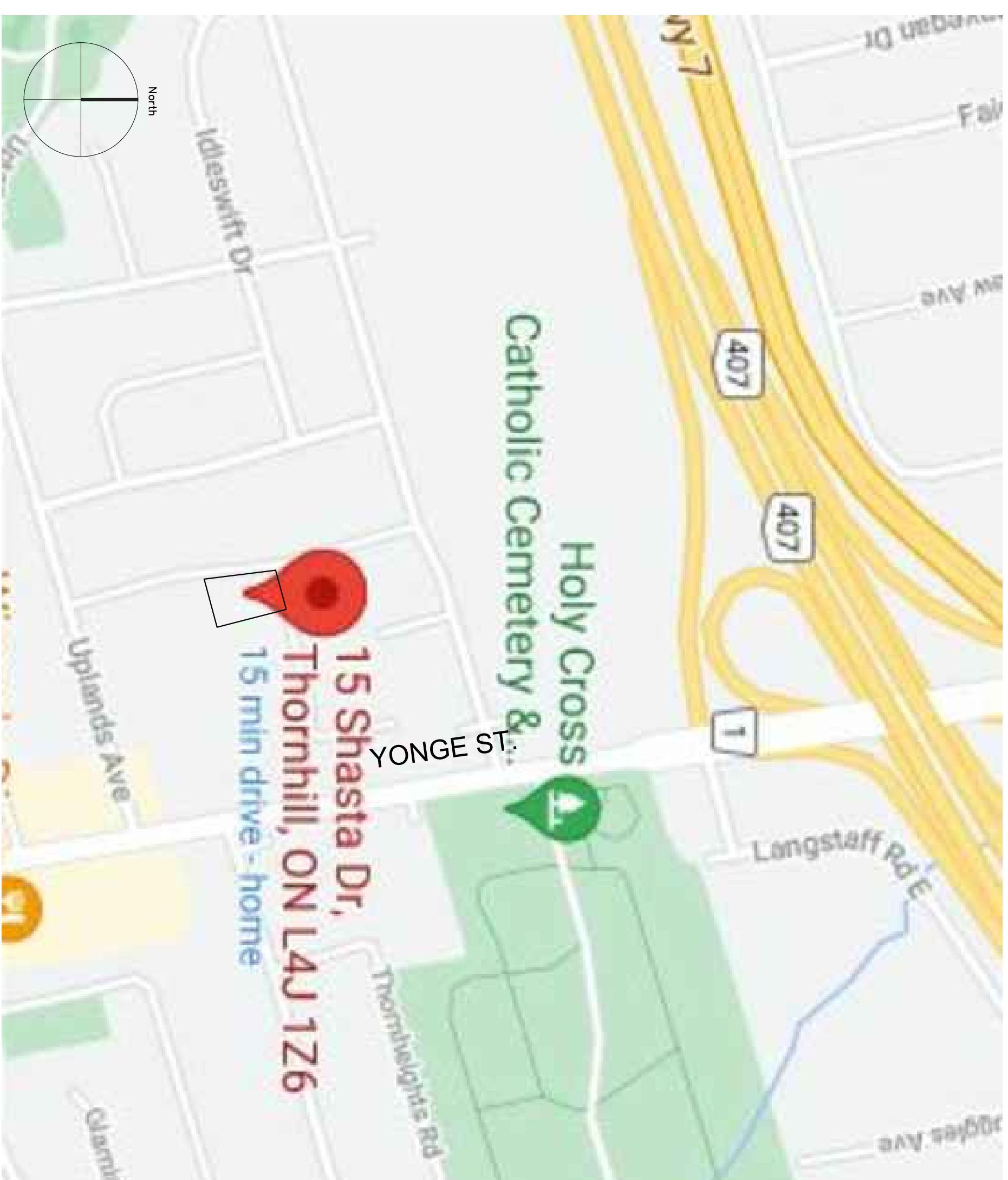
# A231/21 - LOCATION MAP

15 SHASTA DRIVE, THORNHILL

**Highway 7**







15 SHASTA DRIVE. TORONTO L4J 1Z6

**TABLE OF CONTENTS:**

1. COVER SHEET (LOCATION MAP)	_____	A0-0
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PROJECT INFORMATION		PROJECT ADDRESS
DATE	2022-02-17	15 SHASTA DRIVE L4J 1Z6
PROJECT TYPE	SINGLE FAMILY DWELLING	CITY
LOT NO.	REGISTERED PLAN NO.	VAUGHAN
138	M661	Residential
		(1-88 R1V8 01-2021)

AREA CALCULATION		LAWFULLY EXISTING HOUSE		
LOT AREA	1161.35m <sup>2</sup>	12393.71	(100.0%)	
MAIN FLOOR AREA + Garage	167m <sup>2</sup> + 566m <sup>2</sup>	2337.71	(18.85%)	
COVERED POOL AREA	142m <sup>2</sup>	1528.71	(12.33%)	
Lot Coverage (Calculated Based on By-Law 1-88)	Main Floor Area + Covered Structures Area (Dwelling + Pool + Garage)	Total = 390m <sup>2</sup>	3905.71	(31.18%)
Lot Coverage (Calculated Based on By-Law 01-2021)	Main Floor Area + Covered Structures Area (Dwelling + Pool + Garage) + Deck + Steps + Patios	Total = 410m <sup>2</sup>	4414.71	(35.61%)

PROPOSED		FLOOR AREA	SUN ROOM AREA	ROOF GARMENT (The existing Garage Pool)
Second Floor Addition to the existing one storey		165.7 m <sup>2</sup>	20.5 m <sup>2</sup>	36 m <sup>2</sup>
The purpose of this addition is to achieve the desired single family spaces in which they are living. They do not need a Dwelling Unit or Secondary Site.			221.7 m <sup>2</sup>	398.5 m <sup>2</sup>

SITE PLAN ANALYSIS		EXISTING	ALLOWED	PROPOSED
FRONT YARD SETBACK (EAST/WESTER SIDE)		9.00m	9.00m	9.00m
SIDE YARD SETBACK (WEST/EXTERIOR SIDE)		2.96m	1.50m	2.96m
REAR YARD SETBACK		6.40m	9.00m	6.40m
BUILDING HEIGHT		7.6m	7.00m	7.6m
BUILDING LENGTH		4.00m (Max.) Sloped roof	7m (Max.) Flat roof	7.01m
BUILDING DEPTH		24.54m	24.77m	24.77m
FRONT YARD ANALYSIS (Nothing to be changed in proposed design)		16.35m	16.35m	16.35m

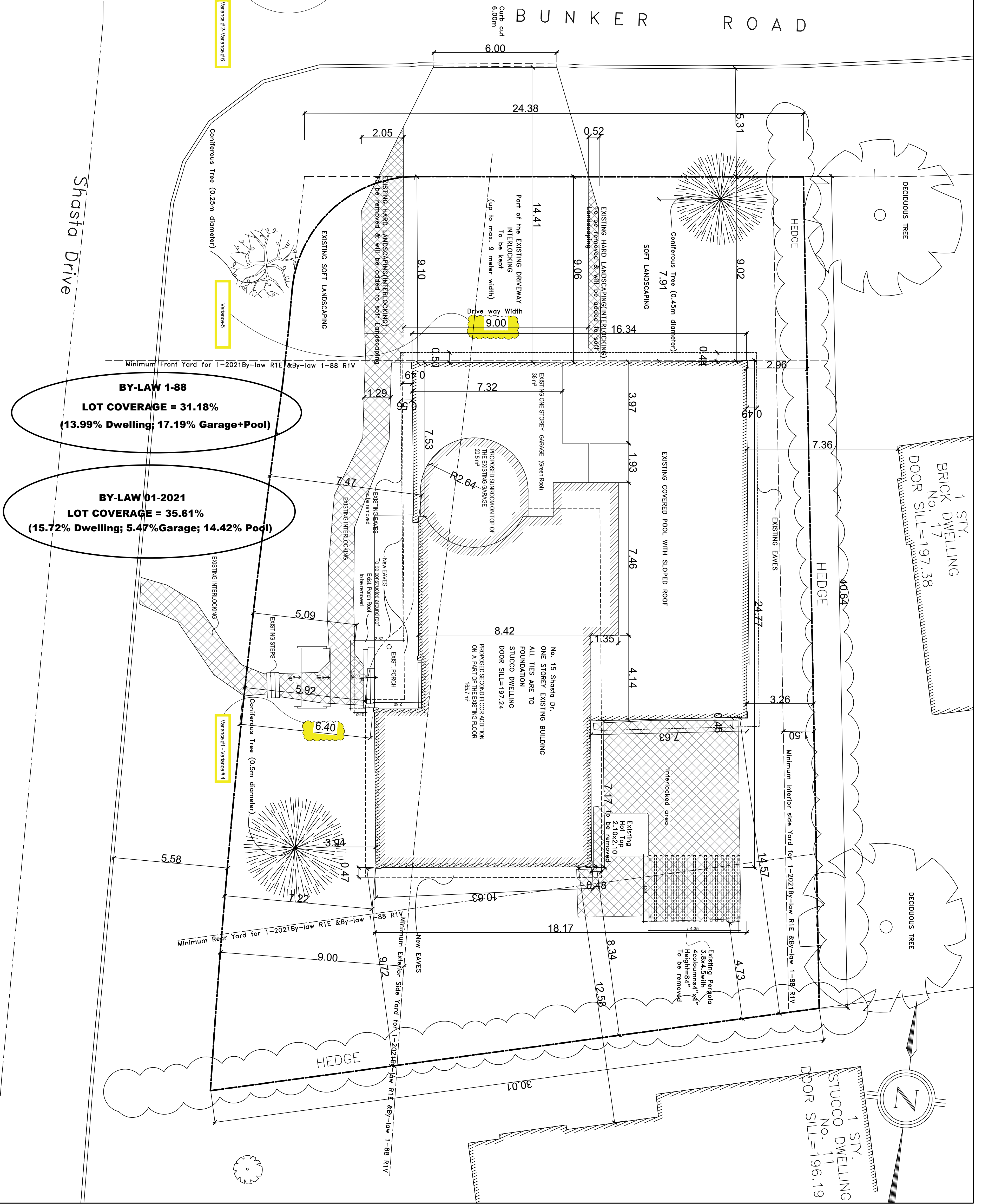
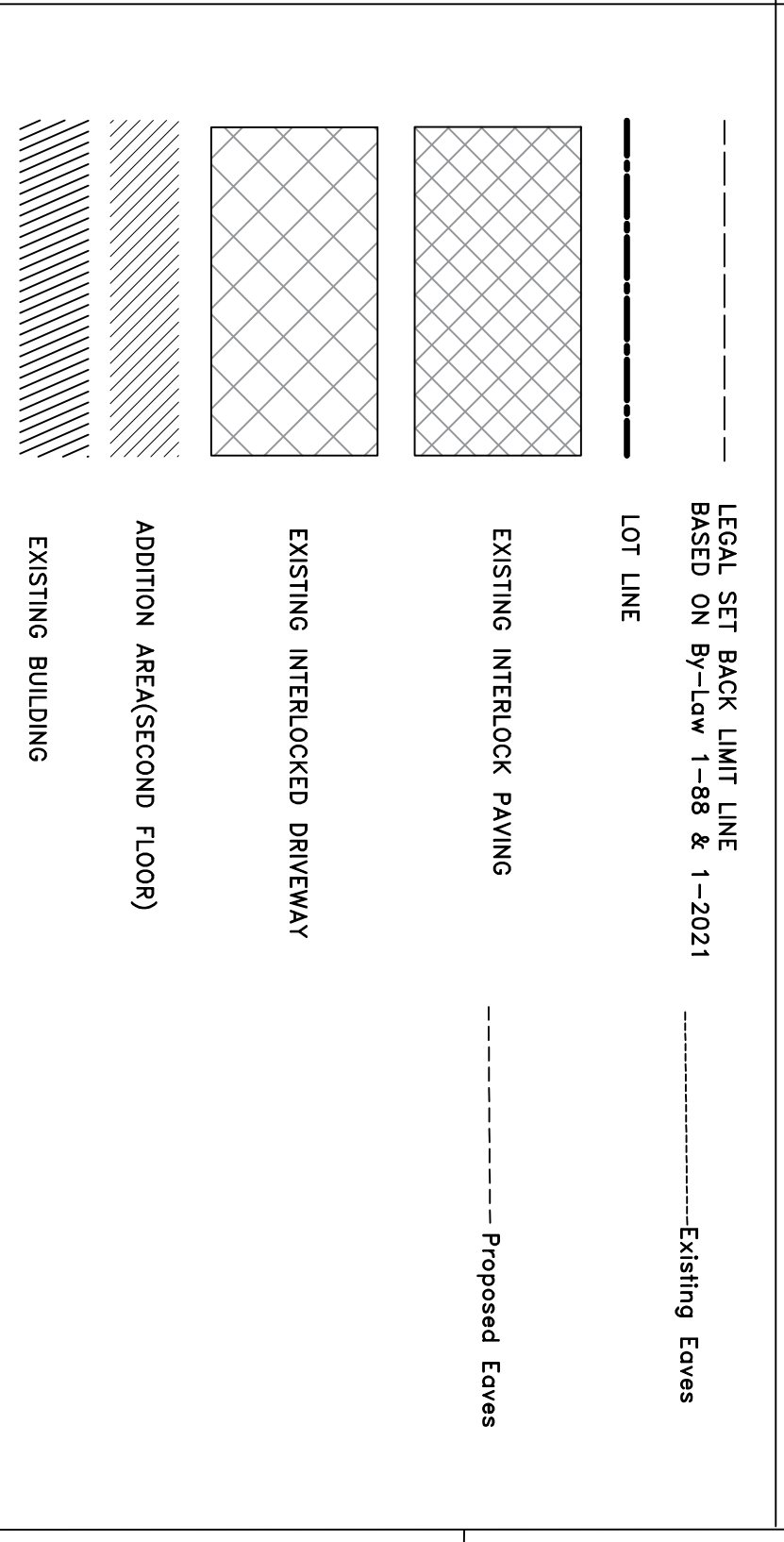
FRONT YARD ANALYSIS (Nothing to be changed in proposed design)	
LOT FRONTAGE	24.38m
FRONT YARD AREA	220m <sup>2</sup> (23701 <sup>2</sup> )
DRIVEWAY AREA (Interlocked)	78.6m <sup>2</sup> (846,001 <sup>2</sup> )
HARD LANDSCAPING	44m <sup>2</sup> (4731 <sup>2</sup> )
SOFT LANDSCAPING	99m <sup>2</sup> (10661 <sup>2</sup> )
SURVEY INFORMATION	35% Front area 30% Landscaping 70% Landscaping

NOTE: THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PLAN PREPARED BY BARICH GREKME SURVEYING LTD. (Survey was completed on DEC. 3 2021 and certified on DEC. 29 2021)

ZONING BY-LAW CLASSIFICATION

#	Zoning By-law	Variance Requested
1	The minimum required exterior side yard is 9.0 meters (4.1.1.1)(iii)	To permit a minimum side yard of 6.4 meters.
2	The maximum lot coverage is 23% (7.2.2. Table 7-3 Note 2)	To permit a maximum lot coverage 35.61%.
3	Zoning By-law 1-88	Variance Requested
4	The minimum required exterior side yard is 9.0 meters (4.1.9. Schedule A)	To permit a minimum side yard of 6.4 meters.
5	The portion of the driveway between the street line and the street curb shall not exceed six(6) meters in width (4.1.1.1)(iii)	To permit the portion of the drive way between the street line and the street curb to be a maximum of 9.0 meters in width.
6	The maximum permitted lot coverage is 20% (4.1.9. schedule A)	To permit a maximum lot coverage 31.18%.

DRAWING LEGEND



**NORTEC**  
ARCHITECT

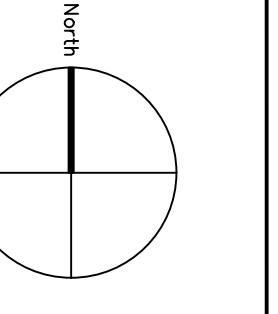
340 Patricia Ave.  
North York, Toronto, ON, M2R 2M7  
Cell: (416) 388 8955  
www.nortecarchitect.ca



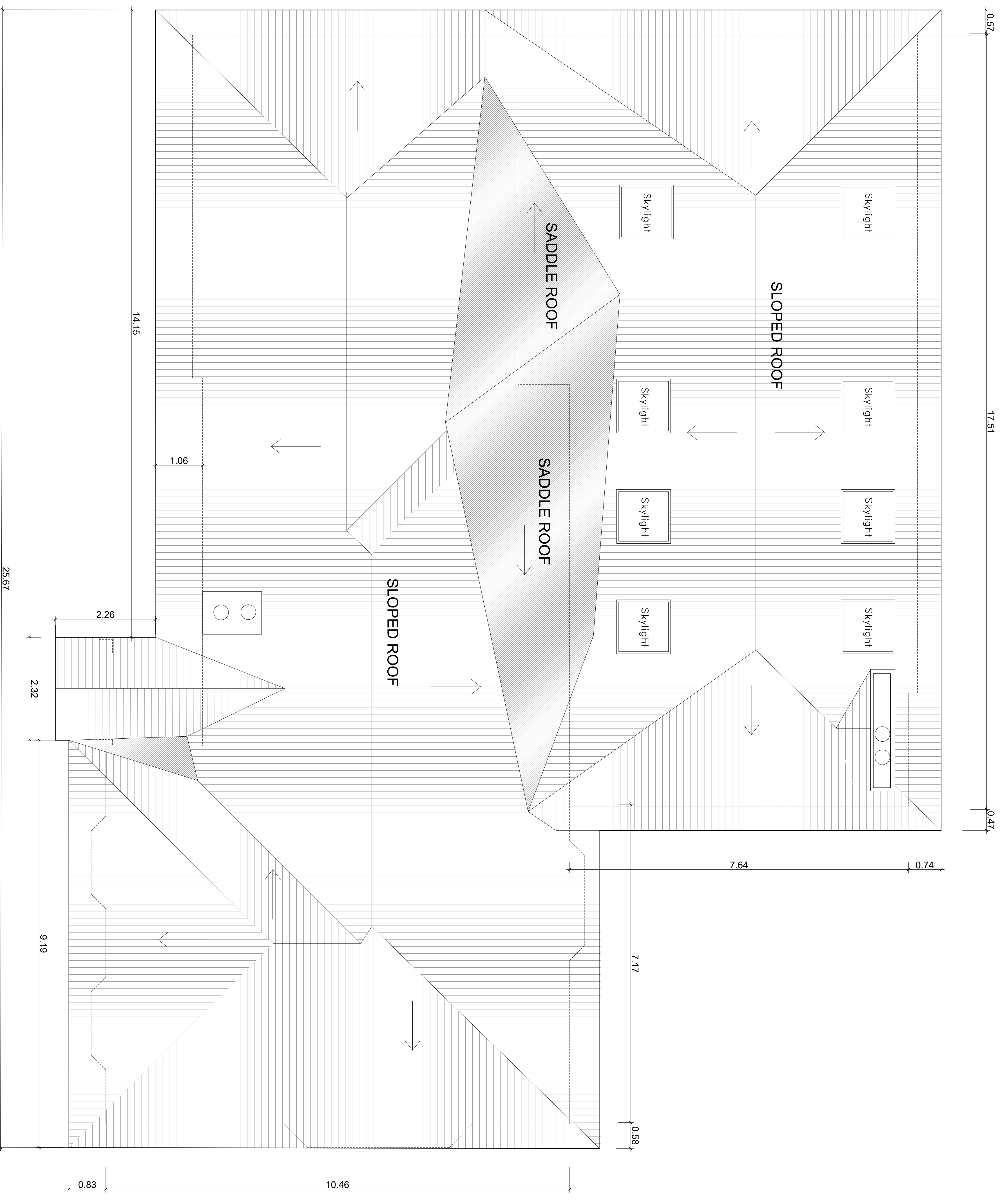
PROJECT NAME:  
Second Floor Addition to :  
A Single Family Detached Dwelling  
15 SHASTA DRIVE, TORONTO L4J 1Z6

Drawing Title:  
Proposed Site Plan & Dimensions

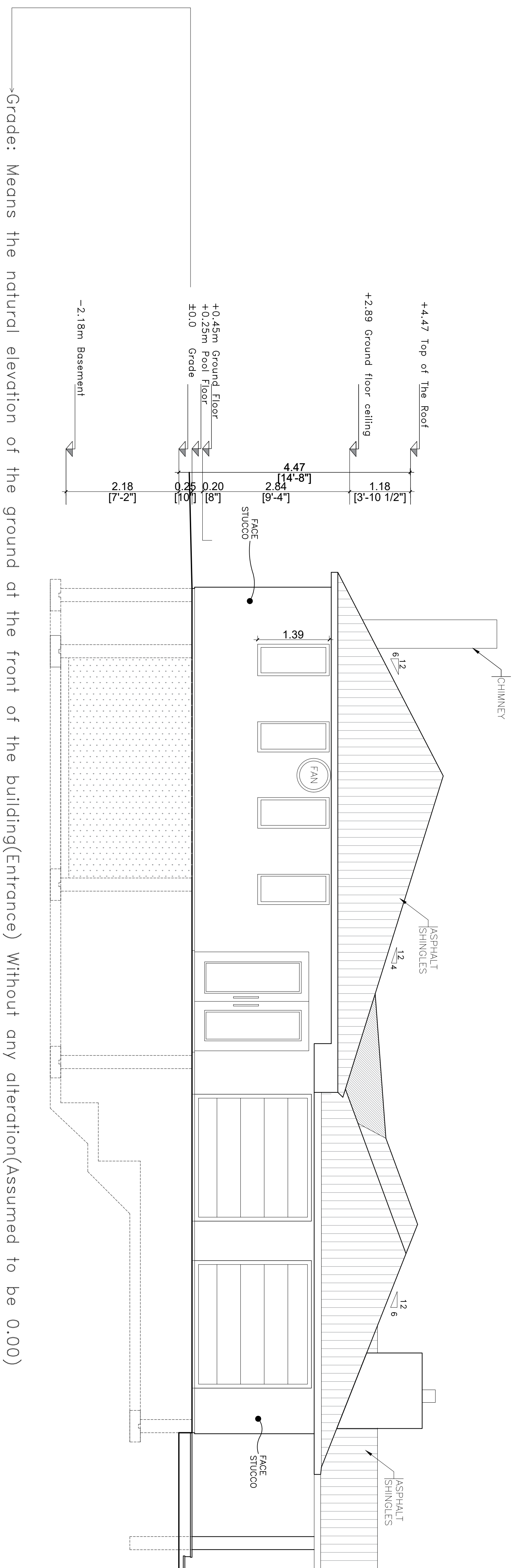
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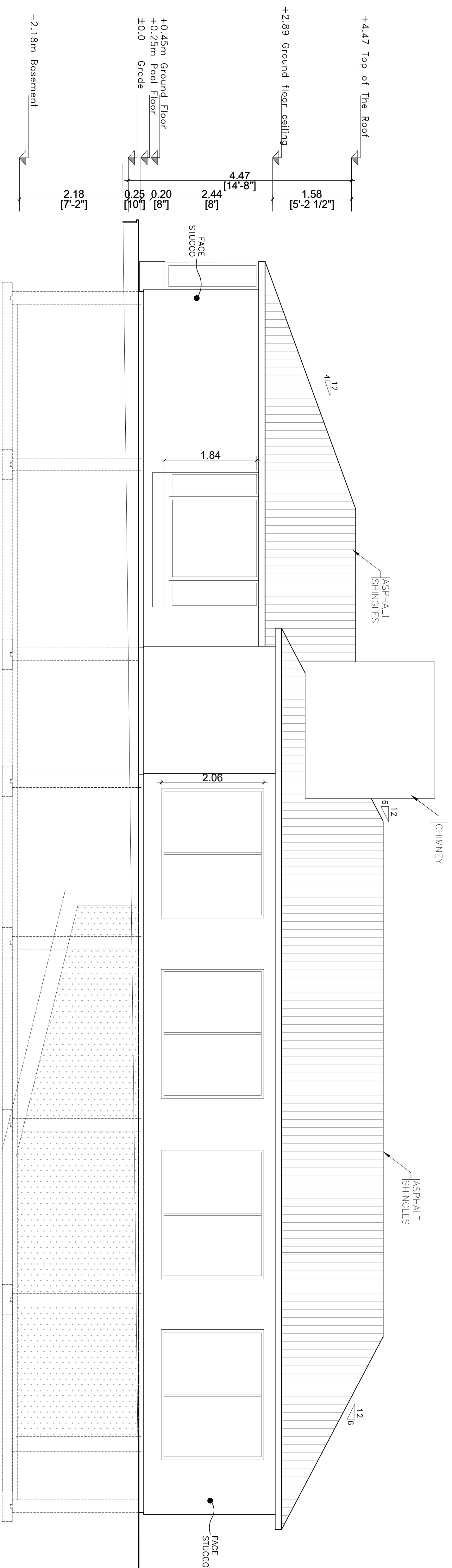
Sheet no.: AO-01  
Page: 2

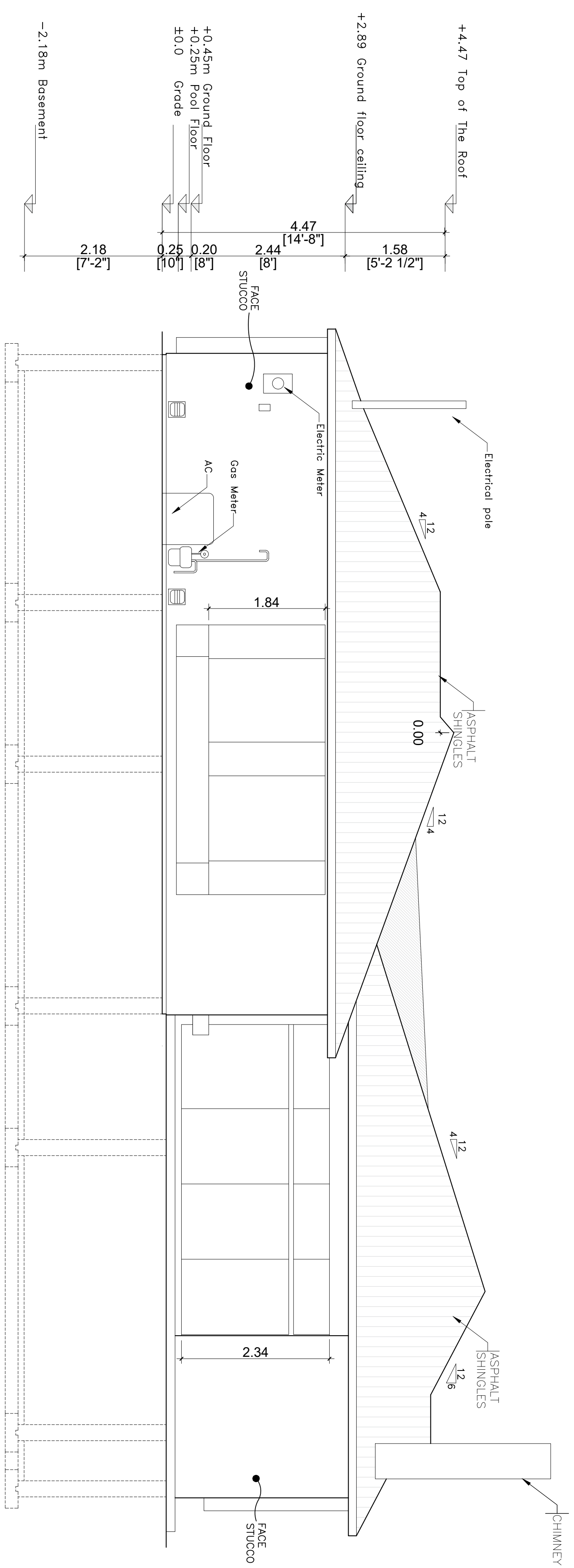


1-Existing Elevation-NORTH

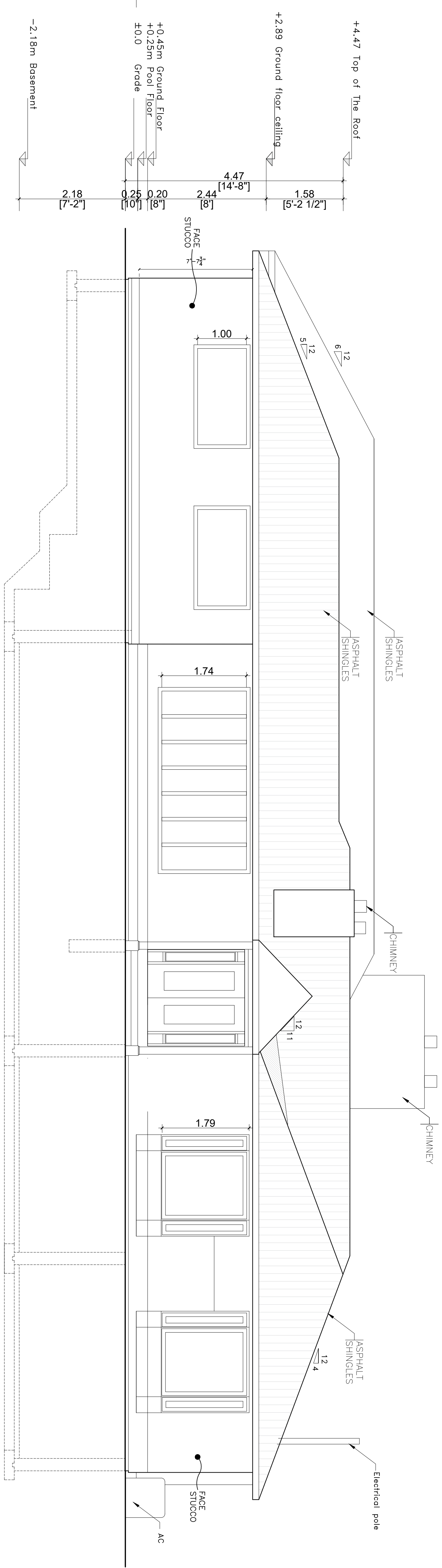


2-Existing Elevation-EAST



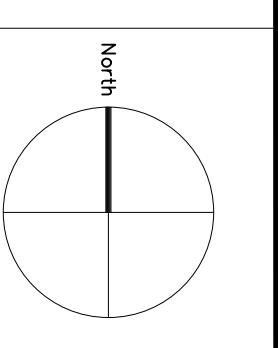
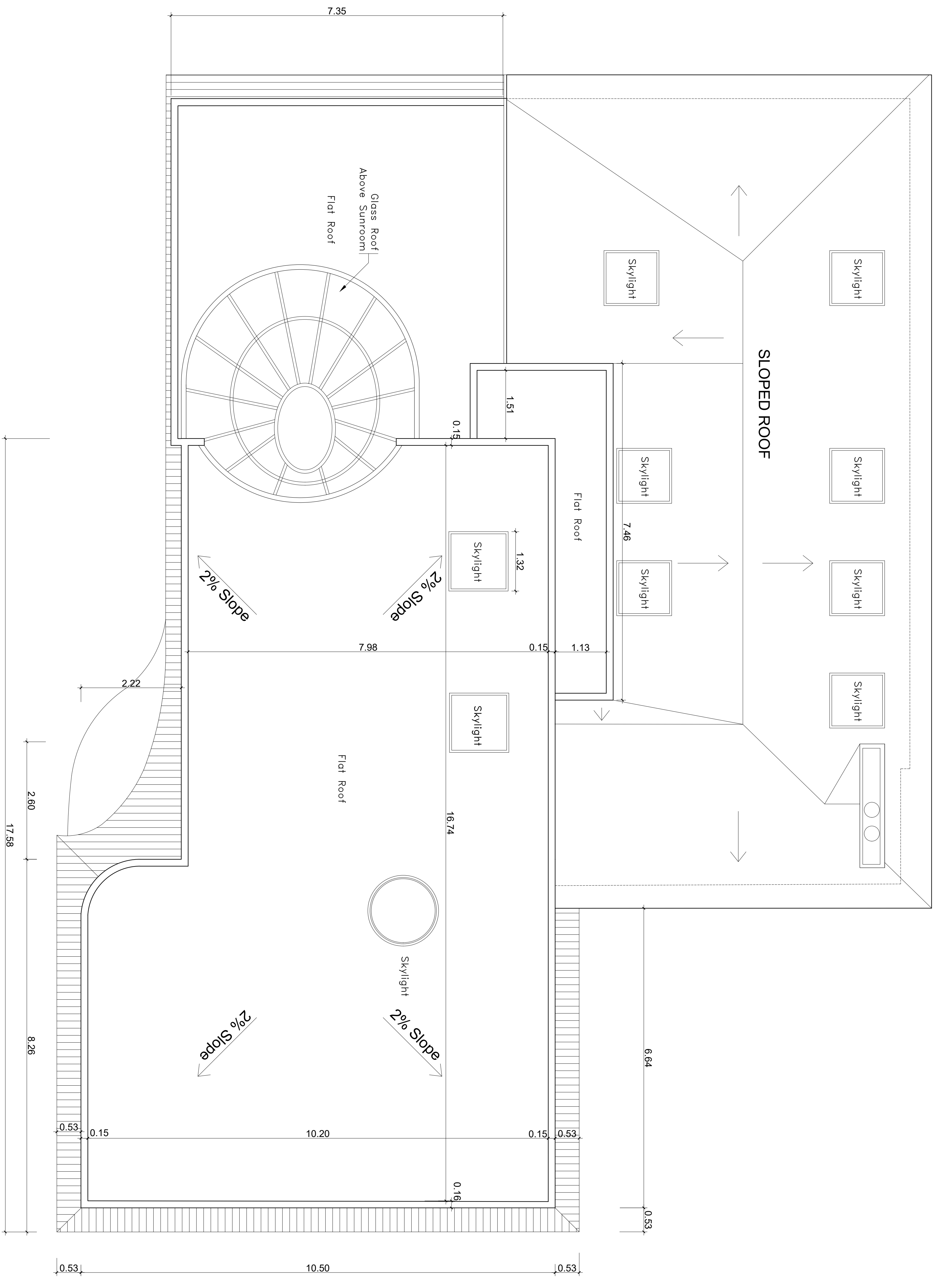


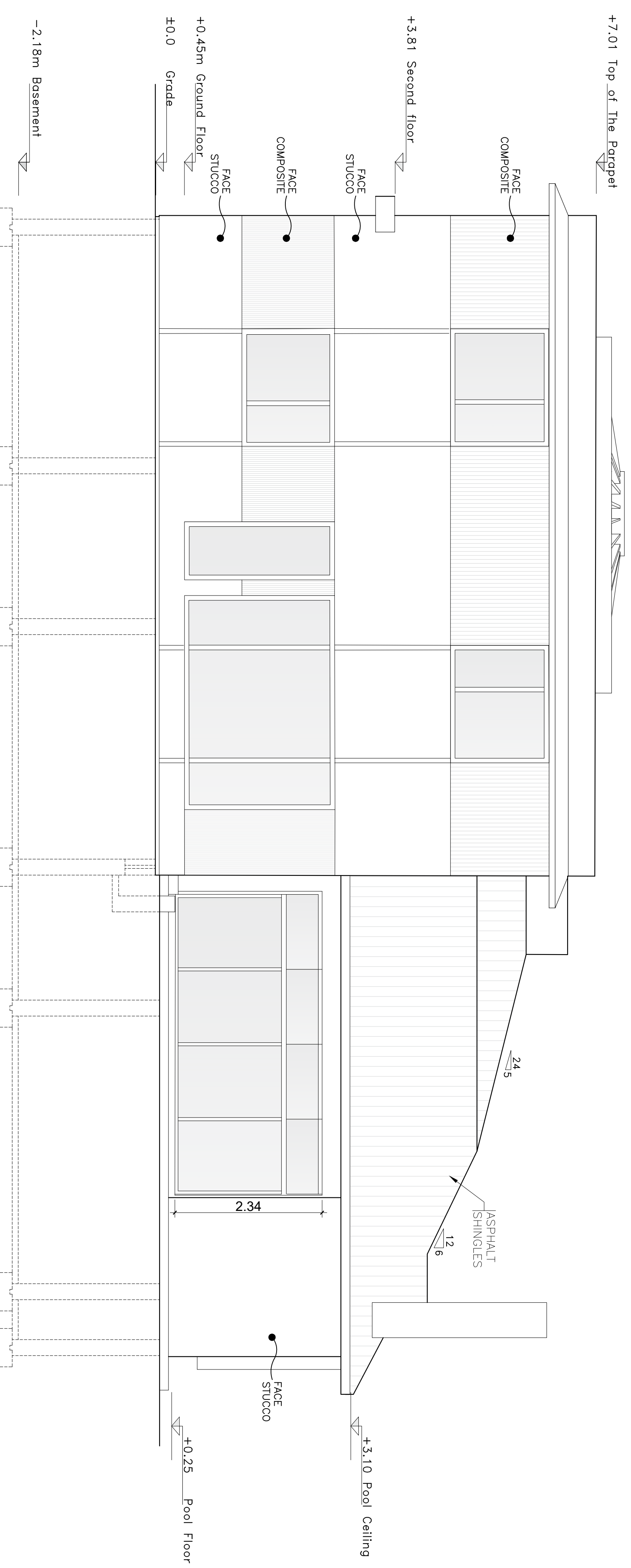
1-Existing Elevation-SOUTH



2-Existing Elevation-WEST

Grade: Means the natural elevation of the ground at the front of the building(Entrance) Without any alteration(Assumed to be 0.00)





Proposed Elevation-SOUTH

**NORTTEC**  
ARCHITECT

12 Shippigan Cres.  
North York, Toronto, ON, M2J 2G2  
Cell: (416) 388 8955  
www.norttecartitect.ca



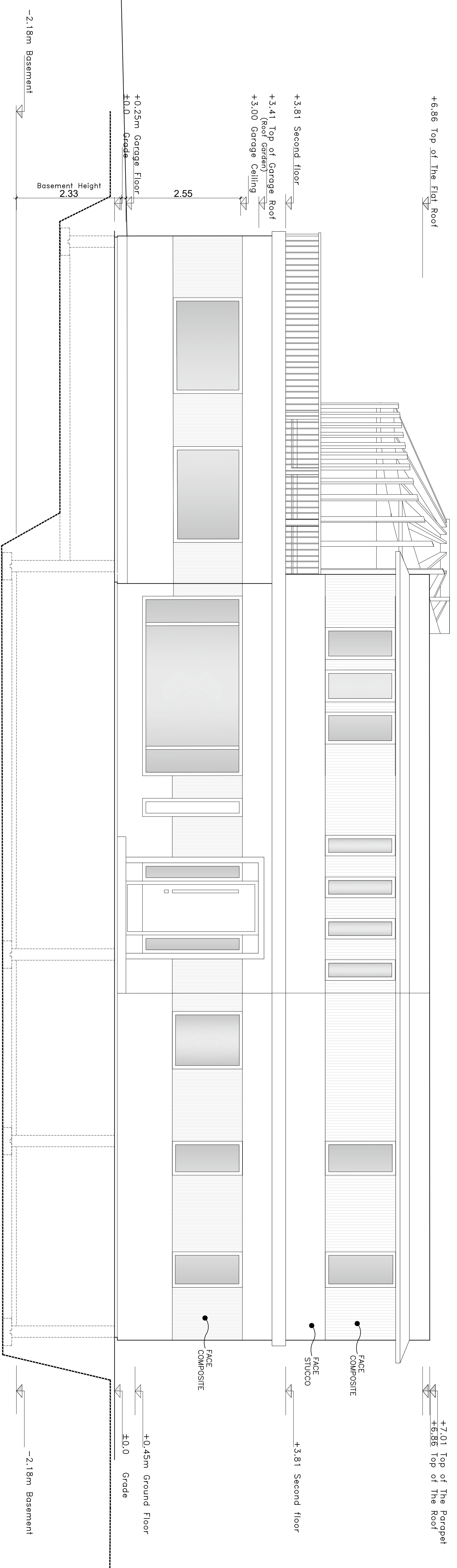
PROJECT NAME:  
Addition One Storey to:  
A Single Family Detached Dwelling  
15 SHASTA DRIVE, TORONTO L4J 1Z6

Drawing Title:  
Designed Elevation-SOUTH

Scale: 1/4"=1'  
Project No.:

Date: 2021-10-18  
CRD: 2021-06-12

Sheet no.  
A3-06  
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Proposed Elevation – WEST

**NORTEC**  
ARCHITECT

12 Shippigan Cres.  
North York, Toronto, ON, M2J 2G2  
Cell: (416) 388 8955  
www.nortecarchitect.ca



PROJECT NAME:  
Addition One Storey to:  
A Single Family Detached Dwelling  
15 SHASTA DRIVE, TORONTO L4J 1Z6

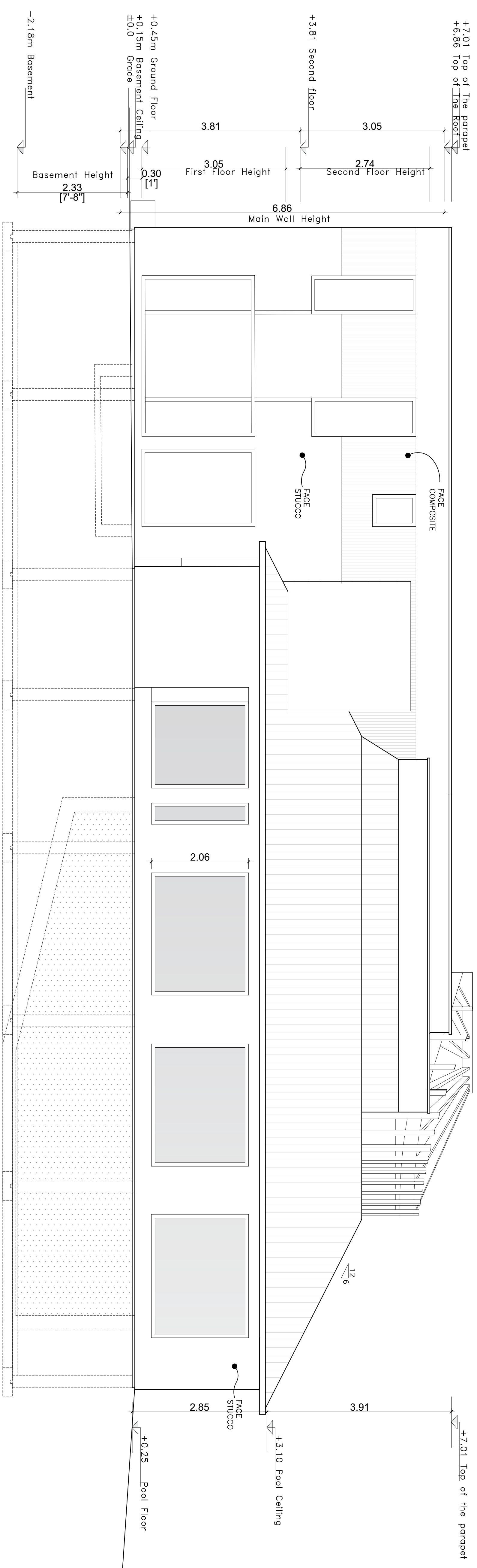
Drawing Title:  
Designed Elevation-WEST

Scale: 1/4"=1'  
Project No.:

Date: 2021-10-18  
OFD: 2021-06-12

Sheet no.  
A3-07  
Page:  
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Proposed Elevation—EAST

**NORPTEC**  
ARCHITECT

12 Shippigan Cres.  
North York, Toronto, ON, M2J 2G2  
Cell: (416) 388 8955  
www.nortecarchitect.ca



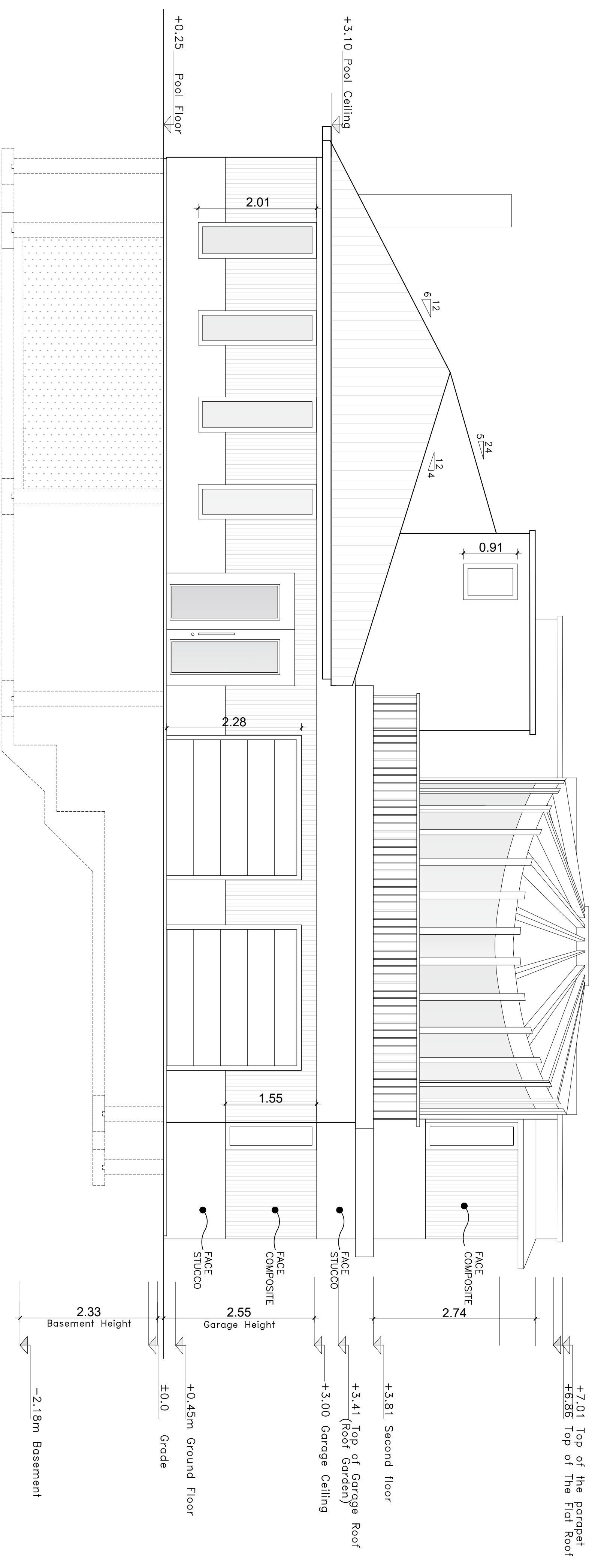
PROJECT NAME:  
Addition One Storey to:  
A Single Family Detached Dwelling  
15 SHASTA DRIVE, TORONTO L4J 1Z6

Drawing Title:  
Designed Elevation-EAST

Scale: 1/4"=1'  
Project No.:

Date: 2021-10-18  
OFD: 2021-06-12

Sheet No:  
A3-05  
Page:  
15



Proposed Elevation - NORTH

**NORTEC**  
ARCHITECTS

12 Shippigan Cres.  
North York, Toronto, ON, M2J 2G2  
Cell: (416) 388 8955  
www.nortecarchitect.ca



PROJECT NAME:  
Addition One Storey to:  
A Single Family Detached Dwelling  
15 SHASTA DRIVE, TORONTO L4J 1Z6

Drawing Title:  
Designed Elevation-NORTH

Scale: 1/4"=1'  
Project No.:

Date: 2021-10-18  
OFD: 2021-06-12

Sheet no.  
A3-08  
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APPROVED AS NOTED

Plan showing

LOT 138

*July 17/74*  
PLANS EXAMINER

Plan M-681

Town of Vaughan in the Regional Municipality of York

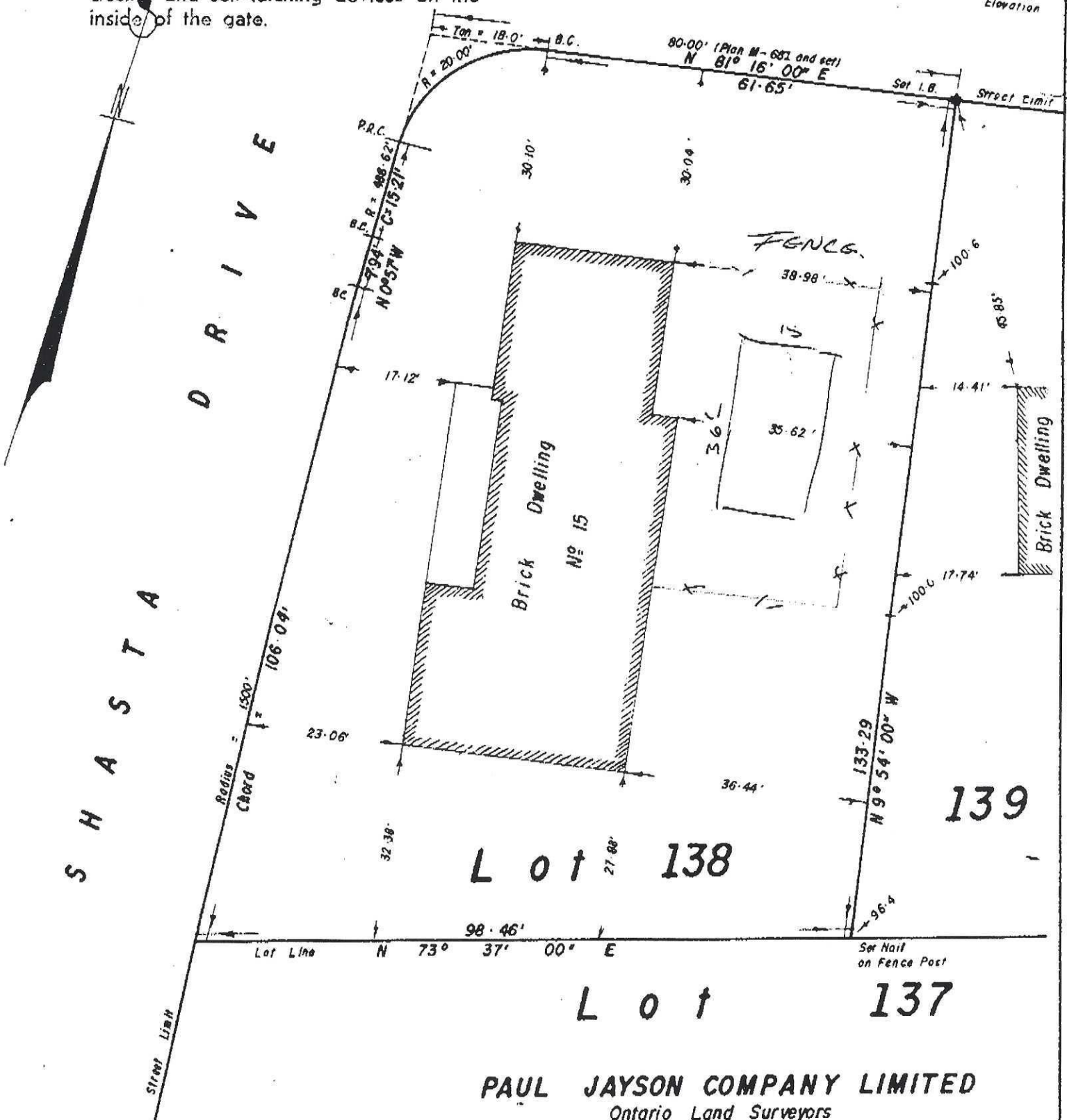
Scale 1" = 20'

FENCE SHALL BE A MINIMUM OF 4'-0" HIGH, CHAIN LINK, 12 GAUGE, 2" MESH OR EQUIVALENT.

Every gate shall be at least the same height as the fence, and be equipped with self-closing and self-latching devices on the inside of the gate.

BUNKER ROAD

Curb 100.00  
Assumed Elevation



Lot 138

139

Lot 137

PAUL JAYSON COMPANY LIMITED

Ontario Land Surveyors

5740 Yonge Street, Willowdale, Ontario

225 - 6464

July 16 1974

*Paul Jayson*

Paul Jayson, Ontario Land Surveyor

74-363

## SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Date:** February 24<sup>th</sup> , 2022

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

**RE:** Request for Comments

**File No.:** **A231-21**

**Related Files:**

**Applicant** Mohsen Taheri

**Location** 15 Shasta Drive



Discover the possibilities

### 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)

## Pravina Attwala

---

**Subject:** FW: [External] RE: A231/21 (15 SHASTA DRIVE) - REQUEST FOR COMMENTS

---

**From:** York Plan <yorkplan@trca.ca>

**Sent:** February-23-22 8:26 AM

**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>

**Cc:** Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

**Subject:** [External] RE: A231/21 (15 SHASTA DRIVE) - REQUEST FOR COMMENTS

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property. Furthermore, the site is not within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, so no water balance would be required.

Should further clarification be required, please contact me at your convenience.

**Mark Howard, BES, MLA, MCIP, RPP**

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [416\) 661-6600](tel:4166616600) ext 5269

E: [mark.howard@trca.ca](mailto:mark.howard@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



## Pravina Attwala

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**Subject:** FW: [External] RE: A231/21 (15 SHASTA DRIVE) - REQUEST FOR COMMENTS

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

**Sent:** March-03-22 11:59 AM

**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A231/21 (15 SHASTA DRIVE) - REQUEST FOR COMMENTS

Good morning Pravina,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

*Gabrielle*

**Gabrielle Hurst mcip rpp** | Community Planning and Development Services | The Regional Municipality of York | 1-877  
464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)



**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None				