

	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A043/22</b>
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<b>AGENDA ITEM NUMBER: 14</b>	<b>CITY WARD #: 5</b>
<b>APPLICANT:</b>	Maryam Kavooosi and Shay Shnet
<b>AGENT:</b>	Konstantin Alekseev
<b>PROPERTY:</b>	10 Mill Street, Thornhill
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"
<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 single family dwelling and increased maximum driveway width.

**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.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
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 type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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 <b>Schedule C</b> of this report for a copy of the public & applicant correspondence listed below.				
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  
A043/22**

<b>AGENDA ITEM NUMBER: 14</b>	<b>CITY WARD #: 5</b>
<b>APPLICANT:</b>	Maryam Kavoosi and Shay Shnet
<b>AGENT:</b>	Konstantin Alekseev
<b>PROPERTY:</b>	10 Mill Street, Thornhill
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"
<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 single family dwelling and increased maximum driveway width.

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

**The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.15 under Zoning By-law 001-2021 as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 4.5m is required. [Exception 14.15]	To permit a minimum front yard setback of 4.1m.
2	A maximum encroachment of 2.0m is permitted for the porch and stairs into the front yard. [Table 4-1]	To permit the porch and stairs to encroach a maximum of 2.5m into the front yard.
3	A maximum driveway width of 9.0m is permitted. [Table 6-11]	To permit a maximum driveway width of 9.59m.
4	A minimum setback of 5.7m is required from the front lot line to the garage. [Table 7-3]	To permit a minimum front setback of 5.08m to the garage.

**The subject lands are zoned R1V – Old Village Residential Zone and subject to the provisions of Exception 9(48) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
5	A minimum front yard setback of 4.57m (15.0 ft) is required. [Exception 9(48)]	To permit a minimum front yard setback of 2.6m to the covered porch.
6	The sum of side yards calculated from the main building shall not exceed 15.0m. [Schedule A]	To permit the sum of side yards calculated from the main building to be 29.8m.
7	The portion of the driveway between the street line and the street curb shall not exceed 6.0m in width. [4.1.4.f.iii]	To permit a maximum width of 8.99m for the portion of the driveway between the street line and the street curb.
8	A maximum driveway width of 9.0m is permitted. [4.1.4.f.v]	To permit a maximum driveway width of 9.37m.

**HEARING INFORMATION**

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

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	Thursday, April 21, 2022
Date Applicant Confirmed Posting of Sign:	April 17. 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Existing house is a subject of Heritage review, subject lot has pretty steep surface and regulated by TRCA.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:  <small>*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.</small>  <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small>  <small>*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.</small>	No
<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.  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.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file	
Building Permit No. 16-002470 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)	
General Comments: <div>1. The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.</div> <div>2. The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority.</div> <div>3. The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.</div>	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
As the proposed dwelling in the subject property is 173.36 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.	
Development Engineering Recommended Conditions of Approval:	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 approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
None	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
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.	
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.	
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.	
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.	
Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
None	
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>	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 approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
2	TRCA <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	1. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works. 2. The applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

IMPORTANT INFORMATION – PLEASE READ
<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.
<b>APPROVALS:</b> 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.
<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.  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

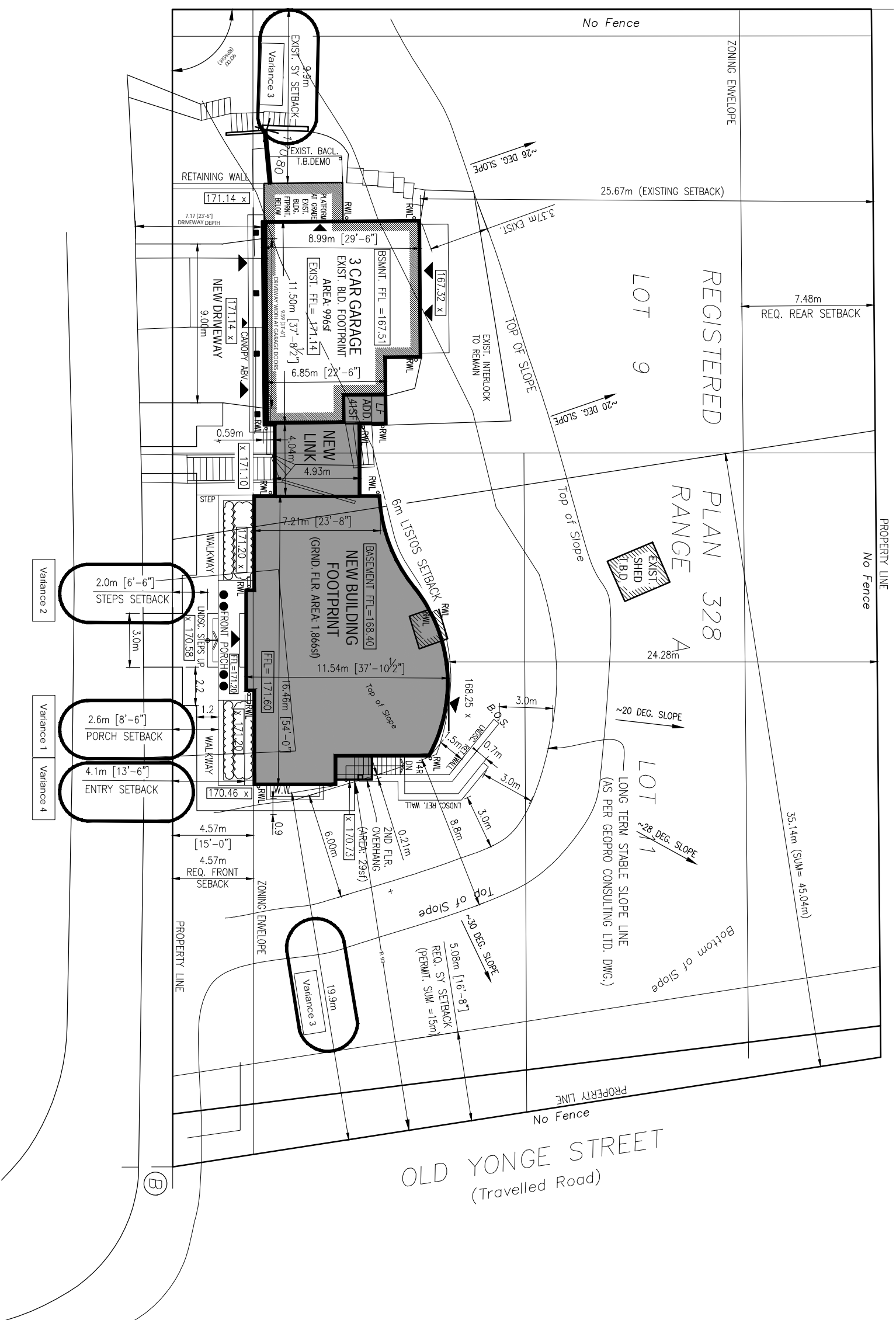
IMPORTANT INFORMATION – PLEASE READ
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.
<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 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

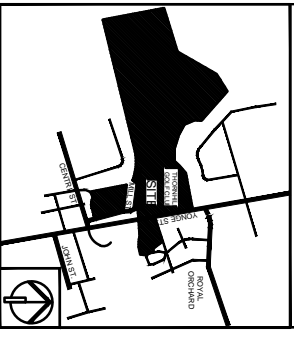













LOT 31, CONCESSION 1



## KEY PLAN



## LEGEND

-  PROPOSED BUILDING/  
STRUCTURE  
 EXISTING STRUCTURE  
 TO BE REMOVED (I.B.R.)  
 PROPERTY LINE  
 ZONING ENVELOPE  
 EXISTING GRAVE  
 ELEVATION  
 POINT OF ENTRY  
 EXISTING TREES

**F.F.E. = 191.97**      **FINISHED FLOOR ELEVATION**  
**x 191.97**      **PROP.GRADE ELEVATION**

## SURVEY INFORMATION

INFORMATION FOR THIS SITE PLAN  
WAS TAKEN FROM THE FOLLOWING:

PLAN OF SURVEY  
PART OF LOTS 9, 10 & 11  
RANGE A  
REGISTERED PLAN 328  
CITY OF VAUGHAN,  
REGIONAL MUNICIPALITY OF YORK

**DATED: APRIL, 2016**

ERTL SURVEYORS,  
ONTARIO LAND SURVEYORS  
1234 REID STREET, UNIT 10,  
RICHMOND HILL L4B 1C1





SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

**COMMENTS:**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | We have reviewed the proposed Variance Application and have no comments or objections to its approval.   |
| <input checked="" type="checkbox"/> | We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below). |
| <input type="checkbox"/>            | 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)

## Adriana MacPherson

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**Subject:** FW: [External] RE: A043/22 - Request for Comments

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** April-14-22 3:22 PM  
**To:** Adriana MacPherson <Adriana.MacPherson@vaughan.ca>  
**Cc:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: A043/22 - Request for Comments

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

*Gabrielle*

**Gabrielle Hurst mcip rpp** | Programs and Process Improvement | 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)

April 25, 2022

CFN 66448.08  
Ex Ref CFN 62561.04, 59024.10

**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 A043.22  
Part of Lot 31, Concession 1  
10 Mill Street  
City of Vaughan, Regional Municipality of York  
Owner: Maryam Kavooosi, Shay Shnet (Agent: Konstantin Alekseev)**

This letter acknowledges receipt of the above noted application, received by the Toronto and Region Conservation Authority (TRCA) on March 7, 2022. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

**Background**

It is our understanding that the purpose of the Minor Variance Application is to request the following variances under Zoning By-Law 001-2021:

1. To permit a minimum front yard setback of 4.1m, whereas a minimum front yard setback of 4.5m is required.
2. To permit the porch and stairs to encroach a maximum of 2.5m into the front yard, whereas a maximum encroachment of 2.0m is permitted for the porch and stairs into the front yard.
3. To permit a maximum driveway width of 9.59m, whereas a maximum driveway width of 9.0m is permitted.
4. To permit a minimum front setback of 5.08m to the garage, whereas a minimum setback of 5.7m is required from the front lot line to the garage.

It is our understanding that the following variances are being requested under Zoning By-Law 1-88:

1. To permit a minimum front yard setback of 2.6m to the covered porch, whereas a minimum front yard setback of 4.57m (15.0 ft) is required.
2. To permit the sum of side yards calculated from the main building to be 29.8m., whereas the sum of side yards calculated from the main building shall not exceed 15.0m.
3. To permit a maximum width of 8.99m for the portion of the driveway between the street line and the street curb, whereas the portion of the driveway between the street line and the street curb shall not exceed 6.0m in width.
4. To permit a maximum driveway width of 9.37m, whereas a maximum driveway width of 9.0m is permitted.

It is the understanding of TRCA staff that the variances are required to permit the construction of a single-family dwelling.

**Ontario Regulation 166/06**

The subject property is entirely within TRCA's Regulated Area of the Don River Watershed. Under 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. In this regard, TRCA must be contacted prior to any works taking place on the site. Please see Appendix 'A' for a list of materials required to initiate TRCA's permit review process.

**Application-Specific Comments**

TRCA staff are currently involved in the review of a site development application (municipal file no. DA.20.004) for the proposed development. Although TRCA has no objection to the currently requested variances, staff are currently working with the City and the applicant to address a few outstanding technical aspects related to landscape planting details and engineering review. TRCA staff is satisfied that the outstanding items related to the site development application will not result in any changes to the noted variances.

**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.

**Recommendation**

Based on the above, TRCA staff have no objection to the approval of Minor Variance Application A043.22, subject to the following conditions:

1. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.
2. The applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

TRCA's conditional approval does not include any clearance and/or approvals for the outstanding technical issues related to the site development application or a future permit application.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)

Sincerely,



Hamedeh Razavi  
Planner I, Development Planning and Permits

HR/mh



**Appendix A: TRCA Permit Requirements**

In order to initiate TRCA permit application process, the following materials at the minimum would need to be submitted to TRCA's office via [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca):

1. Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses [link](#)

2. Finalized and approved plans/drawings:

- Site plan
- Grading plan
- Cross sections and associated details
- Erosion and sediment control plan
- Landscape restoration plans

3. A legal survey of the subject property.

4. Permit review fee of \$920.00. (Works on Private Residential Property– Standard). TRCA's current fee schedule can be found by visiting the following [link](#). An online payment link will be provided upon receiving the complete application.

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** May 5, 2022

**Name of Owner:** Maryam Kavoosi & Shay Shnet

**Location:** 10 Mill Street

**File No.(s):** A043/22

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit a minimum front yard setback of 4.1m.
2. To permit the porch and stairs to encroach a maximum of 2.5m into the front yard.
3. To permit a maximum driveway width of 9.59m.
4. To permit a minimum front setback of 5.08m to the garage.

**By-Law Requirement(s) (By-law 001-2021):**

1. A minimum front yard setback of 4.5m is required.
2. A maximum encroachment of 2.0m is permitted for the porch and stairs into the front yard.
3. A maximum driveway width of 9.0m is permitted.
4. A minimum setback of 5.7m is required from the front lot line to the garage.

**Proposed Variance(s) (By-law 1-88):**

5. To permit a minimum front yard setback of 2.6m to the covered porch.
6. To permit the sum of side yards calculated from the main building to be 29.8m.
7. To permit a maximum width of 8.99m for the portion of the driveway between the street line and the street curb.
8. To permit a maximum driveway width of 9.37m.

**By-Law Requirement(s) (By-law 1-88):**

5. A minimum front yard setback of 4.57m (15.0 ft) is required.
6. The sum of side yards calculated from the main building shall not exceed 15.0m.
7. The portion of the driveway between the street line and the street curb shall not exceed 6.0m in width.
8. A maximum driveway width of 9.0m is permitted.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" & "Natural Areas"

**Comments:**

The Owner is requesting permission to demolish an existing single-storey residential dwelling and construct a new 2-storey single detached dwelling. Related Site Development Application DA.20.004 was submitted to facilitate the proposed development as the subject lands are located within the Thornhill Heritage Conservation District ('THCD') but are not considered a contributing property. The Heritage Vaughan Committee recommended approval of DA.20.004 on January 19, 2022, and the decision was endorsed by Council at the Committee of the Whole meeting on February 2, 2022.

The Development Planning Department has no objection to the proposed variances, as they have been reviewed by the Urban Design and Cultural Heritage Division of the Development Planning Department as part of the Site Development Application process and are considered appropriate to facilitate the development which conforms with the policies of the THCD Plan.

The Subject Lands are located within the Toronto and Region Conservation Authority's (TRCA) Regulated Area. The TRCA has no objection to the currently requested variances and is satisfied that the outstanding items related to the site development application will not result in any changes to the noted variances.

Accordingly, the Development Planning Department can support the required variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

**Comments Prepared by:**

Michelle Perrone, Planner 1  
Chris Cosentino, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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

**SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

None