

ITEM: 6.28	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A330/22 50 Deanna Ct Woodbridge
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**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 Received 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"/>		Recommend Approval No/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received 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 Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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"/>	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 Received 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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.

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

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** 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	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A330/22
50 Deanna Ct Woodbridge ON L4H 4X5**

ITEM NUMBER:	CITY WARD #:
APPLICANT:	Centra (BT1) Inc.
AGENT:	RN Design
PROPERTY:	50 Deanna Ct Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed covered porch.

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

The subject lands are zoned R1(EN) – Residential (Established Neighbourhood) and subject to the provisions of Exception 14.22 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	N/A	

	Zoning By-law 1-88	Variance requested
1	A minimum rear yard of 7.5 metres is required to the covered porch. Schedule A	To permit a minimum rear yard of 6.04 metres to the covered porch.

HEARING INFORMATION

DATE OF MEETING: Thursday, March 2, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

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

Email: 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

Date Public Notice Mailed:	February 17, 2023	
Date Applicant Confirmed Posting of Sign:	Applicant to confirm (office follow up 2/23/23)	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	I am requesting relief from the zoning by-law to permit the construction a covered porch with a rear yard setback of 6.04 metres	
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. *A revised submission may be required to address staff / agency comments received as part of the application review process. *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	
Adjournment Fees: 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 after the issuance of public notice.		
Committee of Adjustment Comments:	General Comments	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to the variance application A330/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment at this time.	
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 comments received to date	
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & 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: None

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

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 **not** receive notice.

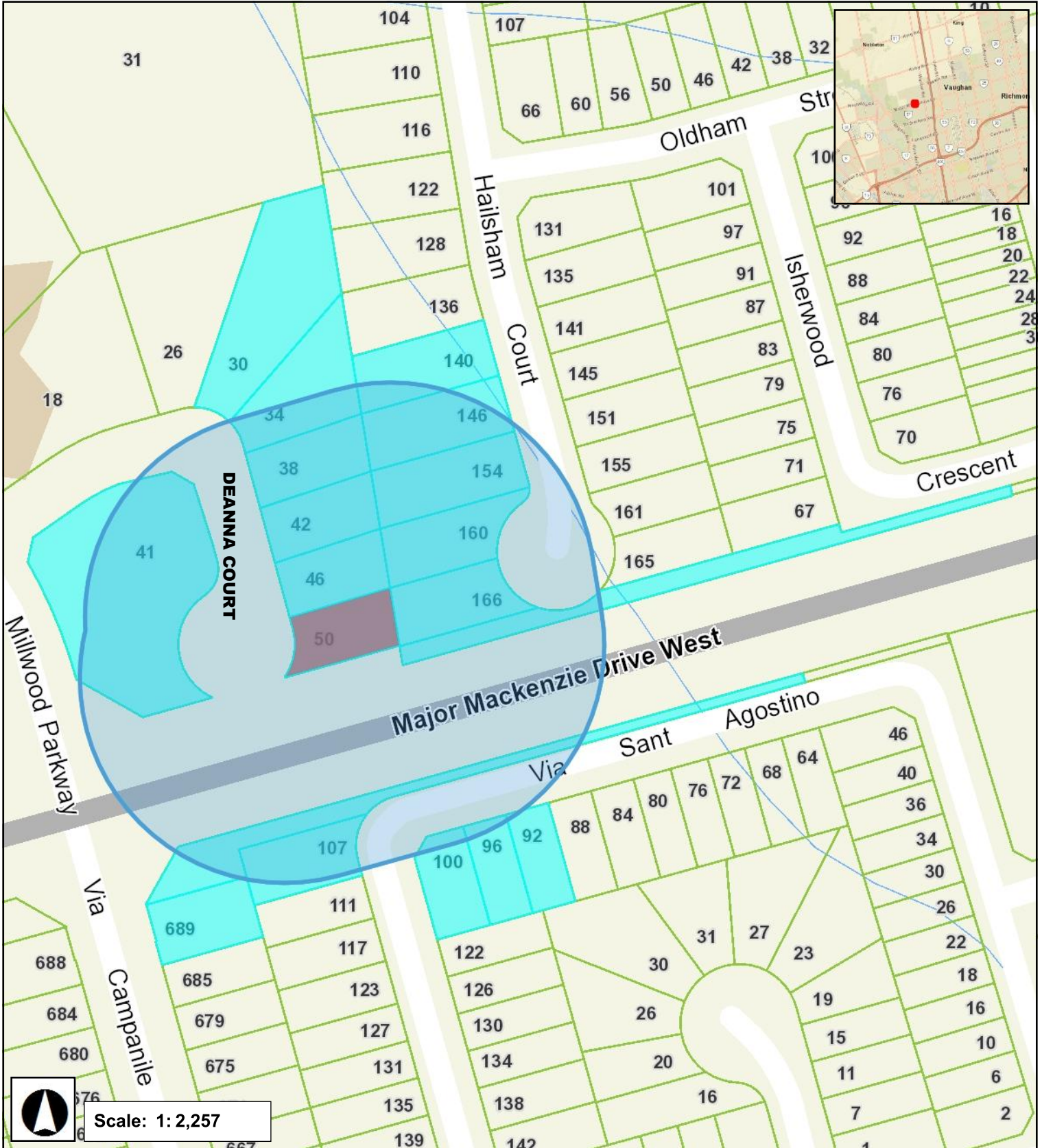
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A330/22

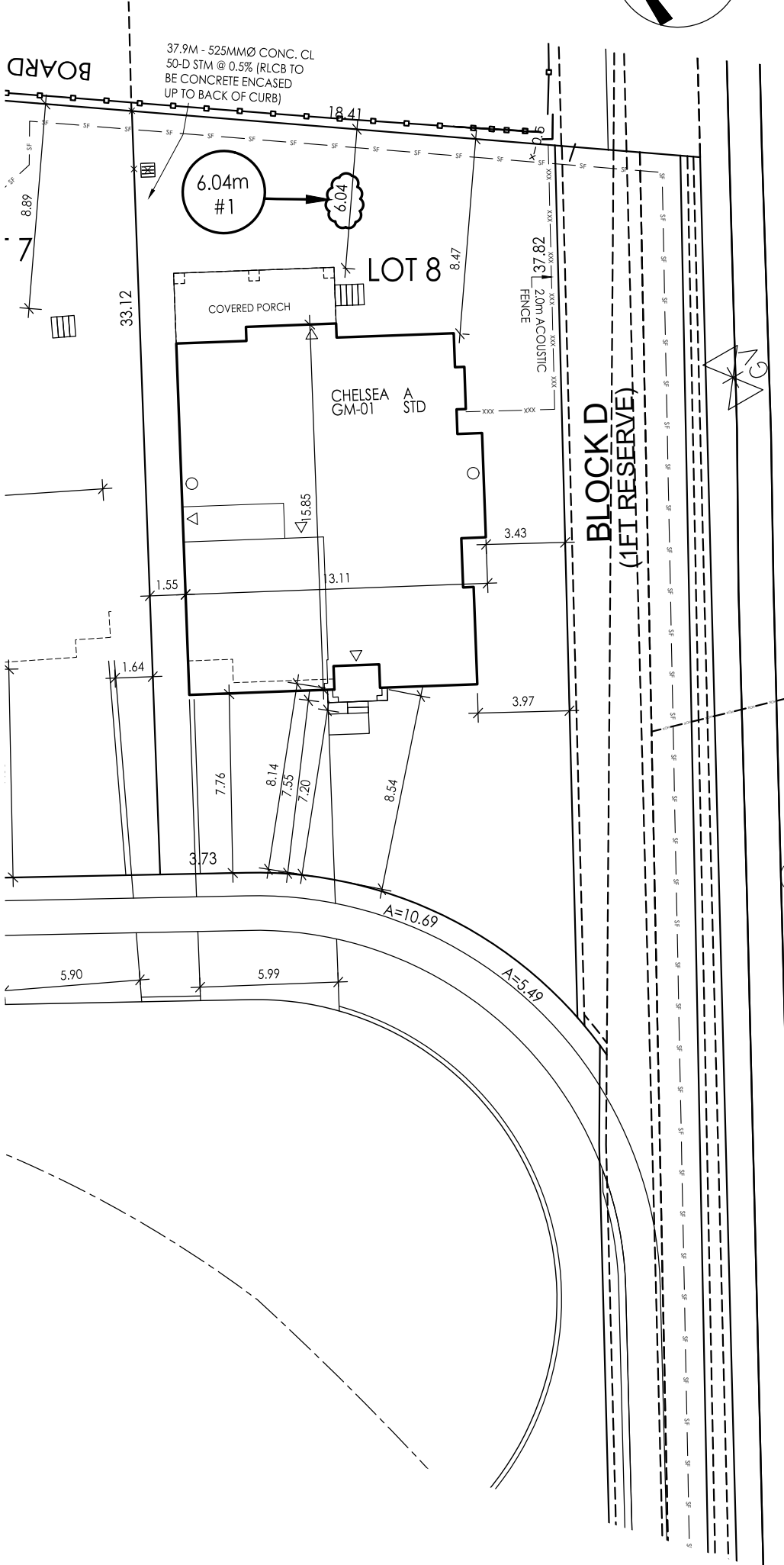
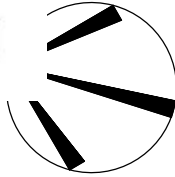
50 DEANNA COURT, WOODBRIDGE

Teston Road



A330/22

PLANS PREPARED BY APPLICANT



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS

REG. PLAN No.	M-1540
ZONE	R1-EXCEPTION 1491
LOT NUMBER	8
LOT AREA(m) ²	611
BLDG AREA(m) ²	213.63
LOT COVERAGE(%)	34.9
No. OF STOREYS	2
MEAN HEIGHT(m)	10.31
PEAK HEIGHT(m)	.
DECK LINE(m)	.

LEGEND

FFE FINISHED FLOOR ELEVATION	[Symbol] SUMP PUMP	[Symbol] BELL PEDESTAL
TFW TOP OF FOUNDATION WALL	[Symbol] CATCH BASIN	[Symbol] CABLE PEDESTAL
TBS TOP OF BASEMENT SLAB	[Symbol] DBL CATCH BASIN	[Symbol] CATCH BASIN
USF UNDER SIDE FOOTING	[Symbol] ENGINEERED FILL	[Symbol] HYDRO CONNECTION
USFR UNDER SIDE FOOTING @ REAR	[Symbol] FIRE HYDRANT	[Symbol] STREET LIGHT
USFG UNDER SIDE FOOTING @ GARAGE	[Symbol] MAIL BOX	[Symbol] TRANSFORMER
TEF TOP OF ENGINEERED FILL	[Symbol] SEWER CONNECTIONS 2 LOTS	[Symbol] SEWER CONNECTIONS 1 LOT
R NUMBER OF RISERS TO GRADE	[Symbol] WATER CONNECTION	[Symbol] WATER VALVE CHAMBER
WOD WALKOUT DECK	[Symbol] HYDRANT AND VALVE	[Symbol] HYDRO METER
LOB LOOKOUT BASEMENT	[Symbol] GAS METER	[Symbol] MANHOLE - STORM
WOB WALK OUT BASEMENT	[Symbol] MANHOLE - SANITARY	[Symbol] CHAINLINK FENCE
WUB WALK UP BASEMENT	[Symbol] FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.	[Symbol] PRIVACY FENCE
REV REVERSE PLAN		[Symbol] SOUND BARRIER
STD STANDARD PLAN		
△ DOOR		
○ WINDOW		
[Symbol] AIR CONDITIONING		
[Symbol] DOWN SPOUT TO SPLASH PAD		
[Symbol] DOWNSPOUT CONNECTED TO INFILTRATION TRENCH		
[Symbol] SWALE DIRECTION		

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	PRELIMINARY SITING	10-JULY-20	SMH	
2	ISSUED FOR REVIEW	16-AUG-21	RPH	
3	REVISED PER PM CMMNT	27-AUG-21	RPH	BS
4	REVISED PER PM CMMNT	31-AUG-21	RPH	BS
5	REVISED PER ENGR CMMNT	21-SEP-21	RPH	BS
6	REVISED PER ENGR CMMNT	04-OCT-21	RPH	BS
7	REVISED PER ENG COMM - FINAL	26-SEP-22	DA	BS
8	REVISED PER CITY COMM - FINAL	25-OCT-22	DA	BS

IMPORTANT FOOTING NOTE:
- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED
- LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6".
- IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:
- UP TO 9" FOOTING, LOWER USF BY 0.07
- 10" FOOTING, LOWER USF BY 0.10
- 11" FOOTING, LOWER USF BY 0.13
- 12" FOOTING, LOWER USF BY 0.15
- 13" FOOTING, LOWER USF BY 0.18
- 14" FOOTING, LOWER USF BY 0.20

WWW.RNDESIGN.COM

T:905-738-3177

WWW.THEPLUSGROUP.CA

I, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:
SIGNATURE:

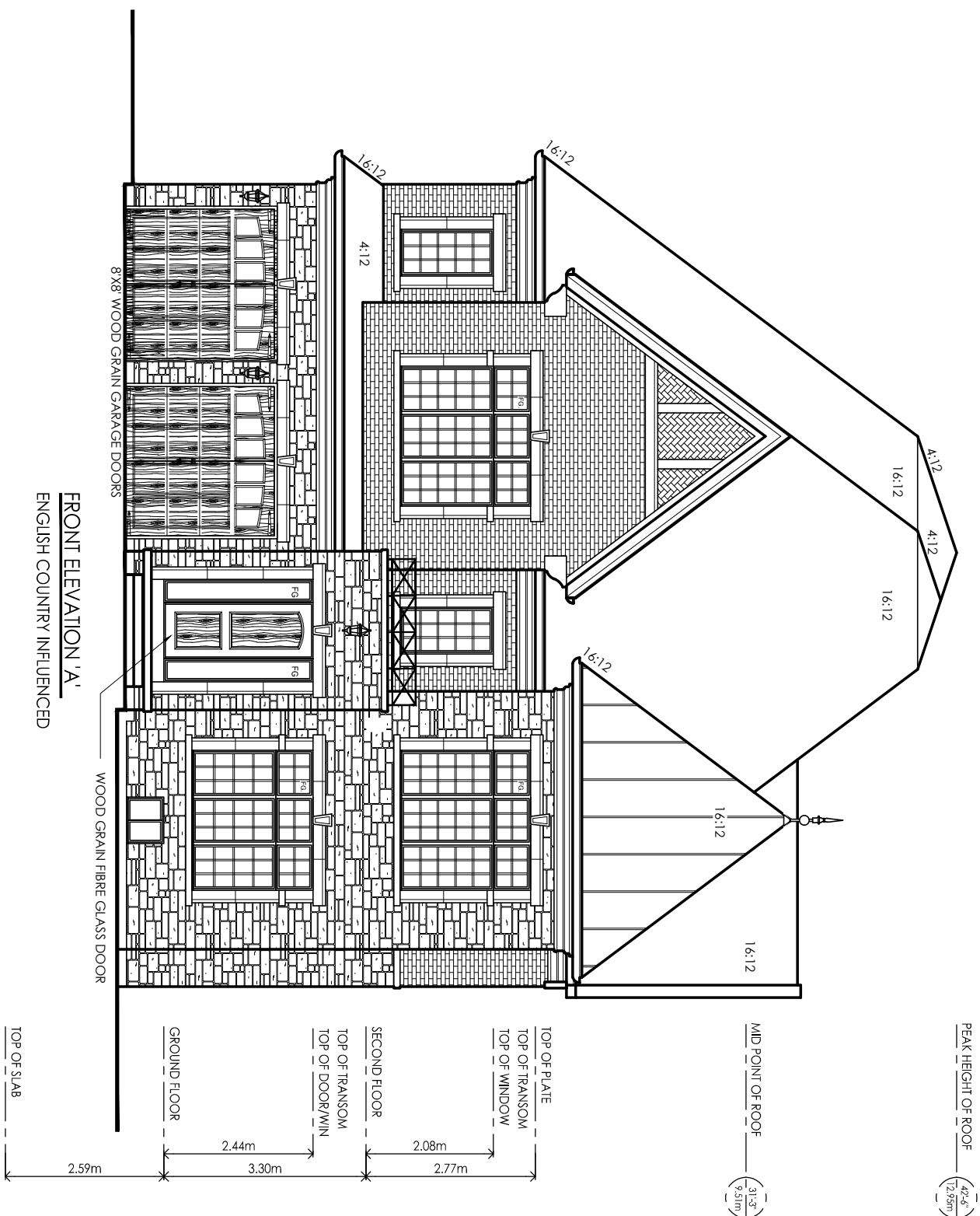
CLIENT
CENTRA DEVELOPMENTS

PROJECT/LOCATION
GRAND MANORS VAUGHAN, ON

DRAWING
SITE PLAN

DRAWN BY SMH	SCALE 1:250
PROJECT No. 20044	LOT NUMBER 8

NOTE:
PROPOSED DOWNSPOUTS TO CONNECT TO THE INFILTRATION TRENCH IN THE REAR OF LOT



revisions	initials	date
1 ISSUED FOR REVIEW	SMH	AUG-14-20
2 ISSUED FOR REVIEW	MM	9-2-20
3 ISSUED FOR FINAL	SD	6-10-21
4 REWED PER PURCHASER CHANGES	MM	17-Aug-21

File: C:_RN_Standards\Temp\AcPublish_4332\20044-GM-1-LOT 8-FINAL (w cover loggja) metric for c of a.dwg Plotted: Dec 22, 2022 By: BryanS

3730 SF
(Includes 0 sf orb and 170 sf finished bsmt.)

client
**Centra
Developments**

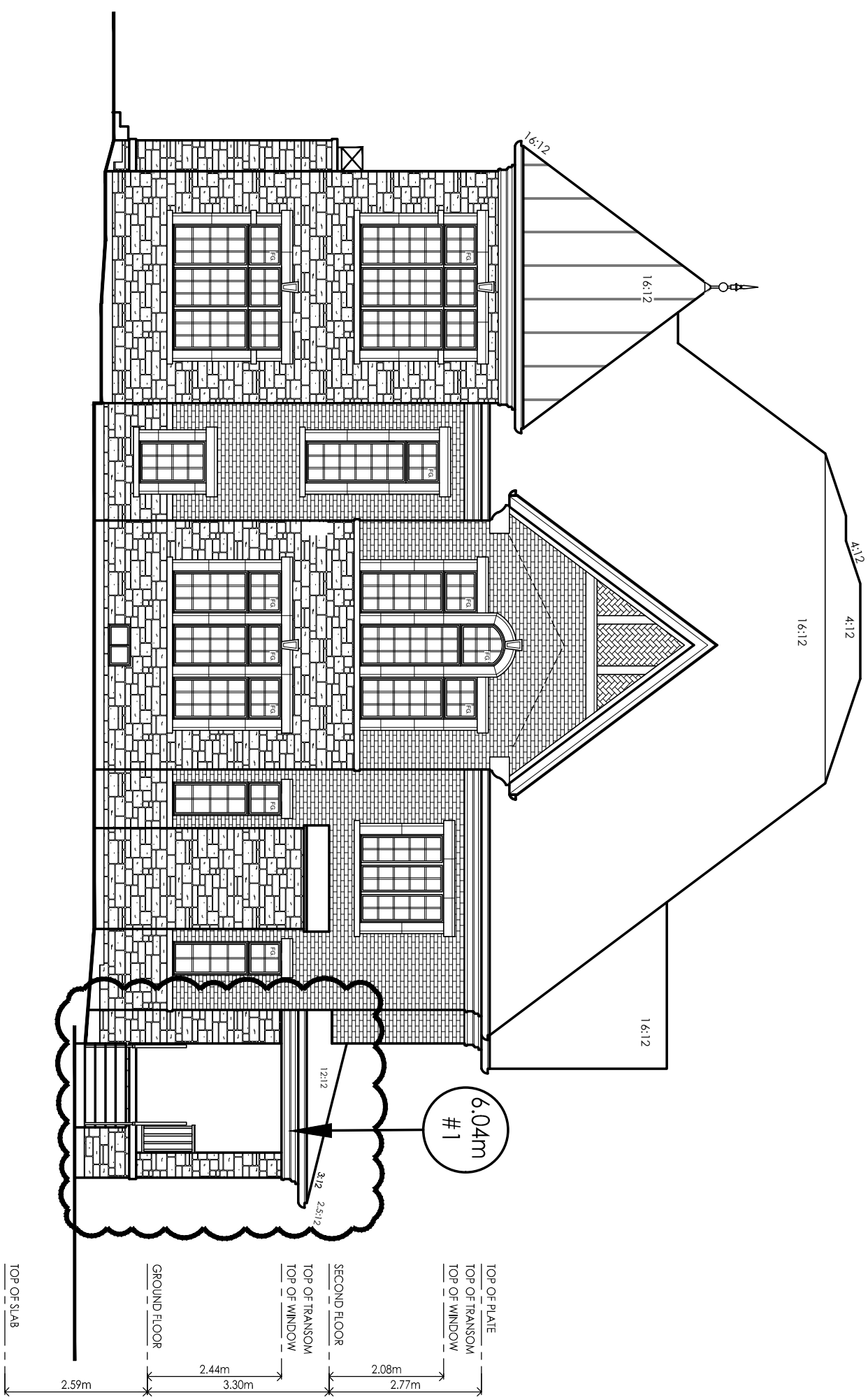
project
**Grand Manors of
Millwood**
Vaughan, City of

model
GM-1-LOT 8

project #
20044

scale
1/8" = 1'0"

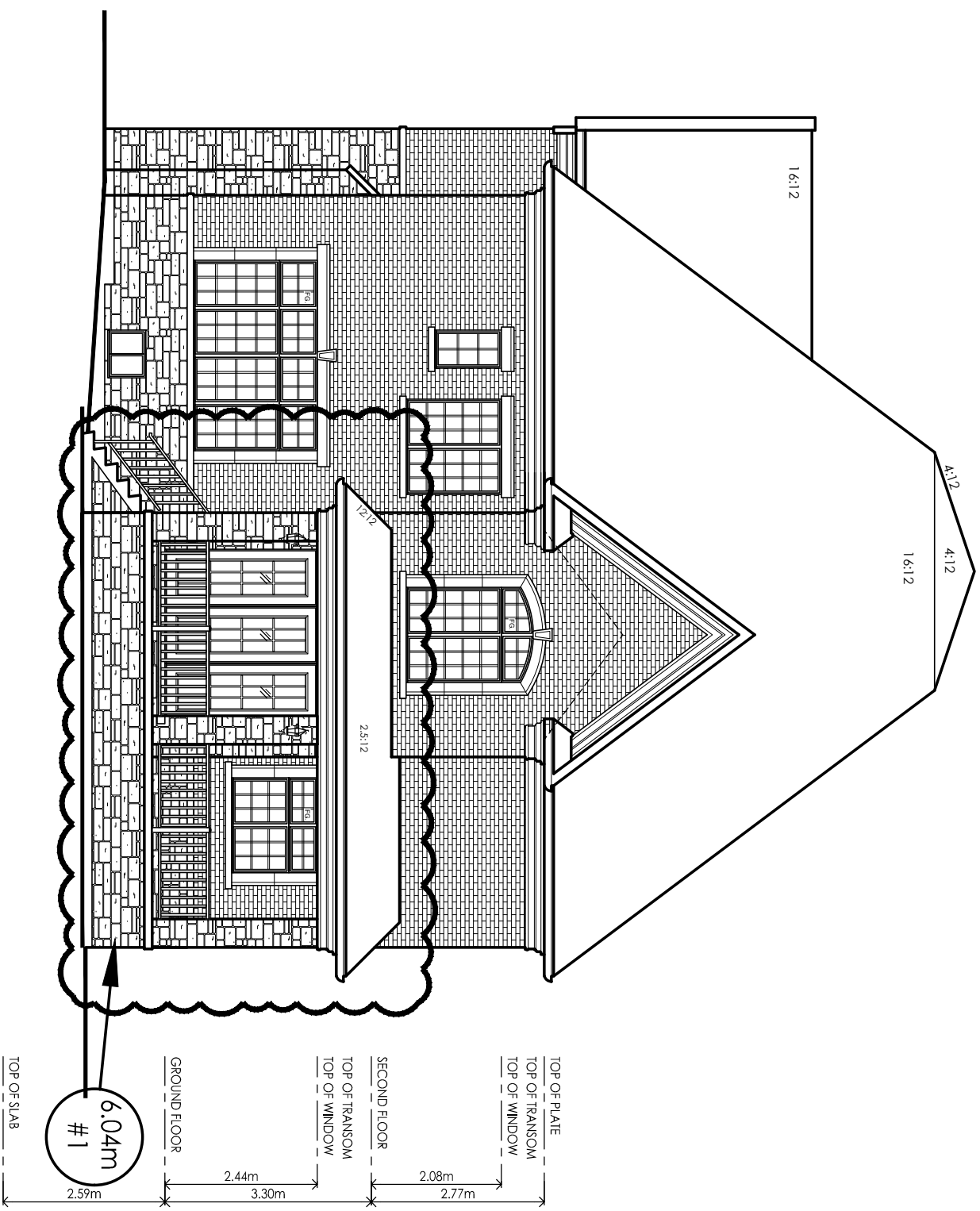
page



FLANKAGE ELEVATION 'A'

revisions	initials	date
1 ISSUED FOR REVIEW	SMH	AUG-14-20
2 REVISED PER CLIENT COMMENTS	SMH	SEP-21-20
3 ISSUED FOR REVIEW	MMI	9-22-20
4 ISSUED FOR FINAL	SD	6-06-21
5 REVISED PER PURCHASER CHANGES	MMI	17-Aug-21

client	Centra Developments
project	Grand Manors of Millwood Vaughan, City of
model	GM-1-LOT 8
project #	20044
scale	1/8" = 1'0"
page	B4
area	3730 SF (Includes 0 sf o/b and 170 sf finished bsmt.)



REAR ELEVATION 'A'

revisions	initials	date
1 ISSUED FOR REVIEW	SMH	AUG-14-20
2 ISSUED FOR REVIEW	MM	9-2-20
3 ISSUED FOR FINAL	SD	6-10-21
4 REVISED PER PURCHASER CHANGES	MM	17-Aug-21

client
Centra Developments

project
Grand Manors of Millwood
Vaughan, City of

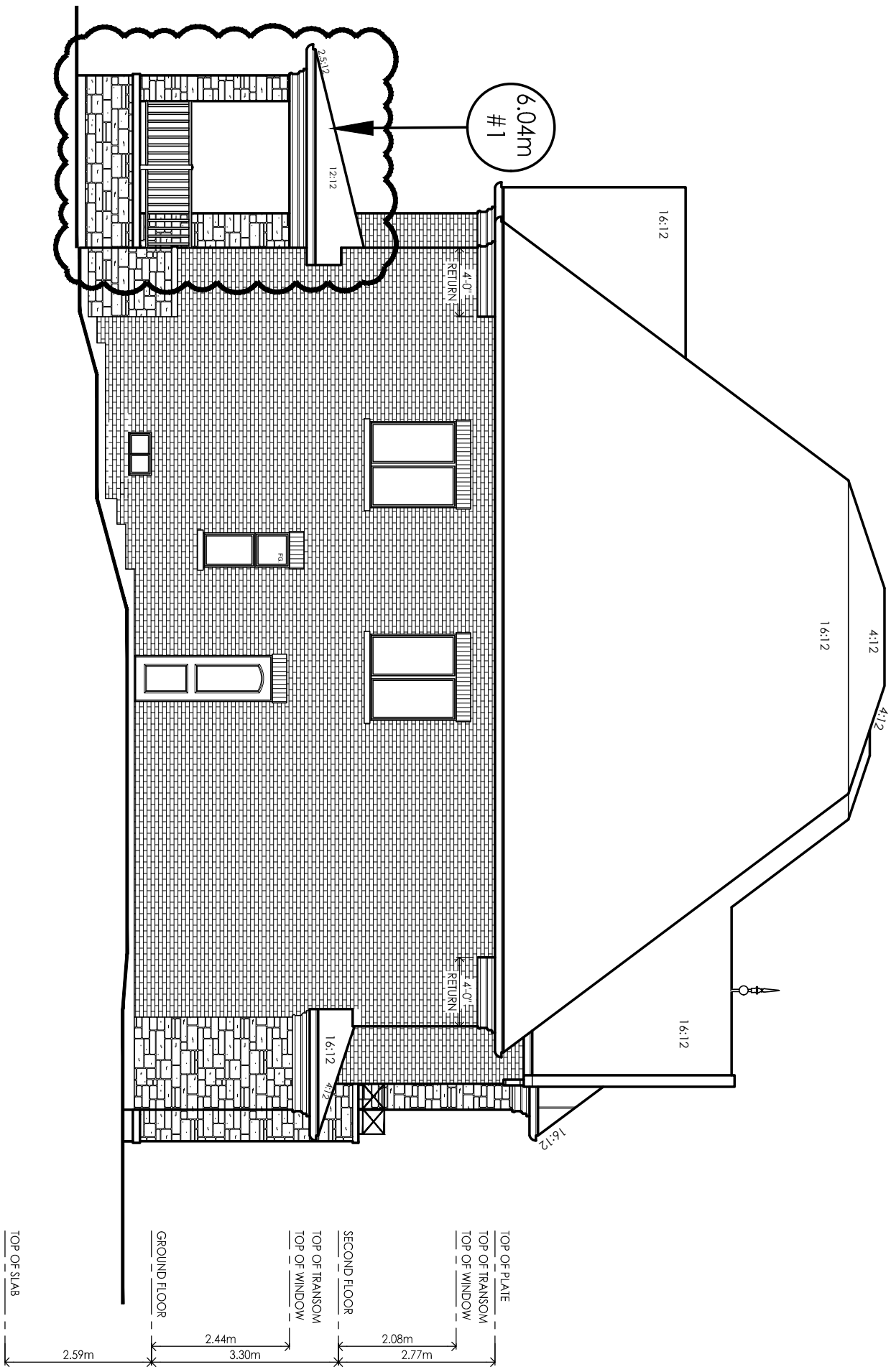
model
GM-1-LOT 8

project #
20044

scale
1/8" = 1'0"

page
B5

3730 SF
(includes 0 sf oib and 170 sf finished bsmt.)



LEFT SIDE ELEVATION 'A'

revisions	initials	date
1 ISSUED FOR REVIEW	MM	04-20
2 ISSUED FOR FINAL	SD	06-20
3 REVISED PER PURCHASER CHANGES	MM	17-Aug-21

File: C:_RN_Standards\Temp\AcPub\bl_4332\20044-GM-1-LOT 8-FINAL (w cover loggja) metric for c of a.dwg Plotted: Dec 22, 2022 By: BryanS

3730 SF
(Includes 0 sf o/b and 170 sf finished bsmt.)

client
**Centra
Developments**

project
**Grand Manors of
Milwood**
Vaughan, City of

model
GM-1-LOT 8

project #
20044

scale
1/8" = 1'0"

page

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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"/>	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 Received 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	X			Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: February 15, 2023
Name of Owner: Centra (BT1) Inc.
Location: 50 Deanna Court
File No.(s): A330/22

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

1. To permit a minimum rear yard of 6.04 m to the covered porch.

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

1. A minimum rear yard of 7.5 m is required to the covered porch.

Official Plan:

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

Comments:

The Owner is requesting relief to permit the construction of a covered porch in the rear yard, with the above noted variance.

The Development Planning Department has no objection to the requested variance for the covered porch as the structure has no walls, is a single storey, and as a result is not anticipated to have adverse impacts to the neighbouring properties. The porch does not take up the full length of the rear wall of the dwelling and projects less than halfway into the rear yard, leaving sufficient area for landscaped amenity and outdoor recreational space while providing adequate setback to the abutting rear yard to the east.

Accordingly, the Development Planning Department can support the requested variance 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:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

To: Committee of Adjustment
From: Pia Basilone, Building Standards Department
Date: December 21, 2022
Applicant: Centra (BT1) Inc.
Location: PLAN 65M4751 Lot 8 municipally known as 50 Deanna Court
File No.(s): A330/22

Zoning Classification:

The subject lands are zoned R1(EN) – Residential (Established Neighbourhood) and subject to the provisions of Exception 14.22 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	N/A	

	Zoning By-law 1-88	Variance requested
1	A minimum rear yard of 7.5 metres is required to the covered porch. Schedule A	To permit a minimum rear yard of 6.04 metres to the covered porch.

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. 22-136556 for Single Detached Dwelling - New, Issue Date: Dec 13, 2022
 A revised building permit may be required for the covered porch. Please contact (905)832-8510 for permit requirements.

Other Comments:

General Comments	
	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.

Conditions of Approval:

None

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

Date: December 21st 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A330-22**

Related Files:

Applicant Centra (BT1) Inc.

Location 50 Deanna Court



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

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

Email: Mitchell.Penner@alectrautilities.com

From: [Kristen Regier](#)
To: [Christine Vigneault](#)
Subject: RE: [External] RE: A330/22 (50 Deanna Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Monday, January 16, 2023 9:44:56 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Christine,

Thank you. Based on a review of TRCA Mapping, the property at 50 Deanna Court is outside of TRCA's Regulated Area. As such, please be advised TRCA has no comments on this application.

Best,

Kristen Regier
Planner I
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)
E: kristen.regier@trca.ca
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



From: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Sent: January 15, 2023 11:46 AM
To: Kristen Regier <Kristen.Regier@trca.ca>
Subject: RE: [External] RE: A330/22 (50 Deanna Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Kristen,

50 Deana Court is a lot located in a new subdivision (also see attached aerial of vacant subdivision lands):

From: [Development Services](#)
To: [Christine Vigneault](#); [Committee of Adjustment](#)
Subject: [External] RE: A330/22 (50 Deanna Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, January 3, 2023 3:17:20 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Christine,

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

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

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 | www.york.ca

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



SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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