

<b>ITEM: 6.30</b>	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A334/22 18 NAPA HILL CT THORNHILL</b>
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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 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 checked="" type="checkbox"/>	Recommend Approval w/Conditions
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"/>	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 type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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
Public	Vinod & Sarla Tanna	14 Napa Hill Court	12/16/2022	Letter of Support
Public	Chengyuan Xu	20 Napa Hill Court	12/16/2022	Letter of Support

**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</b> MM/DD/YYYY	<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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**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A334/22  
18 NAPA HILL CT THORNHILL**

<b>ITEM NUMBER: 6.30</b>	<b>CITY WARD #: 4</b>
<b>APPLICANT:</b>	Luigino Bada & Gina Pace
<b>AGENT:</b>	Gino Alicandri
<b>PROPERTY:</b>	18 Napa Hill Ct 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>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit an addition to the existing covered porch and the existing gazebo, pergola and shed.

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

**The subject lands are zoned R3A(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.729 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	The minimum required rear yard setback for the porch is 7.5m. Section 14.729 T-114	To permit a minimum rear yard setback of 4.20m to the porch.
2	The minimum required setback for the porch from the OS4 lands is 7.5m. Section 14.729 T-114 note 18	To permit a minimum setback of 4.20m for the porch from the OS4 lands.
3	The minimum required interior side yard setback for a residential accessory building (Shed) is 1.2m. Section 14.729 T-114	To permit a minimum interior side yard setback for the residential accessory building(shed) of 0.60m.
4	The minimum required interior side yard setback for a residential accessory building (Gazebo) is 1.2m. Section 14.729 T-114	To permit a minimum interior side yard setback for the residential accessory building(gazebo) of 0.75m.
5	The minimum required interior side yard setback for a residential accessory structure (Pergola) is 1.2m. Section 14.729 T-114	To permit a minimum interior side yard setback for the residential accessory building (pergola)of 0.89m.
6	The minimum required setback for the Residential accessory building (Shed) from the OS4 lands is 7.5m. Section 14.729 T-114 note 18	To permit a minimum setback of 0.60m for the residential accessory building (Shed) from the OS4 lands.
7	The minimum required setback for the Residential accessory building (Gazebo) from the OS4 lands is 7.5m. Section 14.729 T-114 note 18	To permit a minimum setback of 5.0m for the residential accessory building (Gazebo) from the OS4 lands.
8	The minimum required setback for the Residential accessory structure (Pergola) from the OS4 lands is 7.5m. Section 14.729 T-114 note 18	To permit a minimum setback of 0.70m for the residential accessory building (Shed) from the OS4 lands.
9	The maximum permitted encroachment for the existing uncovered platform is 2.4m into the required 7.5m rear yard setback. Section 4.13 Table 4-1	To permit a maximum 2.70m encroachment for the existing uncovered platform into the required 7.5m rear yard setback.
10	The minimum required setback for the existing uncovered platform from the OS4 lands is 7.5m. Section 14.729 T-114 note 18	To permit a minimum setback of 4.80m for the existing uncovered platform from the OS4 lands.
	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
11	The maximum permitted encroachment for the existing uncovered platform is 1.8m into the required rear yard setback. Section 3.14	To permit a maximum 2.70m encroachment for the existing uncovered platform into the required 7.5m rear yard setback.

## 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](http://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](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>	February 17, 2023
<b>Date Applicant Confirmed Posting of Sign:</b>	February 15, 2023
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	The 7.5 m Minimum Rear Yard setback to a structure from an OS4-Sugarbush Zone required by the zoning by-laws cannot be fully achieved for the entire area of the Proposed Covered Porch Addition due in part to the irregular shape of the rear yard and the rear lot line relative to the rear wall of the existing house and attached porch.
<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>  <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
<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.	
<b>Committee of Adjustment Comments:</b>	General Comments
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

### BUILDING STANDARDS (ZONING) COMMENTS

\*\*See Schedule B for Building Standards (Zoning) Comments

<b>Building Standards Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule B for Development Planning Comments.

<b>Development Planning Recommended Conditions of Approval:</b>	TBD
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### DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

As the proposed covered porch in the subject property is 11.34 m<sup>2</sup>, 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 m<sup>2</sup> requires a Grading Permit. Please contact the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Condition attached)

The Development Engineering Department does not object to the Minor Variance application A334/22, subject to the following condition(s):

<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City's Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> .
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### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Comments with condition

<b>PFH Recommended Conditions of Approval:</b>	Acquire a tree removal/protection permit from the forestry division.
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### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
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### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns

<b>BCLPS Recommended Conditions of Approval:</b>	None
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### BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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### FIRE DEPARTMENT COMMENTS

No comments received to date

<b>Fire Department Recommended Conditions of Approval:</b>	None
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### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Staff & Agency Comments

## SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<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:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	Application under review
2	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> .
3	Parks, Forestry and Horticulture Operations <a href="mailto:andrew.swedlo@vaughan.ca">andrew.swedlo@vaughan.ca</a>	Acquire a tree removal/protection permit from the forestry division.

### 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

### 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.

**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**

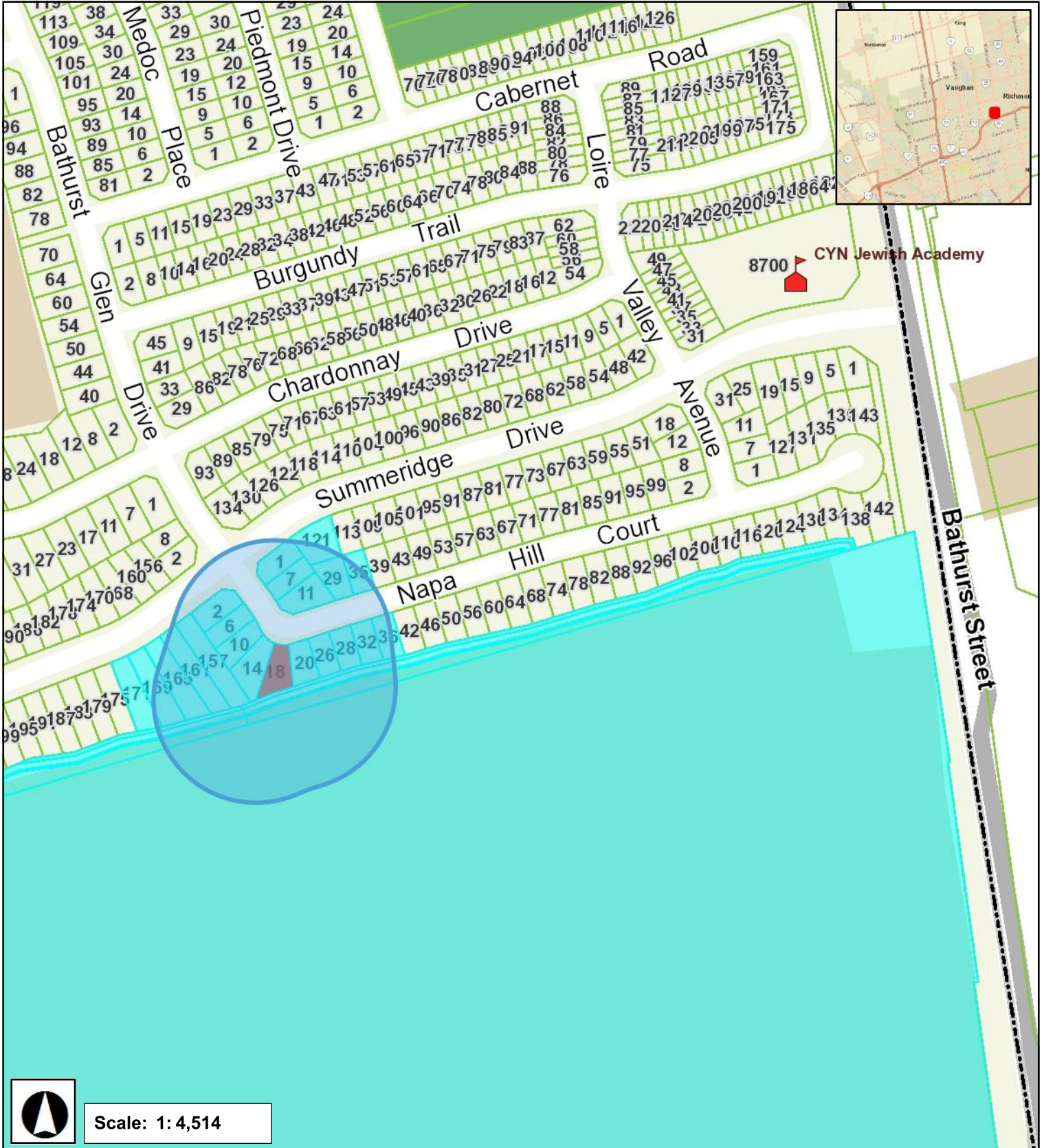




# LOCATION MAP - A334/22

18 NAPA HILL COURT, THORNHILL

**Rutherford Road**



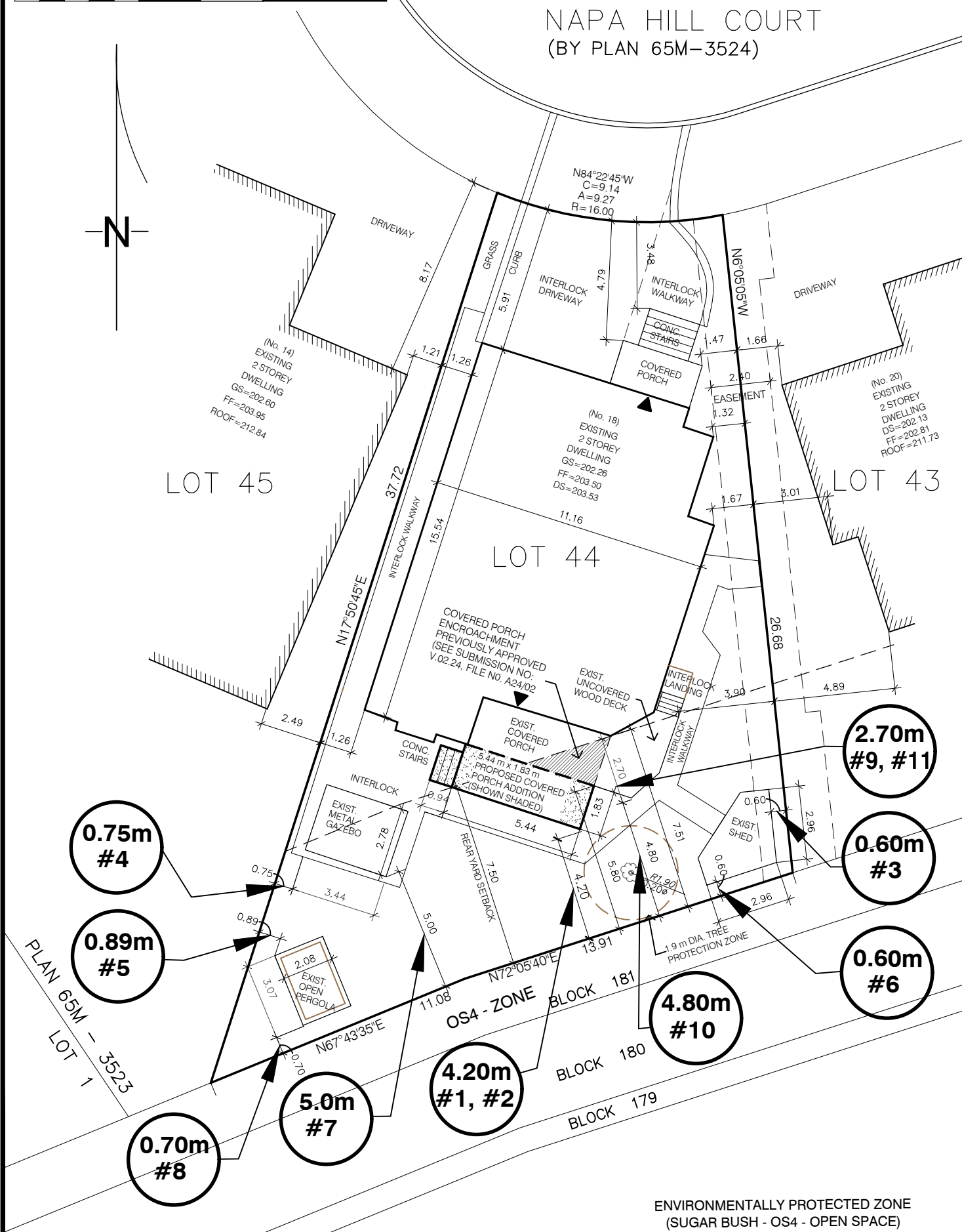
Scale: 1:4,514

**Highway 7**

January 31, 2023 10:21 AM



SCALE 1:200



#	Zoning By-law 001-2021	Variance requested
1	The minimum required rear yard setback for the porch is 7.5m. Section 14.729 T-114	To permit a minimum rear yard setback of 4.20m to the porch.
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#	Zoning By-law 1-88	Variance requested
11	The maximum permitted encroachment for the existing uncovered platform is 1.8m into the required 7.5m rear yard setback. Section 3.14	To permit a maximum 2.70m encroachment for the existing uncovered platform into the required 7.5m rear yard setback.

**LEGEND**

PROPOSED ADDITION

**SITE STATISTICS**

LOT 44, REG. PLAN 65M-3524

LOT AREA = 481.99 m<sup>2</sup>

**LOT COVERAGE**

LOT COVERAGE (INCLUDES COVERED REAR PORCH ADDITION & EXIST. UNCOVERED WOOD DECK EXTENSION) = 193.80 m<sup>2</sup> (40.21 %)

LOT COVERAGE (INCLUDES COVERED REAR PORCH ADDITION, EXIST. UNCOVERED WOOD DECK EXTENSION, SHED (7.74 m<sup>2</sup>), METAL GAZEBO (9.58 m<sup>2</sup>) & OPEN PERGOLA (4.59 m<sup>2</sup>)) = 215.71 m<sup>2</sup> (44.75 %)

LOT COVERAGE OF ACCESSORY BUILDINGS & RESIDENTIAL ACCESSORY STRUCTURES (INCLUDES SHED (7.74 m<sup>2</sup>), METAL GAZEBO (9.58 m<sup>2</sup>) & OPEN PERGOLA (4.59 m<sup>2</sup>)) = 21.91 m<sup>2</sup>, 21.91 m<sup>2</sup> / 481.99 m<sup>2</sup> (LOT AREA) = 4.55 % OF LOT AREA.

**HEIGHT**

HEIGHT OF COVERED PORCH ADDITION = 4.1m (MEASURED FROM AVERAGE GRADE AT REAR WALL OF ADDITION TO MEAN ROOF HEIGHT OF ADDITION)

EXIST. SHED = 2.45 m  
EXIST. METAL GAZEBO = 2.65 m  
EXIST. OPEN PERGOLA = 2.7 m

**REAR YARD SOFT LANDSCAPING**  
(REAR YARD LOT AREA MEASURED TO A LINE PARALLEL WITH THE REAR WALL OF THE EXIST. DWELLING & EXIST. REAR PORCH FACE = 161.52 m<sup>2</sup>)

(BY-LAW 1-88 (SEC. 4.1.2.b) & BY-LAW 001-2021 (SEC. 4.19.1.1.)) 161.52 m<sup>2</sup> REAR YARD LOT AREA - 135 m<sup>2</sup> = 26.52 m<sup>2</sup> LOT AREA IN EXCESS OF 135 m<sup>2</sup> x 60 % = 15.91 m<sup>2</sup> SOFT LANDSCAPING LOT AREA REQUIRED. REAR YARD SOFT LANDSCAPING AREA PROVIDED = 97.37 M<sup>2</sup>

PROJECT ADDRESS:  
18 NAPA HILL COURT (LOT 44)  
CITY OF VAUGHAN,  
MUNICIPALITY OF YORK  
REGISTERED PLAN 65M-3524

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.  
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.  
AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.  
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

No.	DATE:	WORK DESCRIPTION:
6		
5		
4		
3		
2	JAN. 16, 2023	REV. AS PER CITY & ISSUED FOR COA MINOR VARIANCE APPLICATION.
1	DEC. 20, 2022	ISSUED FOR COA MINOR VARIANCE APPLICATION.

**jardin**  
DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Walter Botter 21031  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

jardin design group inc. 27763  
FIRM NAME BCIN

**SITE PLAN**  
18 NAPA HILL COURT (LOT 44)  
(CITY OF VAUGHAN)

SCALE: 1:200  
PROJ. No. 22-XX DWG. No. S1

**SITE PLAN FOR COVERED REAR PORCH ADDITION**

## SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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			Application under review
Building Standards (Zoning)	X	X		General Comments

**Date:** January 16<sup>th</sup> 2023

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

**RE:** Request for Comments

**File No.:** **A334-22**

**Related Files:**

**Applicant** Luigino Bada & Gina Pace

**Location** 18 Napa Hill 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:

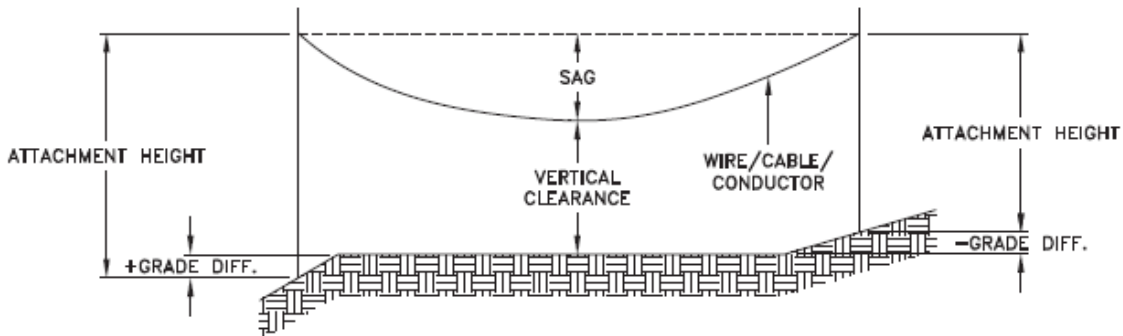
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

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

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 ± GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

**REFERENCES**

SAGS AND TENSIONS | SECTION 02

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier





VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

**NOTES**

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)**

**Certificate of Approval**  
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04  
Debbie Dadwani, P.Eng. 2010-MAY-05  
Name Date  
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

**To:** Committee of Adjustment  
**From:** Bernd Paessler, Building Standards Department  
**Date:** January 16, 2023  
**Applicant:** Luigino Bada & Gina Pace  
**Location:** 18 Napa Hill Court PLAN 65M3524 Lot 44  
**File No.(s):** A334/22

**Zoning Classification:**

The subject lands are zoned R3A(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.729 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum required rear yard setback for the porch is 7.5m.  Section 14.729 T-114	To permit a minimum rear yard setback of 4.20m to the porch.
2	The minimum required setback for the porch from the OS4 lands is 7.5m.  Section 14.729 T-114 note 18	To permit a minimum setback of 4.20m for the porch from the OS4 lands.
3	The minimum required interior side yard setback for a residential accessory building (Shed) is 1.2m.  Section 14.729 T-114	To permit a minimum interior side yard setback for the residential accessory building(shed) of 0.60m.
4	The minimum required interior side yard setback for a residential accessory building (Gazebo) is 1.2m.  Section 14.729 T-114	To permit a minimum interior side yard setback for the residential accessory building(gazebo) of 0.75m.
5	The minimum required interior side yard setback for a residential accessory structure (Pergola) is 1.2m.  Section 14.729 T-114	To permit a minimum interior side yard setback for the residential accessory building (pergola)of 0.89m.
6	The minimum required setback for the Residential accessory building (Shed) from the OS4 lands is 7.5m.  Section 14.729 T-114 note 18	To permit a minimum setback of 0.60m for the residential accessory building (Shed) from the OS4 lands.
7	The minimum required setback for the Residential accessory building (Gazebo) from the OS4 lands is 7.5m.  Section 14.729 T-114 note 18	To permit a minimum setback of 5.0m for the residential accessory building (Gazebo) from the OS4 lands.



8	The minimum required setback for the Residential accessory structure (Pergola) from the OS4 lands is 7.5m.  Section 14.729 T-114 note 18	To permit a minimum setback of 0.70m for the residential accessory building (Shed) from the OS4 lands.
9	The maximum permitted encroachment for the existing uncovered platform is 2.4m into the required 7.5m rear yard setback.  Section 4.13 Table 4-1	To permit a maximum 2.70m encroachment for the existing uncovered platform into the required 7.5m rear yard setback.
10	The minimum required setback for the existing uncovered platform from the OS4 lands is 7.5m.  Section 14.729 T-114 note 18	To permit a minimum setback of 4.80m for the existing uncovered platform from the OS4 lands.

<b>Zoning By-law 1-88</b>		<b>Variance requested</b>
11	The maximum permitted encroachment for the existing uncovered platform is 1.8m into the required rear yard setback.  Section 3.14	To permit a maximum 2.70m encroachment for the existing uncovered platform into the required 7.5m rear yard setback.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

**Other Comments:**

<b>General Comments</b>	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	<p>**Zoning By-law 001-2021 as amended is in effect, per OLT Order No. 22-002104, with the exception of various appeals. Refer to Appeal Index Reference and OLT Order for Sections of By-law and/or address/lands/area under appeal. Dual review will be required as applicable.</p> <p>***NOTE: Section 3, Definitions: Height and Storey, Section 4.13, Permitted Encroachments into Required Yards has been appealed for all lands within the City of Vaughan. Dual review will be required, as applicable</p>

**Conditions of Approval:**

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

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

**From:** [Development Services](#)  
**To:** [Christine Vigneault](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A334/22 (18 Napa Hill Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Thursday, February 2, 2023 5:17:31 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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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](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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**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>
Public	Vinod & Sarla Tanna	14 Napa Hill Court	12/16/2022	Letter of Support
Public	Chengyuan Xu	20 Napa Hill Court	12/16/2022	Letter of Support



To:  
C.O.A. Chairman and Members  
City of Vaughan

December 16<sup>th</sup>, 2022

RE: Proposed Covered Rear Porch Addition  
18 Napa Hill Court  
Lot 44 Reg. Plan 65m. 3524

I/we VINOD & SARLA TANNA are the registered owners  
of 14 Napa Hill Court.

I/we have reviewed the Site Plan and Associated Floor Plans and Elevation drawings being submitted to the C.O.A. and Building Department and declare that I/we have no objections to the Minor Variances being requested for the construction of the Proposed Covered Rear Porch Addition while maintaining the existing structures in the Rear Yard.

---

V. L. Tanna Sarla Tanna  
Registered Owners of 14 Napa Hill Court

JAN 17, 2023  
Date



To:  
C.O.A. Chairman and Members  
City of Vaughan

December 16<sup>th</sup>, 2022

RE: Proposed Covered Rear Porch Addition  
18 Napa Hill Court  
Lot 44 Reg. Plan 65m. 3524

I/we Chengyuan Xu are the registered owners  
of 20 Napa Hill Court.

I/we have reviewed the Site Plan and Associated Floor Plans and Elevation drawings being submitted to the C.O.A. and Building Department and declare that I/we have no objections to the Minor Variances being requested for the construction of the Proposed Covered Rear Porch Addition while maintaining the existing structures in the Rear Yard.

---

Chengyuan Xu  
Registered Owners of 20 Napa Hill Court

Jan 18<sup>th</sup>, 2023  
Date