

ITEM: 6.20	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A326/22 105 VAUGHAN BLVD, THORNHILL
-------------------	--

**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"/>	<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"/>	General Comments w/Conditions
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"/>	No Comments Received to Date
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
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	Decision Outcome

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

	MM/DD/YYYY	
A048/04	02/05/2004	APPROVED; COA

ADJOURNMENT HISTORY

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

May 11, 2023	Minor Variance Application A326/22 was adjourned by the Committee of Adjustment to allow time for the applicant to address Development Engineering's comments.
--------------	---



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A326/22
105 VAUGHAN BLVD, THORNHILL**

ITEM NUMBER: 6.20	CITY WARD #: 5
APPLICANT:	Omri & Ira Dvash
AGENT:	Annette Martinez
PROPERTY:	105 Vaughan Blvd, Thornhill
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 an addition to the existing dwelling and the location of an air conditioning unit.

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

The subject lands are zoned R4(EN) and subject to the provisions of Exception 14.386 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A maximum lot coverage of 30% is permitted. [14.386]	To permit a maximum lot coverage of 35.5%
2	Air Conditioner (central) is permitted to encroach into the minimum required interior side yard 0.6 metres. [Section 4.13]	To permit an Air Conditioner (central) to encroach into the minimum required interior side yard 0.9 metres

The subject lands are zoned R4 and subject to the provisions of Exception 9(641) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	Air Conditioner (central) is permitted to encroach into the minimum required interior side yard 0.6 metres. [Section 3.14]	To permit an Air Conditioner (central) to encroach into the minimum required interior side yard 0.9 metres

HEARING INFORMATION

DATE OF MEETING: Thursday, July 13, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

HEARING INFORMATION

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY 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:	June 29, 2023
Date Applicant Confirmed Posting of Sign:	TBD
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The existing lot coverage of the house (34.4%) is already over the maximum allowed (30%), and this is how the house was built in 1996. There is no modification on the house since 1996, and the planning department has no record of revised drawings or minor variance applications on this property that shows that this change was approved. The owners want to add only 1.1% of the lot coverage (based on the existing) by adding some livable area at the back of the house. Also, the existing central AC unit location does not comply with the current zoning bylaws, but this is the way it was placed when the house was built. The owners don't want to modify the location, they only want to keep it in the same place, and they need to apply for a relief on the encroachment allowed for this structures from 0.6m (permitted encroachment) to 0.33m (current location)
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:	None
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](#)

As the proposed addition to the ground floor of the existing residence and the outdoor amenities in the subject property is greater than 10 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 the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Condition attached)

The Owner / Applicant shall apply for a Pool Grading Permit with the Development Engineering (DE) Department. Please visit the grading permits page at City of Vaughan website to learn how to apply for the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca.

The proposed work by the Owner / Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer.

The Development Engineering Department does not object to the Minor Variance application A326/22, subject to the following condition(s):

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 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 DEPermits@vaughan.ca .
--	---

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Recommended condition of approval below:

PFH Recommended Conditions of Approval:	Applicant to acquire a tree removal/protection permit from the forestry division
--	--

DEVELOPMENT FINANCE COMMENTS

No comments received to date.

Development Finance Recommended Conditions of Approval:	None
--	------

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

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 COMMENTS

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	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:

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 Rex.bondad@vaughan.ca	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 DEPermits@vaughan.ca .
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant to 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.

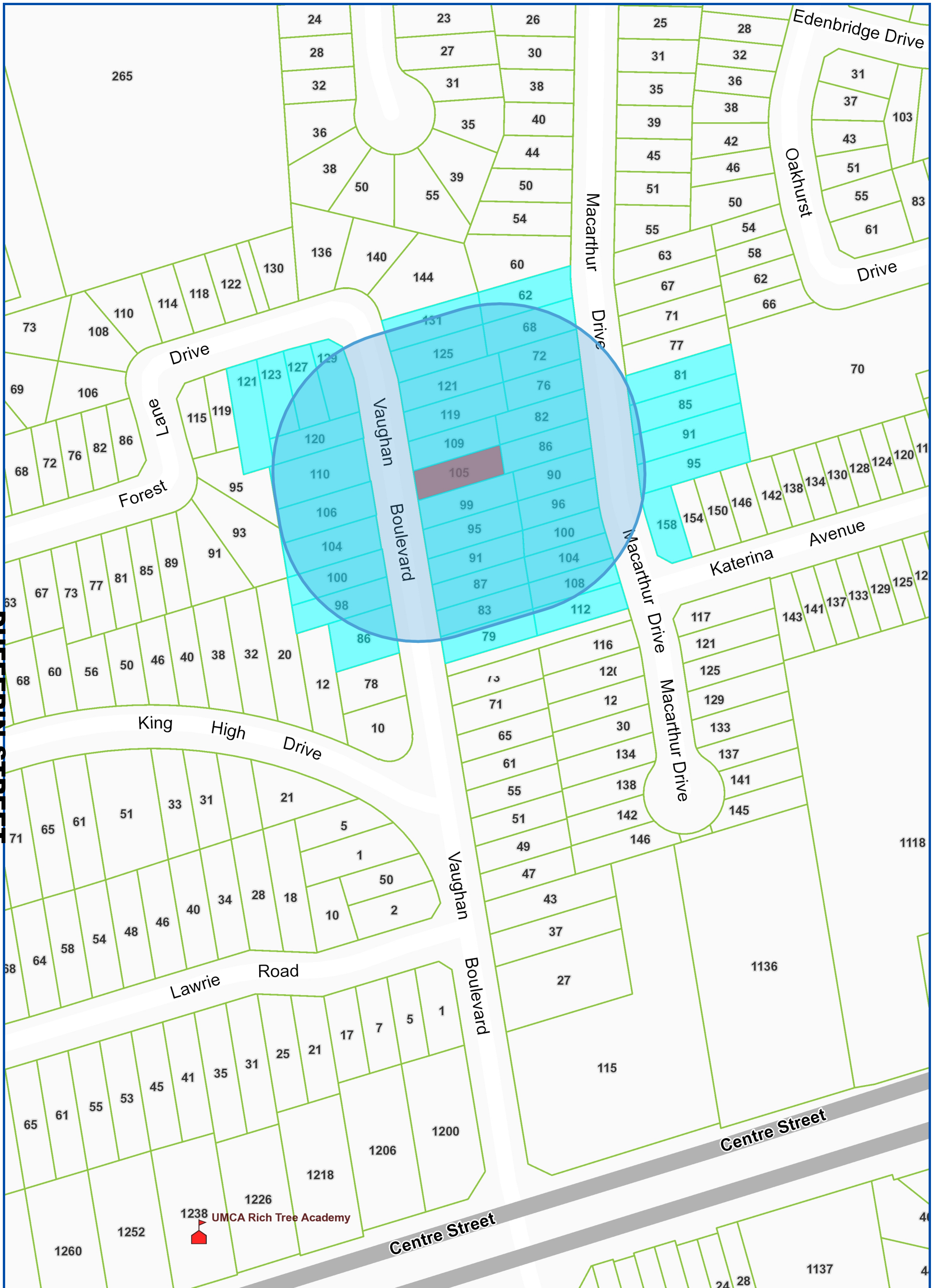
IMPORTANT INFORMATION – PLEASE READ

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

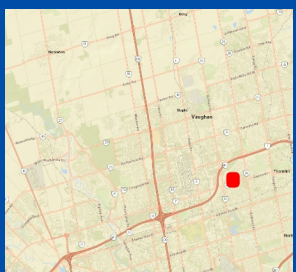
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



DUFFERIN STREET

Map Information:



Title: **NOTIFICATION MAP - A326/22**

105 Vaughan Boulevard, Thornhill

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



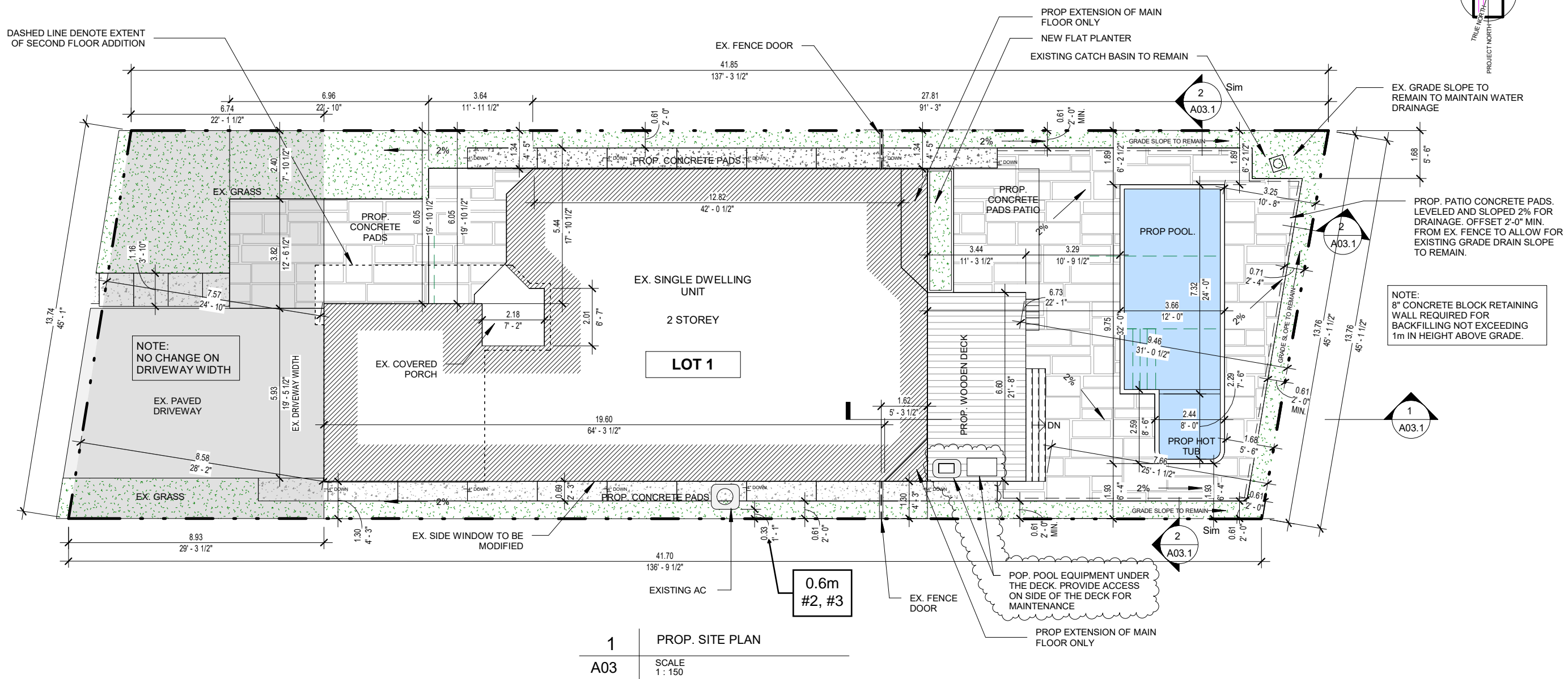
Scale: **1:2,257**
 0 0.04 km

Created By:
 Infrastructure Delivery
 Department
 January 19, 2023 1:23 PM

Projection:
 NAD 83
 UTM Zone
 17N

RECEIVED

By Christine Vigneault at 9:41 am, Jun 22, 2023



NOTE:
8" CONCRETE BLOCK RETAINING WALL REQUIRED FOR BACKFILLING NOT EXCEEDING 1m IN HEIGHT ABOVE GRADE.

1 PROP. SITE PLAN
A03 SCALE 1: 150

FRONT YARD SURFACE CALCULATION

	FRONT YARD AREA: 106.3 m ² (1,144.2 ft ²)
	GRASS AREA (SOFT SURFACE): 35.5 m ² (282.1 ft ²)
	STONE/CONCRETE PAVEMENT (HARD SURFACE): 70.8m ² (762.0 ft ²)
50% OF FRONT YARD: 53.2 m ² (572.6 ft ²)	
**SOFT SURFACED REQ. TO BE 60% OF 50% OF FRONT YARD	
PROP. SOFT SURFACE= 66.7% OF 50% OF FRONT YARD	

SITE STATISTICS

LOT AREA: 567 m ² (6103.1 ft ²)
EX. GROUND FLOOR AREA: 194.9m ² (2,097.8ft ²)
EX. SECOND FLOOR AREA: 160.6 (1,728.7ft ²)
EX. GROSS FLOOR AREA (EXCL. GARAGE): 315.1m ² (3,391.7ft ²)
EX. LOT COVERAGE: 34.4 %
PROP. GROUND FLOOR AREA: 201.1m ² (2,164.6ft ²)
PROP. SECOND FLOOR (INCL. ADDITION): 214.7m ² (2,311ft ²)
PROP. GROSS FLOOR AREA (EXCL. GARAGE): 375.5m ² (4,041.8ft ²)
PROP. LOT COVERAGE= 35.5%

BACKYARD SURFACE CALCULATION

	BACKYARD AREA: 175.3 m ² (1,886.9 ft ²)
	HARD SURFACE (STONE PAVEMENT AND WOOD DECK):
	DECK: 22.7 m ² (244.3 ft ²)
	STONE/CONCRETE PADS: 124.0m ² (1,334.7 ft ²)
	TOTAL: 146.7 m ² (1,579.1 ft ²)
	SOFT SURFACE (GRASS):
	GRASS: 28.6 m ² (307.8 ft ²)
BACK YARD AREA -135 m ² = 40.3 m ² (433.8 ft ²)	
**SOFT SURFACED REQ. TO BE 60% OF 40.3 m ²	
PROP. SOFT SURFACE= 70.96% OF 40.3 m²	

30% #1

The undersigned has reviewed & taken 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 2.17.5.1 of the building code
 Name: ANNETTE MARTINEZ VEGA
 BCIN: 45113
 Signature:

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22
4	REV #1	2023/01/16
5	REV #3	2023/06/08

Address:
105 Vaughan Blv

Date: 01/20/22
 Drawn by: AMV
 Paper size: 11"x17"

PROP. SITE PLAN

A03

Scale: As indicated

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA

BCIN: 45113

Signature:

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

Address:
105 Vaughan Blv

Date: 01/20/22

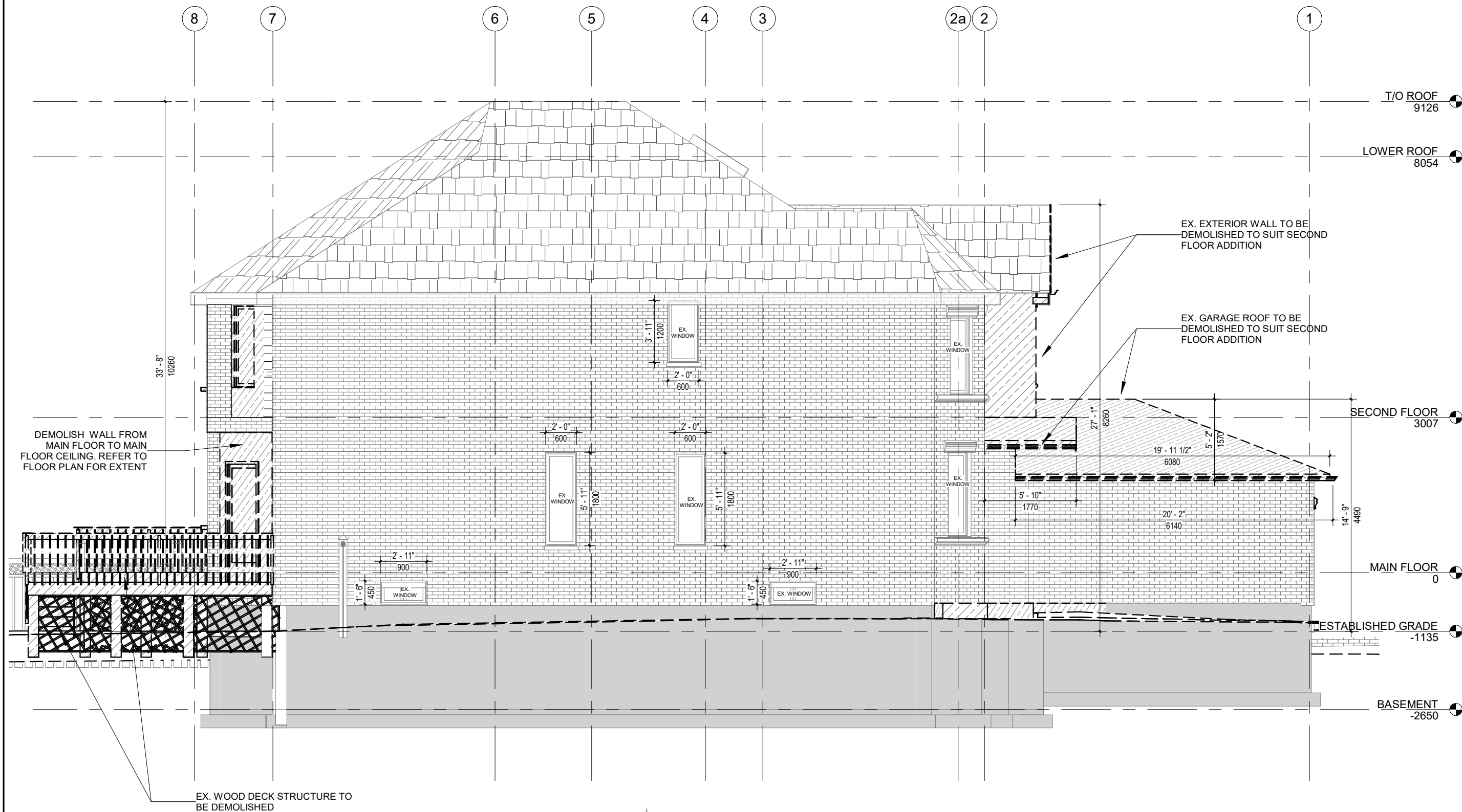
Drawn by: AMV

Paper size: 11"x17"

EX. NORTH ELEVATION

A11

Scale: As indicated



1 | EX. NORTH ELEV
A11 | SCALE 1:75

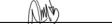
- EXISTING ITEMS TO REMAIN
- EXISTING ITEMS TO BE DEMOLISHED
- EXISTING ITEMS TO BE DEMOLISHED

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA

BCIN: 45113

Signature: 

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

Address:
105 Vaughan Blv

Date: 01/20/22

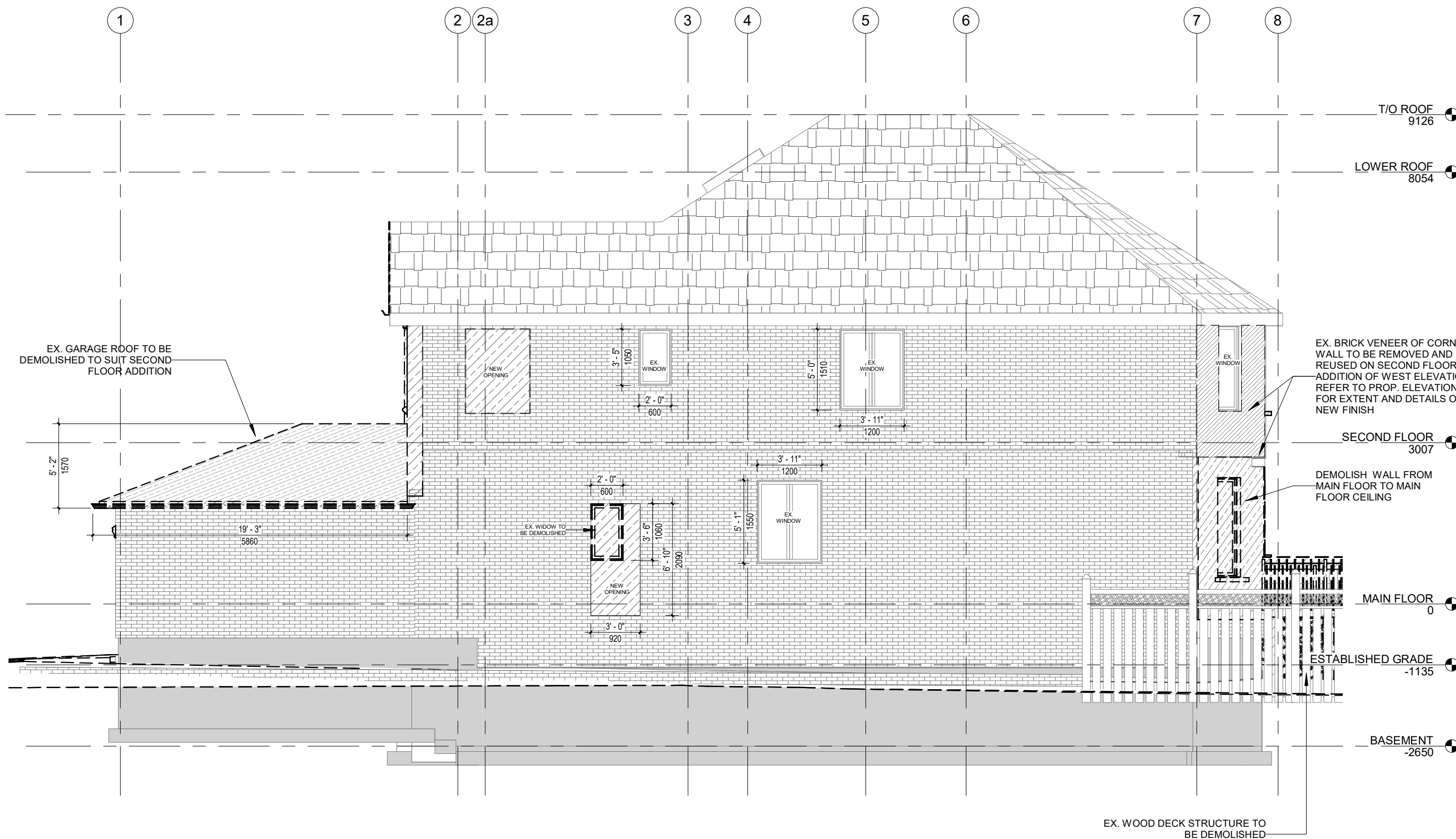
Drawn by: AMV

Paper size: 11"x17"




EX. SOUTH ELEVATION

A12

Scale: As indicated



1 | EX. SOUTH ELEV
A12 | SCALE 1:75

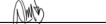
-  EXISTING ITEMS TO REMAIN
-  EXISTING ITEMS TO BE DEMOLISHED
-  EXISTING ITEMS TO BE DEMOLISHED

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA

BCIN: 45113

Signature: 

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

Address:

105 Vaughan Blv

Date: 01/20/22

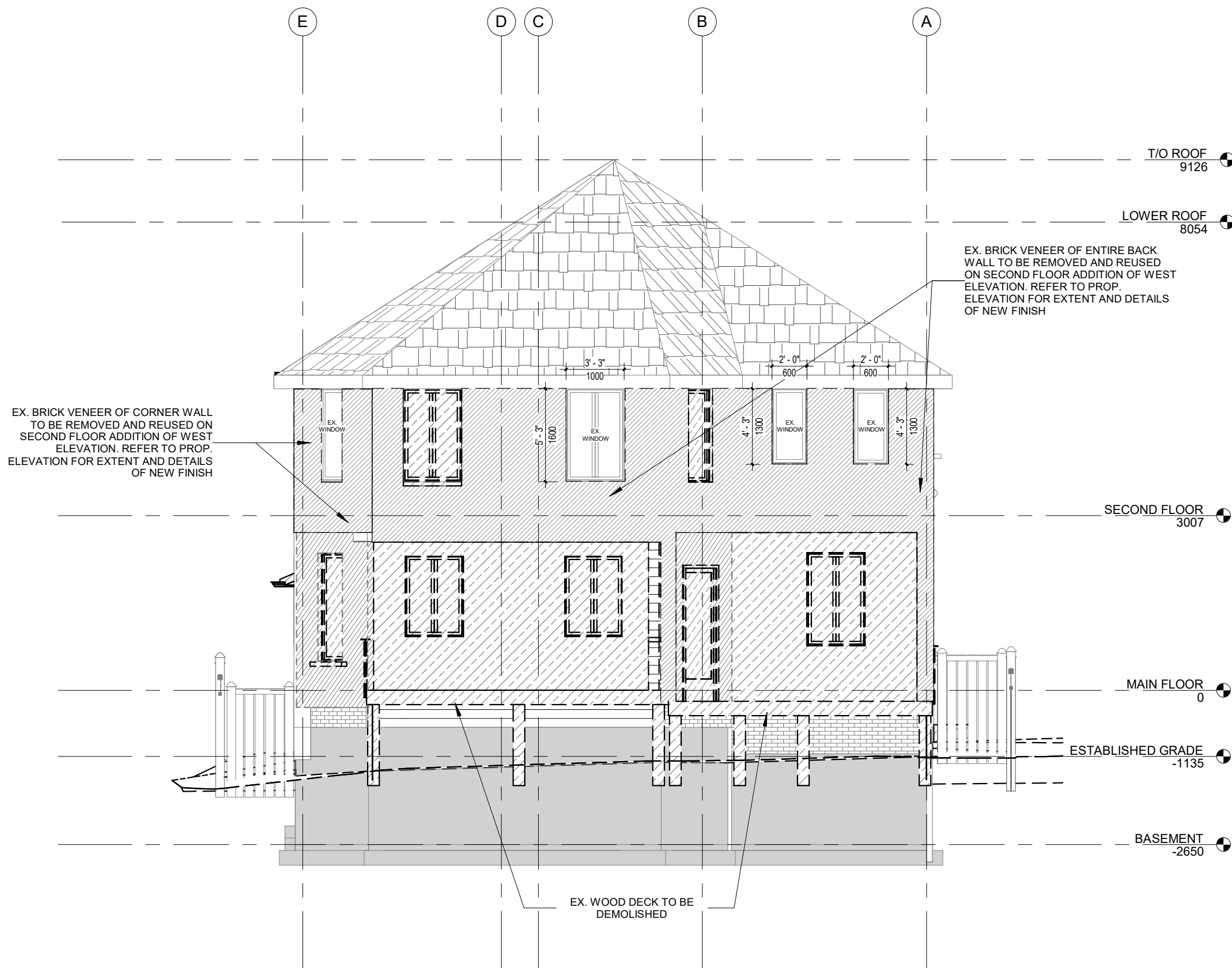
Drawn by: AMV

Paper size: 11"x17"




EX. EAST ELEVATION

A13

Scale: As indicated



1 | EX. EAST ELEV
A13 | SCALE 1:75

-  EXISTING ITEMS TO REMAIN
-  EXISTING ITEMS TO BE DEMOLISHED
-  EXISTING ITEMS TO BE DEMOLISHED

**INTERIOR &
EXTERIOR
RENOVATION**

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

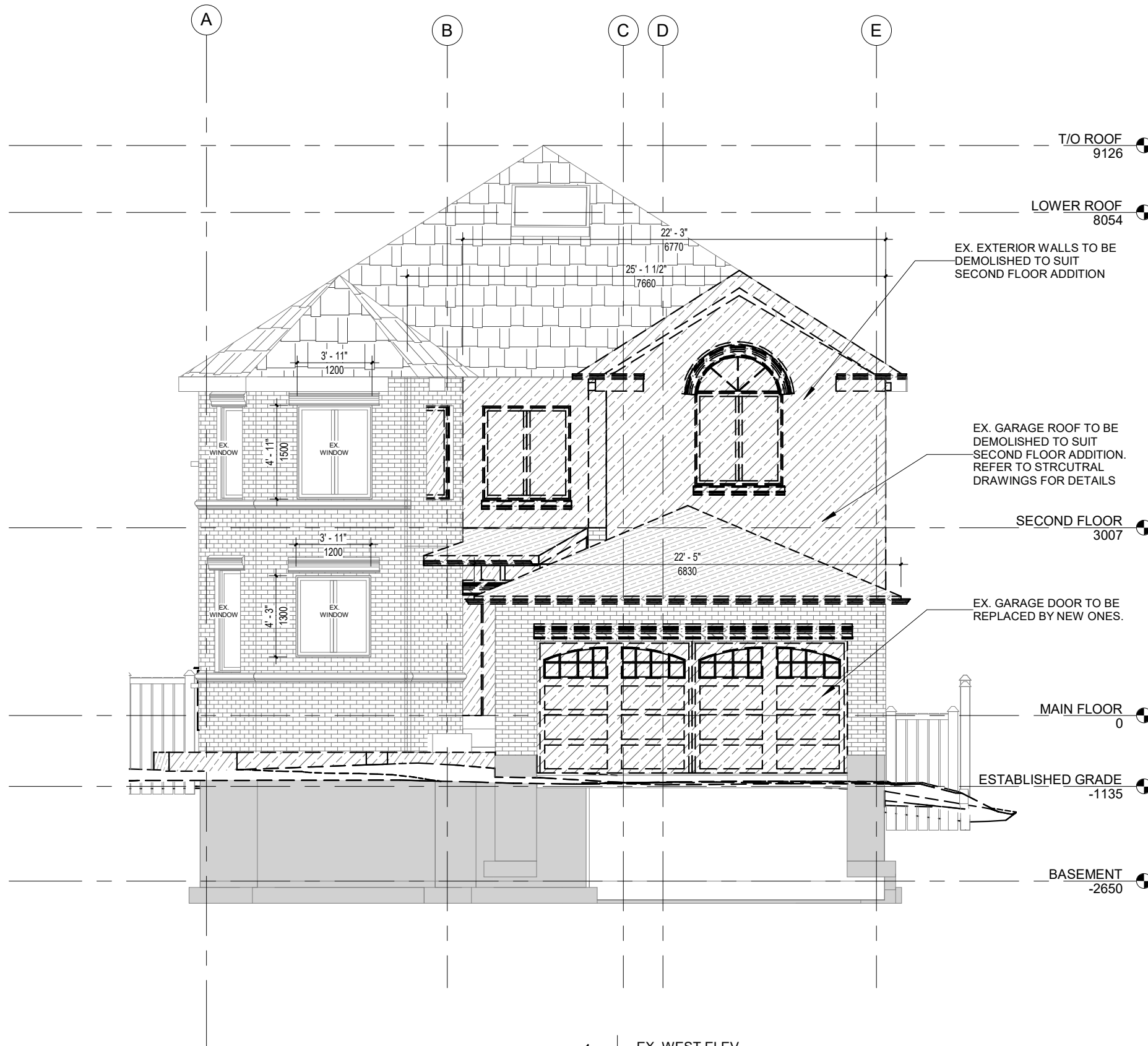
Address:
105 Vaughan Blv

Date: 01/20/22
Drawn by: AMV
Paper size: 11"x17"

EX. WEST ELEVATION

A14

Scale: As indicated



1 | EX. WEST ELEV
A14 | SCALE 1:75

- EXISTING ITEMS TO REMAIN
- EXISTING ITEMS TO BE DEMOLISHED
- EXISTING ITEMS TO BE DEMOLISHED

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA

BCIN: 45113

Signature:

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

Address:

105 Vaughan Blv

Date: 01/20/22

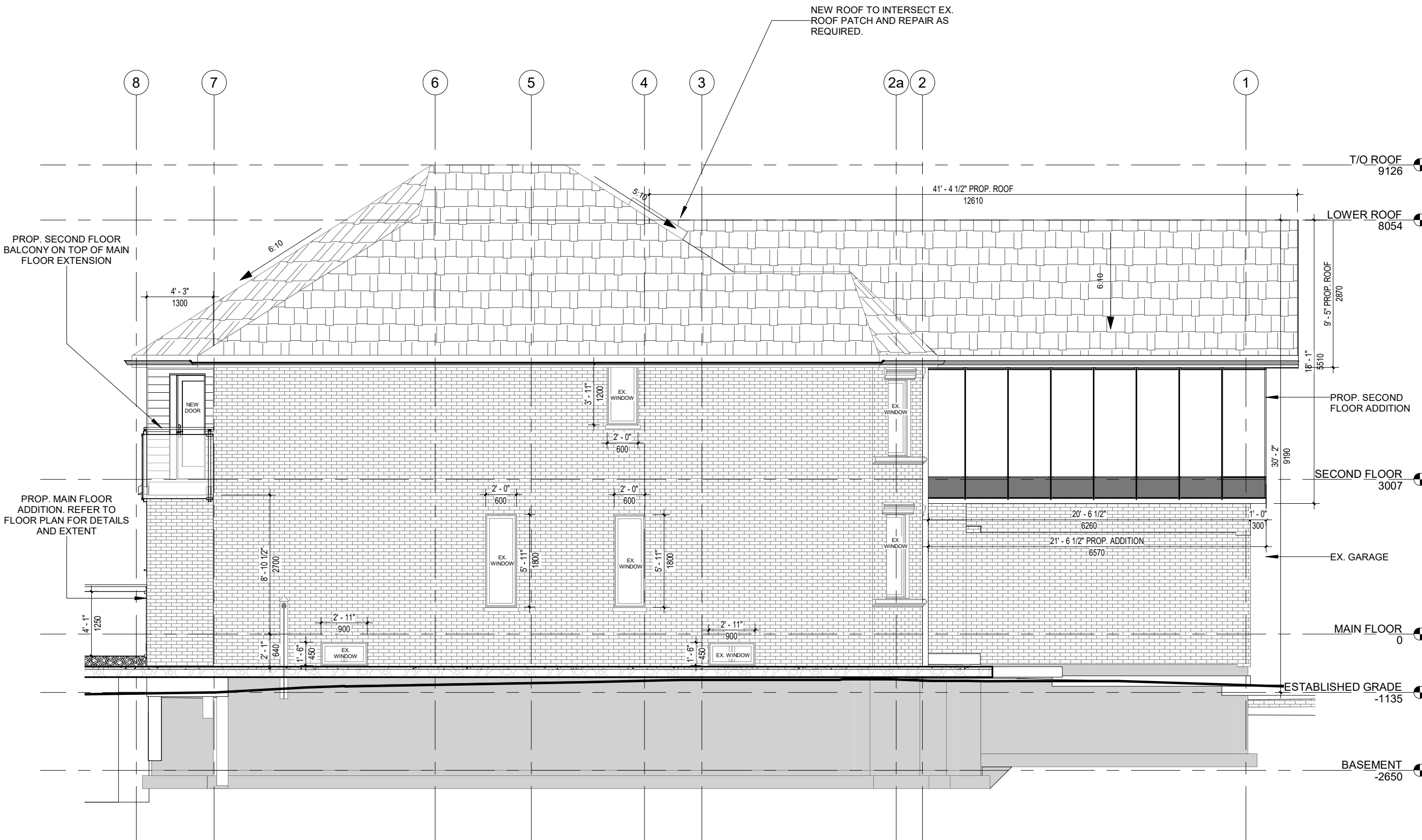
Drawn by: AMV

Paper size: 11"x17"

PROP. NORTH ELEVATION

A15

Scale: As indicated




1 PROP. NORTH ELEV
A15 SCALE 1:75

- EXISTING ITEMS TO REMAIN
- EXISTING ITEMS TO BE DEMOLISHED
- EXISTING ITEMS TO BE DEMOLISHED

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA
BCIN: 45113
Signature: 

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

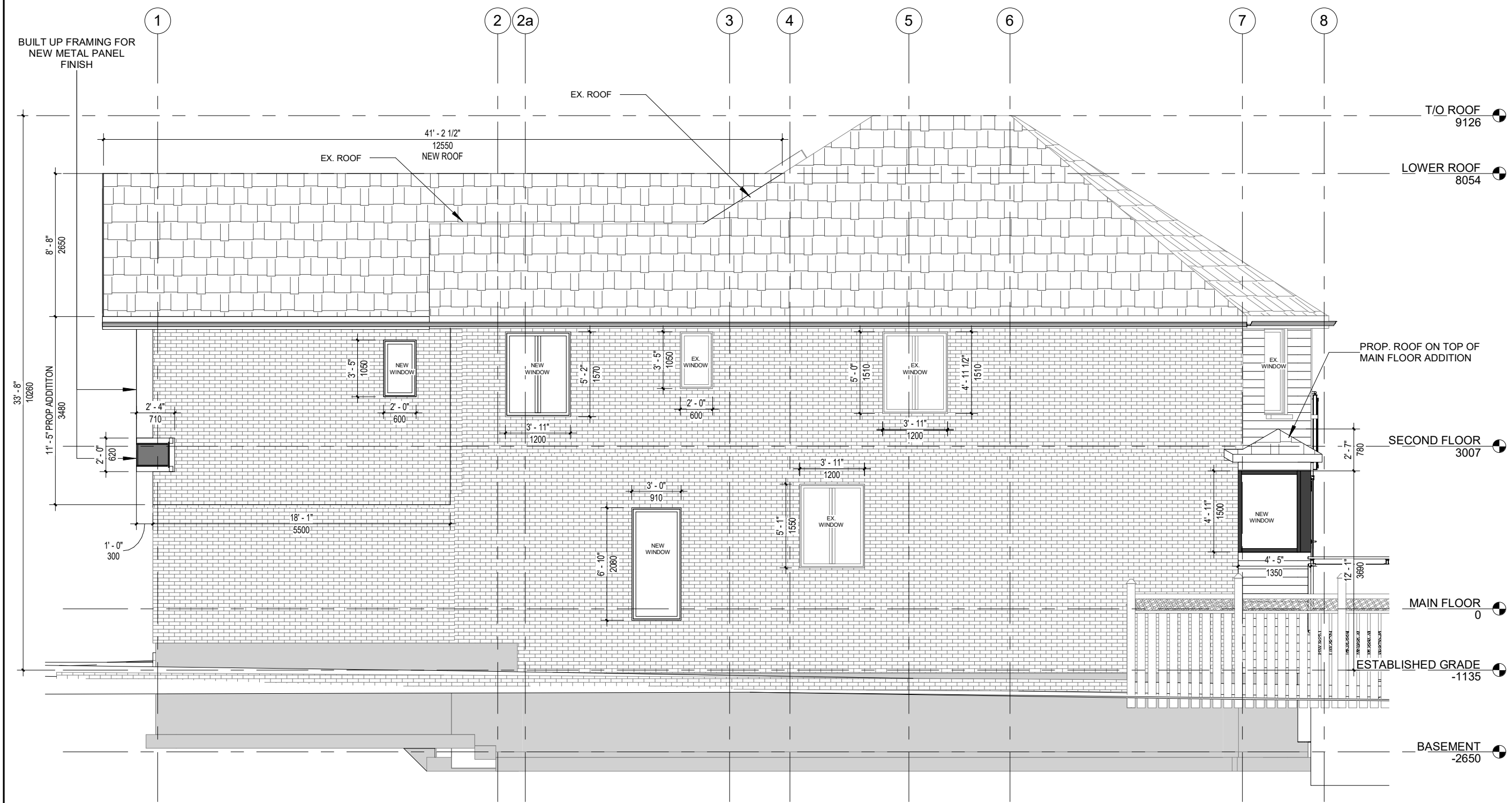
Address:
105 Vaughan Blv

Date: 01/20/22
Drawn by: AMV
Paper size: 11"x17"

PROP. SOUTH ELEVATION

A16

Scale: 1 : 75




1 | PROP. SOUTH ELEV
A16 | SCALE 1 : 75

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA

BCIN: 45113

Signature: 

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

Address:

105 Vaughan Blv

Date: 01/20/22

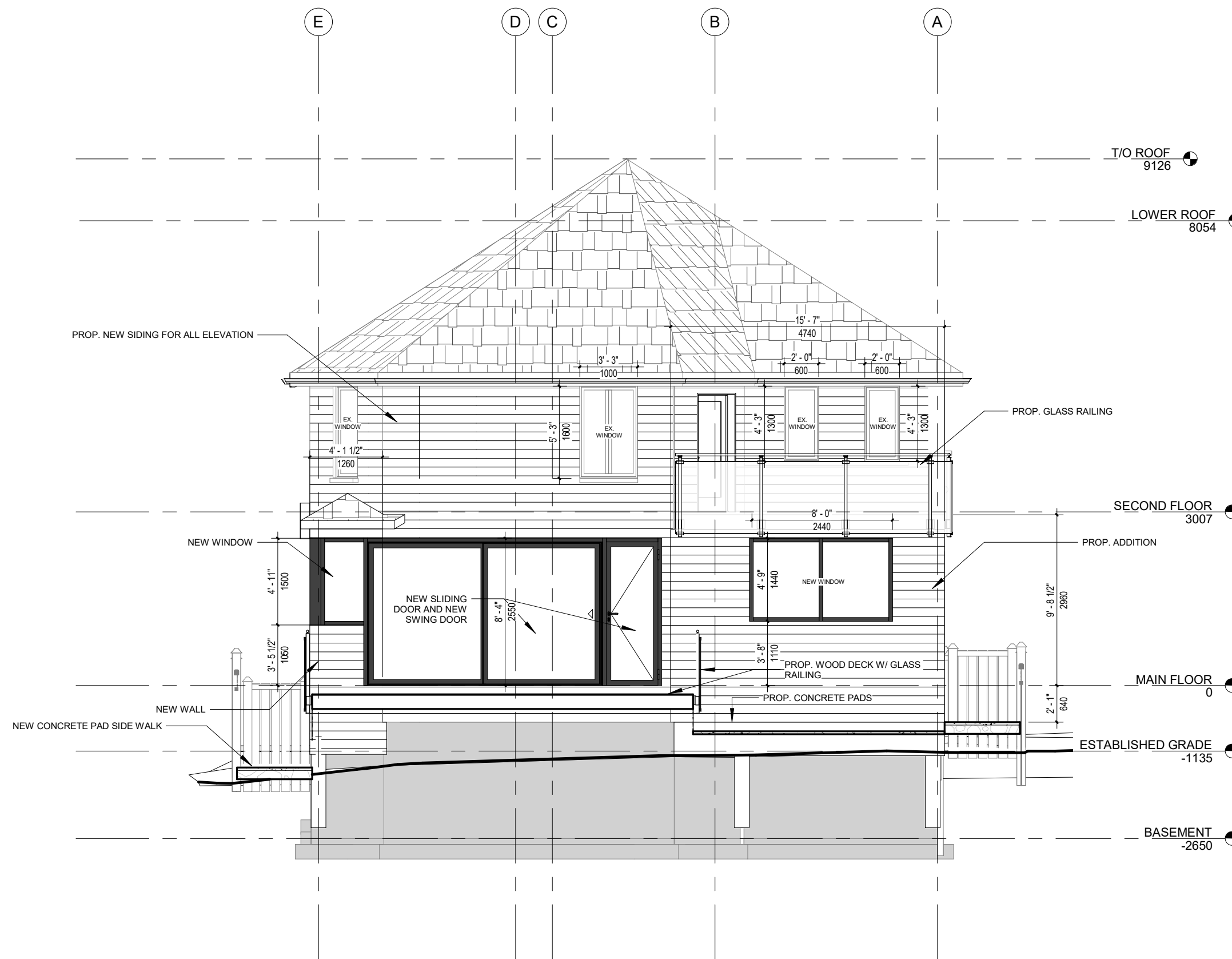
Drawn by: AMV

Paper size: 11"x17"

PROP. EAST ELEVATION

A17

Scale: 1 : 75




1 | PROP. EAST ELEV
A17 | SCALE 1 : 75

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA

BCIN: 45113

Signature: 

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

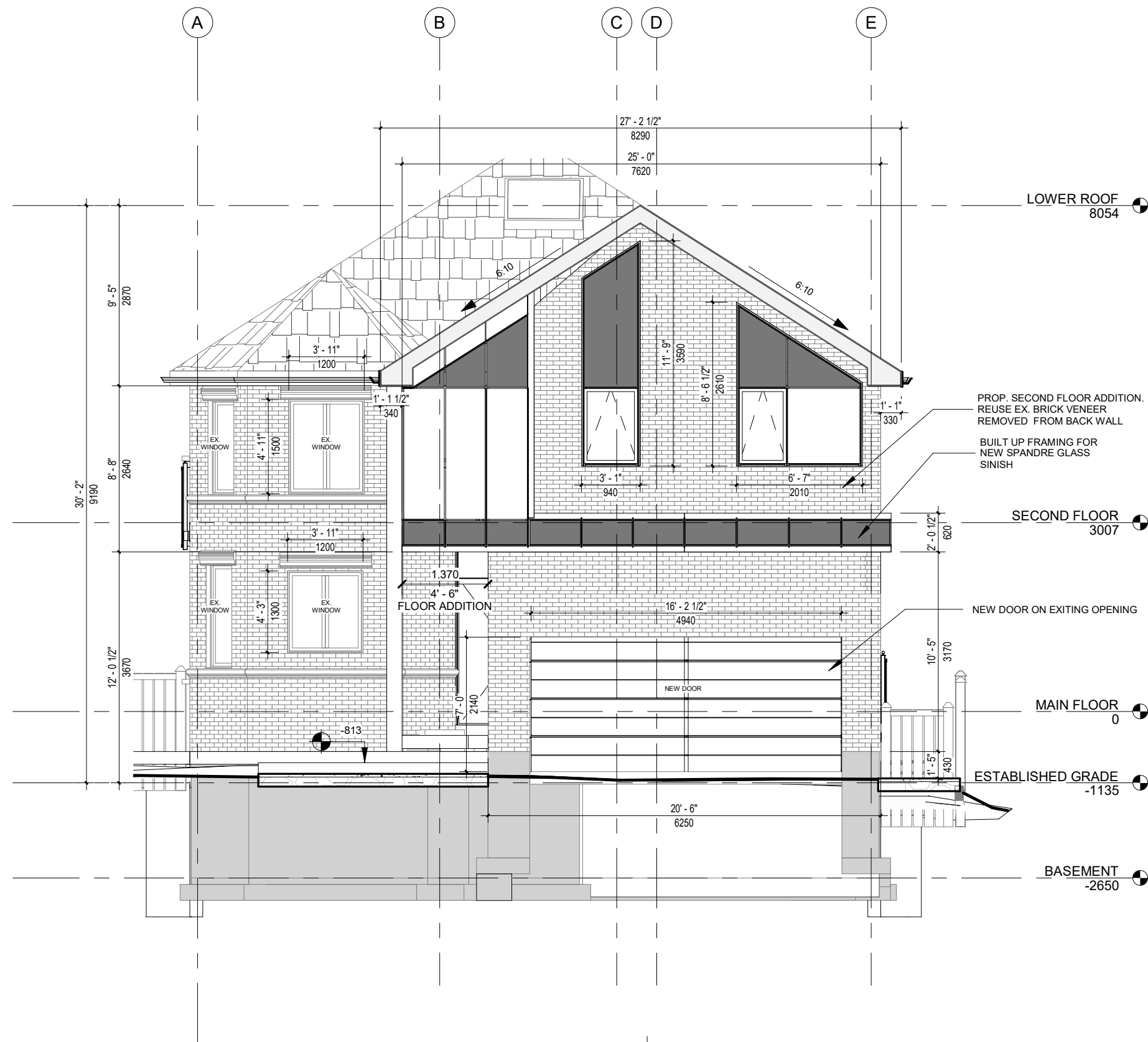
Address:
105 Vaughan Blv

Date: 01/20/22
Drawn by: AMV
Paper size: 11"x17"

POROP. WEST ELEVATION

A18

Scale: 1 : 75



1 | PROP. WEST ELEV
A18 | SCALE 1 : 75

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA
BCIN: 45113
Signature:

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

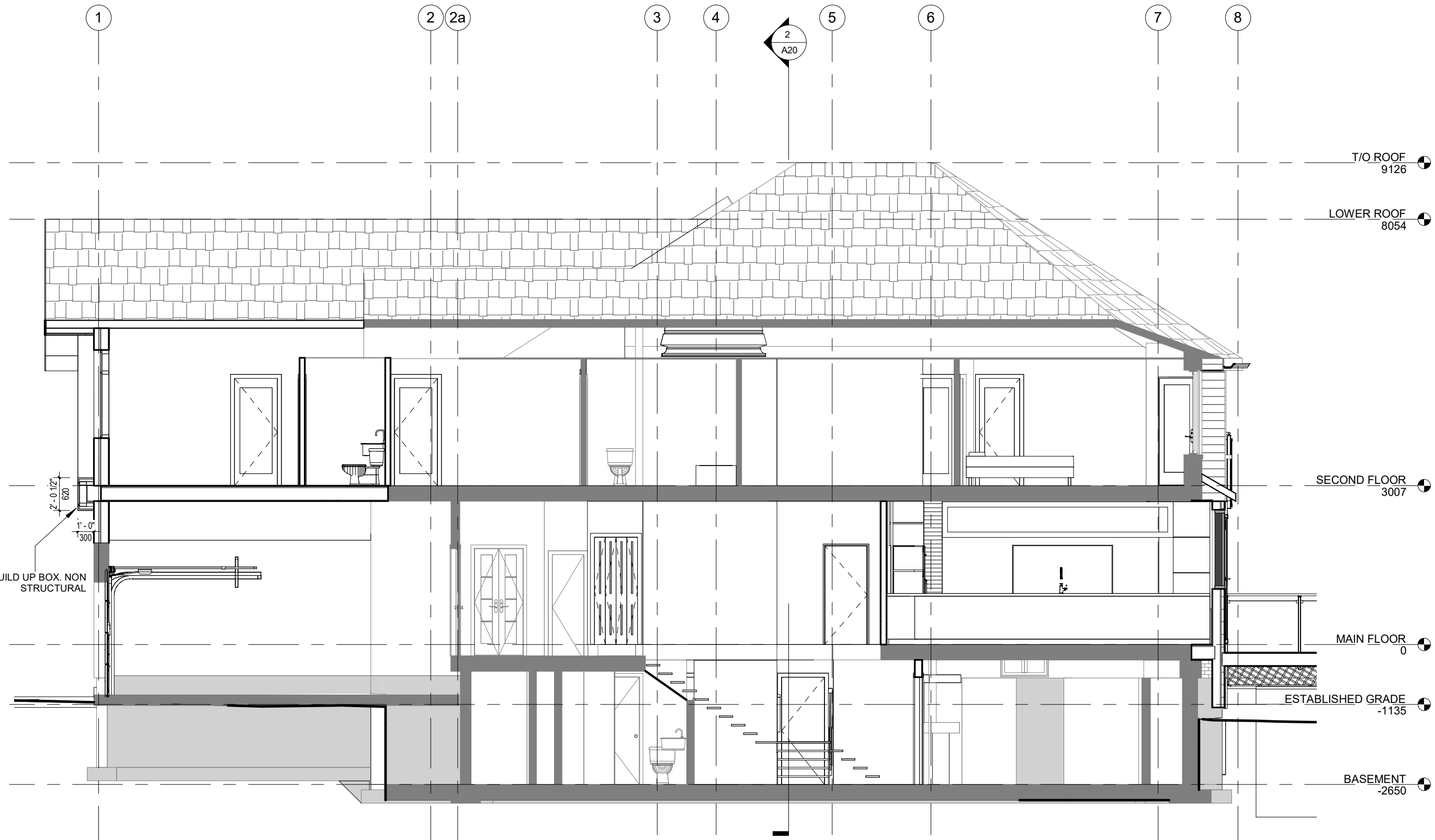
Address:
105 Vaughan Blv

Date: 01/20/22
Drawn by: AMV
Paper size: 11"x17"

SECTIONS

A19

Scale: As indicated




1 SECTION 2
A19 SCALE 1:75

- EXISTING ITEMS TO REMAIN
- NEW CONSTRUCTION

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA
BCIN: 45113
Signature: 

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

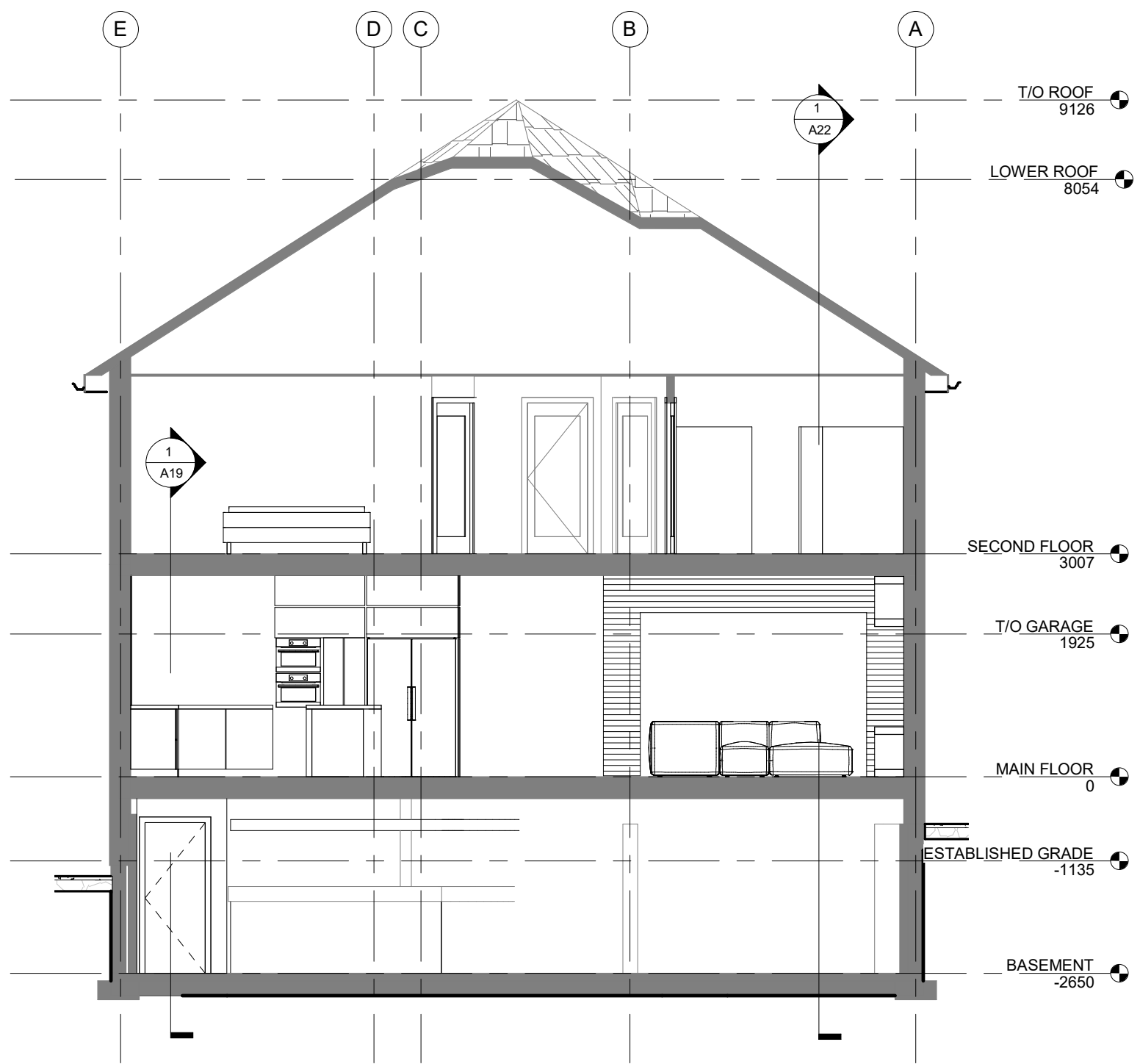
Address:
105 Vaughan Blv

Date: 01/20/22
Drawn by: AMV
Paper size: 11"x17"

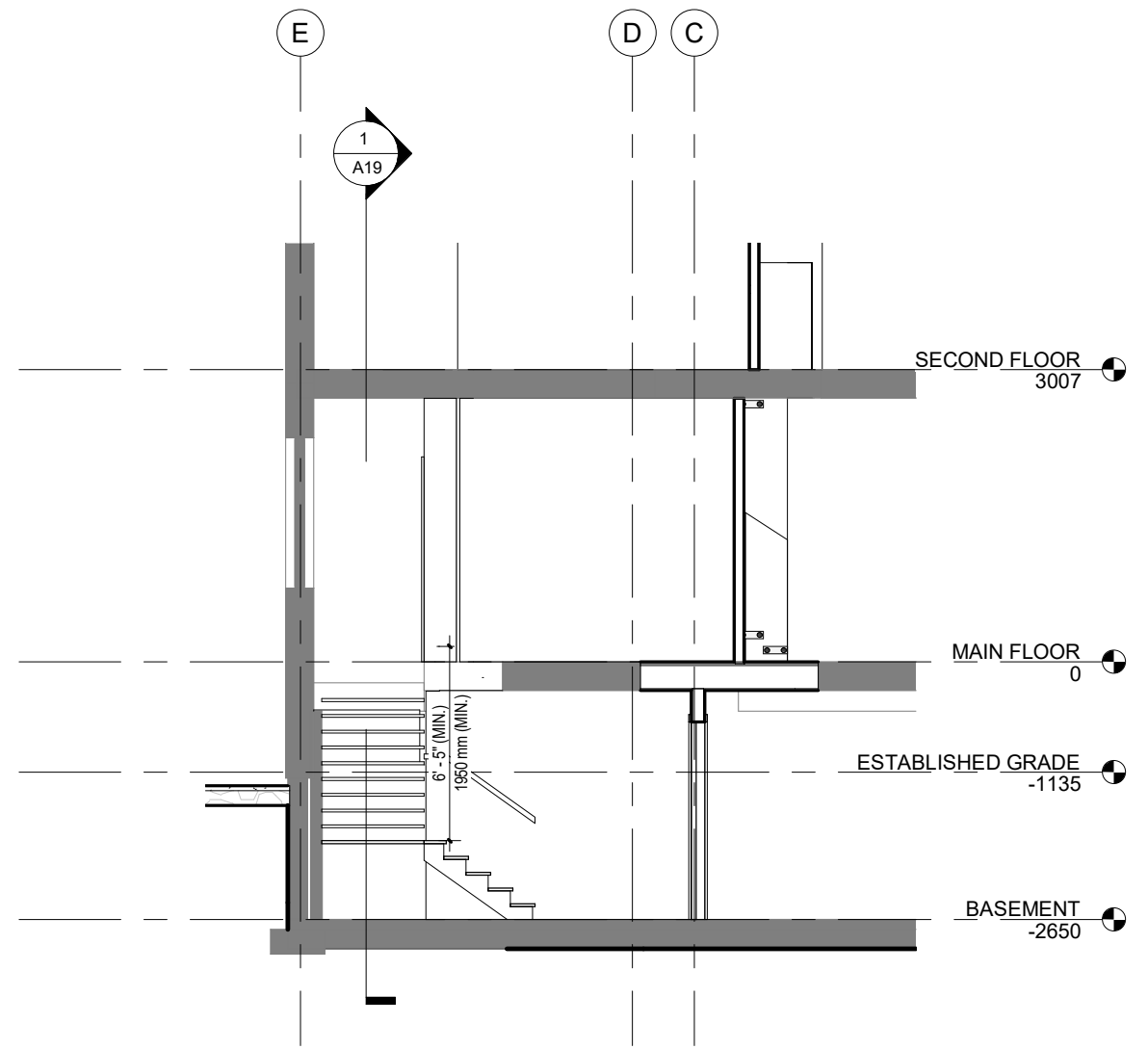
SECTIONS

A20

Scale: As indicated



1 SECTION 4
A20 SCALE 1:75



2 SECTION 3
A20 SCALE 1:75


- EXISTING ITEMS TO REMAIN
- NEW CONSTRUCTION

The undersigned has reviewed & taken 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 2.17.5.1 of the building code

Name: ANNETTE MARTINEZ VEGA

BCIN: 45113

Signature: 

INTERIOR & EXTERIOR RENOVATION

No.	Description	Date
1	ISSUED FOR CLIENT REV	2021/01/31
2	ISSUED FOR PERMIT	2022/08/15
3	ISSUED FOR MINOR VARIANCE	2022/11/22

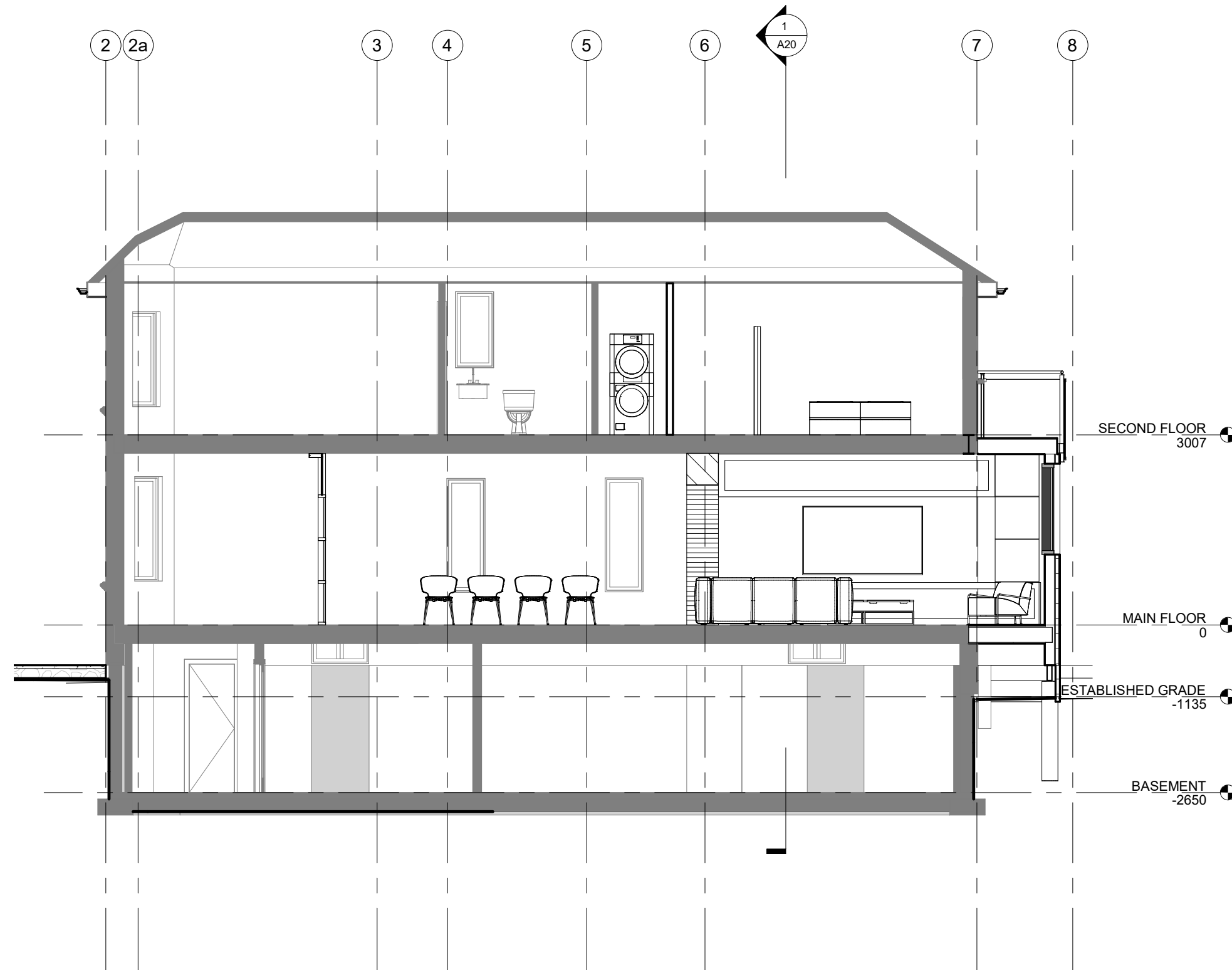
Address:
105 Vaughan Blv

Date: 01/20/22
Drawn by: AMV
Paper size: 11"x17"



SECTIONS

A22

Scale: As indicated



1 SECTION 5
A22 SCALE 1:75

 EXISTING ITEMS TO REMAIN
 NEW CONSTRUCTION

SCHEDULE B: STAFF & AGENCY COMMENTS

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

Date: January 23rd 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A326-22**

Related Files:

Applicant Omri Dvash, Ira Irit Dvash

Location 105 Vaughan Blvd

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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Mitchell Penner

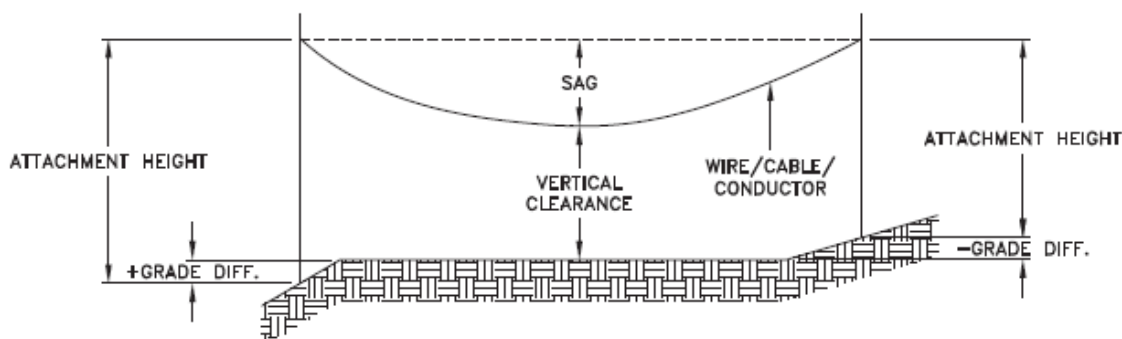
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alectrautilities.com

Email: 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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	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

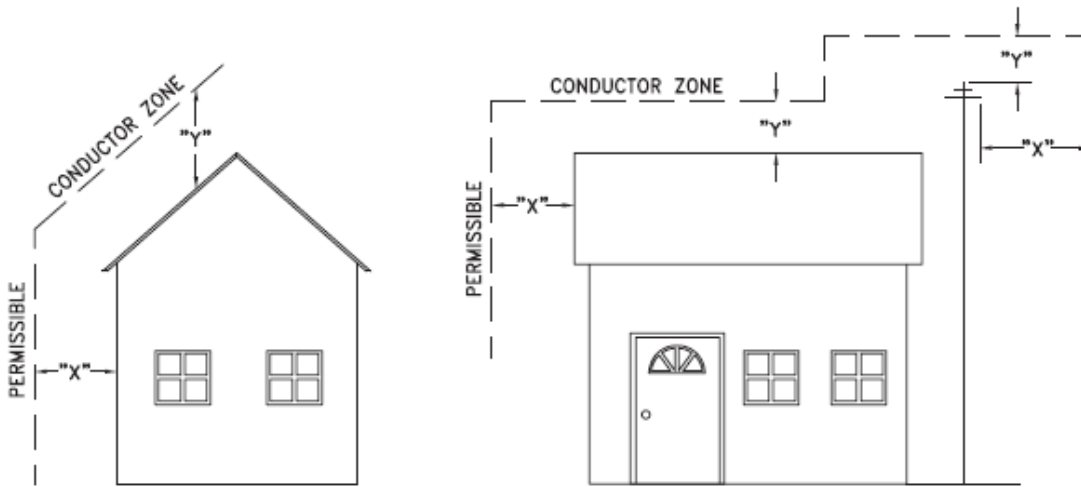
Certificate of Approval

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

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



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

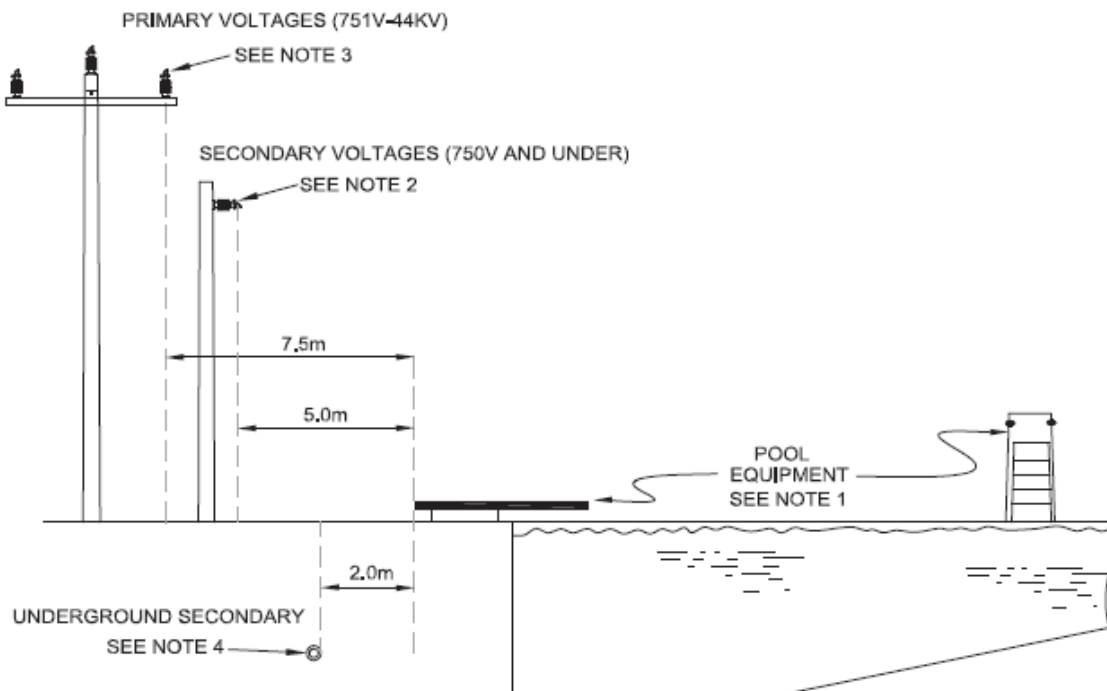
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE 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 folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:22:02 AM, Adobe PDF



NOTES:

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

REFERENCES

FIGURE 3, 25-100	SECTION 25
FIGURE 3, 25-101	SECTION 25

Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng.	2013-JUN-12
Name	Date
P.Eng. Approval By:	Joe Crozier

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

ORIGINAL ISSUE DATE: 2013-JUNE-12 REVISION NO: R0 REVISION DATE:

To: Committee of Adjustment
From: Sarah Scauzillo, Building Standards Department
Date: June 9, 2023
Applicant: Omri & Ira Dvash
Location: 105 Vaughan Blvd
 PLAN 65M3088 Lot 1
File No.(s): A326/22

Zoning Classification:

The subject lands are zoned R4(EN) and subject to the provisions of Exception 14.386 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum lot coverage of 30% is permitted. [14.386]	To permit a maximum lot coverage of 35.5%
2	Air Conditioner (central) is permitted to encroach into the minimum required interior side yard 0.6 metres. [Section 4.13]	To permit an Air Conditioner (central) to encroach into the minimum required interior side yard 0.9 metres

The subject lands are zoned R4 and subject to the provisions of Exception 9(641) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	Air Conditioner (central) is permitted to encroach into the minimum required interior side yard 0.6 metres. [Section 3.14]	To permit an Air Conditioner (central) to encroach into the minimum required interior side yard 0.9 metres

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. 22-130706 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	By-law 001-2021 as amended is in effect. Section 4.13 has been appealed and therefore the provisions of Section 3.14 of By-law 1-88a.a. are applicable.

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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 22, 2023
Name of Owners: Omri Dvash & Ira Irit Dvash
Location: 105 Vaughan Blvd.
File No.(s): A326/22

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

1. To permit a maximum lot coverage of 35.5%
2. To permit an Air Conditioner (central) to encroach into the minimum required interior side yard 0.9 metres.

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

1. A maximum lot coverage of 30% is permitted.
2. Air Conditioner (central) is permitted to encroach into the minimum required interior side yard 0.6 metres.

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

3. To permit an Air Conditioner (central) to encroach into the minimum required interior side yard 0.9 metres

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

3. Air Conditioner (central) is permitted to encroach into the minimum required interior side yard 0.6 metres.

Official Plan:

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

Comments:

The Owners are requesting permission to construct 3 footprint expansions to the single detached dwelling with the above noted variances to facilitate the renovation and reconstruction of the dwelling. The three expansions (additions), listed from greatest to least, are:

1. A second storey addition proposed over the existing garage, which includes a cantilever over the front door and corresponding walkway,
2. Squaring off the first floor of the northeast corner of the dwelling. A balcony proposed above first floor the addition; and
3. Squaring off the first floor of the southeast corner of the dwelling.

The existing dwelling has a total lot coverage of 34.4%. The existing lot coverage complies with By-law 1-88, which permitted a maximum lot coverage of 45%. The additions propose a 1.1% increase to lot coverage in relation to By-law 1-88. The two additions located at the rear propose to square off the rear wall of the dwelling. The proposed addition at the front would have a slight cantilever over the existing garage. The dwellings along Vaughan Boulevard are characterized by larger lot coverages that are closer to the previous maximum lot coverage permitted under By-law 1-88. As such, the proposed lot coverage maintains the established character of the neighbourhood, is consistent with previous approvals in the area and will not pose significant adverse visual impacts to the surrounding properties or streetscape. The increase in total lot coverage is minor in nature and as such, the Development Planning Department has no objection to Variance 1.

The Development Planning Department has no objection to Variances 2 and 3 for the encroachment of the air conditioning unit as the increased encroachment of 0.3 m is minor in nature, is not anticipated to be perceptible, and is unlikely to pose adverse use impacts to the neighbouring property to the south nor will it impact the functionality of the walkway linking the front and rear yards.

Accordingly, the Development Planning Department can support the requested 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-laws, 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
David Harding, Senior Planner

From: [Development Services](#)
To: [Lenore Providence](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A326/22 (105 Vaughan Boulevard, Thornhill) - REVISED - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, June 13, 2023 10:14:00 AM
Attachments: [image002.png](#)
[image004.png](#)

Hi Lenore,

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, Development Services, 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



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

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A048/04	02/05/2004	APPROVED; COA

COMMITTEE OF ADJUSTMENT
(VARIANCE)

NOTICE OF DECISION

FILE NO: A48/04

IN THE MATTER OF an application by **SIMA BRACKEN**, with respect to Part of Lot 6, Concession 2, (Lot 1, Registered Plan No. 65m-3088, municipally known as 105 Vaughan Blvd., Thornhill).

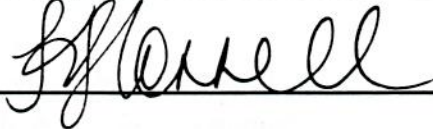
The subject lands are zoned R4, Residential and subject to the provisions of Exception Number 9(641) under By-law 1-88 as amended.

The applicant is requesting variances to permit the maintenance of an existing garden shed in the rear yard of a two storey single family detached dwelling, notwithstanding, the maximum size of the garden shed is 8.93m², the maximum height of the shed is 3.35 metres, and the minimum rear yard setback to the shed is 0.6 metres, rather than the By-law requires a maximum 8m² garden shed in the rear yard, the maximum building height for a garden shed is 2.5 metres, and the minimum rear yard setback of 7.5 metres to the garden shed. Sketches are attached illustrating the request.

Moved by:



Seconded by:



THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application No. **A48/04 – SIMA BRACKEN**, be **APPROVED**, and in accordance with the sketches attached.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

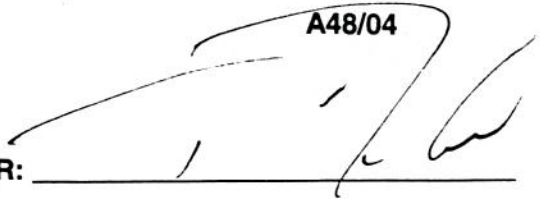
CARRIED.

COMMITTEE OF ADJUSTMENT VARIANCE

A48/04

Date: FEBRUARY 5, 2004

CHAIR:



Signed by all members present who concur in this decision:

~~ABSENT~~

M. Mauti,
Chair,

T. DeCicco
Vice Chair,

L. Fluxgold,
Member,

K. Connell,
Member,

S. Perrella,
Member,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Committee of Adjustment, City of Vaughan

DATE OF HEARING: FEBRUARY 5, 2004
LAST DATE OF APPEAL: FEBRUARY 25, 2004

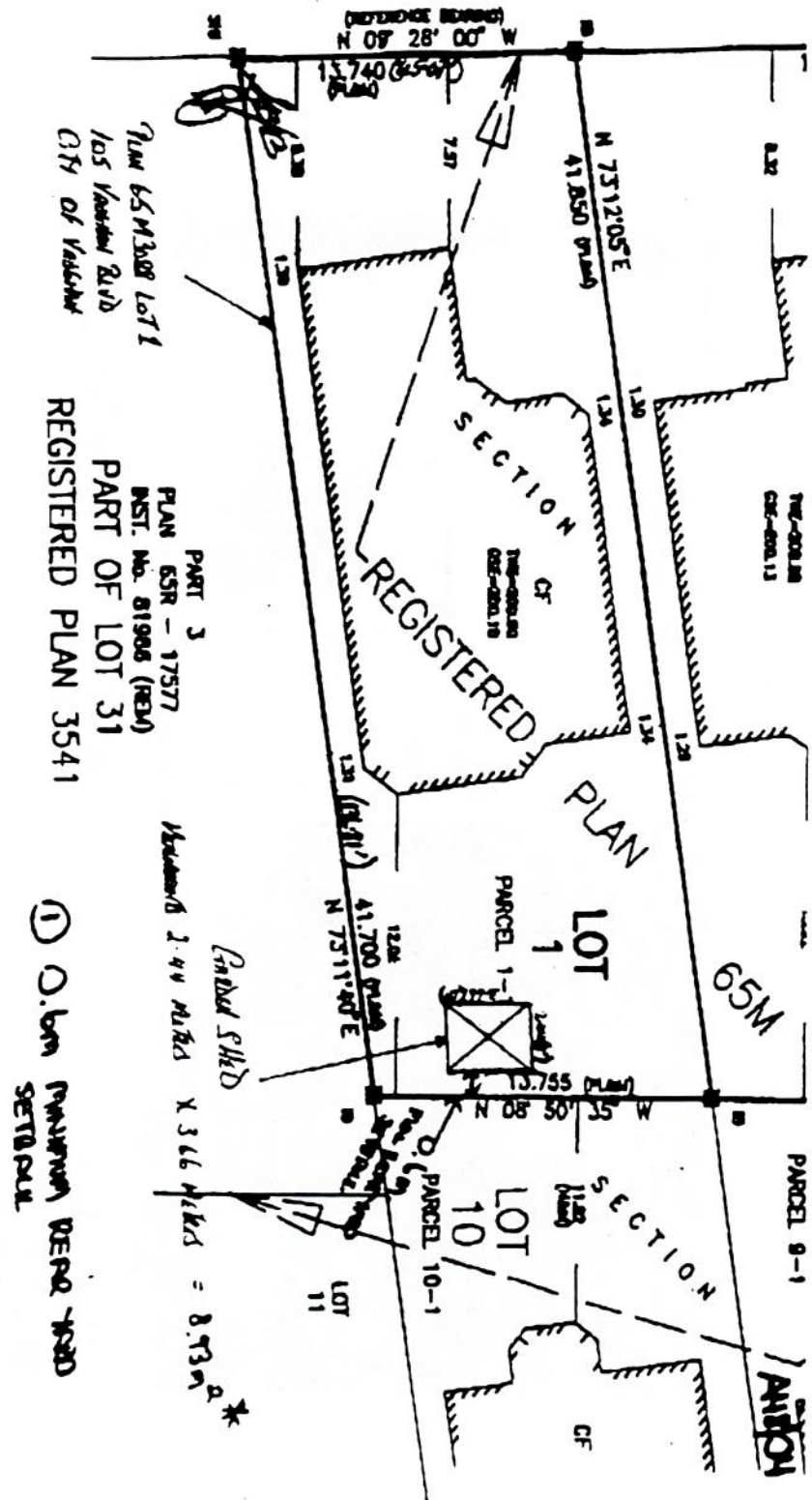
**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P. M. ON
FEBRUARY 25, 2004.**

NOTE:The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR
FULFILLING THEM IS:**

**** FEBRUARY 25, 2005 *****

VAUGHAN BOULEVARD (BY REGISTERED PLAN 65M-3541)



A48/04

REVISED "Quonset" Plan 65M3088 LOT 1, 65 Newmarket Blvd. A48/04


- ② MAXIMUM HEIGHT 3.35 metres
- ③ MAXIMUM SIZE 8.93m² *



③

A48/04

COMMITTEE OF ADJUSTMENT

File No.:	A48/04
Applicant:	Sima Bracken
	105 Vaughan Blvd., Thornhill Subject Area

