

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A261/21
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AGENDA ITEM NUMBER: 6	CITY WARD #: 3
APPLICANT:	Mariam Noori
AGENT:	Anju BHUTANI
PROPERTY:	80 Braden Way, Woodbridge ON
ZONING DESIGNATION:	The subject lands are zoned RV4(W.S) and subject to the provisions of Exception 9(1024) under By-law 1-88 as amended
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ("VOP 2010"): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit existing below grade entrance located in the northerly side yard and existing shed.

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"/>	
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 type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

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

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

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Aleksa Jelic	70 Braden Way, Woodbrige	April 6, 2022	Letter of Support
Public	Lina Perrone	75 Braden Way, Woodbrige	April 6, 2022	Letter of Support
Public	John Yeh	79 Braden Way, Woodbrige	April 6, 2022	Letter of Support
Public	Alexandra Mazzuca	76 Arundel Drive, Woodbrige	March 3, 2022	Letter of Support
Public	Bao Lu Wang	Braden Way, Woodbrige	March 3, 2022	Letter of Support

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

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

None	
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COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A261/21

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 6	CITY WARD #: 3
APPLICANT:	Mariam Noori
AGENT:	Anju BHUTANI
PROPERTY:	80 Braden Way, Woodbridge ON
ZONING DESIGNATION:	The subject lands are zoned RV4(WS) and subject to the provisions of Exception 9(1024) under By-law 1-88 as amended
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: *May include related applications for minor variance, consent, site plan, zoning amendments etc.	None.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit existing below grade entrance located in the northerly side yard and existing shed.

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

The subject lands are zoned R4A(EN) – Fourth density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.693 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A maximum encroachment of 0.3m is permitted for exterior stairs. (Table 4-1)	To permit a maximum encroachment of 1.17m for exterior stairs into the required interior side yard.
2	A minimum rear yard setback of 0.6m is required for the residential accessory structure.	To permit a minimum rear yard setback of 0.15m for the residential accessory structure (Shed)
3	A minimum interior side yard setback of 1.2m is required for the residential accessory structure.	To permit a minimum interior side yard setback of 0.25m for the residential accessory structure (Shed)

The subject lands are zoned RV4(WS) – Residential urban village zone and subject to the provisions of Exception 9(1024) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	No encroachment permitted in an interior side yard shall be closer than 1.2 meters to a lot line. (3.14.i)	To permit exterior stairways to encroach a maximum of 1.17m into the required interior side yard.
5	A minimum rear yard setback of 0.6m is required for the accessory structure. (4.1.1.f.ii)	To permit a minimum rear yard setback of 0.15m for the accessory structure (Shed)
6	A minimum interior side yard setback of 0.6m is required for the accessory structure. (4.1.1.f.ii).	To permit a minimum interior side yard setback of 0.25m for the accessory structure (Shed)

HEARING INFORMATION

DATE & TIME OF HEARING: April 14, 2022 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to cofa@vaughan.ca **by noon** on the last business day prior to the hearing.

Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

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:	March 30, 2022
Date Applicant Confirmed Posting of Sign:	March 28, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
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
Stop work orders and orders to comply: Order No. 21-130474, Order to Comply for , Issue Date: Nov 08, 2021
Building Permit(s) Issued: A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2
The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval. The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority. The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

BUILDING STANDARDS (ZONING) COMMENTS	
<p>Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.</p> <p>Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.</p> <p>An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.</p>	
Building Standards Recommended Conditions of Approval:	None

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

DEVELOPMENT ENGINEERING COMMENTS	
<p>Given that the neighbors at 74 Braden Way and 76 Arundel Drive have confirmed that there are no flooding or ponding issues because of the decreased setback of the existing shed and side entrance, also a sump pump was installed in the basement to collect below grade drainage, the Development Engineering (DE) Department does not object to variance application A261/21.</p>	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
<p>Parks:</p> <p>Forestry: Forestry has no comments at this time</p> <p>Horticulture:</p>	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

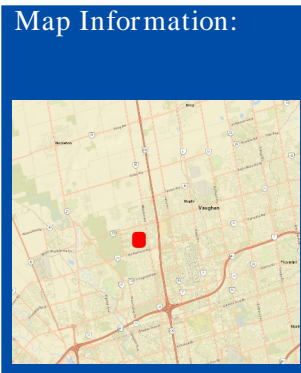
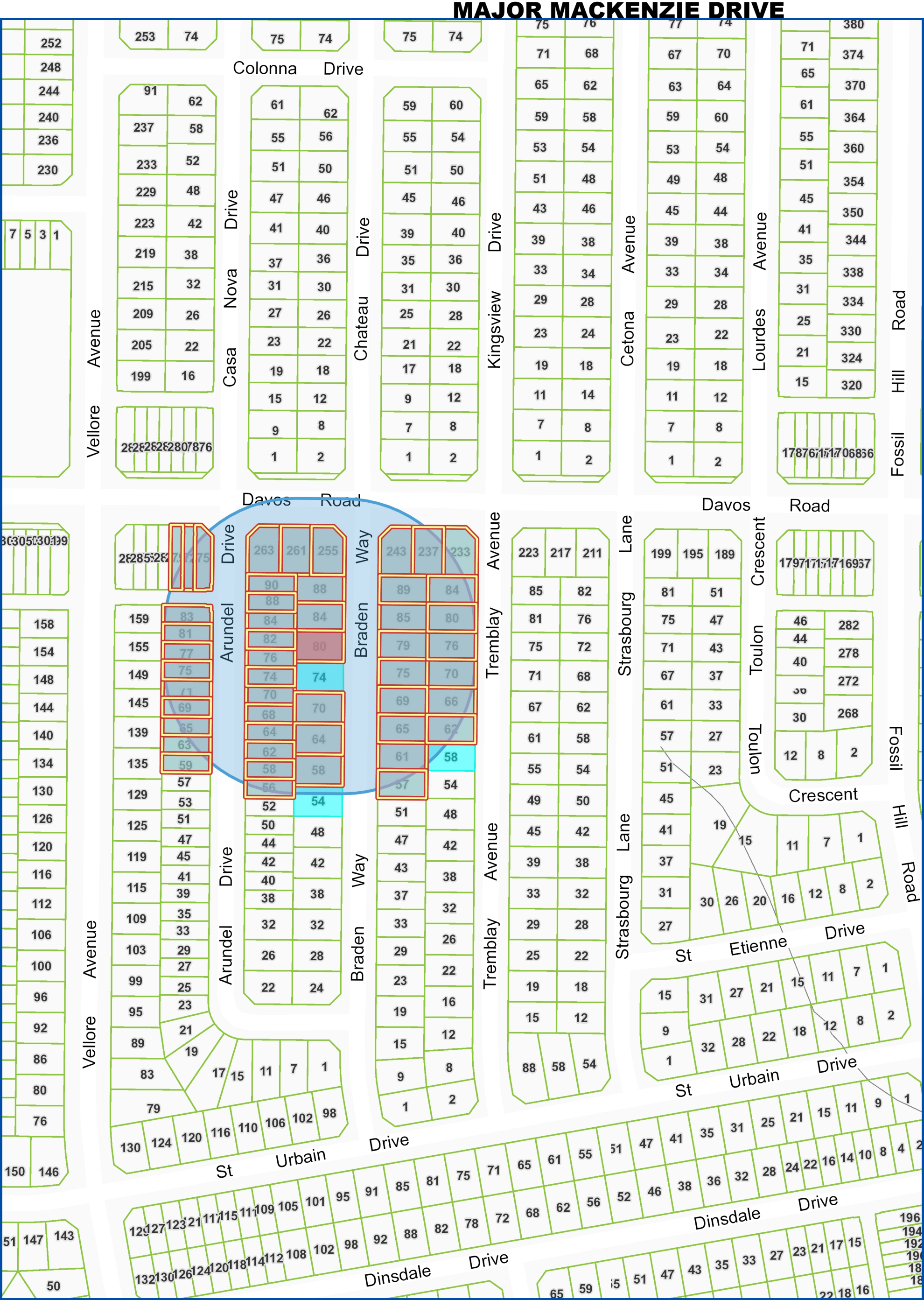
FIRE DEPARTMENT COMMENTS	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended: None.

IMPORTANT INFORMATION – PLEASE READ
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.
APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision. An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval. A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law. Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application. Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.
DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment. That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment. That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit 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




Title:

80 BRADEN WAY, WOODBRIDGE

NOTIFICATION MAP - A261/21

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: 2,406

0

0.04 km



Created By:

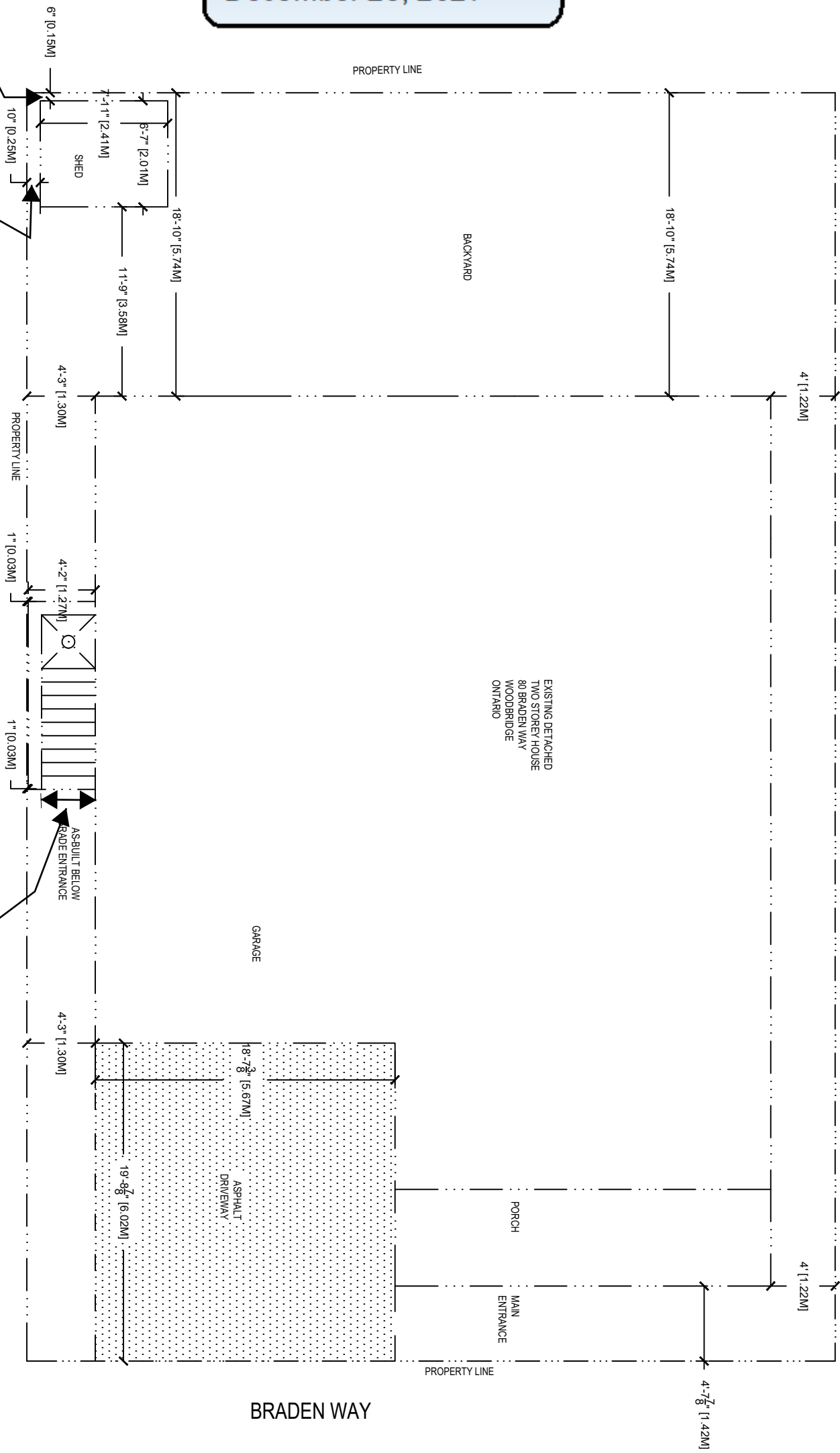
Infrastructure Delivery
Department
March 29, 2022 11:24 AM

Projection:

NAD 83
UTM Zone
17N

A261/21

Revised
December 23, 2021



SCOPE OF WORK: AS-BUILT BELOW GRADE ENTRANCE IN SIDE YARD

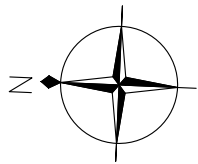
0.15m
#2, #5

0.25m
#3, #6

1.17m
#1, #4

#	Zoning By-law 01-2021 Variance requested
1	To permit a maximum encroachment of 1.17m for exterior stairs into the required interior side yard.
2	To permit a minimum rear yard setback of 0.15m for the residential accessory structure (Shed)
3	To permit a minimum interior side yard setback of 0.25m for the residential accessory structure (Shed)

Zoning By-law 1-88 Variance requested	
4	To permit exterior stairways to encroach a maximum of 1.17m into the required interior side yard.
5	To permit a minimum rear yard setback of 0.15m for the accessory structure (Shed)
6	To permit a minimum interior side yard setback of 0.25m for the accessory structure (Shed)



Notes:

**HERITAGE
SOLUTIONS**
1-647-684-8500

PROJECT ADDRESS:

14 SOUTHAM STREET

AJAX

ONTARIO

PROJECT DESCRIPTION:

BELOW GRADE ENTRANCE IN SIDE YARD

DRAWING DESCRIPTION:

SITE PLAN

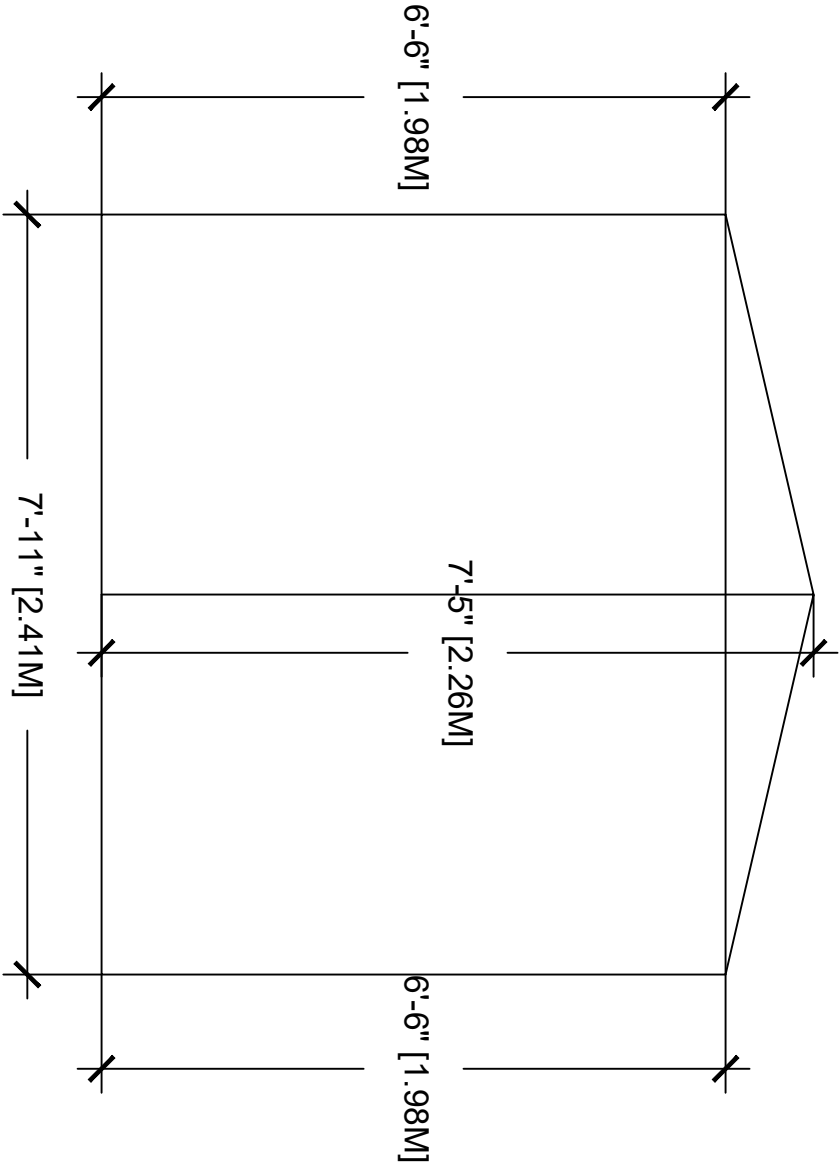
SCALE:

1/8"=1'0" NOV 13, 2021

DRAWING NO:

AO

REVISION:



SHED ELEVATION

Notes:	
<div>HERITAGE SOLUTIONS</div> <div>1-647-684-8500</div>	
PROJECT ADDRESS: 80 BRADEN WAY WOODBIDGE ONTARIO	
PROJECT DESCRIPTION: BELOW GRADE ENTRANCE IN SIDE YARD	
DRAWING DESCRIPTION: SHED ELEVATION	
SCALE: 1/2"=1'0"	DATE: NOV 13, 2021
DRAWING NO.: A1	REVISION: 0

RECEIVED
Dec. 1, 2021

Committee of Adjustment

A261/21



SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: April 14, 2022

Name of Owner: Mariam Noori

Location: 80 Braden Way

File No.(s): A261.21

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

1. To permit a maximum encroachment of 1.17 m for exterior stairs into the required interior side yard.
2. To permit a minimum rear yard setback of 0.15 m for the residential accessory structure (Shed)
3. To permit a minimum interior side yard setback of 0.25 m for the residential accessory structure (Shed)

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

1. A maximum encroachment of 0.3 m is permitted for exterior stairs.
2. A minimum rear yard setback of 0.6 m is required for the residential accessory structure.
3. A minimum interior side yard setback of 1.2 m is required for the residential accessory structure.

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

4. To permit exterior stairways to encroach a maximum of 1.17 m into the required interior side yard.
5. To permit a minimum rear yard setback of 0.15 m for the accessory structure (Shed).
6. To permit a minimum interior side yard setback of 0.25 m for the accessory structure (Shed).

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

4. No encroachment permitted in an interior side yard shall be closer than 1.2 m to a lot line.
5. A minimum rear yard setback of 0.6 m is required for the accessory structure.
6. A minimum interior side yard setback of 0.6 m is required for the accessory structure.

Official Plan:

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

Comments:

The Owner is requesting permission to maintain an existing below-grade basement entrance in the southern side yard and an existing shed with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 4 as a sump pump was installed in the basement to collect below grade drainage, which the Development Engineering Department has reviewed and is satisfied that drainage along the side yard will be maintained. The Owner has confirmed that safe access to the rear yard will be maintained through a second access in the northern side yard.

The Development Planning Department has no objection to Variances 2, 3, 5 and 6 as the Development Engineering Department has reviewed and is satisfied that drainage along the side yard will be maintained. The shed is screened from the neighbouring properties by the existing fence, and it is also in compliance with the height requirements of the Zoning By-law.

Accordingly, the Development Planning Department can support the required variances and is of the opinion that the proposal is minor in nature, maintains the general intent

and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None

Comments Prepared by:

Joshua Cipolletta, Planner I

Chris Cosentino, Senior Planner

Date: March 21st , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A261-21**

Related Files:

Applicant Mariam Noori

Location 80 Braden Way

COMMENTS:

- ☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra’s cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

Lenore Providence

Subject: FW: [External] RE: City of Vaughan Request for Comments: A261/21 (80 Braden Way, Woodbridge)

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

Sent: March-21-22 9:02 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: City of Vaughan Request for Comments: A261/21 (80 Braden Way, Woodbridge)

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

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Lenore Providence

Subject: FW: [External] RE: City of Vaughan Request for Comments: A261/21 (80 Braden Way, Woodbridge)

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: March-16-22 8:30 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Subject: [External] RE: City of Vaughan Request for Comments: A261/21 (80 Braden Way, Woodbridge)

Hello,

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

Lenore Providence

Subject: FW: [External] RE: City of Vaughan Request for Comments: A261/21 (80 Braden Way, Woodbridge)

From: York Plan <yorkplan@trca.ca>

Sent: March-16-22 8:34 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: City of Vaughan Request for Comments: A261/21 (80 Braden Way, Woodbridge)

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

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

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

Mark Howard, BES, MLA, MCIP, RPP

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

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

E: mark.howard@trca.ca

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



SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE
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Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Aleksa Jelic	70 Braden Way, Woodbrige	April 6, 2022	Letter of Support
Public	Lina Perrone	75 Braden Way, Woodbrige	April 6, 2022	Letter of Support
Public	John Yeh	79 Braden Way, Woodbrige	April 6, 2022	Letter of Support
Public	Alexandra Mazzuca	76 Arundel Drive, Woodbrige	March 3, 2022	Letter of Support
Public	Bao Lu Wang	Braden Way, Woodbrige	March 3, 2022	Letter of Support

Received from Applicant

April 6, 2022

November 6, 2021

Dear Neighbour,

We just want to inform you we are finishing our basement and side entrance and submitting a permit application to the city. We will limit the work and noise level to daytime. We thank you for your support!

By signing below, you agree to support us in our project.

Thank you again!

Your neighbour and friends at 80 Braden Way, Noori family

Supporting neighbour Name:

Aleksa Jelic

Address: # 70 Braden Way, Woodbridge On

Signature:



Received from Applicant

April 6, 2022

November 6, 2021

Dear Neighbour,

We just want to inform you we are finishing our basement and side entrance and submitting a permit application to the city. We will limit the work and noise level to daytime. We thank you for your support!

By signing below, you agree to support us in our project.

Thank you again!

Your neighbour and friends at 80 Braden Way, Noori family

Supporting neighbour Name:

Lina Perrone

Address: # 75 Braden Way, Woodbridge On

Signature:



Received from Applicant

April 6, 2022

November 6, 2021

Dear Neighbour,

We just want to inform you we are finishing our basement and side entrance and submitting a permit application to the city. We will limit the work and noise level to daytime. We thank you for your support!

By signing below, you agree to support us in our project.

Thank you again!

Your neighbour and friends at 80 Braden Way, Noori family

Supporting neighbour Name:

John Yeh

Address: # 79 Braden Way, Woodbridge On

Signature:



Received from Applicant

April 6, 2022

November 6, 2021

Dear Neighbour,

We just want to inform you we are finishing our basement and side entrance and submitting a permit application to the city. We will limit the work and noise level to daytime. We thank you for your support!

By signing below, you agree to support us in our project.

Thank you again!

Your neighbour and friends at 80 Braden Way, Noori family

Supporting neighbour Name:

Address: # 88 Braden Way, Woodbridge On

Signature:

Gave verbal consent, didn't want to sign anything.

February 16, 2022

Dear Neighbour,

We just want to inform you we have submitted a permit application to City Of Vaughan for basement apartment and side entrance. The city has asked us to find out if you have any concerns, or if you have noticed any flooding or ponding of water along the property lines, between the 2 properties by the fence in the back and the side of the house between the homes. By signing below, you agree to support us in our permit application, and you have not noticed any flooding or ponding of water along the property lines, between the 2 properties by the back and side fence lines (of 76 Arundel and 74 Braden) and the side of the house between the homes (of 74 Braden and 80 Braden).

We thank you for your support!

Your neighbour at 80 Braden Way, Noori family.

Supporting neighbour Name: *Alexandra Mazzuca*
alexandra.mazzuca@gmail.com
647-406-9126

Address: # 76 Arundel Dr., Vaughan On.

Signature:

A Mazzuca

March 3, 2022

February 16, 2022

Dear Neighbour,

We just want to inform you we have submitted a permit application to City Of Vaughan for basement apartment and side entrance. The city has asked us to find out if you have any concerns, or if you have noticed any flooding or ponding of water along the property lines, between the 2 properties by the fence in the back and the side of the house between the homes. By signing below, you agree to support us in our permit application, and you have not noticed any flooding or ponding of water along the property lines, between the 2 properties by the back and side fence lines (of 76 Arundel and 74 Braden) and the side of the house between the homes (of 74 Braden and 80 Braden).

We thank you for your support!

Your neighbour at 80 Braden Way, Noori family.

Supporting neighbour Name:

Baolin Wang

Address: # 74. Braden Way, Vaughan On.

Signature:

Baolin Wang Feb. 21 2022

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None.		