



File: A188/21

Applicant: Ron and Tamara Pecchioli

Address: 18 Oakbank Road, Thornhill

Agent: In Roads Consultants

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: A063/05

Staff Report Prepared By: Adriana MacPherson  
Hearing Date: Thursday, October 28, 2021

*\*Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



**Minor Variance Application**

Agenda Item: 6

**A188/21**

Ward: 5

**Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, October 28, 2021 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.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan  
 Office of the City Clerk – Committee of Adjustment  
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

- Applicant:** Ron And Tamara Pecchioli
- Agent:** In Roads Consultants
- Property:** 18 Oakbank Road, Thornhill
- Zoning:** The subject lands are zoned R1V and subject to the provisions of Exception 9(662) under By-law 1-88 as amended
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
- Related Files:** None
- Purpose:** Relief from By-law 1-88 is being requested to permit an addition to the existing dwelling. Relief is also being requested to permit an existing cabana located in the rear yard and the existing A/C unit.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. The garage of a building shall not project more than 4.5m from the front wall of the main building. [9(662) Section e.i]	1. To permit a garage projection of 5.25m from the front wall of the main building.
2. A minimum front yard setback of 20.0m is required. [9(662) Section ai]	2. To permit a minimum front yard setback of 13.42m to the existing garage.
3. A minimum side yard setback of 2.5m is required. [9(662) Section bii]	3. To permit a minimum side yard setback of 2.43m.
4. The total of both side yards shall be not less than 6.0m. [9(662) Section bii]	4. To permit the total of both side yards to be a minimum of 5.68m.
5. A maximum lot coverage of 20% is permitted (Schedule A)	5. To permit a maximum lot coverage of 23.62% (Dwelling-19.23%, Covered Porch-0.4%, Covered Rear Porch-1.24%, Cabana-2.75%)
6. A minimum front yard setback of 20.0m is required. [9(662) Section ai]	6. To permit a minimum front yard setback of 18.34m to the proposed entry hall extension.
7. A minimum front yard setback of 20.0m is required. [9(662) Section ai]	7. To permit a minimum front yard setback of 13.56m to the existing dwelling.
8. A minimum rear yard setback of 9.0m is required. [9(662) Section ci]	8. To permit a minimum rear yard setback of 1.88m to the existing Cabana.
9. A maximum encroachment of 1.5m into the rear yard is permitted for the existing a/c unit.	9. To permit a maximum rear yard encroachment of 7.5m for the existing a/c unit.

**Background (previous applications approved by the Committee on the subject land):**

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A063/05	Minor Variance – Proposed Rear yard cabana set back to rear yard and side yard.	APPROVED

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

**Adjournment History: None**

**Staff & Agency Comments**

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

**Committee of Adjustment:**

Public notice was mailed on October 13, 2021

Applicant confirmed posting of signage on October 6, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1960
Additions/modifications to existing home	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s):  
We cannot comply to the City’s Zoning By-law as the footprint of the house remains the same and the owner is adding small, enclosed areas to the north, east and west.

**Adjournment Request / File Review History:**

None

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

Building Permit No. 21-117654 for Single Detached Dwelling - New, Issue Date: (Not Yet Issued)

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Building Standards Recommended conditions of approval:

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

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

The Owner is requesting permission to construct additions to and recognize the as-built condition of an existing one-storey single detached dwelling (with an attached garage) and accessory structure (cabana) in the rear yard with the above noted variances. The subject lands are located within an Established Large-lot Neighbourhood as identified by Schedule 1B of VOP 2010, which is characterized by lots with frontages greater than 30 m and are made up of existing one-storey single detached dwellings (bungalows) and newly constructed two-storey single detached dwellings. Prior to assessing this minor variance application, the Development Planning Department confirmed with the Building Standards Department that a building permit was previously issued over 20 years ago for the existing dwelling on the subject lands. The Owner submitted the current minor variance application to seek relief for minor additions/alterations to the existing dwelling. However, it was determined through the review of this minor variance application that the existing dwelling as-built also required relief from Zoning By-law 1-88.

Therefore, several variances (#1, #2, #3, #6, and #7) were flagged and require Committee of Adjustment’s approval to maintain the existing as-built dwelling on the subject lands. The Development Planning Department has no concern with supporting the variances attributed to the as-built condition of the dwelling, as it is in

keeping with the building permit drawings issued for the dwelling over 20 years ago and has existed with this built form since then. The Development Planning Department is of the opinion that the existing dwelling is compatible with and does not detract from the scale and massing of other homes in the immediate neighbourhood. Additionally, the Development Planning Department is satisfied that dwelling's footprint relative to the lot provides sufficient distance to and from the front lot line.

The Development Planning Department does not object to variances #4 and #5 which are associated with minor additions on the north, east, and west sides of the existing dwelling. The one-storey dwelling has a proposed maximum lot coverage of 23.62%, which is divided between the main dwelling with attached garage (19.23%), covered front porch (0.4%), covered rear porch (1.24%) and cabana (2.75%). The proposal remains consistent with other approvals in the area that the Development Planning Department has supported within an R1V zone. The proposed additions contribute to a minor increase of 1.64% (from 21.98 % to 23.62%) which is mostly attributed to unenclosed and non-livable areas (covered porches and small building projections).

The Development Planning Department recognizes that the reduction in total side yards (5.68 m) only applies to the small building projections along the north wall, while the remaining portions of the dwelling comply with Zoning By-law 1-88. The Development Planning Department does not object to the variances associated with the existing cabana (#8 and #9). A previous approval (A063/05) for the cabana was obtained which granted the Owner a minimum rear yard setback of 2 m; however, the as-built drawing has identified a rear yard setback of 1.88 m. A reduction of 12 cm is considered minor and would not cause any further implications. Additionally, the Development Planning Department has no objection to the rear yard encroachment of the existing a/c unit for the cabana, as it is located behind the cabana and provides sufficient clearance for access between the rear lot line and the a/c unit (1.5 m).

In support of this application, the Owner submitted an Arborist Report and Tree Preservation Plan, prepared by Cinerea Urban Forestry Services, dated July 11, 2021. The Urban Design division of the Development Planning Department has reviewed the report and is satisfied. All works identified in the report will be to the satisfaction of the Parks, Forestry and Horticulture Operations Department and completed through the tree permit process.

The Development Planning Department 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.

The Development Planning Department recommends approval of the application.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A188/21 subject to the following condition(s):

1. As the proposed addition in the subject property is over 10 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 COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)
2. The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with an updated drawing and LID brief explaining the measures taken prior to clearing the condition. (Condition attached)

**Parks Development - Forestry:**

- 1) Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.
- 2) Applicant/owner shall amend the arborist report to the satisfaction of the forestry division.
- 3) Prior to permit issuance, Forestry staff shall inspect and approve the tree protection (Hoarding). Tree protection shall be installed to the satisfaction of the Forestry division. (if applicable).
- 4) Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.
- 5) Arborist recommendations are to be followed as outlined in the Arborist Report.

**By-Law and Compliance, Licensing and Permit Services:**

No comments received to date

**Development Finance:**

No comment no concerns

**Fire Department:**

No comments received to date

**Schedule B – Public Correspondence**

Public Correspondence (18 and 16 Oakbank Road) – Letter of Support

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections  
 Region of York – No concerns or objections

**Schedule D - Previous Approvals (Notice of Decision)**

A063/05 – Minor Variance

**Staff Recommendations:**

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

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:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 23.62% in order to mitigate potential impacts on the municipal storm water system.

**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. 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.

**Please Note:**

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

## Notice to the Applicant – 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 to Public

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

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** 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 shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](http://www.vaughan.ca)

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information 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.

**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.

**For further information please contact the City of Vaughan, Committee of Adjustment**

**Adriana MacPherson**

T 905 832 8585 Extension 8360

E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## **Schedule A: Plans & Sketches**

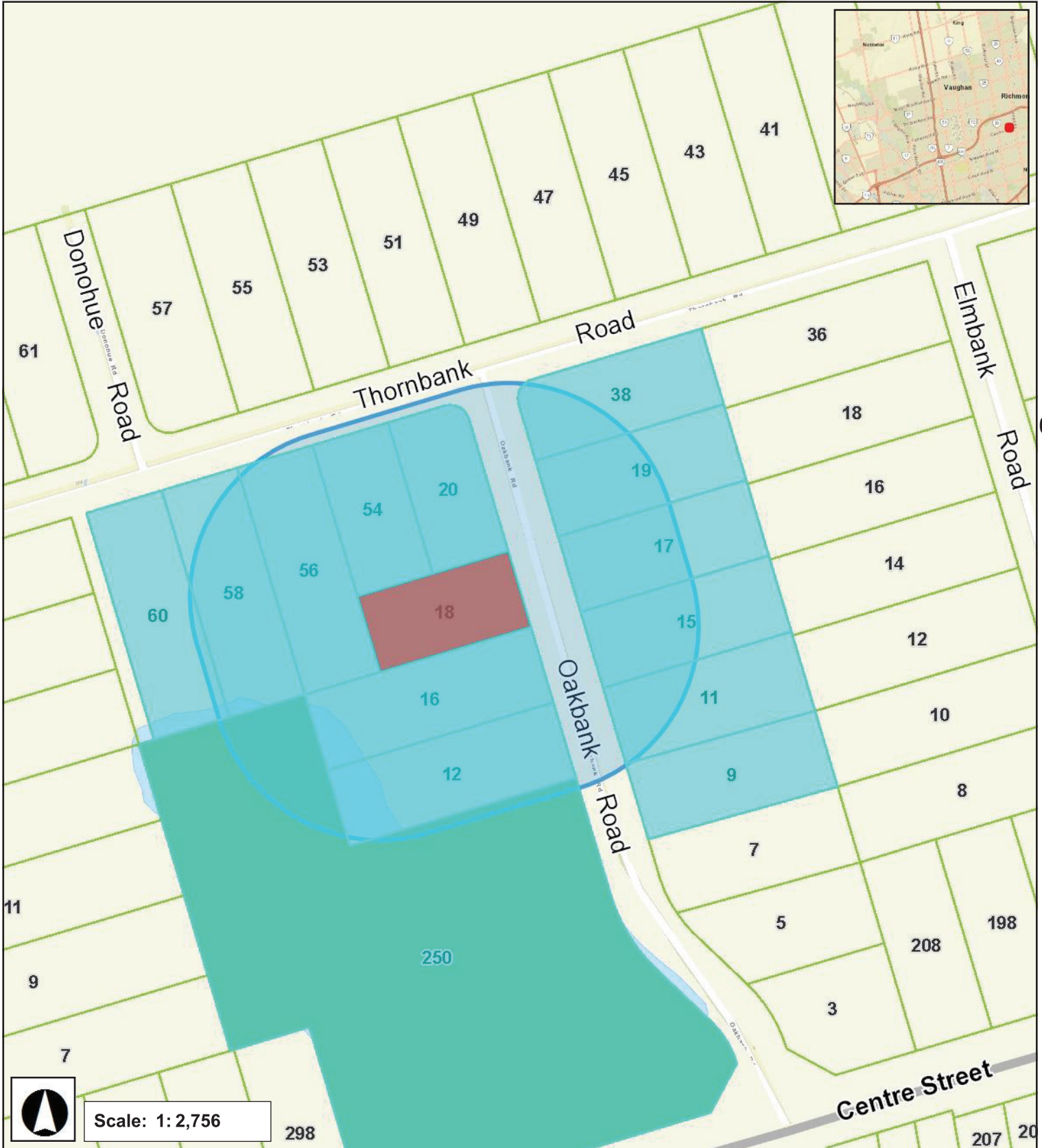
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map  
Plans & Sketches**



# A188/21 - Notification Map

18 Oakbank Road, Thornhill

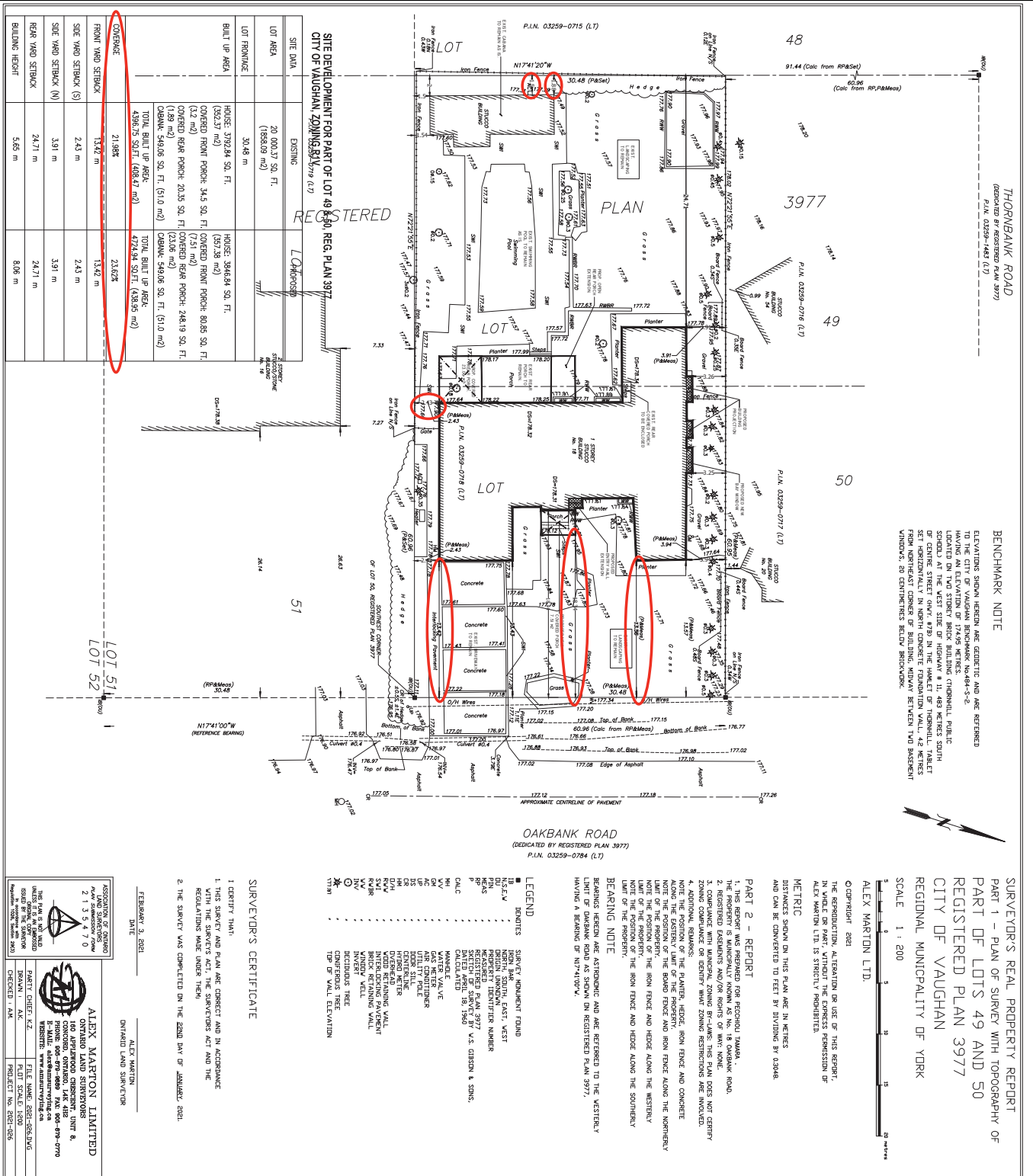


**Yonge Street**



## Proposal:

1. To permit a garage projection of 5.25m from the front wall of the main building.
2. To permit a minimum front yard setback of 13.42m to the existing garage.
3. To permit a minimum side yard setback of 2.43m.
4. To permit the total of both side yards to be a minimum of 5.68m.
5. To permit a maximum lot coverage of 23.62%.
6. To permit a minimum front yard setback of 18.34m to the proposed entry hall extension.
7. To permit a minimum front yard setback of 13.56m to the existing dwelling.
8. To permit a minimum rear yard setback of 1.88m to the existing Cabana.
9. To permit a maximum rear yard encroachment of 7.5m for the existing a/c unit.



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCHMARK NO. 64-5-2. LOCATED ON TWO STOREY BRICK BUILDING, CHERRILL, PUBLIC SCHOOL AT THE WEST SIDE OF HIGHWAY # 11, 489 METRES SOUTH OF CENTRE STREET GRAY, 4739 IN THE WALKET OF THORNHILL, TOWNSHIP OF NORTHWEST CORNER OF BUILDING, MIDWAY BETWEEN THE BENCHMARK WINDOWS, 20 CENTIMETRES BELOW BENCHMARK.

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY WITH TOPOGRAPHY OF PART OF LOTS 49 AND 50 REGISTERED PLAN 3977 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK  
SCALE 1 : 200

**LEGEND**  
BENCHMANS ARE GEODETIC AND ARE REFERRED TO THE WESTERLY BENCHMANS HORIZON AS SHOWN ON REGISTERED PLAN 3977, HAVING A BENCHM. OF N174100'W.

**PART 2 - REPORT**  
1. THE PROPERTY IS A PORTION OF THE PROPERTY KNOWN AS NO. 18 OAKBANK ROAD, THE PROPERTY IS A PORTION OF THE PROPERTY KNOWN AS NO. 18 OAKBANK ROAD, REGISTERED EASEMENTS AND/OR RIGHTS OF WAY NONE.  
2. COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS. THE PLAN DOES NOT CERTIFY COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS. THE PLAN DOES NOT CERTIFY COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS.  
3. ADDITIONAL REMARKS: THE POSITION OF THE PLASTER, HECKE, IRON FENCE AND CONCRETE ALONG THE EXTERIOR LIMIT OF THE PROPERTY, THE POSITION OF THE IRON FENCE AND HECKE ALONG THE WESTERN LIMIT OF THE PROPERTY, THE POSITION OF THE IRON FENCE AND HECKE ALONG THE SOUTHERLY LIMIT OF THE PROPERTY.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM  
2. THE SURVEY WAS COMPLETED ON THE SECOND DAY OF JANUARY, 2021.

**ALEX MARTON LTD.**  
ONTARIO LAND SURVEYORS  
2135 470  
ALEX MARTON  
DATE: FEBRUARY 3, 2021

**QUALIFICATION INFORMATION**  
The undersigned is a member of the Ontario Association of Professional Surveyors (OAPS) and is duly qualified to perform the work shown on this plan. The undersigned is a member of the Ontario Association of Professional Surveyors (OAPS) and is duly qualified to perform the work shown on this plan.

**RESTRICTION INFORMATION**  
This plan is subject to the provisions of the Survey Act, R.S.O. 1990, c. S. 21, and the Regulations made thereunder. The undersigned is a member of the Ontario Association of Professional Surveyors (OAPS) and is duly qualified to perform the work shown on this plan.

**GENERAL NOTES**  
1. This drawing is the property of E.S.T. It is not to be reproduced without permission.  
2. Drawings made for the client are the property of the client and are not to be used for any other purpose without the written consent of the designer.  
3. The designer is not responsible for the accuracy of the information provided by the client.

**PROJECT INFORMATION**  
Project Name and Address: RENOVATION OF EXIST. DETACHED HOUSE, 18 Oakbank Rd., Vaughan, Ontario  
Project No.: 2021-001  
Date: March 28, 2021  
Scale: 1:200

**GENERAL NOTES**

1. This drawing is the property of E.S.T. It is not to be reproduced without permission.

2. Drawings made for the client are the property of the client and are not to be used for any other purpose without the written consent of the designer.

3. The designer is not responsible for the accuracy of the information provided by the client.

**QUALIFICATION INFORMATION**

The undersigned is a member of the Ontario Association of Professional Surveyors (OAPS) and is duly qualified to perform the work shown on this plan. The undersigned is a member of the Ontario Association of Professional Surveyors (OAPS) and is duly qualified to perform the work shown on this plan.

**RESTRICTION INFORMATION**

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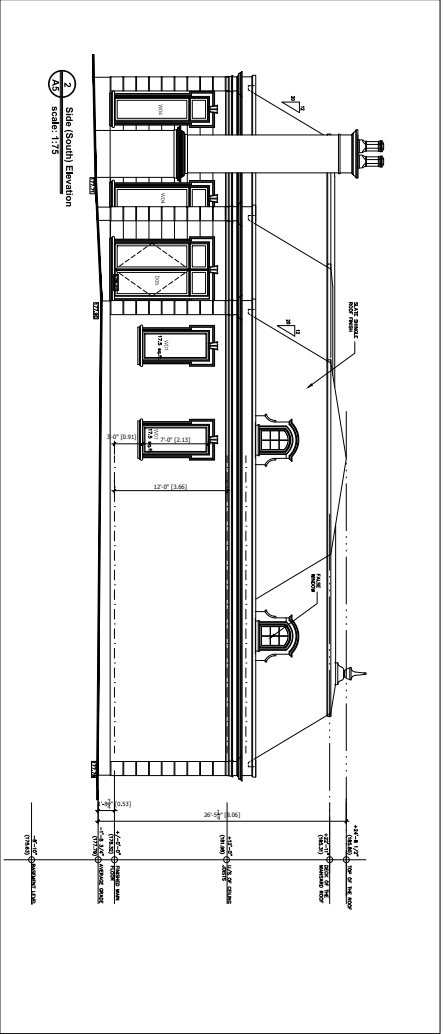
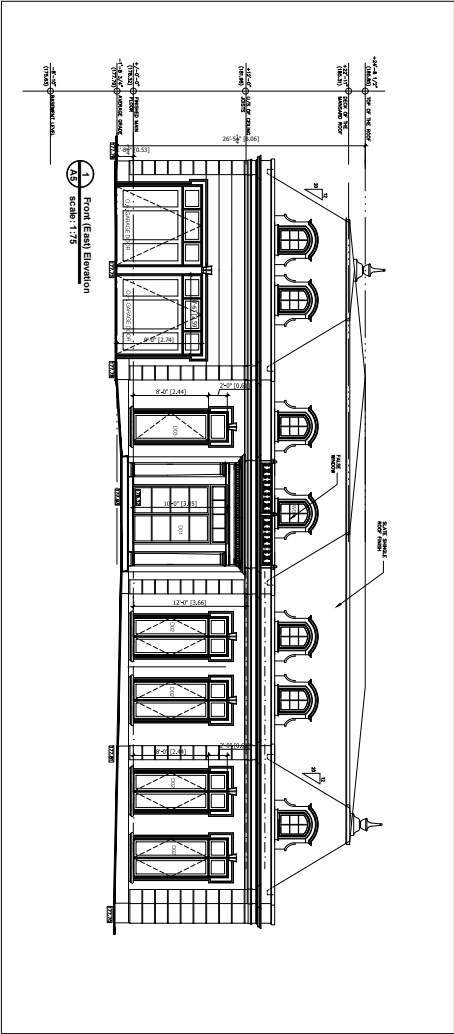
**PROJECT INFORMATION**

Project Name and Address: RENOVATION OF EXIST. DETACHED HOUSE, 18 Oakbank Rd., Vaughan, Ontario

Project No.: 2021-001

Date: March 28, 2021

Scale: 1:200



**General Notes**

The drawing is the property of G.S.T.  
 It is not to be reproduced  
 without permission.  
 Drawings must be read in conjunction with all  
 notes and dimensions to be complete.

**QUALIFICATION INFORMATION**

The registered professional seal and stamp are provided for the  
 signature of the professional responsible for the design and  
 construction of the project.

Registered name design is required under 317(1) of the Building  
 Act, 1992.

Date: 2021/03/28

Signature: *[Signature]*

Prof. Name: *[Name]*

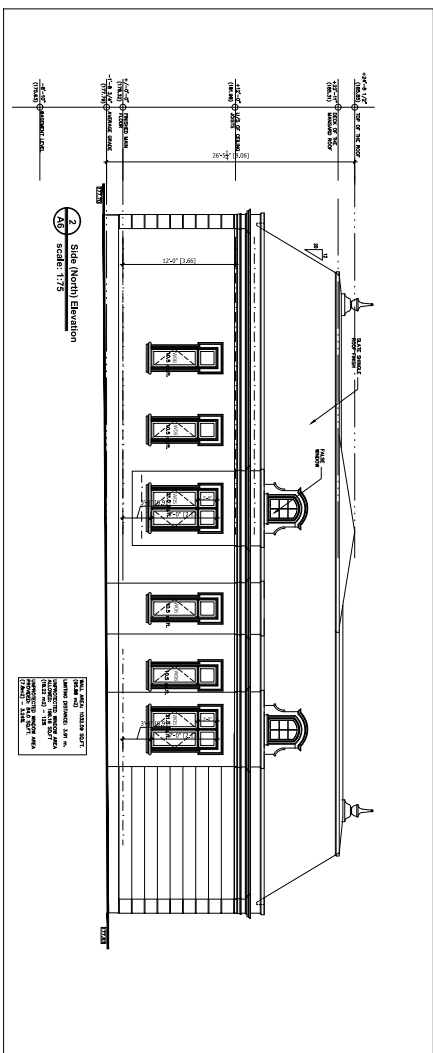
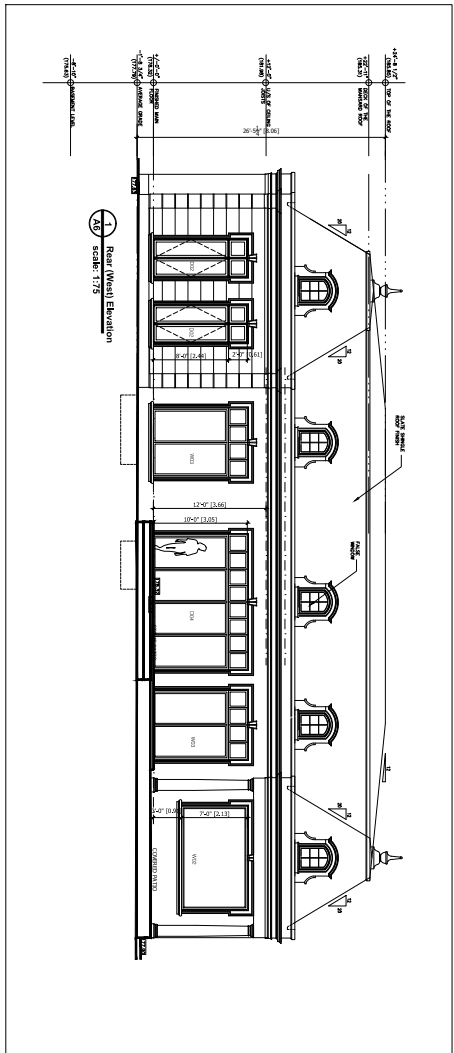
REGISTRATION INFORMATION  
 Designation: *[Designation]*  
 License No.: *[License No.]*  
 Reg. No.: *[Reg. No.]*

No.	Revision/Status	Date
1	C of A APPLICATION	2021/03/28
2		
3		

127 TORONTO AVE. TORONTO, ONT. M5C 1K7  
 416-463-9393  
 416-463-9394  
 www.gst.ca  
 GST Inc. 2021/03/28  
 At Right Reserved

Project Name and Address  
**RENOVATION OF EXIST.  
 DETACHED HOUSE**  
 18 Oakbank Rd.  
 Vaughan, Ontario

Project	ELEVATIONS	Sheet
Date	March 28, 2021	<b>A5</b>
Scale	1-75	



**General Notes**

This drawing is the property of E.S.T. It is not to be reproduced without permission. Drawings must not be used for construction or any other purpose without the express written consent of the designer.

**QUALIFICATION INFORMATION**  
The undersigned has examined and approved for the construction of the above described project. The undersigned is a duly Licensed Professional Engineer in the Province of Ontario. The undersigned is not providing any other services to the client.

**REGISTRATION INFORMATION**  
Name: [Signature]  
Professional Designation: [Signature]  
Registration Number: [Signature]  
Date: [Signature]

No.	Revision/Issue	Date
1	C of A APPLICATION	1/20/22
2		
3		

**FOR YOUR INFORMATION**  
E.S.T. ENGINEERING INC.  
127 TORBEN AVE.  
SCARBOROUGH, ONT. M1V 4Y7  
PHONE: 416-497-1180

**Project Name and Address**  
RENOVATION OF EXIST.  
DETACHED HOUSE  
18 Oakbank Rd.  
Vaughan, Ontario

**Project** ELEVATIONS **Sheet** A6  
**Date** March 28, 2021  
**Scale** 1/8" = 1'-0"

## **Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

**A188/21 – Public Correspondence (18 and 16 Oakbank Road)**

# IN ROADS CONSULTANTS


53 Bentworth Ave, Toronto, Ontario, M6A 1P5 | 647-883-9150 | [InRoadsConsultants@Outlook.com](mailto:InRoadsConsultants@Outlook.com)

## Letter of Support


We the owners of 18 Oakbank Road and 16 Oakbank Road want to provide written confirmation that the reduced setback created by the A/C unit and generator do not cause any ponding /flooding in the area. This is an existing situation, and we do not have any concerns regarding the placement.

### Owners of 18 Oakbank Rd:

    Ron Pecchioli      
Print Name


  
\_\_\_\_\_  
Signature

    Tamara Pecchioli      
Print Name

  
\_\_\_\_\_  
Signature

### Owners of 16 Oakbank Rd:

    JOHN H WATSON      
Print Name

  
\_\_\_\_\_  
Signature

    JOSIE WATSON      
Print Name

  
\_\_\_\_\_  
Signature

Dated this   7   day of October, 2021.

## **Schedule C: Agency Comments**

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

**Alectra (Formerly PowerStream) – No concerns or objections**  
**Region of York – No concerns or objections**

**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:

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

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

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

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Adriana MacPherson

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**Subject:** FW: A188/21 - Request for Comments

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** October-06-21 2:37 PM  
**To:** Adriana MacPherson <Adriana.MacPherson@vaughan.ca>  
**Cc:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: A188/21 - Request for Comments

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

*Gabrielle*

**Gabrielle Hurst mcip rpp** | Community Planning and Development Services | The Regional Municipality of York | 1-877  
464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)



## **Schedule D: Previous Approvals (Notice of Decision)**

Minor Variance Application A063/05

# NOTICE OF DECISION

**FILE NO: A063/05**

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **MICHAEL AND LISA DOBBS**, with respect to Part of Lot 31, Concession 1, (Part of Lots 49 & 50, Registered Plan 3977. Municipally known as 18 Oakbank Road, Thornhill).

The subject lands are zoned R1V, Old Village Residential and subject to the provisions of Exception Number 9(662) under By-Law 1-88 as amended.

The applicant is requesting variances to permit the **construction of a proposed cabana in the rear yard**, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

Proposal:	By-Law Requirements:
1) To permit a minimum rear yard setback of <u>0.45</u> metres to the cabana. 2) To permit a minimum interior side yard setback of <u>0.45</u> metres to the cabana. A sketch is attached illustrating the request.	1) A minimum rear yard setback of 9.0 metres is required to the cabana. 2) A minimum interior side yard setback of 1.5 is required to the cabana.

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. **A063/05, MICHAEL AND LISA DOBBS**, be **APPROVED** in accordance with and subject to the following conditions:

~~A minimum rear and side yard setback of 2.0m to allow for the proper development of screening plants, if required, to the satisfaction of the Development Planning Department;~~

Plantings proposed should provide sufficient density and size to soften the impact of the structure year round. A hedge of evergreens such as Thuja occidentalis 2 metres in height at planting and spaced such that there are no gaps is recommended. The hedge is to be provided along the rear and side property lines of the proposed cabana, if required, to the satisfaction of the Development Planning Department;

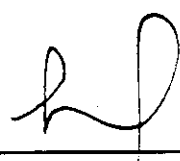
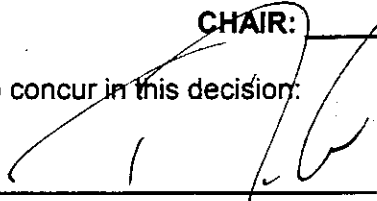
2. That if the condition listed above is not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

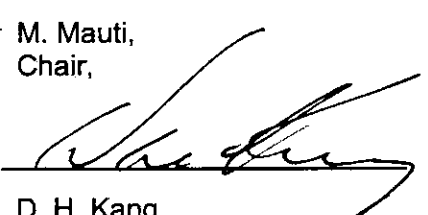
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

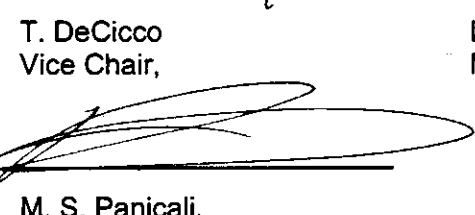
CARRIED.

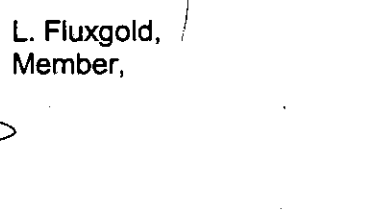
CHAIR:

Signed by all members present who concur in this decision:



M. Mauti,  
Chair,  


T. DeCicco  
Vice Chair,  


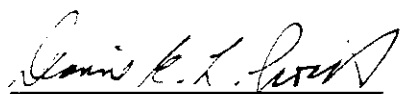
L. Fluxgold,  
Member,  


D. H. Kang,  
Member,  


M. S. Panicali,  
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.,  
Manager of Development Services and  
Secretary-Treasurer to Committee of  
Adjustment  
City of Vaughan

DATE OF HEARING:

**APRIL 28, 2005**

LAST DATE OF APPEAL:

**MAY 18, 2005**

**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON MAY 18, 2005.**

**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:**

**\*\*\* MAY 18, 2006 \*\*\***

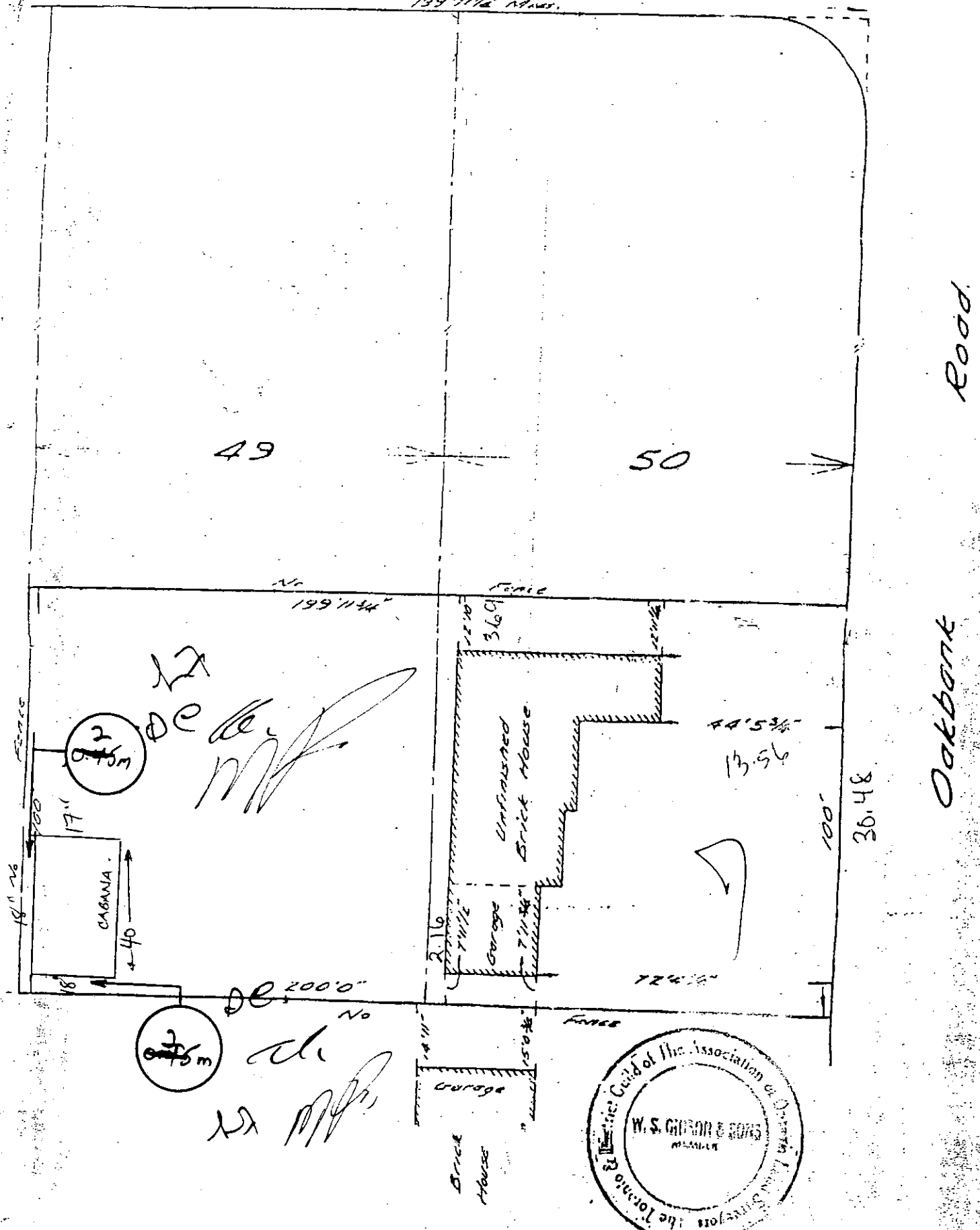
MILWAUKEE, TORONTO-7, ONT. April 15<sup>th</sup>, 1960.

Sketch of survey of Parts of Lots 49 & 50, Plan 3977, Township of Vaughan, County of York.

Thornbank Road.

A063/05

200' 0" Plan  
139' 11 3/4" Actual.



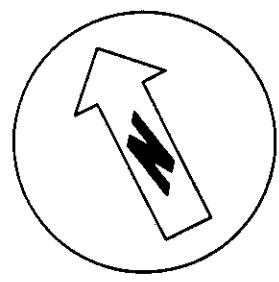
Norfolk Construction Company,  
Krieger Crescent,  
Toronto 13, Ontario.


W. S. GIBSON & SONS  
LAND SURVEYORS

CITY OF VAUGHAN  
COMMITTEE OF ADJUSTMENT  
EXHIBIT "6"  
OF SUBMISSION No. V. 05.063  
FILE No. A063/05  
Deane L. J. [Signature]  
SECTY-TREAS.



**City of Vaughan**  
*The City Above Toronto*



<b>COMMITTEE OF ADJUSTMENT</b>	
<b>File No.:</b>	<b>A063/05</b>
<b>Applicant</b>	<b>MICHAEL &amp; LISA DOBBS</b>
	<b>Subject Area</b> Municipally known as <b>18 OAKBANK ROAD, THORNHILL</b>

## PLANNING ACT GUIDELINES FOR APPEALING VARIANCES

### Subsection 45 - 20 inclusive

- (12) The applicant, the Minister or any other person who has an interest in the matter may within twenty days of the making of the decision appeal to the Municipal Board against the decision of the Committee by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board\* under the Ontario Municipal Board Act as payable on an appeal from a Committee of Adjustment to the Board.
- (13) The Secretary-Treasurer of a Committee, upon receipt of a notice of appeal served or sent to him/her under subsection (12) shall forthwith forward the notice of appeal and the amount of the fee mentioned in Subsection (12) to the Municipal Board by registered mail, together with all papers and documents filed with the Committee of Adjustment relating to the matter appealed from and such other documents and papers as may be required by the Board.
- (14) If within such twenty days no notice of appeal is given, the decision of the Committee is final and binding, and the Secretary-Treasurer shall notify the applicant and shall file a certified copy of the decision with the Clerk of the Municipality.
- (15) Where all appeals to the Municipal Board are withdrawn by the persons who gave notice of appeal, the decision of the Committee is final and Binding and the Secretary of the Board shall notify the Secretary-Treasurer of the Committee who in turn shall notify the applicant and file a certified copy of the decision with the Clerk of the Municipality.
- (16) On an appeal to the Municipal Board, the Board shall except as provided in Subsections (15) and (17), hold a hearing of which notice shall be given to the applicant, the appellant, and Secretary-Treasurer of the Committee and to such other persons and in such manner as the Board may determine.
- (17) Despite the *Statutory Powers Procedure Act* and subsection (16), the Municipal Board may dismiss all or part of an appeal without holding a hearing, on its own motion or on the motion of any party if,
- (a) it is of the opinion that,
    - (i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Board could allow all or part of the appeal,
    - (ii) the appeal is not made in good faith or is frivolous or vexatious, or
    - (iii) the appeal is made only for the purpose of delay;
  - (b) the appellant has not provided written reasons for the appeal;
  - (c) the appellant has not paid the fee prescribed under the *Ontario Municipal Board Act*, or
  - (d) the appellant has not responded to a request by the Municipal Board for further information within the time specified by the Board.
- (17.1) Before dismissing an appeal, the Municipal Board shall notify the appellant and give the appellant an opportunity to make representation in respect of the appeal and the Board may dismiss an appeal after holding a hearing or without holding a hearing on the motion, as it considers appropriate.
- (18) The Municipal Board may dismiss the appeal and may make any decision that the Committee could have made on the original application.
- (18.1) On an appeal, the Municipal Board may make a decision on an application which has been amended from the original application if, before issuing its order, written notice is given to the persons and public bodies who received notice of the original application under subsection (5) and to other persons and agencies prescribed under that subsection. (18.1.1) The Municipal Board is not required to give notice under subsection (18.1) if in its opinion, the amendment to the original application is minor.
- (18.2) Any person or public body who receives notice under subsection (18.1) may, not later than thirty days after the day that written notice was given, notify the Board of an intention to appear at the hearing or the resumption of the hearing, as the case may be.
- (18.3) If, after the expiry of the time period in subsection (18.2), no notice of intent has been received, the Board may issue its order.
- (18.4) If a notice of intent under subsection (18.2) is received, the Board may hold a hearing or resume the hearing on the amended application, or it may issue its order without holding a hearing or resuming the hearing.
- (19) When the Municipal Board makes an order on an appeal, the secretary of the Board shall send a copy thereof to the applicant, the appellant and the Secretary-Treasurer of the Committee.
- (20) The Secretary-Treasurer shall file a copy of the order of the Municipal Board with the Clerk of the Municipality.

**\$150.00 processing fee, payable to the TREASURER CITY OF VAUGHAN.**

**AND**

**\$125.00, by separate cheque, payable to the MINISTER OF FINANCE, for the primary variance appeal and \$25.00 for each related variance appeal.**