



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A027/22**

AGENDA ITEM NUMBER: 4	CITY WARD #: 2
APPLICANT:	Matthew Maida
AGENT:	Seung Byun
PROPERTY:	563 Wycliffe Avenue, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ("VOP 2010"): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed pergola and to permit the location of pool equipment in the rear yard.

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 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	Ennio Saccoccia	573 Wycliffe Avenue	03/26/2022	Letter of Support
Public	Aldo Belvedere	82 Kortright Place	03/26/2022	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



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A027/22**

FILE MANAGER: Adriana MacPherson, Administrative Coordinator - Committee of Adjustment

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APPLICANT:	Matthew Maida
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PROPERTY:	563 Wycliffe Avenue, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed pergola and to permit the location of pool equipment in the rear yard.

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

The subject lands are zoned R1B (EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.399 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2. 1a.]	To permit a minimum interior side yard setback of 2.2 metres for a residential accessory structure (pergola) with a height of 2.92 metres.
2	Air conditioner (central), heat pump, condenser or similar equipment (ground mounted) may encroach to a maximum of 1.5 metres into the minimum required rear yard of 12 metres. [4.13]	To permit ground mounted pool equipment to encroach to a maximum of 10.77 metres into the minimum required rear yard of 12 metres.

The subject lands are zoned R1, Residential Zone and subject to the provisions of Exception 9(658) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	Pool equipment is permitted to encroach a maximum of 1.5 metres into the minimum required rear yard of 7.5 metres. [3.14 hii]	To permit ground mounted pool equipment to encroach to a maximum of 6.27 metres into the minimum required rear yard of 7.5 metres.

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday, March 24, 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

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 8, 2022
Date Applicant Confirmed Posting of Sign:	March 9, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	With a growing family spending more time at home than ever before due to COVID-19 along with soaring residential real estate values, it is more cost effective to attempt to expand our current living space than to sell our home and buy a larger one. This pergola will serve as additional living space which will allow our family to remain in the neighbourhood. We sincerely appreciate any consideration that the Committee of Adjustments towards our proposed project.
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

Stop work orders and orders to comply: There are no outstanding Orders on file

Building Permit(s) Issued: Building Permit No. 21-105776 for Single Detached Dwelling - Alteration, Issue Date: Apr 06, 2021 Building Permit No. 21-103648 for Shed/Gazebo - New, Issue Date: Apr 06, 2021 Building Permit No. 22-100727 for Shed/Gazebo - 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.

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.

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.

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

BUILDING STANDARDS (ZONING) COMMENTS

shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

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.

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule C for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	Under Review
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DEVELOPMENT ENGINEERING COMMENTS

As the proposed pergola in the subject property is 35.11m², 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 COA application engineering reviewer after receiving the grading permit to clear the condition.

Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit the revised 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 DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks: None
Forestry: Forestry has no comments at this time
Horticulture: None

PFH Recommended Conditions of Approval:	Parks: None Forestry: None Horticulture: None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns

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

No response

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

Ensure applicant is aware of the By-Law that prohibits open air burning in the City of Vaughan. There is an exception to this By-Law if using natural gas or propane fueled fireplace.

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

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	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:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning joshua.cipolletta@vaughan.ca	Under Review
2	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the revised 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 DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

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

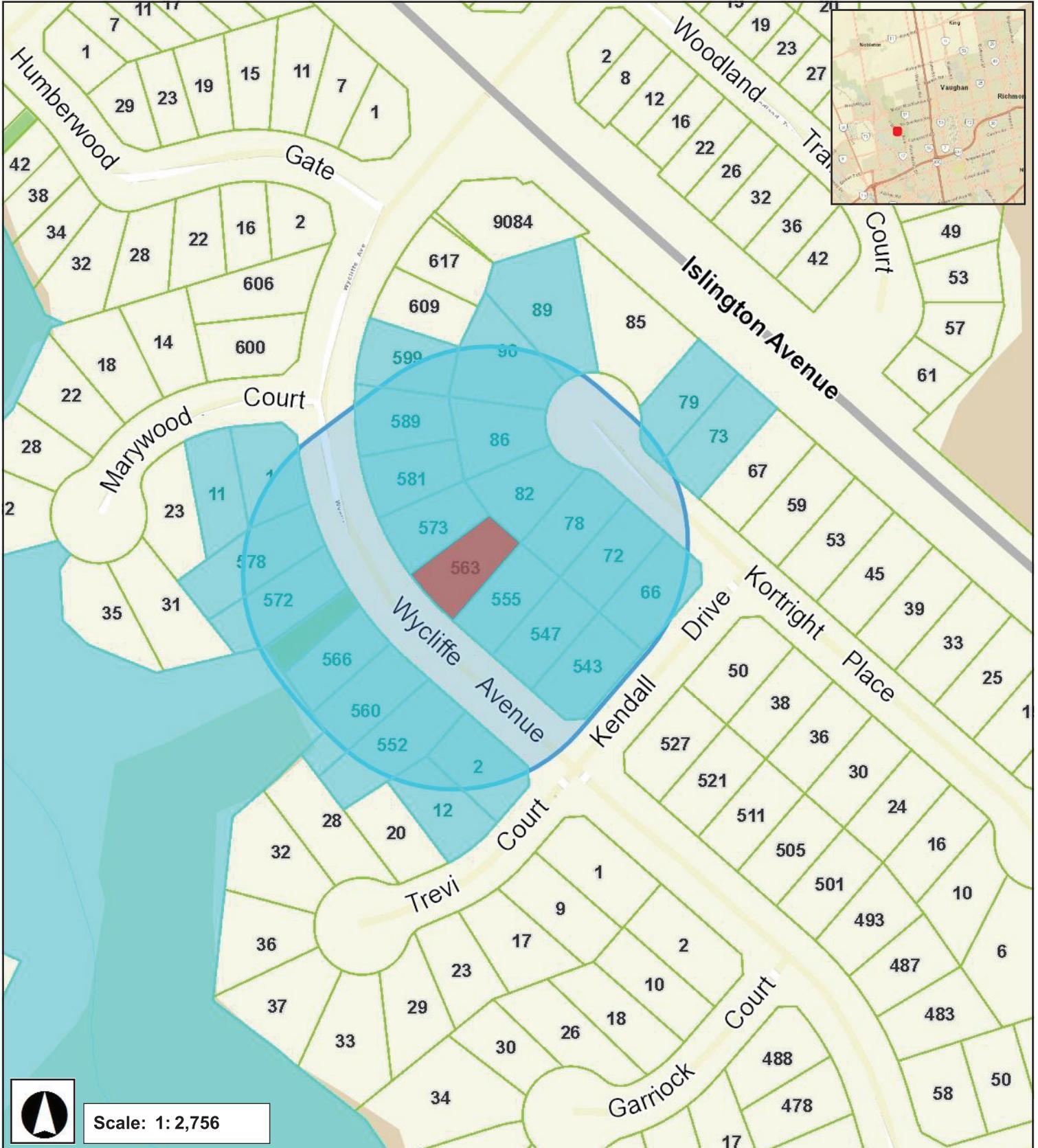
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

563 Wycliffe Avenue, Woodbridge

Rutherford Road





Zoning By-law 01-2021

1. To permit a minimum interior side yard setback of 2.2 metres for a residential accessory structure (pergola) with a height of 2.92 metres.
2. To permit ground mounted pool equipment to encroach to a maximum of 10.77 metres into the minimum required rear yard of 12 metres.

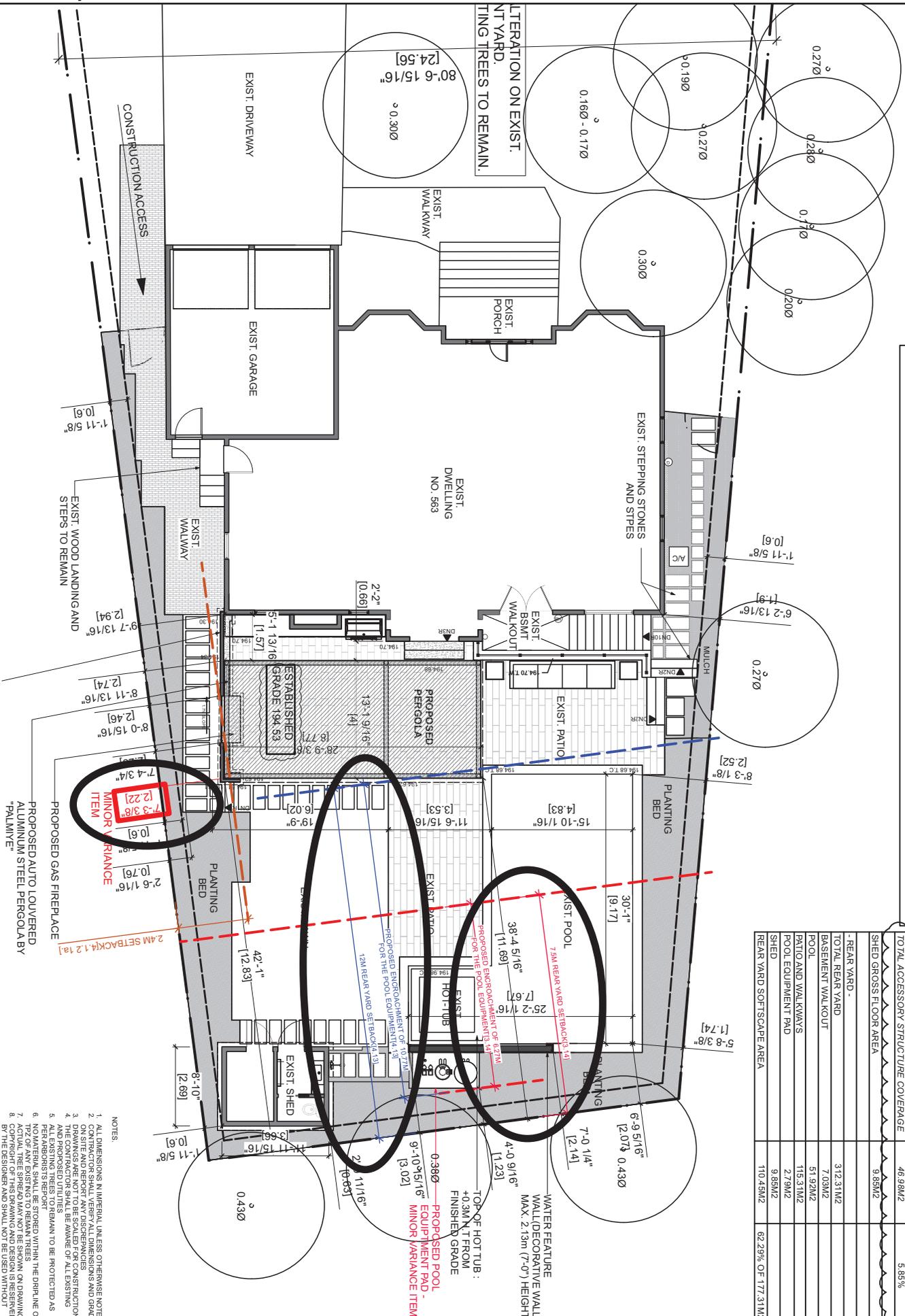
Zoning By-law 1-88

3. To permit ground mounted pool equipment to encroach to a maximum of 6.27 metres into the minimum required rear yard of 7.5 metres.

- NOTE:
1. CONTRACTOR TO VERIFY ALL MEASUREMENTS IN THE FIELD.
 2. SHOP DRAWINGS FOR PERGOLA, PERGOLA WINDOW FRAMES, FIREPLACE, BUILT-IN BBQ COUNTERTOP TO BE PROVIDED BY THE CONTRACTOR.
 3. SITE ACCESS FOR CONSTRUCTION - PLYWOOD PROTECTION REQUIRED FOR ALL HARDSURFACES.
 4. NO GRADING IS PERMITTED WITHIN 600mm OF PROPERTY LINE.

SITE STATISTICS - 563 Wycliffe Ave, Woodbridge, Vaughan, Ontario, L4L 8S7

LOT AREA	803.64M ²
LOT COVERAGE	22.15%
BUILDING AREA	176.17M ²
SHED AREA	11.87M ²
PROPOSED PERGOLA AREA	35.11M ²
TOTAL ACCESSORY STRUCTURE COVERAGE	46.98M ²
SHED GROSS FLOOR AREA	9.85M ²
- REAR YARD -	
TOTAL REAR YARD	312.31M ²
BASEMENT WALKOUT	7.03M ²
POOL	51.92M ²
PATIO AND WALKWAYS	115.31M ²
POOL EQUIPMENT PAD	2.79M ²
SHED	9.85M ²
REAR YARD SOFTSCAPE AREA	110.45M ²
	62.29% OF 177.31M ²



- NOTES:
1. ALL DIMENSIONS IN METERS, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
 3. THE CONTRACTOR SHALL BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES.
 4. EXISTING TREES TO REMAIN TO BE PROTECTED AS PER THE TREE PROTECTION BY-LAW.
 5. NO MATERIAL SHALL BE STORED WITHIN THE DRIVE LINE OR TYPED OF ANY EXISTING OR REMAINING TREES.
 6. COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY THE DESIGNER AND SHALL NOT BE USED WITHOUT THE DESIGNER'S WRITTEN PERMISSION.
 7. CONSENT TO BE CARRIED OUT IN COMPLIANCE WITH THE BUILDING CODE OF ONTARIO AND BY-LAWS OF THE AUTHORITY HAVING JURISDICTION.

SITE PLAN

Project Manager	SB
Drawn By	SB
Reviewed By	SB
Date	FEB 10 2021
Print Date	

REAR YARD PERGOLA AND FIREPLACE

563 WYCLIFFE AVE.
WOODBRIDGE ON

JSB STUDIO
HOME + GARDEN DESIGN

LEGEND:

- ⊗ DOWN SPOUT
- ① HYDRO METER
- ② HOSE BIB
- ⊙ GAS METER
- ▽ DOOR MARKER
- ⊕ EXISTING TREE TO REMAIN
- ⊖ EXISTING TREE TO REMOVE

DESIGNER INFO:

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

Name: Bryan, Seung Hyun
BCIN: 42367
Firm BCIN: 119451

Signature: *[Signature]*

LICENSED PROFESSIONAL ENGINEER
A. MONTELEONE
100153870

REGISTERED PROFESSIONAL CONTRACTOR
JUN 2015
REGISTERED PROFESSIONAL CONTRACTOR
REGISTERED PROFESSIONAL CONTRACTOR
REGISTERED PROFESSIONAL CONTRACTOR

The undersigned has reviewed and takes responsibility for the design, and has the Ontario Building Code as a design.
Name: Joun, Seung Hyun
BCIN: 423871451
Print Name: Joun, Seung Hyun
Signature: *[Signature]*

NOTES:

1. ALL DIMENSIONS IN PERGOLA UNLESS OTHERWISE NOTED
2. ON SITE AND REPORT ANY DISCREPANCIES
3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
4. THE CONTRACTOR SHALL BE AWARE OF ALL RESTRICTIONS
5. ANY PROPOSED CHANGES TO THE PERGOLA TO BE PROTECTED BY THE ARCHITECT'S SUPERVISOR
6. 1/2" OF ANY EXISTING TO BE MAINTAINED OR PRESERVED
7. COMPARTMENT IS SHOWN AND DESIGN IS RESERVED
8. CONSULT SUPERVISOR SHALL NOT BE DESIGN WITHOUT THE AUTHORITY OF THE ARCHITECT AND IN VIEW OF THE AUTHORITY OF THE ARCHITECT'S SUPERVISOR

Legend

⊗	DOWN SPOUT
⊙	HORIZONTAL
○	PROPOSED DIMENSIONS
○	EXISTING DIMENSIONS
○	EXISTING TO BE MAINTAINED
○	GAS METER
▽	DOOR MARKER
○	EXISTING TO BE REMOVED

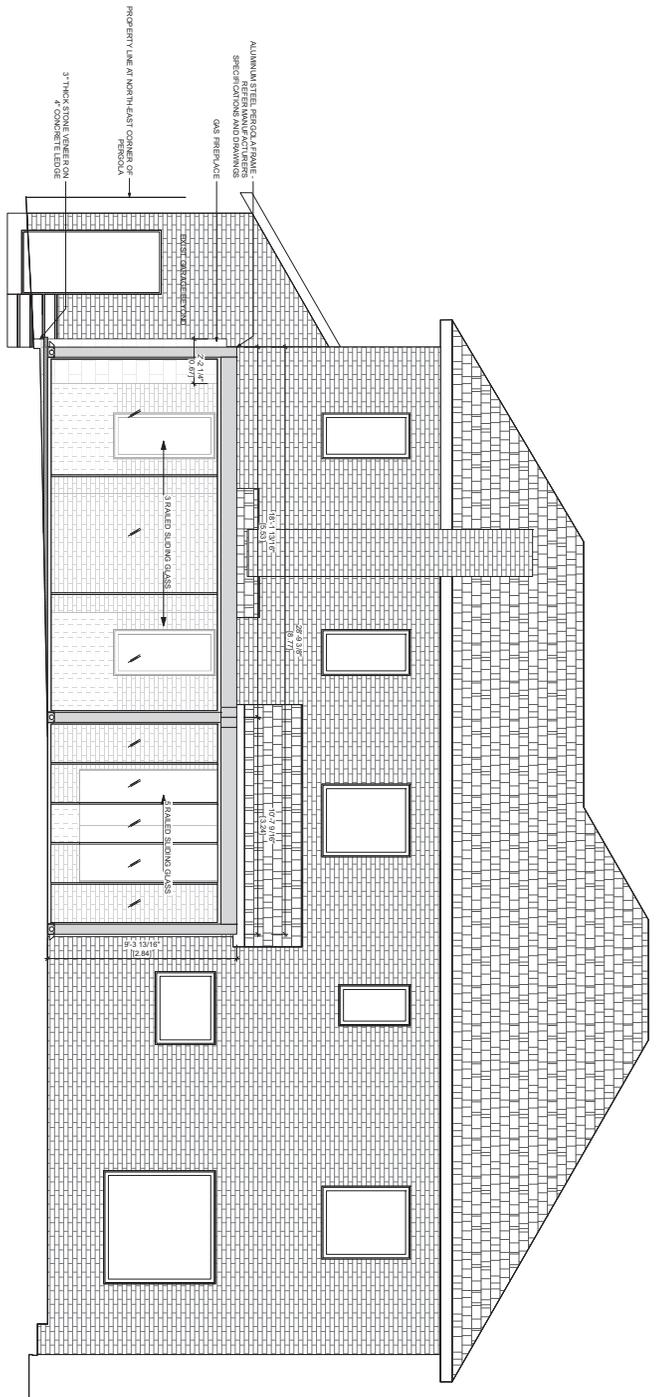
No.	Date
1.	

REAR YARD PERGOLA AND FIREPLACE

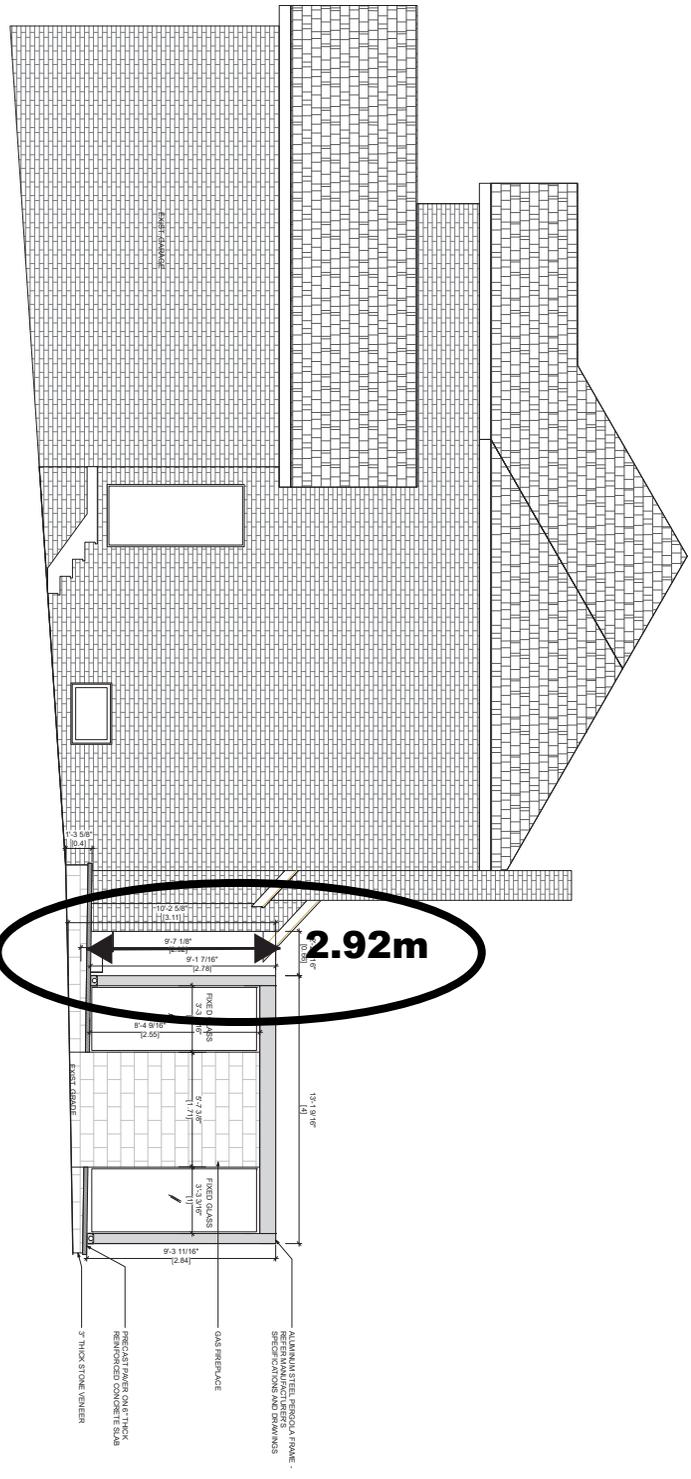
563 WYCLIFFE AVE.
WOODBRIDGE ON

ELEVATION VIEWS - PERGOLA & FIREPLACE

Project Name	563 WYCLIFFE AVE.
Drawn By	SB
Reviewed By	AS NOTED
Date	MAR 6, 2022
Sheet No.	D1-1



1 NORTH SIDE ELEVATION
Scale: 1/32



8 EAST SIDE ELEVATION
Scale: 1/32

Detailed info:
The undersigned has reviewed and takes responsibility for the design, and has the Ontario Building Code to a designer.
Name: Soun Sang Hyun
BCIN 42371 1501
Pron 503-111-1501
Signature: *[Signature]*

- NOTES**
1. ALL DIMENSIONS IN METERS UNLESS OTHERWISE NOTED
 2. ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE CONTRACTOR
 3. THE CONTRACTOR SHALL BE AWARE OF ALL RESTRICTIONS AND LIMITATIONS TO THE DESIGN
 4. ANY DIMENSIONS NOTED TO BE PROTECTED BY THE CONTRACTOR
 5. 125% OF ANY EXISTING TO BE MAINTAINED WITHIN THE PERMITS OR 175% OF ANY EXISTING TO BE MAINTAINED WITHIN THE PERMITS OR 6. COMPARED TO THE DESIGN AND DESIGN IS RESERVED
 7. CONSULT WITH THE CONTRACTOR FOR ANY DESIGN WITHIN THE ALTERNATIVE CODE OF ORDINANCE AND BYLAWS OF THE AUTHORITY HAVING JURISDICTION

LEGEND

- ⊗ DOWN SLOUT
- IDENTIFIERS
- PROTECTED GRADES
- DESTROYED TO BE MAINT
- DESTROYED TO BE REMOVE
- DOWN SLOUT
- HORIZONTAL
- HORIZONTAL
- GAS WATER
- DOOR MARKER



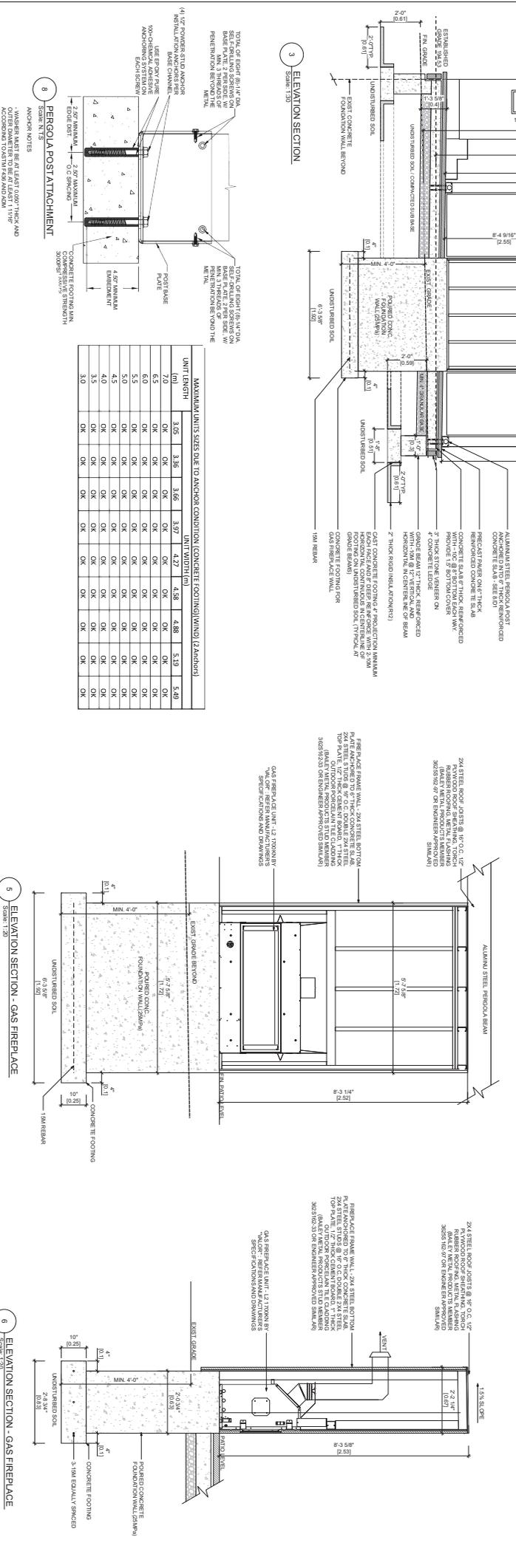
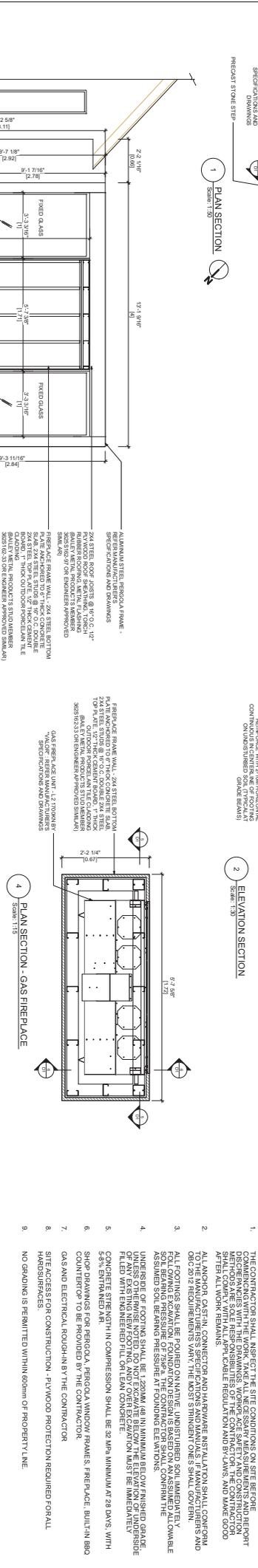
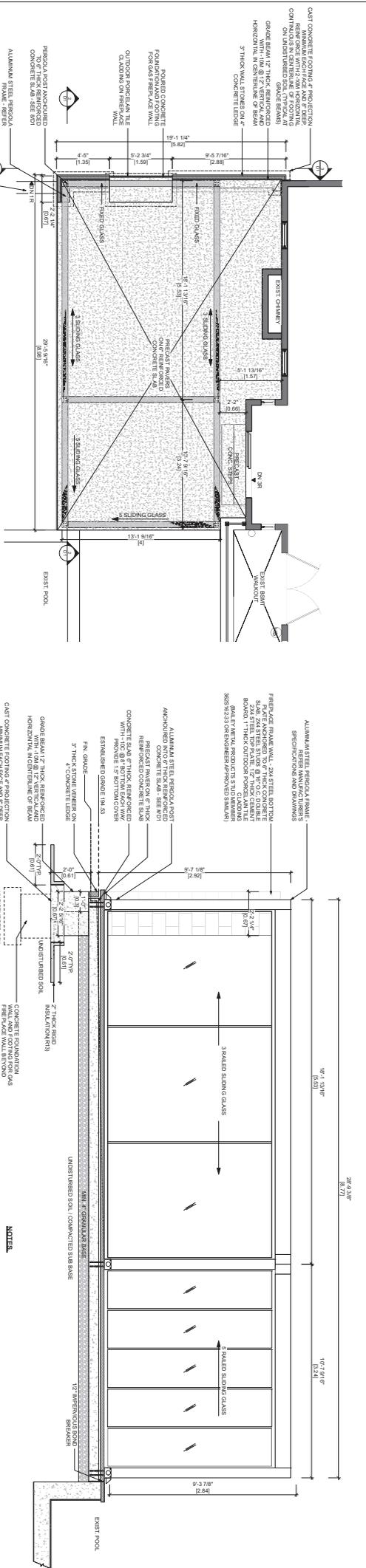
No.	Date
1.	

REAR YARD PERGOLA AND FIREPLACE

563 WYCLIFFE AVE.
WOODBRIDGE ON

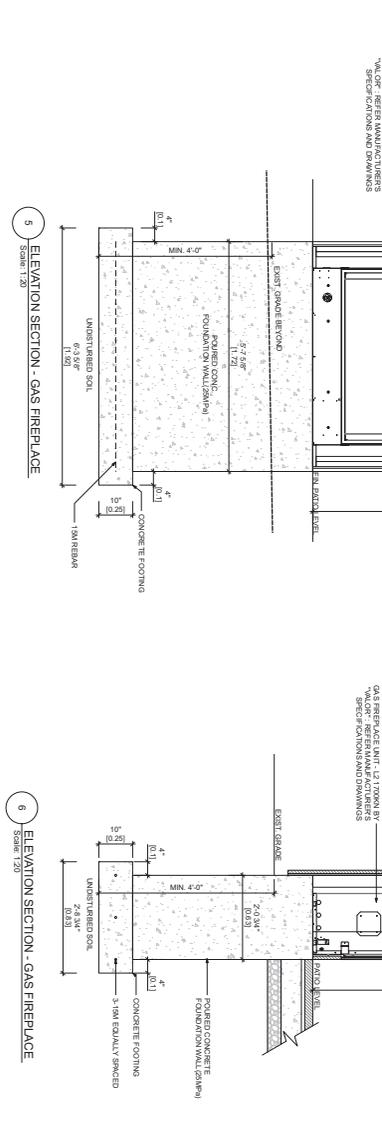
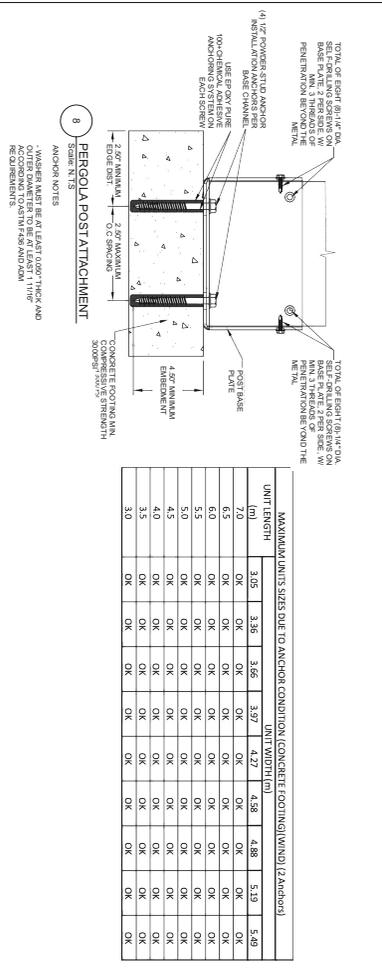
DETAILS

Project Name	MAI-2021
Drawn by	SB
Checked by	AS NOTED
Date	DEC 13 2021
Project No.	D1



MAXIMUM LIMITS SIZES DUE TO ANCHOR CONDITION (CONCRETE FOOTING) (Z anchors)

UNIT LENGTH (m)	3.05	3.36	3.66	3.97	4.27	4.58	4.88	5.19	5.49
7.0	OK								
6.5	OK								
6.0	OK								
5.5	OK								
5.0	OK								
4.5	OK								
4.0	OK								
3.5	OK								
3.0	OK								



SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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 Recieved 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 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



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

Adriana MacPherson

Subject: FW: [External] RE: A027/22 - Request for Comments (563 Wycliffe Ave, Vaughan)

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

Sent: March-02-22 3:11 PM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

Subject: [External] RE: A027/22 - Request for Comments (563 Wycliffe Ave, Vaughan)

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 | www.york.ca

Adriana MacPherson

Subject: A027/21 - Request for Comments (563 Wycliffe Ave, Vaughan)

From: York Plan <yorkplan@trca.ca>
Sent: February-18-22 8:47 AM
To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>
Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>
Subject: [External] RE: A027/21 - Request for Comments (563 Wycliffe Ave, Vaughan)

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. Furthermore, the site is not within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, so no water balance would be required.

Should further clarification be required, please contact me 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:4166616600) 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)



From: Adriana.macpherson@vaughan.ca <Adriana.macpherson@vaughan.ca>
Sent: February 17, 2022 5:14 PM
To: rowcentre@bell.ca; carrie.gordon@bell.ca; developmentservices@york.ca; York Plan <yorkplan@trca.ca>; Hamedeh Razavi <Hamedeh.Razavi@trca.ca>; engineeringadmin@powerstream.ca
Cc: adriana.macpherson@vaughan.ca; christine.vigneault@vaughan.ca
Subject: A027/21 - Request for Comments (563 Wycliffe Ave, Vaughan)

Hello,

Please email comments and recommendations on the above noted application to cofa@vaughan.ca. If you wish to be notified of the decision, please advise.

The deadline to submit comments on this application is March 14, 2022.

Should you have any questions or require additional information, please contact Adriana MacPherson, Administrative Coordinator, Committee of Adjustment at CofA@vaughan.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Ennio Saccoccia	573 Wycliffe Avenue	03/26/2022	Letter of Support
Public	Aldo Belvedere	82 Kortright Place	03/26/2022	Letter of Support

March 26, 2021

Attention: City of Vaughan Parks, Forestry, and Horticulture Operations

The homeowner at 563 Wycliffe Avenue has advised me that they will be completing landscaping work in their backyard which will require some activity within the tree protection zone of a tree or trees on my property. This work will be completed as per the approved Tree Protection Plan on file with the City of Vaughan and with a City of Vaughan permit.

The homeowner of 563 Wycliffe has committed to taking all reasonable efforts to protect any affected trees on my property and I hereby give my consent for this work to proceed.

Regards,



(SIGNATURE), Home Owner of 82 Kortright Place

Name: ALDO BELVEDERE
(PLEASE PRINT)

March 26, 2021

Attention: City of Vaughan Parks, Forestry, and Horticulture Operations

The homeowner at 563 Wycliffe Avenue has advised me that they will be completing landscaping work in their backyard which will require some activity within the tree protection zone of a tree or trees on my property. This work will be completed as per the approved Tree Protection Plan on file with the City of Vaughan and with a City of Vaughan permit.

The homeowner of 563 Wycliffe has committed to taking all reasonable efforts to protect any affected trees on my property and I hereby give my consent for this work to proceed.

Regards,



(SIGNATURE), Home Owner of 573 Wycliffe Avenue

Name: ENNIO SACCOCCIA
(PLEASE PRINT)