

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A228/21
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AGENDA ITEM NUMBER: 7	CITY WARD #: 5
APPLICANT:	Joseph Bellotti
AGENT:	Paul DaCunha
PROPERTY:	12 Shasta Drive, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ("VOP2010"): "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 single family dwelling.

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 type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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"/>	

<div><div>PUBLIC & APPLICANT CORRESPONDENCE</div><div><div>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</div><div>The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.</div><div>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.</div><div>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.</div></div></div>				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

<div><div>PREVIOUS COA DECISIONS ON THE SUBJECT LAND</div><div><div>*Please see Schedule D for a copy of the Decisions listed below</div></div></div>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

<div><div>ADJOURNMENT HISTORY</div><div><div>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</div></div></div>
None



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A228/21**

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

AGENDA ITEM NUMBER:	CITY WARD #: 5
APPLICANT:	Joseph Bellotti
AGENT:	Paul DaCunha
PROPERTY:	12 Shasta Dr, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "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 single family dwelling.

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

The subject lands are zoned R1E(EN) under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1.	A maximum lot coverage of 23% is permitted (Section 4.5, 7.2.2, By-law 01-2021).	To permit a maximum lot coverage of 33.83%
2	A minimum interior side yard setback of 2.4 metres to the retaining wall (planter) is required (Section 4.13, By-law 01-2021).	To permit a minimum interior side yard setback of 2.0 metres to the retaining wall.

The subject lands are zoned R1V under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3.	A maximum lot coverage of 20% is permitted (Schedule A, By-law 1-88a.a.).	To permit a maximum lot coverage of 24.32%
4.	A minimum interior side yard setback of 2.4 metres to the retaining wall (planter) is required (Section 3.14, By-law 1-88a.a.)	To permit a minimum interior side yard setback of 2.0 metres to the retaining wall.
5.	A minimum front yard setback of 7.55 metres to the proposed porch steps is required (Schedule A, Section 3.14, 7.2.2, By-law 01-2021).	To permit a minimum front yard setback of 6.6 metres to the proposed porch steps.

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](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Request to Speak 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	
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>	

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	March 9, 2022	
Date Applicant Confirmed Posting of Sign:	March 8, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The owner's requirements.	
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: *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.		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: A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2	
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	
As the proposed dwelling in the subject property is 183.365 m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition #1 attached)	
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,	

DEVELOPMENT ENGINEERING COMMENTS	
Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition.	
The owner/applicant shall apply and obtain the necessary curb cut/ reinstating permit through the Transportation and Fleet Management Services. Please visit https://www.vaughan.ca/services/residential/transportation/roads/curb_cuts_and_driveway_widening/Pages/default.aspx to learn how to apply for the curb cut/ reinstating permit. The Owner/applicant needs to be aware of that no structure can be built in the rear yard easement area.	
Development Engineering Recommended Conditions of Approval:	<ol style="list-style-type: none">1. 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.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 23% to 33.83% in order to mitigate potential impacts on the municipal storm water system.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: None Forestry: Forestry has received confirmation via email that the applicant/owner will be applying for a tree removal permit through the forestry division and revising their arborist report to preserve tree #7. Horticulture: None	
PFH Recommended Conditions of Approval:	Parks: None Forestry: None Horticulture: None

DEVELOPMENT FINANCE COMMENTS	
That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.	
That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.	
That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.	
That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments no concerns	
BCLPS Recommended Conditions of Approval:	None

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

FIRE DEPARTMENT COMMENTS	
No comments received to date	

FIRE DEPARTMENT COMMENTS	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	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 roberto.simbana@vaughan.ca	Under Review
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none">1. 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.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 23% to 33.83% in order to mitigate potential impacts on the municipal storm water system.

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

IMPORTANT INFORMATION – PLEASE READ
<p>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</p>
<p>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.</p>
<p>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.</p>

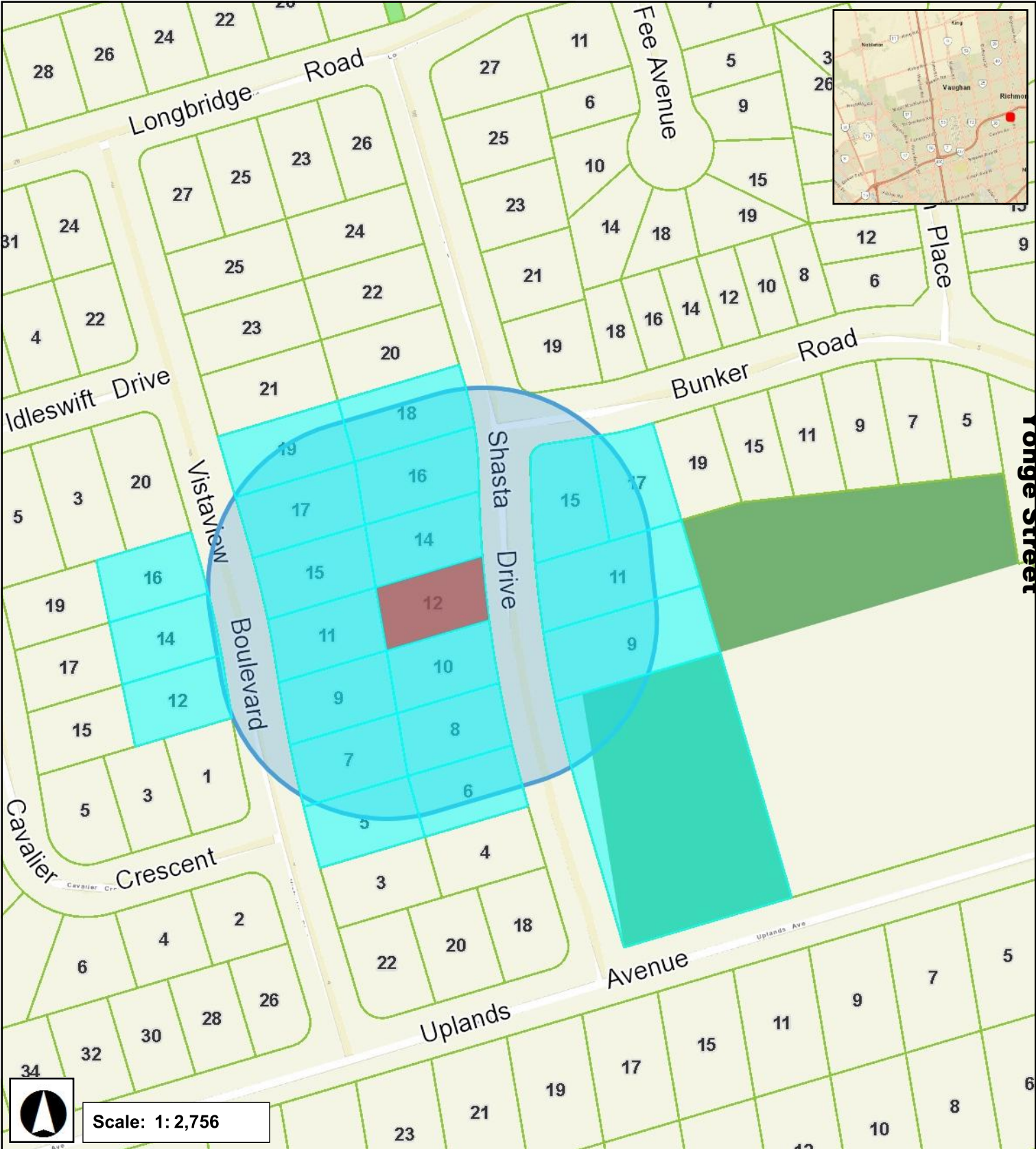
SCHEDULE A: DRAWINGS & PLANS



A228/21 - Notification Map

12 Shasta Drive, Vaughan

Hwy 407



ZONING	R1V (ZONING BY-LAW 2012 1-88)
	PROVIDED
LOT AREA	11,070.00 SQ. FT. (1,028.437 SQ.M)
LOT FRONTAGE	24.40 m
BUILDING AREA	2,532.879 SQ. FT. (235.248 SQ.M)
LENGTH OF BUILDING	51'-11" (15.814 M) 77'-11" (23.761 M)* TO CANOPY/DECK
BUILDING HEIGHT	29'-9 1/4" (9.075 M) TO MIDPOINT OF RIDGE
GROSS FLOOR AREA	4,126.185 SQ. FT. (383.335 SQ.M.)
LOT COVERAGE (HOUSE ONLY)	235.248 (HOUSE+GARAGE) /1,028.437 = 22.9%
LOT COVERAGE	235.248 (HOUSE+GARAGE) 7.941((COVERED VERANDA)+ 5.35(2nd FLR. BALCONY) 250.09/1,028.437 = 24.32%
LOT COVERAGE (IN ACCORDANCE SECTION 3.0 OF BY-LAW-01-2021)	235.248 (HOUSE+GARAGE) + 55.264 (EAVES PROTECTION) + 5.358 (COVERED VERANDA-OVERLAP) + 2.141 (2nd FLR. BALCONY-OVERLAP) + 49.935 (REAR DECK-OVERLAP) + 25.986 (SHED including EAVES PROTECTIONS) 373.954/1,028.437 = 33.83%
SETBACKS	PROVIDED
FRONT (EAST)	29'-6 1/4" (9.000 M)
(NORTH) SIDE	4'-11" (1.5 M) TO FEATURE WALL 10'-2 1/2" (3.114 M) TO MAIN WALL
REAR (WEST)	35'-2" (10.720 M) TO REAR DECK 50'-1 1/4" (15.523 M) TO MAIN WALL
(SOUTH) SIDE	9'-4 1/2" (2.855 M) 6'-7 1/2" (2.020 M) TO PLANTER
FRONT YARD LANDSCAPING	PROVIDED
HARD LANDSCAPING	665.177 SQ. FT. (63.665 SQ.M.)
SOFT LANDSCAPING	1,596.540 (148.323 SQ.M.)
(Lot Percentage)	50.22%
DRIVEWAY	897.130 SQ. FT. (83.346 SQ.M.)
TOTAL (Incl. driveway)	3,178.847 SQ. FT. (295.324 SQ.M.)
REAR YARD LANDSCAPING	PROVIDED
HARD LANDSCAPING	1,280.380 SQ. FT. (118.951 SQ.M.)
SOFT LANDSCAPING	2,391.784 SQ. FT. (222.204 SQ.M.) = 65.13%
TOTAL	3,672.164 SQ. FT. (341.155 SQ.M.)
FLOOR AREAS:	PROVIDED
GROUND FLOOR (excluding garage)	1,973.722 SQ. FT. (183.365 SQ.M.)
SECOND FLOOR	2,152.463 SQ. FT. (199.970 SQ.M.)
TOTAL GFA	4,126.185 SQ. FT. (383.335 SQ.M.)
GARAGE	513.358 SQ. FT. (47.695 SQ.M.)
FRONT COVERED VERANDA	85.474 SQ. FT. (7.941 SQ.M.)
FRONT PORCH	99.746 SQ. FT. (9.267 SQ.M.)
REAR DECK	669.078 SQ. FT. (64.017 SQ.M.)

SITE STATISTICS



**PAUL DACUNHA
ARCHITECT INC**

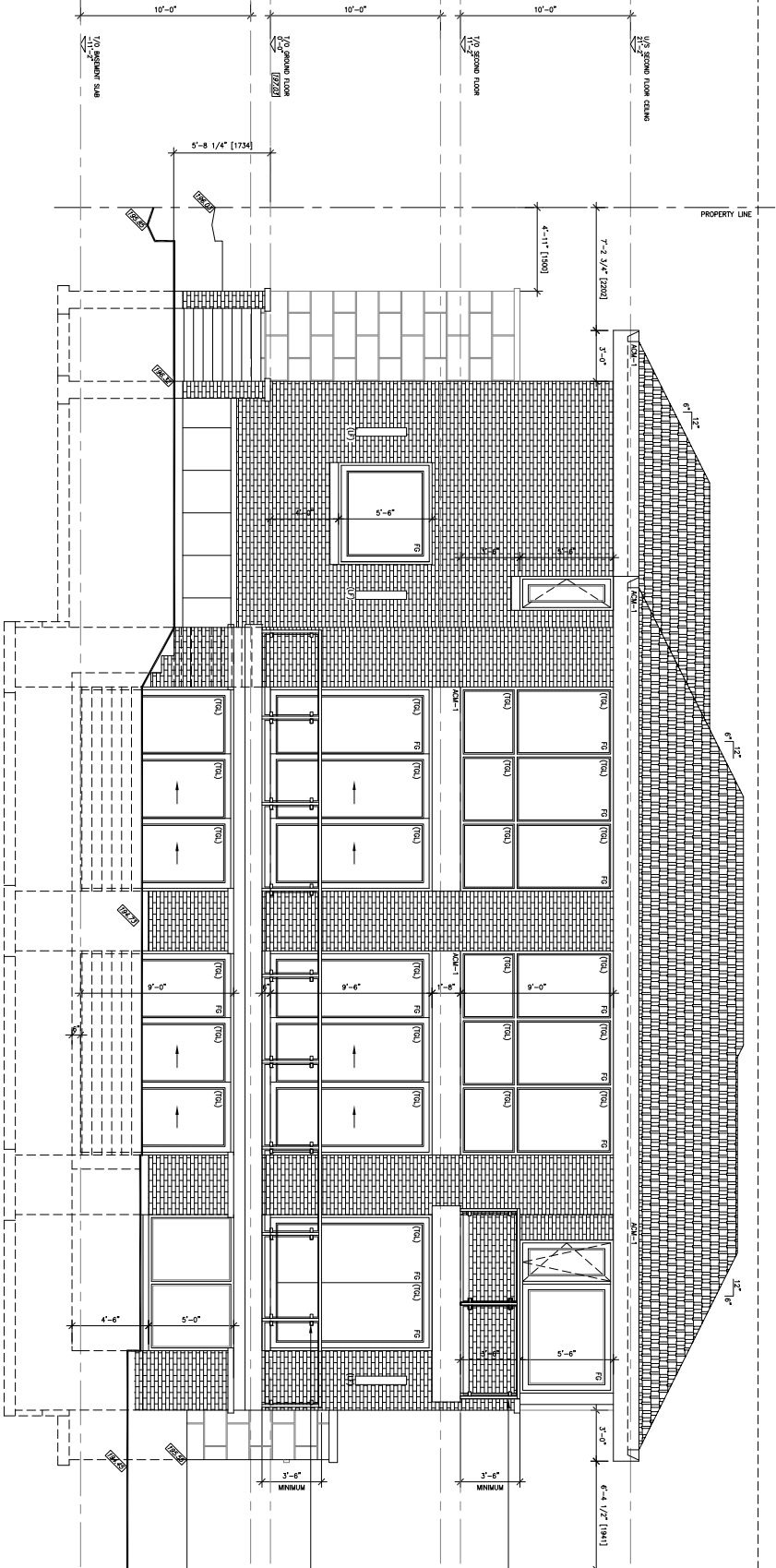
101 Silverhill Drive
Toronto, Ontario, M9B 3W4
P 416 234 9324 / 416 234 9326
paul.dacunha@sympatico.ca


 ONTARIO ASSOCIATION
 OF ARCHITECTS
 PAUL JORGE D'ACUNHA
 LICENCE
 5644

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

paul.dacunha@sympatico.ca

PROJECT NO 21066	PROJECT NO 21066
DRAWING NO A05	DRAWING NO A05
DATE 2/1/25	DATE 2/1/25
CHECKED P.D.	CHECKED P.D.



NEW 2-4TH FLOOR GLASS
DOORS (TYP.) SHALL BE
DESIGNED TO COMPLY TO
O.C. 948.4.2.

NEW 2-4TH FLOOR GLASS
DOORS (TYP.) SHALL BE
DESIGNED TO COMPLY TO
O.C. 948.4.2.

ALL DIMENSIONS ARE THE PROPERTY OF
THE ARCHITECT AND SHALL NOT BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEM, WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.
CONTRACTOR TO CHECK AND VERIFY
WORK AND TO REPORT ANY DISCREPANCIES
TO THE ARCHITECT IMMEDIATELY.
DO NOT SCALE DRAWINGS.
ALL CONTRIBUTION TO BE ACCORDING
TO THE CANADIAN BUILDING CODE.

PROJECT
NEW
2-STOREY DWELLING
AT:
SHASTA DRIVE
12
THORNHILL, ONTARIO


PAUL DACUNHA
ARCHITECT INC.
Toronto, Ontario
P. 416.294.8384 / F. 416.294.8386
paul@dacunha.com / symphonico.ca

DESIGNED BY
PETER WEST
ELEVATION

DRAWN	PROJECT NO.
N.M.	21068
PLOTTED DATE	DRAWING NO.
MARCH 2, 2022	A06
SCALE	OF
1:175	
CHECKED	
P.L.O.	

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

10

PROJECT
NEW
2-STOREY DWELLING
AT:
12
SHASTA DRIVE
THORNHILL, ONTARIO



**PAUL DACUNHA
ARCHITECT INC**

101 Silverhill Drive
Toronto, Ontario, M8B 3W4
P 416 234 9324 / 416 234 9326
paul.dacunha@sympatico.ca

DRAWING SIDE (NORTH) ELEVATION		PROJECT NO 21068
DRAWN N.M.	PLOTTED DATE MARCH 2, 2022	DRAWING NO A07
SCALE 1:125	CHECKED	OF
P.D.		


 ONTARIO ASSOCIATION
 OF ARCHITECTS
 PAUL JORGE D'ACUNHA
 LICENCE
 5644

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

PAUL DACUNHA
ARCHITECT INC

p 416 234 9326 f 416 234 9326
paul.dacunha@sympatico.ca

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 Recieved to Date
Ministry of Transportation (MTO)	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

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

Mr. Tony D'Onofrio
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Email: tony.donofrio@alectrautilities.com

Adriana MacPherson

Subject: FW: [External] RE: A228/21 (12 SHASTA DRIVE) - REQUEST FOR COMMENTS

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

Sent: March-03-22 11:49 AM

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

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

Subject: [External] RE: A228/21 (12 SHASTA DRIVE) - REQUEST FOR COMMENTS

Good morning 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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Senior Manager of Development Planning

Date: March 24, 2022

Name of Owner: Joseph Bellotti

Location: 12 Shasta Drive

File No.(s): A228/21

Proposed Variance(s) (By-law 01-2021):

- 1) To permit a maximum lot coverage of 33.83%.
- 2) To permit a minimum interior side yard setback of 2.0 m to the retaining wall.

By-Law Requirement(s) (By-law 01-2021):

- 1) A maximum lot coverage of 23% is permitted. (Section 4.5, 7.2.2, By-law 01-2021).
- 2) A minimum interior side yard setback of 2.4 m to the retaining wall (planter) is required. (Section 4.13, By-law 01-2021)

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

- 3) To permit a maximum lot coverage of 24.32%.
- 4) To permit a minimum interior side yard setback of 2.0 m to the retaining wall.
- 5) To permit a minimum front yard setback of 6.6 m to the proposed porch steps.

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

- 3) A maximum lot coverage of 20% is permitted. (Schedule A, By-law 1-88a.a.)
- 4) A minimum interior side yard setback of 2.4 m to the retaining wall (planter) is required. (Section 3.14, By-law 1-88a.a.)
- 5) A minimum front yard setback of 7.55 m to the proposed porch steps is required. (Schedule A, Section 3.14, 7.2.2, By-law 1-88a.a.)

Official Plan:

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

Comments:

The Owner is requesting permission to construct a two-storey single detached dwelling in an established large-lot neighbourhood with the above noted variances.

The Development Planning Department does not object to the variances, as the dwelling remains consistent with other recently approved nearby dwellings and will continue to preserve the existing character of the neighbourhood. Specifically, the two-storey dwelling (with garage) represents 22.9% of the total lot coverage, while the remaining 1.42% lot coverage is associated with the proposed veranda and 2nd floor balcony (overhang) which are considered non-livable area. The proposed total lot coverage of 33.83% under By-law 01-2021 (Variance 2) includes the area beneath the eaves which results in a higher noted lot coverage. In terms of the front and interior side yard reduction, the Development Planning Department is of the opinion these changes will not have an adverse impact to the streetscape and preserve the existing character of redeveloped dwellings in the area.

The Owners have submitted an Arborist Report and Tree Preservation Plan prepared by The Urban Forest Co., dated February 17, 2022, which has been reviewed by the Urban Design Division of the Development Planning Department who are generally satisfied with the findings of the report. Urban design staff have confirmed that one of two trees being planted appears to be outside of the property's boundary. The onus is on the Owner to confirm with Parks, Forestry and Horticulture Operations as to whether cash-in-lieu for 3 (\$550/each) trees should be provided.

The Development Planning Department is of the opinion that the requested Variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are 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 condition of approval is recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I

Chris Cosentino, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				