

ITEM: 6.4	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A012/24
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Report Date: April 19, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Forestry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>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.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
N/A				

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p style="text-align: center;"><small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small></p>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

ADJOURNMENT HISTORY	
<p style="text-align: center;"><small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small></p>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



MINOR VARIANCE APPLICATION FILE NUMBER A012/24

CITY WARD #:	1
APPLICANT:	Adrian Valentini & Lisa Valentini
AGENT:	Fausto Cortese
PROPERTY:	57 Napier Street, Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Volume 1, Schedule 13 – Land Use, "Heritage Conservation Districts" (Kleinburg-Nashville Heritage Conservation District) by Volume 1, Schedule 14 B – Areas Subject to Area Specific Plans, and "Village Residential" within Volume 2, Section 12.4 – Kleinburg Core.
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed swimming pool and reduced landscaping requirements in the rear yard.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.236 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 99.6 m ² (60%) of the area of the rear yard in excess of 135.0 m ² shall be comprised of soft landscape. [4.19.1]	To permit a minimum of 83 m ² (50 %) of the area of the rear yard in excess of 135.0 m ² to be comprised of soft landscape.
2	A minimum interior side yard setback of 1.5 m is required for the existing inground pool. [4.21.3]	To permit a minimum interior side yard setback of 1.38 m for an existing inground pool.

HEARING INFORMATION

DATE OF MEETING: Thursday, April 25, 2024

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

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

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.

That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:	April 11, 2024
Date Applicant Confirmed Posting of Sign:	April 8, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Redevelopment of the site, new house to replace the existing house
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That prior to the issuance of a building permit, the owner shall submit photographic evidence demonstrating that the proposed wood fencing along the rear property line in between the existing in-ground pool and neighbouring wooden deck has been installed to the satisfaction of Development Planning Department Staff.

DEVELOPMENT ENGINEERING

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>Due to the size of the proposed residence on the subject property, which measures 358.32 m², the Owner/Applicant must acquire a Lot Grading Permit from the Development Inspection and Lot Grading Division of the City's Development Engineering Department. It's important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application. The subject property features a swimming pool constructed at 0.0m setback to the north property line. Adjacent to the pool is a deck, which extends into the neighboring property with no setback from the mutual northern property line between the subject property and 67 Napier Street. The Owner / Applicant has proposed the installation of a wooden fence to clearly delineate the property boundary and to prevent encroachment. The Development Engineering Department does not object to the Minor Variance application A012/24, subject to the following condition(s):</p>	
Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply

DEVELOPMENT ENGINEERING

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

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.

Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.

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

No comments received to date.

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

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:	None
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RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Planning Nicholas.delprete@vaughan.ca	That prior to the issuance of a building permit, the owner shall submit photographic evidence demonstrating that the proposed wood fencing along the rear property line in between the existing in-ground pool and neighbouring wooden deck has been installed to the satisfaction of Development Planning Department Staff.
2	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

		Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	<ol style="list-style-type: none"> 1. Applicant/owner shall supply an arborist report to the satisfaction of the forestry division. 2. Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.
4	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

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.

IMPORTANT INFORMATION

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.

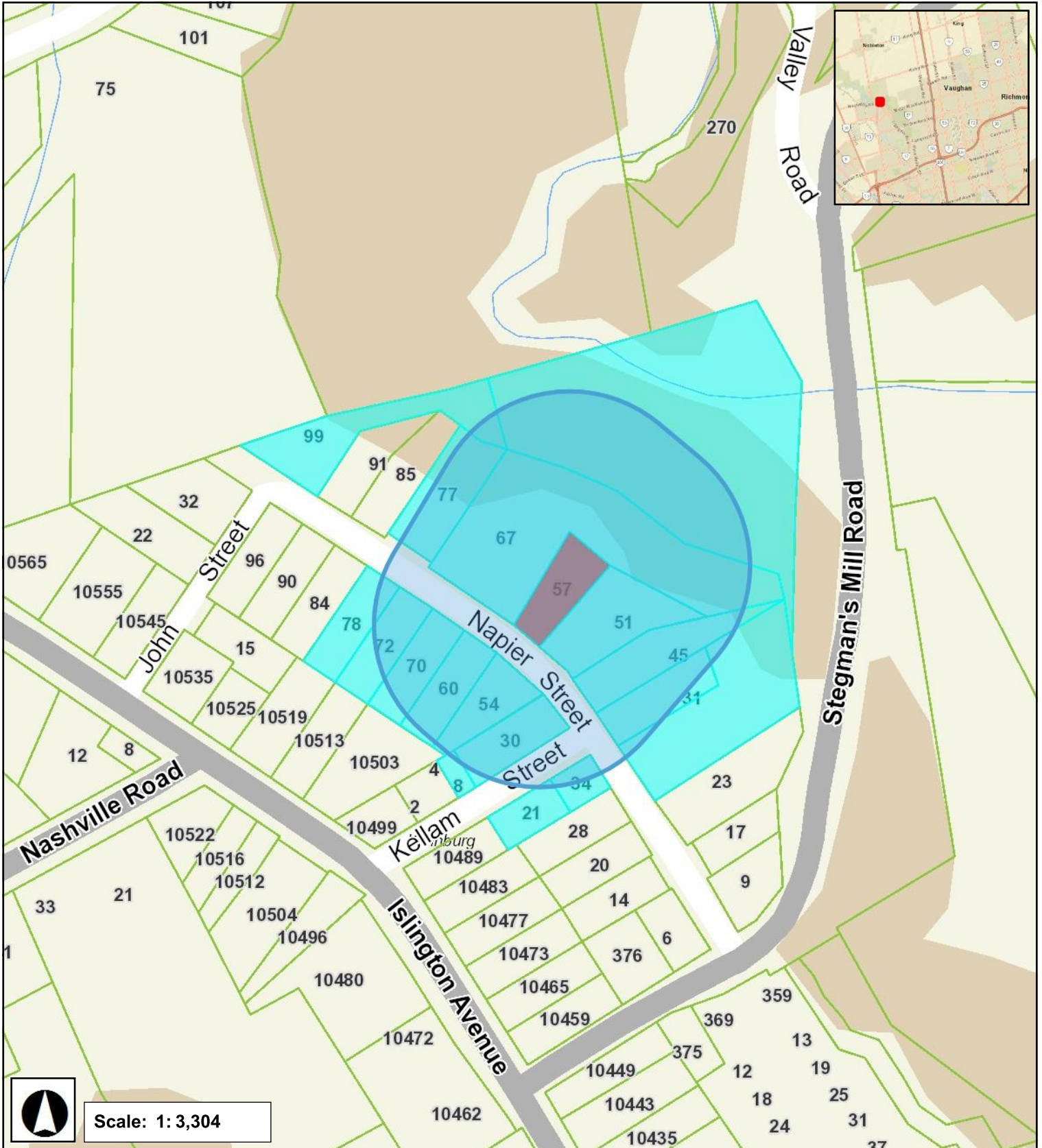
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit

IMPORTANT INFORMATION

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.

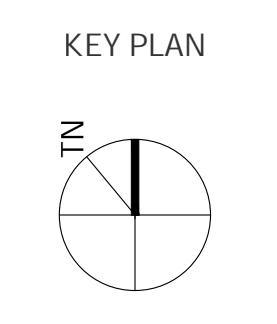
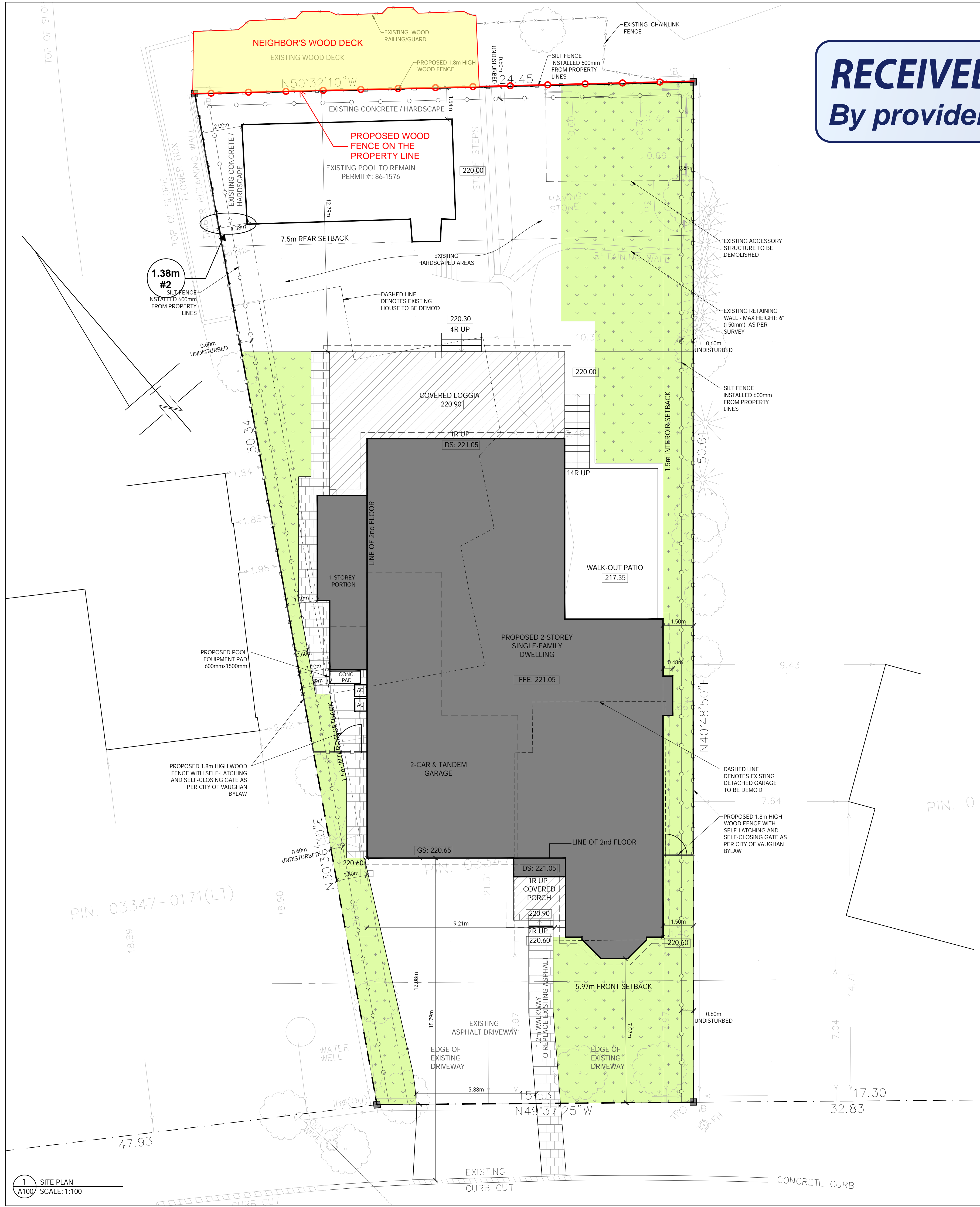
SCHEDULE A: DRAWINGS & PLANS

57 NAPIER STREET, KLEINBURG



RECEIVED
By providel at 1:37 pm, Apr 04, 2024

A012/24



PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

SITE DEVELOPMENT			
ZONE	ZONE R1 (BY-LAW 1-88)	ZONE R1A(EN)- 236 (BY-LAW 01-2021)	PROVIDED
TOTAL LOT AREA	700 m2	540 m2	996 m2
LOT COVERAGE	BY-LAW 1-88	BY-LAW 01-2021	PROVIDED
LOT FRONTAGE	18 m	18 m	15.53 m (EXISTING)
COVERAGE	BY-LAW 1-88 & BYLAW 01-2021		
PROPOSED HOUSE	-	-	29.98% AREA 298.65 m2
REAR LOGGIA	-	-	5.44% AREA 54.21 m2
FRONT PORCH	-	-	0.55% AREA 5.46 m2
TOTAL COVERAGE	30%	40%	35.97 % AREA 358.32 m2
MAX. HEIGHT	9.50 m	9.50 m [The least (more restrictive) of 9.50 m (as per RA1) or as per ("EN" suffix) existing BH + 3m (6.50 m + 3m = 9.50 m), MIN. 8.50 m]	9.50 m
FRONT SETBACK	7.50 m	5.97 m [The lesser (less restrictive) of 7.50 m (as per RA1) or as per ("EN" suffix) existing FY - 2m (7.97m - 2m = 5.97m) or MIN. 4.5m]	7.07 m
REAR SETBACK	10 m	10 m (EXC. 236)	12.79 m
INTERIOR RIGHT SIDEYARD	1.50 m	1.50 m	1.50 m
INTERIOR LEFT SIDEYARD	1.50 m	1.50 m	1.50 m
REAR YARD SOFT LANDSCAPING	99.6m2 (301m2 - 135m2)*60%	99.6m2 (301m2 - 135m2)*60%	83m2 (50%)

No.	DESCRIPTION	DATE
10	RE-ISSUED FOR MINOR VARIANCE	2024-04-04
9	ISSUED FOR MINOR VARIANCE	2024-03-15
8	ISSUED FOR MINOR VARIANCE	2024-03-05
7	ISSUED FOR MINOR VARIANCE	2024-01-25
6	ISSUED FOR CLIENT REVIEW & HA	2023-12-05
5	ISSUED FOR HA	2023-11-08
4	ISSUED FOR HERITAGE COORD.	2023-10-25
3	ISSUED FOR CLIENT REVIEW	2023-10-24
2	ISSUED FOR CLIENT REVIEW	2023-10-05
1	ISSUED FOR CLIENT REVIEW	2023-06-28

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE DESIGNER.
DO NOT SCALE DRAWINGS.

FCA
FAUSTO CORTESE ARCHITECTS
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
905-303-7416
FCORTESE@FCAARCHITECTS.CA

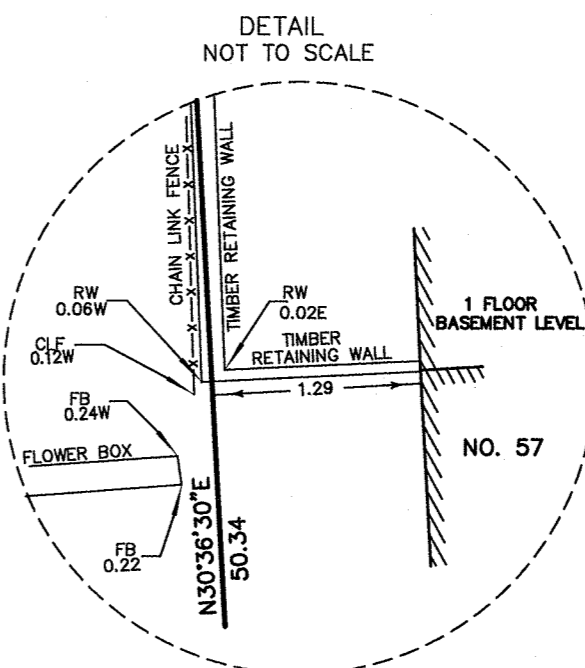
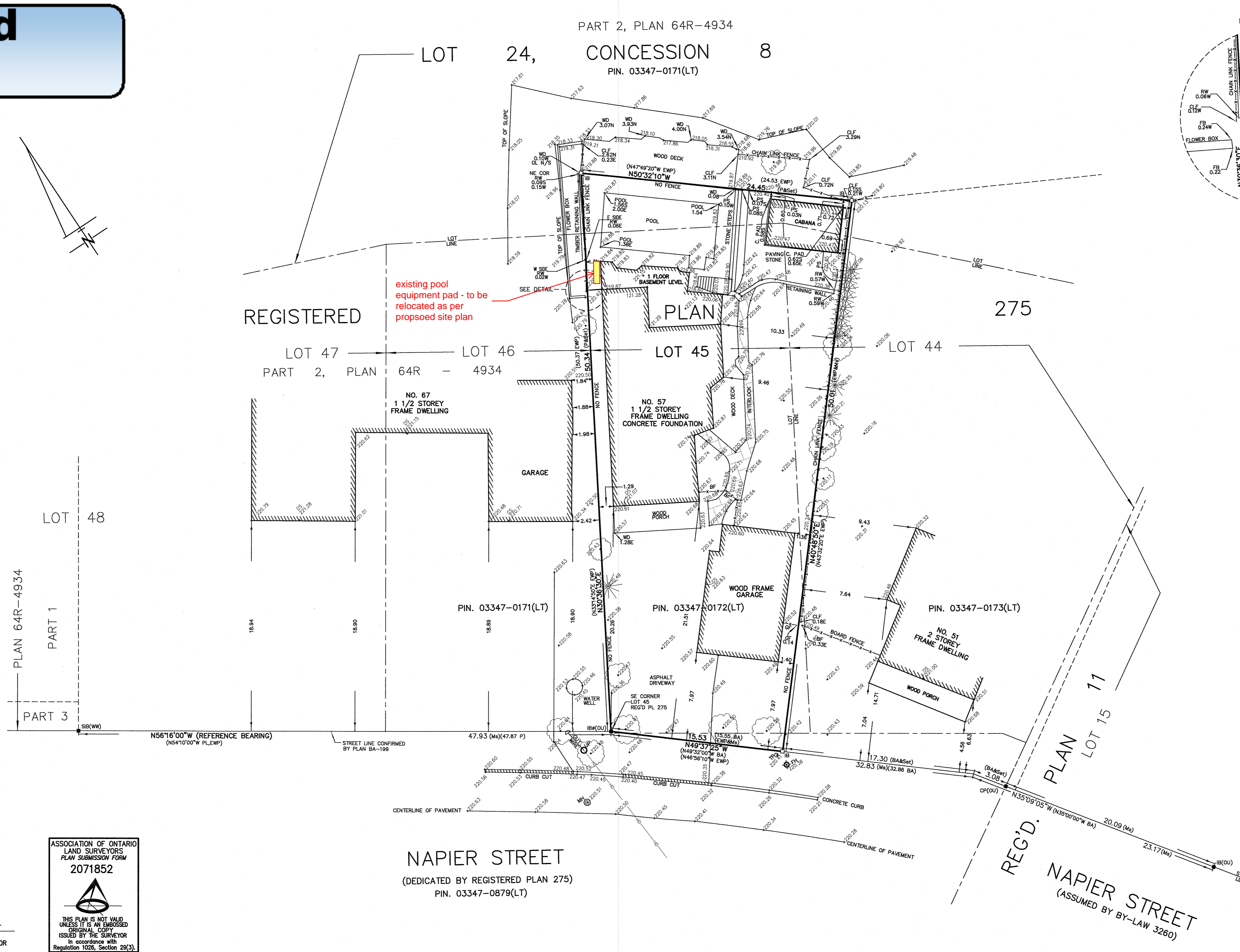
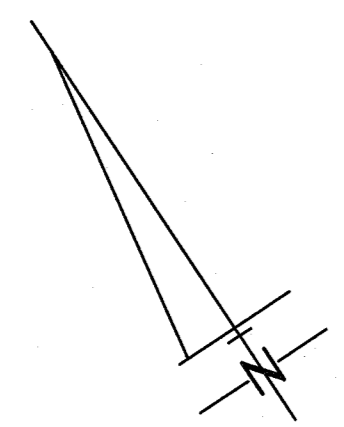
NEW 2-STORY DWELLING
57 NAPIER STREET
VAUGHAN, ON

SITE PLAN	
DATE	02/06/2020
SCALE	AS NOTED
DESIGNED BY	L.C.
REVIEWED BY	F.C.
PROJECT NO.	2023-11
DRAWING NO.	A100

83m2 (50%) #1

Received

April 5, 2024



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
PART OF LOT 24, CONCESSION 8
AND
PART OF LOTS 44 AND 45
REGISTERED PLAN 275
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE = 1 : 200m

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - REPORT SUMMARY
MUNICIPALLY KNOWN AS NO. 57 NAPIER STREET
PART OF LOT 24, CONCESSION 8 AND PART OF LOTS 44 AND 45
REGISTERED PLAN 275
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK

EASEMENTS OR RIGHT OF WAY
NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
No investigation with respect to Municipal Zoning requirement has been made in connection with this Report.

ADDITIONAL REMARKS
Monuments shown as "WT" are WITNESS MONUMENTS and are NOT at the property corner.

The fences are as shown on the survey plan.

Note the location of the wood deck located at the rear of subject land. There is partially located onto the land to the north being No. 67 Napier St. (Part of Lot 24, Concession 8, designated as Part 2 - Plan 64R-4934).

Note the location of the timber retaining wall located between No. 57 and No. 67 Napier St.

THIS REPORT HAS BEEN PREPARED FOR "KINGCOR LUXURY HOMES" AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE:
GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.

GEODETIC: ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF VAUGHAN BENCH MARK NO. 54-5 ELEVATION = 219.114 METRES.

NOTE:
BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF NAPIER STREET AS SHOWN ON PLAN BA-199, HAVING A BEARING OF N56°16'00"W.

NOTES	DESCRIPTIONS
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
○	STANDARD IRON BAR
IB	IRON BAR
CC	CUT CROSS
WT	WITNESS
OU	ORIGIN UNKNOWN
CP	CONCRETE PIN WITH WASHER
Ms	MEASURED
WW	W.N. WILDMAN O.L.S.
PL	REGISTERED PLAN 275
EWP	PLAN OF SURVEY BY E.W. PETZOLD, O.L.S. DATED DECEMBER 12, 1992 (PROJECT No. 62-1116)
BA	PLAN BA-199
P	GARAGE SILL
GS	PLAN 64R-4934
DS	DOOR SILL
RW	RETAINING WALL
NE RW	NORTH EAST CORNER OF RETAINING WALL
PS	PAVING STONE
GF	GATE FENCE
CLF	CHAIN LINK FENCE
BF	BOARD FENCE
WD	WOOD DECK
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
-OH-	OVERHEAD CABLE
N,S,E,W	NORTH, SOUTH, EAST, WEST
CON	CONCRETE
CT	CONIFEROUS TREE
DT	DECIDUOUS TREE

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF OCTOBER, 2018

DATE: OCTOBER 30, 2018

VALERIO G. PAPA
ONTARIO LAND SURVEYOR



NAPIER STREET
(DEDICATED BY REGISTERED PLAN 275)
PIN. 03347-0879(LT)

© COPYRIGHT 2018 Guido Papa Surveying - A Division of J.D. Barnes Limited

A.A.	DRAWN
V.G.P.	CHECKED
10/30/18	DATED
REL. NOS.	
18-18-192-00	

216 CHRISLEA RD, WOODBRIDGE, ON L4L 8S5
T: (905) 364-2721 F: (905) 364-2728 www.jpapainc.com

RECEIVED

By providel at 1:37 pm, Apr 04, 2024

A012/24

KEY PLAN



FINISHES LEGEND	
M1	RED BRICK - PATTERN AS PER ELEVATION DRAWINGS
M2	STONE
M3	PRECAST MOLDING OR TRIM - BLACK
M4	ASPHALT SHINGLES - DOUBLE BLACK
M5	METAL ROOF

LIMITING DISTANCE CALCULATIONS					
	LIMITING DISTANCE	EXPOSED BUILDING FACE AREA	ALLOWABLE % OF UNPROTECTED OPENING	UNPROTECTED OPENING AREA	% OF UNPROTECTED (GLAZED) OPENING
NORTH ELEVATION (REAR)	1.50 m	122.42 m ²	100%	38.32 m ²	31.30%
SOUTH ELEVATION (FRONT)	14.22 m	113.92 m ²	100%	10.18 m ²	8.94%
WEST ELEVATION	1.50 m	179.32 m ²	7%	8.20 m ²	4.57%
EAST ELEVATION	1.50 m	184.95 m ²	7%	12.54 m ²	6.78%

FCA
FAUSTO CORTESE ARCHITECTS
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3J8
905-303-7416
FCORISE@FCAARCHITECTS.CA

NEW 2-STOREY DWELLING
57 NAPIER STREET
VAUGHAN, ON

FRONT ELEVATION (SOUTH)

DATE: 03/06/2023 PROJECT No: 2023-11
SCALE: AS NOTED DRAWING No: A300
DRAWN BY: L.C. REVIEWED BY: F.C.

RECEIVED
By providel at 1:37 pm, Apr 04, 2024

A012/24

KEY PLAN



No.	DESCRIPTION	DATE
7	ISSUED FOR MISC. VARIANCE	2024-01-25
6	ISSUED FOR CLIENT REVIEW & HA	2023-12-20
5	ISSUED FOR HA	2023-11-20
4	ISSUED FOR HERITAGE COORD.	2023-10-20
3	ISSUED FOR CLIENT REVIEW	2023-10-20
2	ISSUED FOR CLIENT REVIEW	2023-10-20
1	ISSUED FOR CLIENT REVIEW	2023-09-20

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND SIGNED BY THE DESIGNER.
DO NOT SCALE DRAWINGS.

FCA

FAUSTO CORTESE ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
905-303-7416
FCORSE@FCAARCHITECTS.CA

DRAWING: NEW 2-STORY DWELLING
57 NAPIER STREET VAUGHAN, ON

REAR ELEVATION (NORTH)

DATE: 02/06/2024 PROJECT No: 2023-11

SCALE: AS NOTED DRAWING No: A301

DESIGNED BY: L.C. REVIEWED BY: F.C.

FINISHES LEGEND	
M1	RED BRICK - PATTERN AS PER ELEVATION DRAWINGS
M2	STONE
M3	PRECAST MOLDING OR TRIM - BLACK
M4	ASPHALT SHINGLES - DOUBLE BLACK
M5	METAL ROOF

LIMITING DISTANCE CALCULATIONS					
	LIMITING DISTANCE	EXPOSED BUILDING FACE AREA	ALLOWABLE % OF UNPROTECTED OPENING	UNPROTECTED OPENING AREA	% OF UNPROTECTED (GLAZED) OPENING
NORTH ELEVATION (REAR)	1.50 m	122.42 m ²	100%	38.32 m ²	31.30%
SOUTH ELEVATION (FRONT)	14.22 m	113.92 m ²	100%	10.18 m ²	8.94%
WEST ELEVATION	1.50 m	179.32 m ²	7%	8.20 m ²	4.57%
EAST ELEVATION	1.50 m	184.95 m ²	7%	12.54 m ²	6.78%

RECEIVED

By providel at 1:37 pm, Apr 04, 2024

A012/24

KEY PLAN



No.	DESCRIPTION	DATE
7	ISSUED FOR CONSTRUCTION	2024-01-25
6	ISSUED FOR CLIENT REVIEW & N/A	2023-12-20
5	ISSUED FOR N/A	2023-11-15
4	ISSUED FOR HERITAGE COORD.	2023-10-20
3	ISSUED FOR CLIENT REVIEW	2023-10-20
2	ISSUED FOR CLIENT REVIEW	2023-10-20
1	ISSUED FOR CLIENT REVIEW	2023-09-20

ISSUED FOR CONSTRUCTION
 ISSUED FOR BID
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
 SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.

FINISHES LEGEND	
M1	RED BRICK - PATTERN AS PER ELEVATION DRAWINGS
M2	STONE
M3	PRECAST MOLDING OR TRIM - BLACK
M4	ASPHALT SHINGLES - DOUBLE BLACK
M5	METAL ROOF

LIMITING DISTANCE CALCULATIONS					
	LIMITING DISTANCE	EXPOSED BUILDING FACE AREA	ALLOWABLE % OF UNPROTECTED OPENING	UNPROTECTED OPENING AREA	% OF UNPROTECTED (GLAZED) OPENING
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FCA

FAUSTO CORTESE ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 3J8
 905-303-7416
 FCORISE@FCAARCHITECTS.CA

DRAWING: NEW 2-STORY DWELLING
 57 NAPIER STREET VAUGHAN, ON

SIDE ELEVATION (EAST)

DATE: 02/06/2023 PROJECT NO: 2023-11
 SCALE: AS NOTED DRAWING NO: A302
 DESIGNED BY: L.C. REVIEWED BY: F.C.

RECEIVED

By providel at 1:37 pm, Apr 04, 2024

A012/24

KEY PLAN



No.	DESCRIPTION	DATE
7	ISSUED FOR WORK VARIANCE	2024-01-25
6	ISSUED FOR SEA	2023-11-29
5	ISSUED FOR HERITAGE COORD.	2023-10-27
4	ISSUED FOR HERITAGE COORD.	2023-10-27
3	ISSUED FOR CLIENT REVIEW	2023-10-27
2	ISSUED FOR CLIENT REVIEW	2023-10-27
1	ISSUED FOR CLIENT REVIEW	2023-09-22

ISSUED FOR CONSTRUCTION
 ISSUED FOR BID
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
 SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
 THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND SIGNED BY THE DESIGNER.
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FCA

FAUSTO CORTESE ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 318
 905-303-7416
 FCORISE@FCAARCHITECTS.CA

FINISHES LEGEND	
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**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: April 2nd 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A012-24**

Related Files:

Applicant Adrian Valentini

Location 57 Napier Street

COMMENTS:

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

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

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

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

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

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

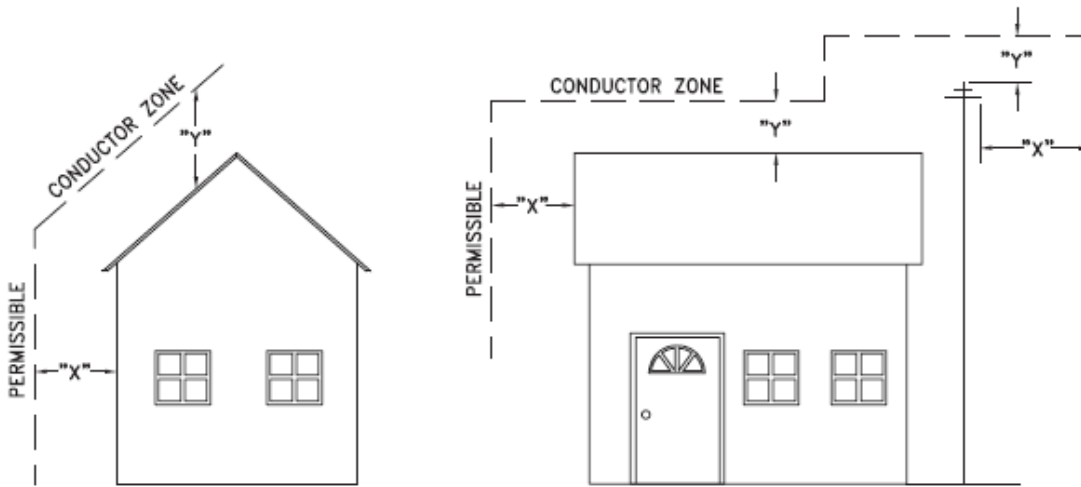
Mitchell Penner

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

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

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.com



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

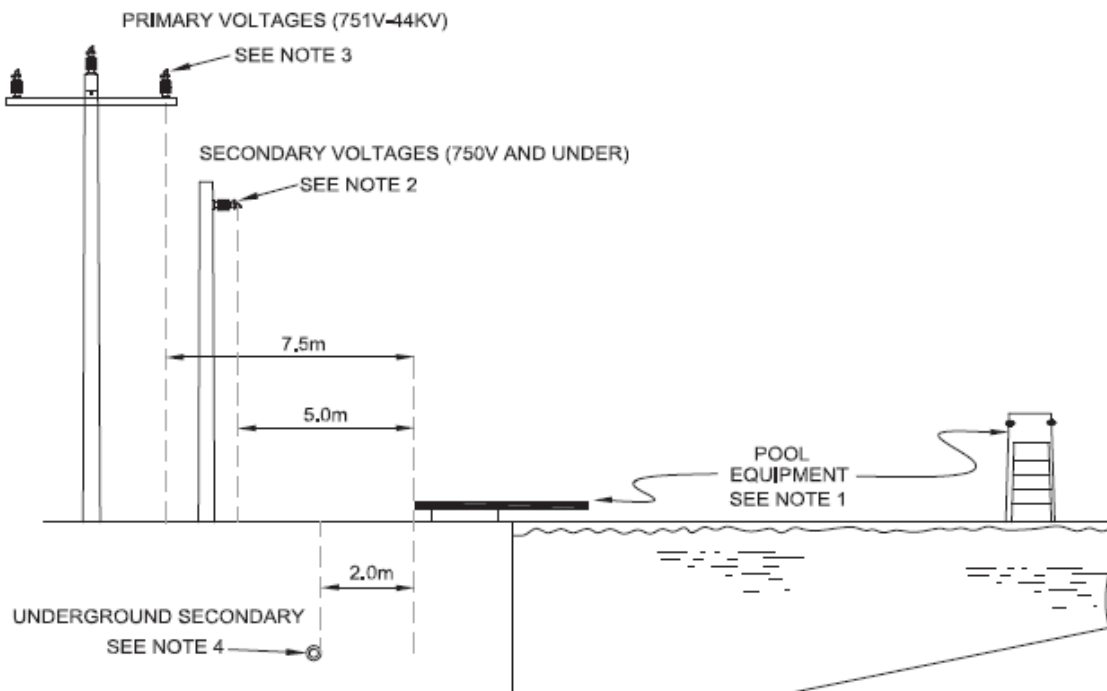
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:22:02 AM, Adobe PDF



NOTES:

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

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

REFERENCES

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

Certificate of Approval

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

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

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

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

To: Committee of Adjustment
From: Catherine Saluri, Building Standards Department
Date: April 5, 2024
Applicant: Adrian Valentini
Location: 57 Napier Street
 Plan RP275 Part of Lot 45
File No.(s): A012/24

Zoning Classification:

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.236 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 99.6 m ² (60%) of the area of the rear yard in excess of 135.0 m ² shall be comprised of soft landscape. [4.19.1]	To permit a minimum of 83 m ² (50%) of the area of the rear yard in excess of 135.0 m ² to be comprised of soft landscape.
2	A minimum interior side yard setback of 1.5 m is required for the existing inground pool. [4.21.3]	To permit a minimum interior side yard setback of 1.38 m for the existing inground pool.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

A demolition permit is required for the demolition of the existing dwelling and garage. Please consult with our department about the proposed demolition of the existing accessory residential structure to determine if a demolition permit is required.

A building permit is required for the proposed replacement dwelling.

Building Permit 86-1576 has been issued for an inground pool.

Other Comments:

Zoning By-law 001-2021	
1	The Applicant shall be advised that all structures shall be demolished prior to construction of the replacement dwelling.
2	The Applicant confirms that the existing residential accessory structure as shown in the location in the rear yard on the Site Plan will be demolished. As such, a review of the structure for compliance with the zoning bylaw has not been conducted by Zoning staff.

General Comments	
3	This property may be located within the Kleinburg-Nashville Heritage Conservation District.
4	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
5	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

6	It is advised that the Applicant consult with City of Vaughan Bylaw and Enforcement Department and the fence by-law with respect to the proposed wood fence on the rear property line. An email provided by the Agent and dated April 4, 2024 provides greater detail with respect to the existing wood deck, as shown in the location outside of the subject lands on the Site Plan.
---	---

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

None

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: April 11, 2024
Name of Owners: Adrian & Lisa Valentini
Location: 57 Napier Street
File No.(s): A012/24

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

1. To permit a minimum of **83 m² (50%)** of the area of the rear yard in excess of **135.0 m²** to be comprised of soft landscape.
2. To permit a minimum interior side yard setback of **1.38 m** for the existing inground pool.

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

1. A minimum of **99.6 m² (60%)** of the area of the rear yard in excess of **135.0 m²** shall be comprised of soft landscape.
2. A minimum interior side yard setback of **1.5 m** is required for the existing inground pool.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Volume 1, Schedule 13 – Land Use, "Heritage Conservation Districts" (Kleinburg-Nashville Heritage Conservation District) by Volume 1, Schedule 14 B – Areas Subject to Area Specific Plans, and "Village Residential" within Volume 2, Section 12.4 – Kleinburg Core.

Comments:

The Owners are requesting relief to permit an existing outdoor swimming pool with the above noted variances.

Development Planning Staff have no objection to Variance 1 as the reduction in soft landscaping is minor in nature and will maintain an appropriate balance of soft landscaping to facilitate drainage, reduce urban heat island effects, and facilitate the establishment of vegetation. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained.

Development Planning Staff have no objection to Variance 2 to permit the existing inground swimming pool with an encroachment of 0.12 m from the northerly interior side lot line. The pool would only utilize the full extent of the requested relief at the northwest corner of the swimming pool, which is a pinch-point increasing to approximately 2.00 metres at its greatest extent at the northeast corner. The requested reduced interior side yard setback is minor in nature as it is negligible from a visual perspective and an appropriate area for safe access and maintenance is maintained.

In support of the application, the Owner has submitted an Arborist Report and Tree Protection Plan prepared by The Urban Arborist Inc., dated November 29, 2023. The report inventoried a total of thirty (30) trees, twenty-nine (29) of which are proposed to be preserved, and one (1) to be removed requiring a permit. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, Development Planning Staff can support the requested variances and are of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

Development Planning Department Staff recommends approval of the application with the following Condition of Approval:

Condition of Approval:

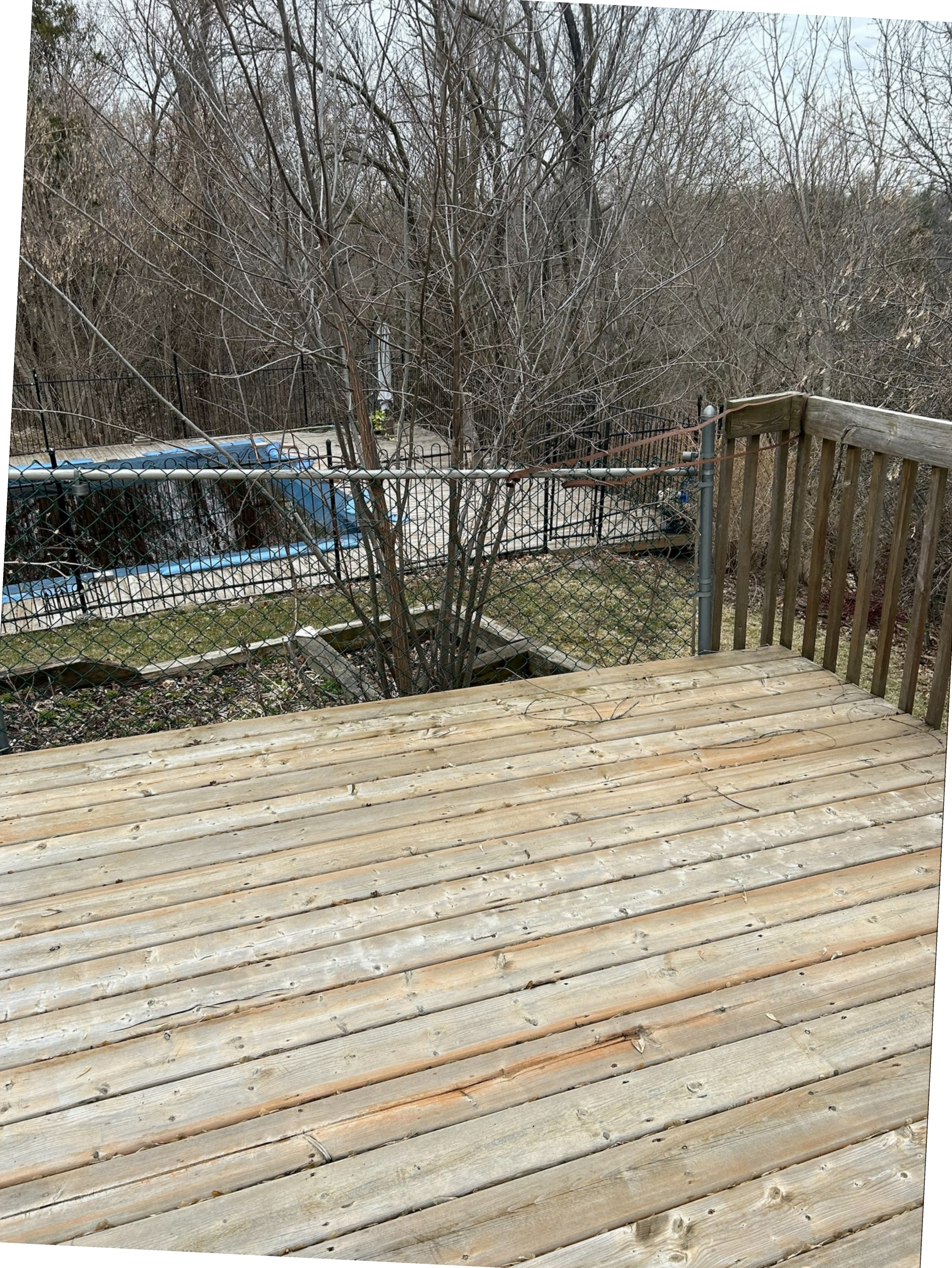
If the Committee finds merit in the application, the following condition of approval is recommended:

1. That prior to the issuance of a building permit, the owner shall submit photographic evidence demonstrating that the proposed wood fencing along the rear property line in between the existing in-ground pool and neighbouring wooden deck has been installed to the satisfaction of Development Planning Department Staff.

Comments Prepared by:

Nicholas Del Prete, Planner I
David Harding, Senior Planner





































April 5, 2024

CFN 70450.10

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A012/24
Plan RP275 Part Lot 45
57 Napier Street
City of Vaughan, Region of York
Applicant: Adrian Valentini**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on March 25, 2024. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variances under By-Law 001-2021:

By-Law 001-2021:

- To permit a minimum of 80.7 sq. m. (48%) of the area of the rear yard in excess of 135 sq. m. to be comprised of soft landscape, whereas a minimum of 99.6 sq. m. (60%) of the area of the rear yard in excess of 135 sq. m. shall be comprised of soft landscape.
- To permit a minimum interior side yard setback of 1.38 metres for an existing inground pool, whereas a minimum interior side yard setback of 1.5 metres is required for the existing inground pool.

The noted variances are being requested to facilitate the construction of a two-storey replacement dwelling and to recognize the existing inground pool.

Ontario Regulation 41/24

A portion of the subject property is located within TRCA's Regulated Area due to the valley corridor associated with a tributary of the Humber River. TRCA must ensure that where a proposal is within an area regulated under Ontario Regulation 41/24, that the proposal

conforms with the appropriate policies for the implementation of the regulation (Section of 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the regulation.

Application-Specific Comments

The subject property at 57 Napier Street is currently developed with a two-storey single detached dwelling, detached garage, pool, rear accessory structure, and hardscaping.

Based on a review of the plans submitted with this application, TRCA staff are satisfied that the proposed replacement dwelling and existing pool are appropriately setback from the adjacent valley corridor. As such, TRCA has no concerns with the proposed variances.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$660.00 (Minor Variance – Residential - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A012/24 subject to the following conditions:

1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2347 or at kristen.regier@trca.ca.

Sincerely,



Kristen Regier, MA
Planner

Development Planning and Permits | Development and Engineering Services
kristen.regier@trca.ca, 437-880-2129

From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A012/24 (57 Napier Street) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, March 27, 2024 4:41:04 PM
Attachments: [image001.png](#)
[image003.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A012/24 (57 Napier Street) and has no comment.

Please provide us with a digital copy of the notice of decision for our records.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

SCHEDULE D: BACKGROUND

None