

ITEM: 6.2	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A011/24
------------------	--

Report Date: June 14, 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 type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
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"/>	General Comments w/Conditions
YCDSB	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

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 <small>(mm/dd/yyyy)</small>	Summary
Applicant			11/27/2023	Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)

* Background Information contains historical development approvals considered to be related to this file.
This information should not be considered comprehensive.

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

ADJOURNMENT HISTORY

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

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 A011/24

CITY WARD #:	1
APPLICANT:	Mohammed Iqbal Vadakkayil and Priya Duggal
AGENT:	Msh Engineers.Inc
PROPERTY:	484 Cranston Park Avenue, Maple
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 an addition to the existing dwelling and location of pool equipment in the southerly side yard.

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

The subject lands are zoned R3(EN) Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.622 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	For those lots abutting lands zoned OS1 Open Space Conservation Zone the required yard shall be 10.0m and no building or structures shall be permitted within the required yard. Exception 14.622 T98 note 6	To permit a minimum interior side yard of 4.5m on a lot abutting an OS1 Open Space Conservation Zone.
2	The maximum permitted encroachment for pool equipment into the interior side yard is 1.0m. Section 4.13 Table 4-1	To permit an encroachment for pool equipment of 1.2m into the interior side yard.
3	The maximum permitted encroachment for pool equipment into the rear yard is 1.5m. Section 4.13 Table 4-1	To permit an encroachment for pool equipment of 6.95m into the rear yard.

HEARING INFORMATION

DATE OF MEETING: Thursday, June 20, 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.

HEARING INFORMATION

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:	June 6, 2024
Date Applicant Confirmed Posting of Sign:	May 31, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Purpose of my application is to build an addition to the existing home.
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:	None
---	------

DEVELOPMENT ENGINEERING

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

As the proposed dwelling/ structure/ cabana in the subject property is 48.3 m², the Owner/ Applicant needs to obtain a 'Lot Grading Permit' from the 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 the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Condition attached) The proposed work by the Owner/Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer.

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)

Recommended condition of approval:

PFH Recommended Conditions of Approval:

- 1) Applicant/owner shall submit 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.

DEVELOPMENT FINANCE

No comment no concerns.

Development Finance Recommended Conditions of Approval:

None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

BCLPS Recommended Conditions of Approval:

None

BUILDING INSPECTION (SEPTIC)

No comments received to date.

Building Inspection Recommended Conditions of Approval:

None

FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:

None

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 Engineering jonah.hall@vaughan.ca	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 for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	<ol style="list-style-type: none"> 1) Applicant/owner shall submit 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.
3	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.

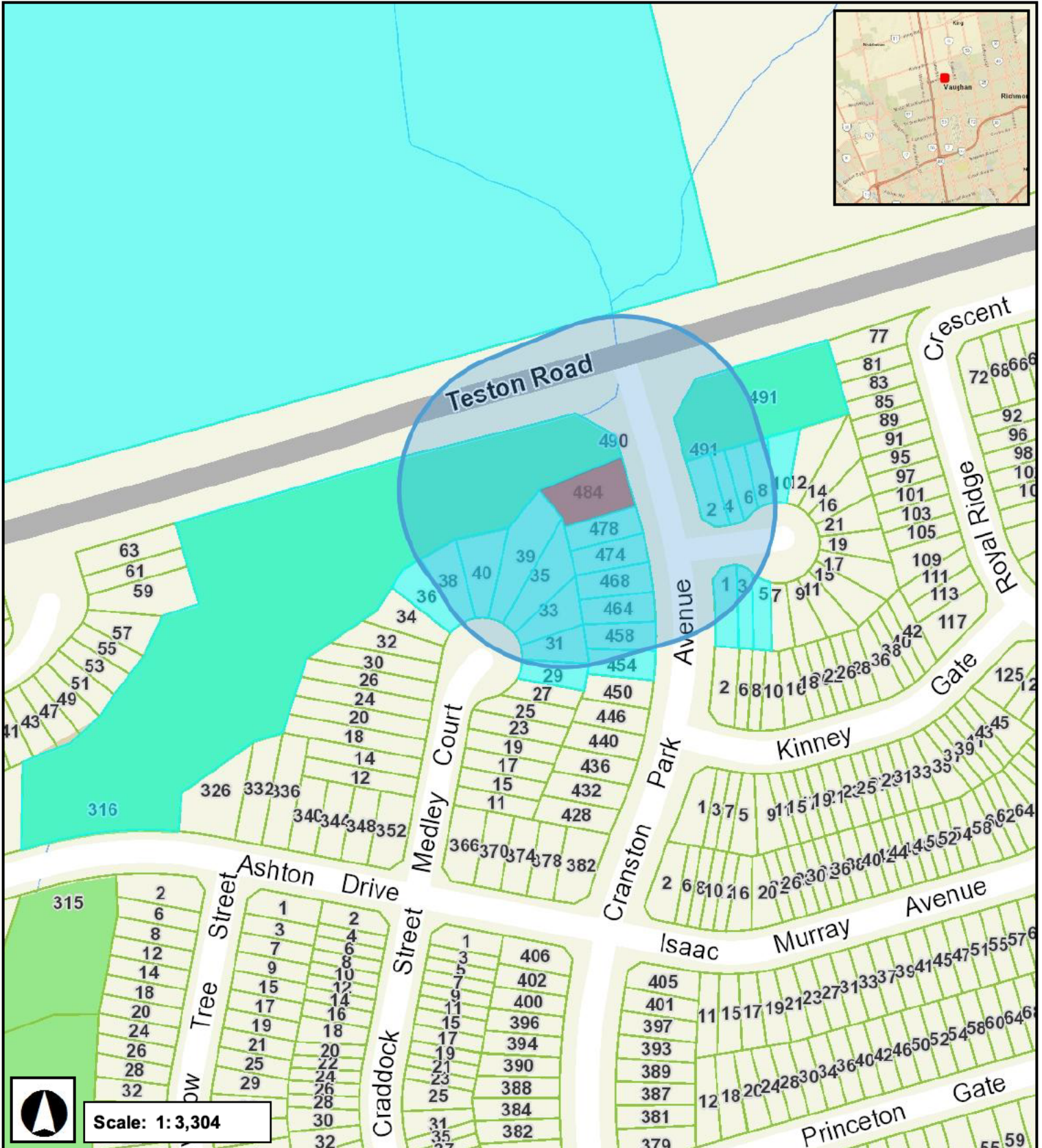
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

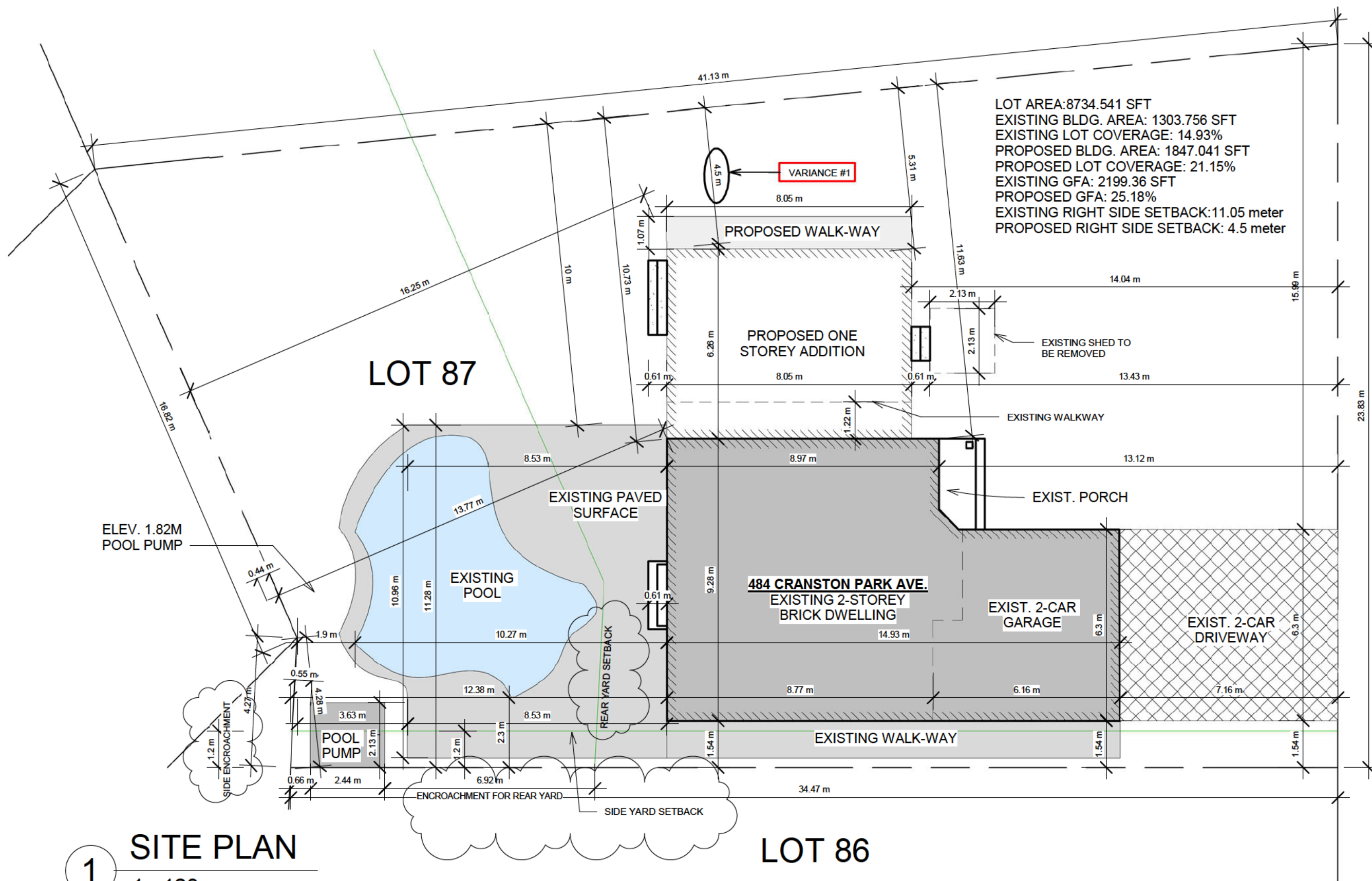
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

484 CRANSTON PARK AVENUE, MAPLE





LOT AREA: 8734.541 SFT
 EXISTING BLDG. AREA: 1303.756 SFT
 EXISTING LOT COVERAGE: 14.93%
 PROPOSED BLDG. AREA: 1847.041 SFT
 PROPOSED LOT COVERAGE: 21.15%
 EXISTING GFA: 2199.36 SFT
 PROPOSED GFA: 25.18%
 EXISTING RIGHT SIDE SETBACK: 11.05 meter
 PROPOSED RIGHT SIDE SETBACK: 4.5 meter



CRANSTON PARK AVENUE

SITE PLAN

1

1 : 128

NOTES:
 DRAWINGS MUST NOT BE SCALED
 DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C.
 All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components. Unless noted otherwise, no provision has been made in the design for conditions occurring during construction.
 It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction. All dimensions are given in imperial units unless otherwise indicated.
 All drawings are the property of the Architect / Designer & must be returned upon request.



ADDRESS:
 484 Cranston Park Ave.
 Maple, ON L6A 2S3

PROJECT:
 RENOVATION & ADDITIOIN

SITE PLAN

Date: 2024-06-10
 Drawn by: S.M
 Checked by: S.I

A101
 Scale: 1 : 128



**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 checked="" type="checkbox"/>	Recommend Approval/No 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"/>	General Comments w/Conditions
YCDSB	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: February 26th 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A011-24**

Related Files:

Applicant Mohammed Iqbal Vadakkayil

Location 484 Cranston Park Ave



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:

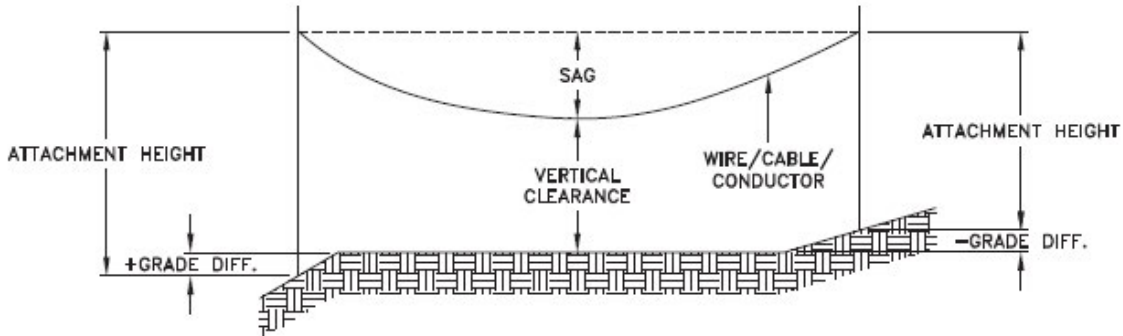
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

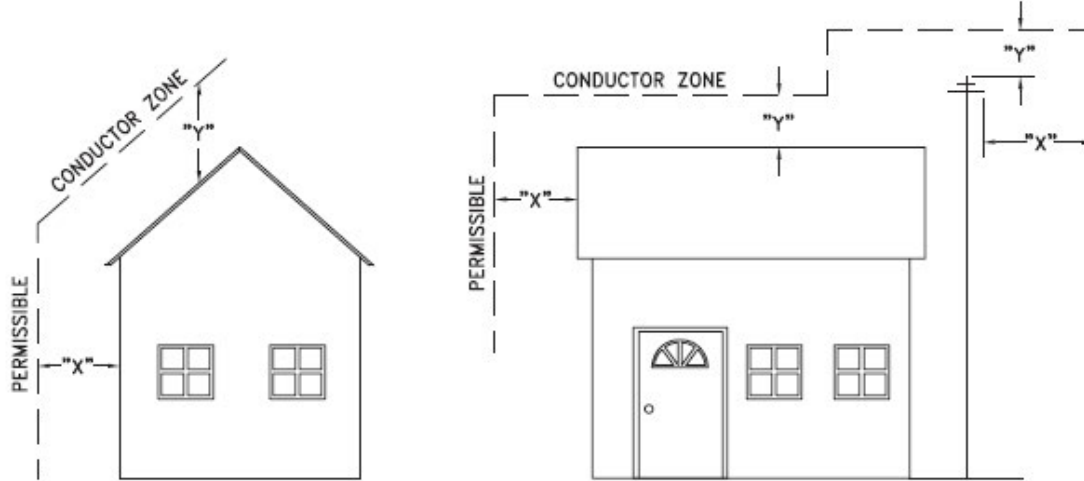
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE 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 3.3-6/DWG 03-4 R0 May 5, 2010.dwg, 3/3/2010 10:27:02 AM, Adobe PDF

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: Apr 29, 2024
Applicant: Mohammed Iqbal Vadakkayil
Location: 484 Cranston Park Avenue
 PLAN 65M3132 Lot 87
File No.(s): A011/24

Zoning Classification:

The subject lands are zoned R3(EN) Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.622 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	For those lots abutting lands zoned OS1 Open Space Conservation Zone the required yard shall be 10.0m and no building or structures shall be permitted within the required yard. Exception 14.622 T98 note 6	To permit a minimum interior side yard of 4.5m on a lot abutting an OS1 Open Space Conservation Zone.
2	The maximum permitted encroachment for pool equipment into the interior side yard is 1.0m. Section 4.13 Table 4-1	To permit an encroachment for pool equipment of 1.2m into the interior side yard.
3	The maximum permitted encroachment for pool equipment into the rear yard is 1.5m. Section 4.13 Table 4-1	To permit an encroachment for pool equipment of 6.95m into the rear yard.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 22-106489 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Conditions of Approval:

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

* 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: June 7, 2024
Name of Owner: Mohammed Iqbal Vadakkayil
Location: 484 Cranston Park Avenue
File No.(s): A011/24

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

1. To permit a minimum interior side yard of 4.5 m on a lot abutting an OS1 Open Space Conservation Zone.
2. To permit an encroachment for pool equipment of 1.2 m into the interior side yard.
3. To permit an encroachment for pool equipment of 6.95 m into the rear yard.

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

1. For those lots abutting lands zoned OS1 Open Space Conservation Zone the required yard shall be 10.0 m and no building or structures shall be permitted within the required yard.
2. The maximum permitted encroachment for pool equipment into the interior side yard is 1.0 m.
3. The maximum permitted encroachment for pool equipment into the rear yard is 1.5 m.

Official Plan:

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

Comments:

The Owner is requesting relief to permit a one-storey additional dwelling unit in the north interior side yard of an existing single detached dwelling, and proposed pool equipment in the rear yard, with the above noted variances.

Development Planning Department Staff ('Development Planning Staff') have no objection to Variance 1 for the reduced interior side yard setback of 4.5 m from the proposed addition to the abutting OS1 – Open Space Conservation Zone to the north. The Subject Lands are regulated by the Toronto Region Conservation Authority ('TRCA') due to the presence of a valley and stream corridor associated with the Don River Watershed on the abutting lands to the north. TRCA and the City's Environmental Planning Staff have reviewed this application and have no objection to the proposal. The City's Forestry Department Staff have also examined this proposal and confirmed that an arborist report would not be required for the proposed development.

Development Planning Staff have no objection to Variances 2 and 3 as they relate to the location of the pool equipment in the rear yard. The 0.2 m encroachment to the interior side yard is minimal in nature, is not anticipated to pose any adverse impacts on the neighbouring properties and provides an appropriate amount of spatial separation for maintenance access if required. The 6.95 m encroachment of the pool equipment into the rear yard also maintains an appropriate area for safe access and maintenance.

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

Recommendation:

Development Planning Department staff recommends approval of the application.

Conditions of Approval:

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

None.

Comments Prepared by:

Alyssa Pangilinan, Planner 1

David Harding, Senior Planner

February 28, 2024

CFN 70450.07
Ex Ref. CFN 69893

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 A011/24
Part of Lot 25, Concession 4
484 Cranston Park Avenue
City of Vaughan, Region of York
Applicant: Mohammed Iqbal Vadakkayil**

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 February 26, 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 interior side yard of 4.5m on a lot abutting an OS1 Open Space Conservation Zone.

The noted variances are being requested to permit an addition to the existing detached residential building.

Ontario Regulation 166/06

The subject property is located within TRCA's Regulated Area because the site is adjacent to a stream corridor associated with a tributary of the Don River and a Provincially Significant Wetland (PSW) feature which is located along the channel of the watercourse. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the

control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

TRCA staff issued a permit for the addition to the existing detached residential building on January 8, 2024 (TRCA Permit No. C-240013).

Based on a review of the plans submitted with this variance application, the noted works are generally consistent with the plans that were approved as part of TRCA Permit No. C-240013. As such, TRCA has no concerns with the proposed variance.

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 A011/24 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 joshua.lacaria@trca.ca.

Sincerely,

Joshua Lacaria
Planner
Development Planning and Permits | Development and Engineering Services
joshua.lacaria@trca.ca, 437-880-2347

Prabhdeep Kaur

From: Yushi Ao <yushi.ao@ycdsb.ca>
Sent: Thursday, February 29, 2024 11:48 AM
To: Committee of Adjustment
Cc: Karyn McAlpine-Tran
Subject: [External] Fwd: A011/24 (484 Cranston Park Avenue) - Agency Circulation
Attachments: APPPLANS_A011_24.pdf; COMBLDG_A011_24.pdf; APP_INFO_A011_24.xls; APPCOVLETTER_A011_24.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hello,

Thank you for the opportunity to comment on the above referenced Minor Variance application. YCDSB staff have reviewed the material provided and have no comments or objections to its approval.

Regards,

Yushi Ao
Planner and Project Analyst
Planning Services
York Catholic District School Board
yushi.ao@ycdsb.ca

----- Forwarded message -----

From: 'Christine Vigneault' via DEVELOPMENT PLANNING - YCDSB <developmentplanning@ycdsb.ca>
Date: Mon, Feb 26, 2024 at 8:09 AM
Subject: A011/24 (484 Cranston Park Avenue) - Agency Circulation
To: rowcentre@bell.ca <rowcentre@bell.ca>, carrie.gordon@bell.ca <carrie.gordon@bell.ca>, developmentservices@york.ca <developmentservices@york.ca>, yorkplan@trca.ca <yorkplan@trca.ca>, engineeringadmin@powerstream.ca <engineeringadmin@powerstream.ca>, TCEnergy@mhbcplan.com <TCEnergy@mhbcplan.com>, Kristen Regier <Kristen.Regier@trca.ca>, planning.services@yrdsb.ca <planning.services@yrdsb.ca>, developmentplanning@ycdsb.ca <developmentplanning@ycdsb.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>

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 confirm in writing.

The deadline to submit comments on this application is **March 11, 2024**.

Should you have any questions or require additional information please contact the undersigned.

Committee of Adjustment, City of Vaughan

Cofa@vaughan.ca

905-832-8504

City of Vaughan | Office of the City Clerk

2141 Major Mackenzie Dr., Vaughan ON L6A 1T1

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.

IMPORTANT: This information is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this record is strictly prohibited. If you receive this record in error, please notify me immediately.

In an effort to be environmentally friendly, please do not print unless required for hard copy record

Prabhdeep Kaur

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: Monday, March 11, 2024 10:59 AM
To: Christine Vigneault
Cc: Committee of Adjustment
Subject: [External] RE: A011/24 (484 Cranston Park Avenue) - Agency Circulation

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.

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

Gabrielle

Gabrielle Hurst MCIP, RPP | Associate Planner, Development Services, Planning and Economic Development Branch |
The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			11/27/2023	Cover Letter

Cover letter for Committee of Adjustment

From

Priya Duggal & Mohammed Iqbal Vadakkayil
484 Cranston Park Avenue
Maple Ontario L6A2S3

Date: 27/11/2023

To

Committee of Adjustment
City Of Vaughan

Subject: Application for Zoning Changes to Build a 520-Square-Foot Addition

Dear Members of the Committee,

I am writing to formally submit our application for your consideration regarding the construction of a 520-square-foot addition to our primary residence at 484 Cranston Park Avenue. The purpose of this proposed addition is to accommodate my ailing father-in-law, who is currently unable to access the upper floors of our home due to mobility issues.

Our situation is a result of the recent passing of my wife's mother in October 2023. Since then, my wife has been living in India with her father, a senior individual in need of constant support. Unfortunately, our existing home does not have a bedroom or a full bathroom on the main level to meet his specific needs. Given the urgency of the situation and the fact that my wife is currently residing in India to attend to her father, we find ourselves in a challenging position that necessitates swift action.

We have carefully considered various options and have concluded that building a 520-square-foot addition is the most practical solution to ensure a safe and comfortable living environment for my father-in-law. Regrettably, our current financial circumstances do not allow us the luxury of moving to a larger home, making this addition the most viable and compassionate choice for our family.

We understand and respect the zoning regulations in place and appreciate the committee's role in maintaining the integrity of our community. With this in mind, we humbly request the committee's consideration of our application for zoning changes to facilitate the construction of the proposed addition.

We are more than willing to comply with any conditions or requirements set forth by the committee and are open to any suggestions or modifications that would contribute to the harmonious integration of the proposed addition into our community.

Thank you for taking the time to review our application. We sincerely hope that the committee will recognize the exceptional circumstances we find ourselves in and grant the necessary permissions to proceed with this important addition to our home.

Sincerely,

Priya Duggal and Mohammed Iqbal Vadakkayil
Owners- 484 Cranston Park Avenue
Maple Ontario

[Redacted Signature]

SCHEDULE D: BACKGROUND

None