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|-------------------|--|
| ITEM: 6.17 | REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A086/24 |
|-------------------|--|

Report Date: June 4, 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 type="checkbox"/> | No <input checked="" type="checkbox"/> | Recommend Approval/No Conditions |
| By-law & Compliance | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Development Finance | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |

| 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 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) | | | | |
|---|------|---------|--|---------|
| <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 |
| None | | | | |

| BACKGROUND (SCHEDULE D, IF REQUIRED) | |
|--|--|
| <p><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 | |
|---|---|
| <small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small> | |
| 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 A086/24**

| | |
|--|---|
| CITY WARD #: | 3 |
| APPLICANT: | Nour Al-Shehabi & Tarek Dahche |
| AGENT: | Valiuddin Mohammed & Syed Shams |
| PROPERTY: | 26 Cannes Avenue, Woodbridge |
| ZONING DESIGNATION: | See below. |
| VAUGHAN OFFICIAL PLAN (2010) DESIGNATION: | Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential". |
| RELATED DEVELOPMENT APPLICATIONS: | None |
| PROPOSAL: | Relief from the Zoning By-law is being requested to permit an existing deck located in the rear yard and reduced front yard landscaping requirements. |

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

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.1117 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|---|---|
| 1 | A maximum encroachment of 2.4 metres is permitted for an uncovered platform including access stairs into the required rear yard. [Table 4-1] | To permit a maximum encroachment of 4.02 metres for an uncovered platform including access stairs into the required rear yard. |
| 2 | Where lot frontage is 12.0 metres or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping. [Section 4.19.1, 2. b.] | To permit a minimum of 38.0% (13.53 m ²) of the minimum required 50% of the front yard to be comprised of soft landscaping. |

HEARING INFORMATION

DATE OF MEETING: Wednesday, July 10, 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: | June 26, 2024 |
| Date Applicant Confirmed Posting of Sign: | June 24, 2024 |
| Applicant Justification for Variances: <small>*As provided in Application Form</small> | The maximum permitted encroachment for an uncovered platform, with a floor height greater than 1.2 metres as measured above grade and including access stairs, into a minimum required rear yard is 2.4 metres, whereas 4.02 metres encroachment is proposed (rear yard setback of 1.98 metres shown on site plan whereas 3.6 metre setback is required based on a required 6-2.4=3.6 metres). [Zoning By-law 001-2021, as amended, Section 7.2.3 table 7-4 & Section 4.13]. |
| 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](#)

| | |
|---|------|
| The proposed work by the Owner / Applicant is increasing the lot coverage by 38% 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. The Development Engineering Department does not object to Minor Variance application A086/24. | |
| Development Engineering Recommended Conditions of Approval: | None |

PARKS, FORESTRY & HORTICULTURE (PFH)

| |
|-------------------------------|
| No comments received to date. |
|-------------------------------|

PARKS, FORESTRY & HORTICULTURE (PFH)

| | |
|--|------|
| PFH Recommended Conditions of Approval: | None |
|--|------|

DEVELOPMENT FINANCE

| | |
|--|------|
| No comment no concerns. | |
| Development Finance Recommended Conditions of Approval: | None |

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

| | |
|--|------|
| No objection or comments. | |
| 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 |
| | None | |
| <i>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.</i> | | |

IMPORTANT INFORMATION

| |
|--|
| <p>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.</p> <p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
|--|

IMPORTANT INFORMATION

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.

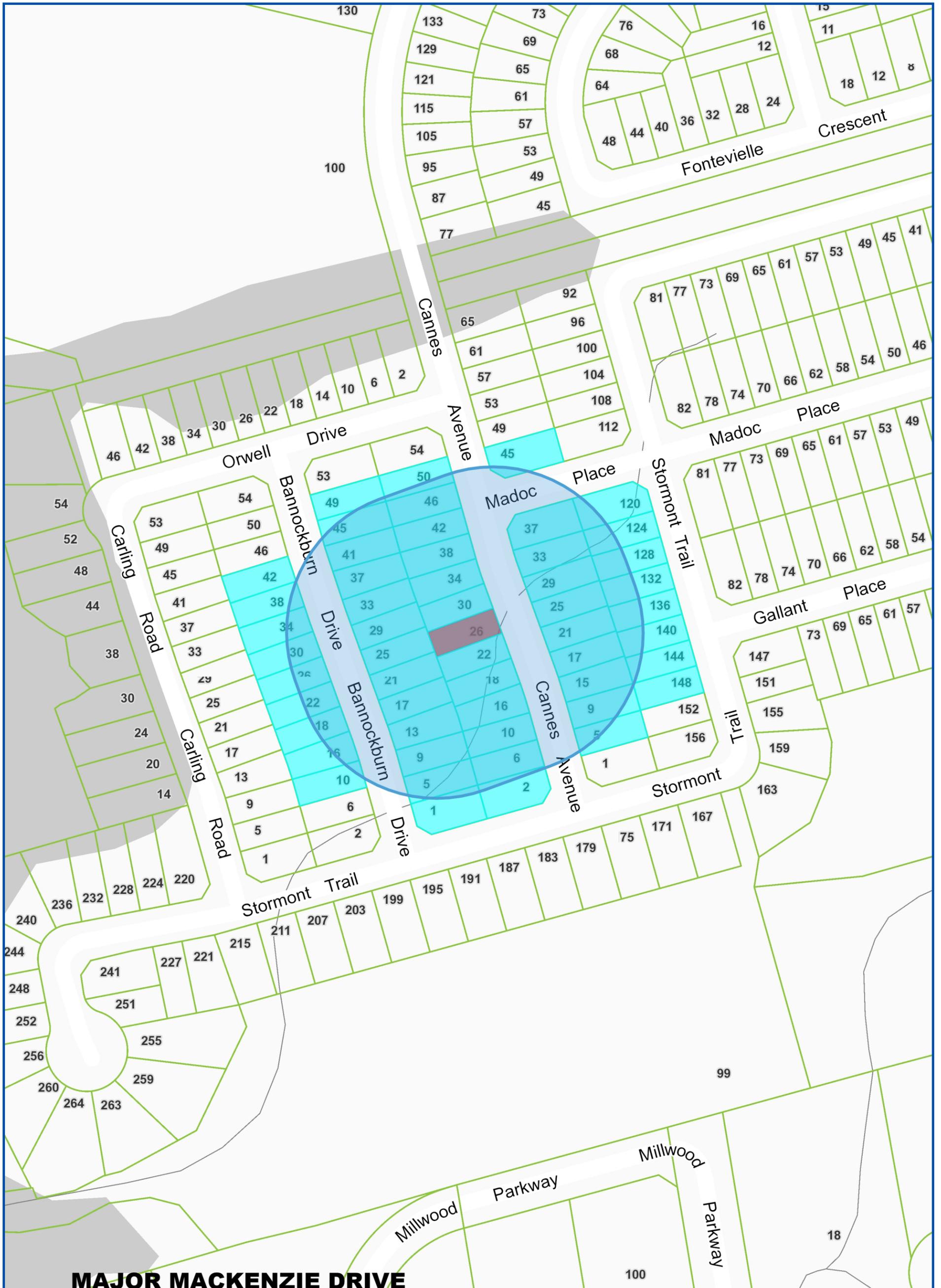
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

PINE VALLEY DRIVE



MAJOR MACKENZIE DRIVE

Map Information:



Title: 26 Cannes Avenue, Woodbridge

NOTIFICATION MAP - A086/24

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:2,257

0 0.04 km



Created By:
Infrastructure Delivery
Department
May 21, 2024 11:07 AM

Projection:
NAD 83
UTM Zone
17N

RECEIVED

By Christine Vigneault at 11:33 am, Jun 06, 2024

GENERAL NOTES:

DRAWINGS ARE TO BE READ NOT SCALED. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING THE WORK. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF MECHWAYS INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED.

SEAL:



| | | |
|-----|----------------------------|-----------------|
| 2 | ISSUED FOR COFA | JUN / 04 / 2024 |
| 1 | ISSUED FOR BUILDING PERMIT | JUL / 11 / 2023 |
| NO. | DESCRIPTION | DATE |

ENGINEER:

Mechways Inc.

ADDRESS : 2751 THAMESGATE DRIVE MISSISSAUGA, ON, L4T 1G5
 TEL : 416-627-4100
 EMAIL : INFO@MECHWAYS.COM
 WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:

AS-BUILT DECK AT 26 CANNES AVENUE, VAUGHAN, ON.

SHEET TITLE:

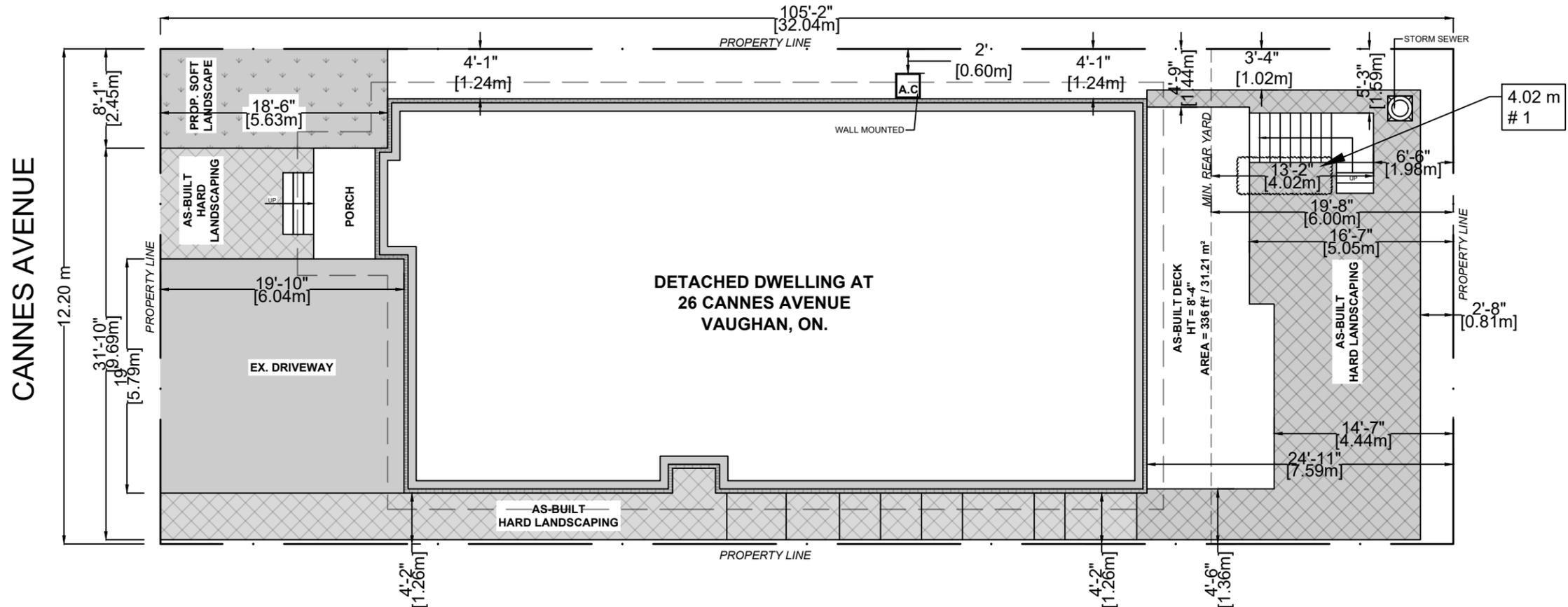
SITE PLAN

CHECKED : MSS
 DRAWN : MSS
 SCALE : 1:125
 DATE : JUL/11/2023

DRAWING:



A 0.1



AREA STATISTICS:

| | |
|--|---|
| LOT AREA | = 4208.25 ft ² / 390.96 m ² |
| EX. BUILDING FOOTPRINT | = 1944 ft ² / 185.62 m ² |
| EX. BUILDING FOOTPRINT W/ EAVES OVERHANG | = 2208 ft ² / 205.12 m ² |
| PORCH W/ EAVES | = 74 ft ² / 6.87 m ² |
| AREA OF DECK | = 336 ft ² / 31.21 m ² |
| TOTAL COVERAGE | = 2618 ft² / 243.22 m² = 62.21 % |

SCOPE OF WORK

- LEGALIZATION OF AS - BUILT DECK

LANDSCAPED OPEN AREA CALCULATION

| | |
|------------------------------------|---|
| GROSS AREA OF FRONT YARD | 765 ft ² / 71.07 m ² |
| FRONT YARD PARKING AREA | 376 ft ² / 34.93 m ² |
| PARKING AREA % | 49.15% |
| FRONT YARD LANDSCAPED AREA | 389 ft ² / 36.13 m ² |
| FR. YARD LANDSCAPED AREA % | 50.85% |
| SOFT LANDSCAPING AREA | 145.72 ft ² / 13.53 m ² |
| SOFT LANDSCAPING PERCENTAGE | 38% |

LOT COVERAGE BREAKDOWN

| | |
|--------------------------------|-----------------------|
| LOT AREA | 390.96 m ² |
| EX. DWELLING COVERAGE W/ EAVES | 52.47 % |
| EXISTING PORCH | 1.75 % |
| AREA OF DECK | 7.99 % |
| TOTAL COVERAGE | 62.21 % |

38 %
2

**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 type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Region of York | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |

Date: May 22nd 2024

Attention: Christine Vigneault

RE:

File No.: A086-24

Related Files:

Applicant Mechways Inc.

Location 26 Cannes Avenue



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:

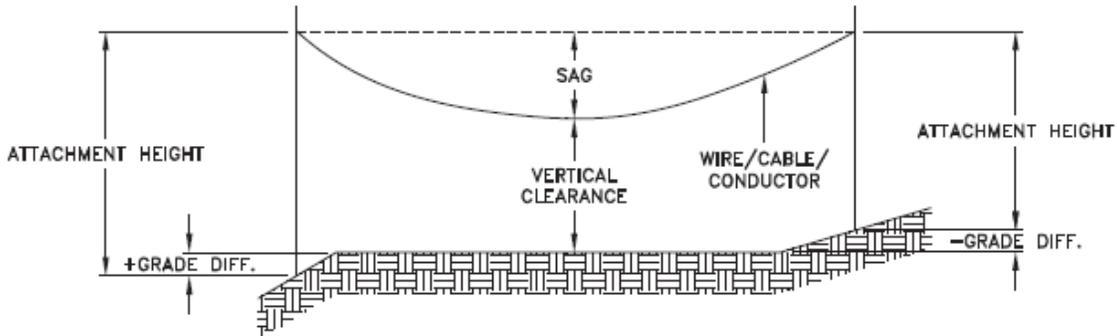
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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" |

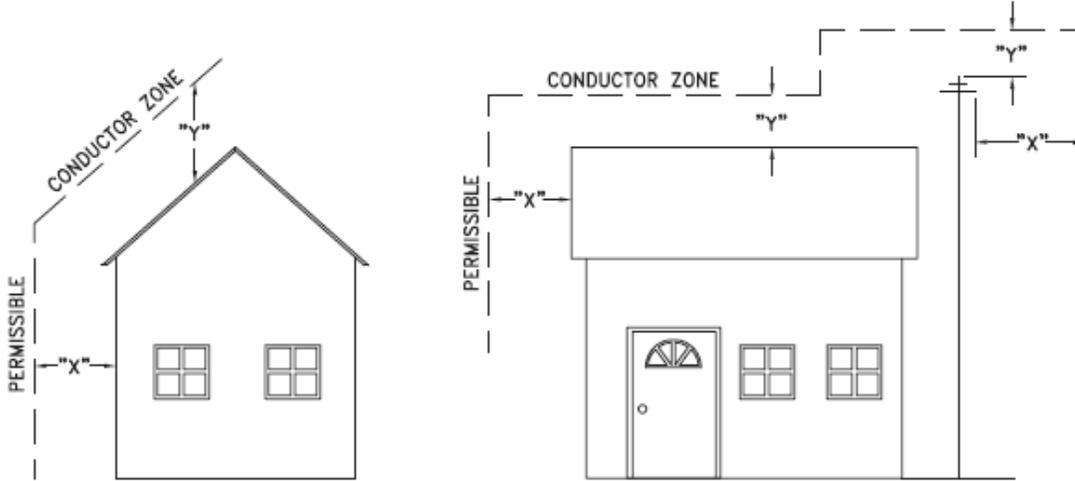
REFERENCES

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 files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: June 5, 2024
Applicant: MECHWAYS INC
Location: 26 Cannes Avenue
 PLAN 65M4561 Lot 63
File No.(s): A086/24

Zoning Classification:

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.1117 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|---|
| 1 | A maximum encroachment of 2.4 metres is permitted for an uncovered platform including access stairs into the required rear yard. [Table 4-1] | To permit a maximum encroachment of 4.02 metres for an uncovered platform including access stairs into the required rear yard. |
| 2 | Where lot frontage is 12.0 metres or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping. [Section 4.19.1, 2. b.] | To permit a minimum of 38.0% (13.53 m ²) of the minimum required 50% of the front yard to be comprised of soft landscaping. |

Staff Comments:

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

Order No. 22-136311, Order to Comply for, Issue Date: Oct 12, 2022

Building Permit(s) Issued:

Building Permit No. 23-126142 for Single Detached Dwelling - Deck, 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. |

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 25, 2024
Name of Owners: Tarek Dahche and Nour Al Shehabi
Location: 26 Cannes Avenue
File No.(s): A086/24

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

1. To permit a maximum encroachment of **4.02 m** for an uncovered platform including access stairs into the required rear yard.
2. To permit a minimum of **38.0% (13.53 m²)** of the minimum required **50%** of the front yard to be comprised of soft landscaping.

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

1. A maximum encroachment of **2.4 m** is permitted for an uncovered platform including access stairs into the required rear yard.
2. Where lot frontage is **12.0 m** or greater, the minimum landscape requirement shall be **50%**, of which **60%** shall be soft landscaping.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the stairs and landing associated with an existing raised deck with the above noted variance (Variance 1) as well as a reduced soft landscaping total in the front yard. The uncovered deck is attached to, and abuts the dwelling's main rear wall, which faces south-west. From the deck, the stairs descend southwest towards the rear yard lot line to a landing (platform), before turning northwest and descending the rest of the distance to reach the rear yard's grade.

The Development Planning Department has no objection to the requested variance for an encroachment of 4.02 metres for the stairs and landing into the rear yard (Variance 1). The proposed stairs and landing are anticipated to have minimal use and massing impacts on the neighbouring property to the south (22 Cannes Avenue) as an appropriate interior side yard setback is maintained and the descending nature of the structure presents a reduced mass. The requested relief for the reduced rear yard is confined to the southwest portion of the rear yard to allow for the stairs and landing. No other deck features would project into any other portion of the rear yard. The minimum rear yard setback of 2.25 m from the proposed uncovered deck maintains an appropriate area for landscaped rear yard amenity space and no major use or massing impacts to 21 and 25 Bannockburn Drive are anticipated. The proposal continues to provide sufficient rear yard amenity space. As such, the proposed stairs and landing maintain an appropriate area for landscaped rear yard amenity space, access, and drainage, and are not anticipated to adversely impact the abutting properties.

Development Planning Department has no objection to Variance 2 for the proposed reduction in soft landscaping in the front yard. At the request of the Development Planning Department, the applicant is proposing to increase the soft landscaping area on the south side of the front yard by bringing it in-line with the porch. The proposed reduction is not anticipated to significantly impact the balance of soft landscaping present along the street and neighbourhood as a whole in part due to the cedar trees planted along the south lot line in this area. The plantings provide added vertical greenery and shade to mitigate urban heat island effects. Development Engineering Staff have also reviewed the application and do not have any concerns regarding drainage. As such, Development Planning Department is of the opinion that the proposed reduction in front yard soft landscaping is desirable and appropriate for the

development of the land and does not adversely impact the surrounding neighbours or existing character of the existing neighbourhood.

Accordingly, Development Planning Department supports 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:

The Development Planning Department 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:

Nicholas Del Prete, Planner 1
David Harding, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment](#)
Subject: [External] RE: A086/24 (26 Cannes Avenue) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, May 23, 2024 11:06:39 AM
Attachments: [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.

Good morning,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from TRCA.

Based on the above, we have no comments/requirements.

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: cameron.mcdonald@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Prabhdeep Kaur

From: Development Services <developmentservices@york.ca>
Sent: Wednesday, June 5, 2024 5:00 PM
To: Lenore Providence
Cc: Committee of Adjustment
Subject: [External] RE: A086/24 (26 Cannes Avenue) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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 Lenore,

The Regional Municipality of York has completed its review of the minor variance application – A086/24 (26 Cannes Avenue) 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

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

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: BACKGROUND

None