

ITEM: 6.18	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A187/23
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Report Date: July 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 type="checkbox"/>	Application Under Review
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Fire Department	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
Region of York	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
TRCA	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			02/01/2024	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 A187/23

CITY WARD #:	2
APPLICANT:	2323926 Ontario Inc., Maria Anne Iannacchino & Anna Macchia
AGENT:	Sam Katsoulakos
PROPERTY:	9683 Hwy 27, Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	City of Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas"
RELATED DEVELOPMENT APPLICATIONS:	None
PROPOSAL:	Relief from the Zoning By-law is being requested to permit an existing detached garage and shed located in the rear yard.

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

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

#	Zoning By-law 001-2021	Variance requested
	This application has been determined to be transitioned in accordance with Subsection 1.6.3.3.2 (a)(f) and therefore is subject to Zoning By-law 1-88, as amended, only.	

The subject lands are zoned A – Agriculture Zone under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The minimum interior side yard setback required is 4.5 metres. [Zoning By-law 1- 88, as amended, Section 3.11 b), Section 3.16 and Schedule A]	To permit a minimum interior side yard setback of 2.8 metres to an accessory building (shed).
2	The minimum interior side yard setback required is 4.5 metres. [Zoning By-law 1- 88, as amended, Section 3.11 b), Section 3.16 and Schedule A]	To permit a minimum interior side yard setback of 0.99 metres to an accessory building (detached garage).
3	The minimum rear yard setback required is 15.0 metres. [Zoning By-law 1-88, as amended, Section 3.11 b), Section 3.16 and Schedule A]	To permit a minimum rear yard setback of 4.57 metres to an accessory building (detached garage).
4	The maximum lot coverage permitted is 10%. [Section 3.11 b), Section 3.16 and Schedule A]	To permit a maximum lot coverage of 10.5%.

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

HEARING INFORMATION

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:	TBC (sent follow up email to applicant July 3, 2024)
Applicant Justification for Variances: <small>*As provided in Application Form</small>	The property is narrow and long and the required project would not fit well.
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:

On June 28, 2024, Development Planning provided:

I am writing to follow up on the Landscape Plan as well as your response to the following Environmental Planning comment/question (which was sent on June 14, 2024):

For our record, confirmation is needed if there were any tree removals associated with the unauthorized developments associated with the accessory structures along the north/east edge of the property. Staff seek clarification and note that if there were removals, an update is required to the Arborist Report. Where development is adjacent to a woodland feature, edge management/restoration planting is needed to protect the feature edge- this is in accordance with Chapter 3 of the City's Official Plan."

Please kindly confirm with the applicant that in addition to the trees that have been remediated as a result of the works at the site, are there additional trees that were removed prior to the remediation work

Committee of Adjustment Recommended Conditions of Approval:	None
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BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	TBC
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DEVELOPMENT ENGINEERING

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

The proposed garage and shed can increase to the existing storm drainage flows having adverse effects on the neighbour's property. The Owner / Applicant shall ensure that positive drainage is achieved and that no surface drainage problems are created on adjacent private or public lands because of the construction in accordance with the City's Engineering standards. 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 Development Engineering Department does not object to the Minor Variance application A187/23, subject to the following condition(s):

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 for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
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PARKS, FORESTRY & HORTICULTURE (PFH)

No comment received to date.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns.

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

No comment received to date.

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

No comment received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

If the city makes a dissension the owners shall be required to take out the required building permits and adhere to the OBC legislative requirement and other City requirements.

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	TBC
2	Development Engineering Rex.bondad@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

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:

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.
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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.

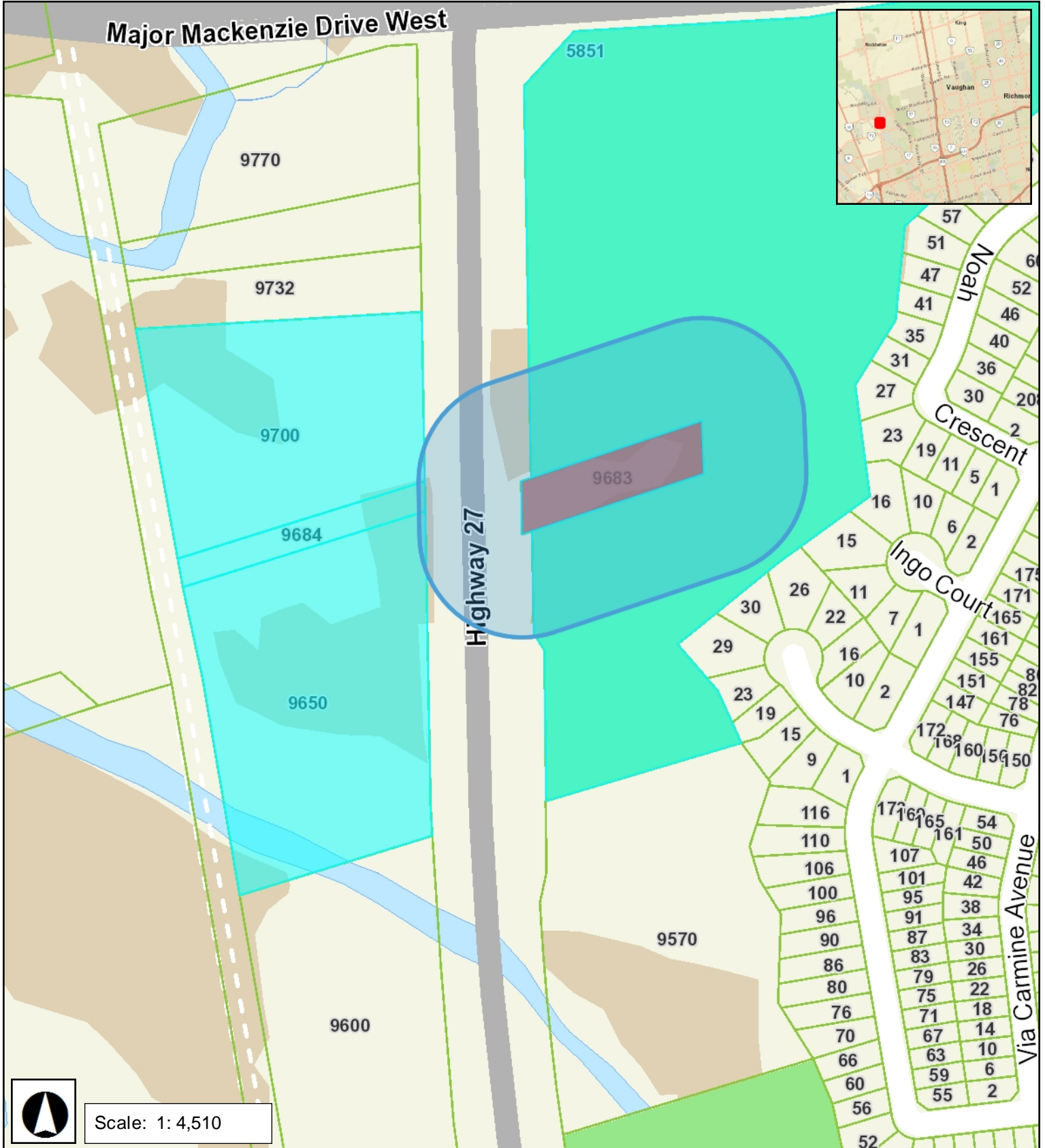
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

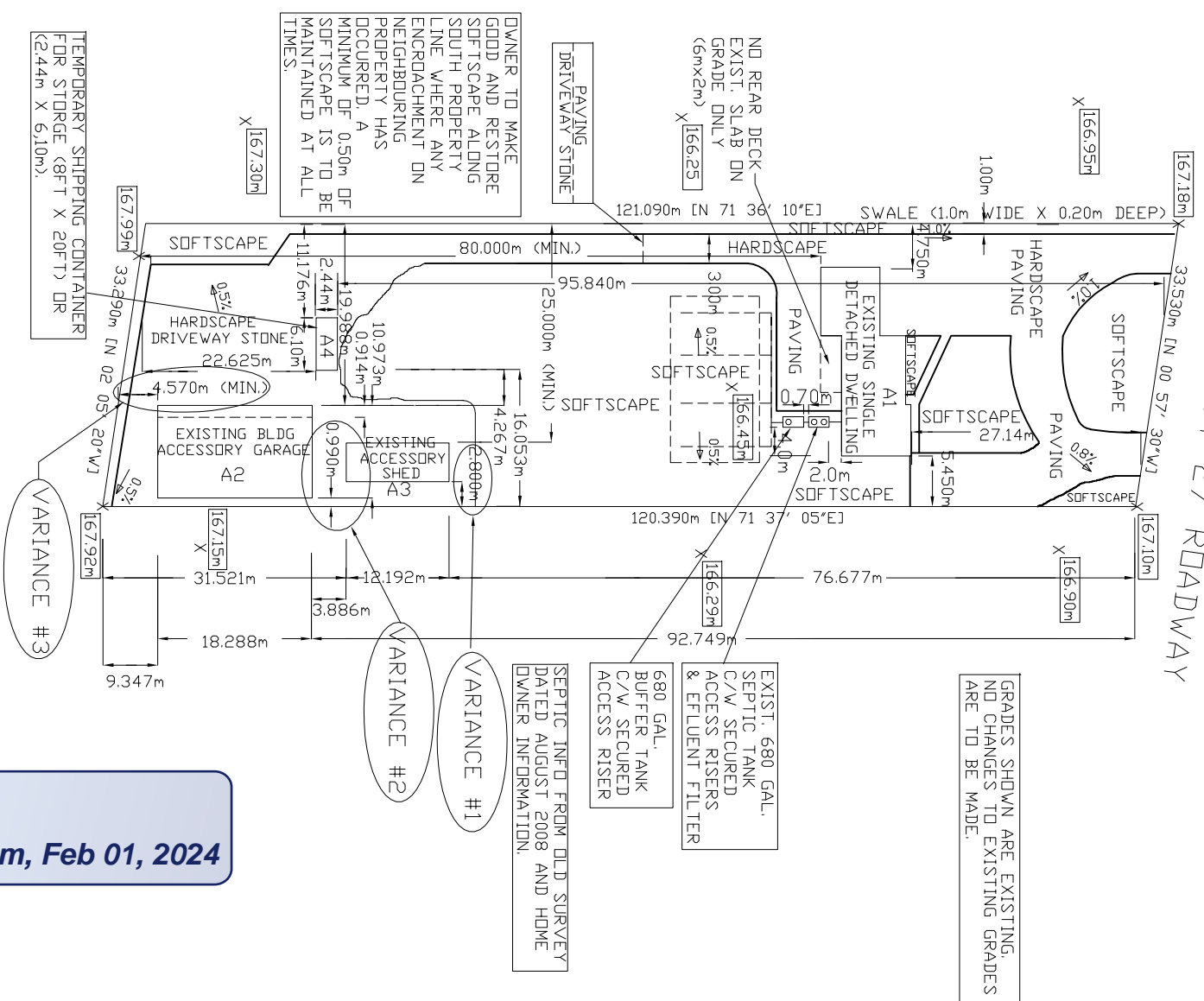
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS

9683 HWY 27



9683 HWY 27 ROADWAY



GRADES SHOWN ARE EXISTING. NO CHANGES TO EXISTING GRADES ARE TO BE MADE.

EXIST. 680 GAL. SEPTIC TANK C/W SECURED ACCESS RISERS & EFFLUENT FILTER

680 GAL. BUFFER TANK C/W SECURED ACCESS RISERS

VARIANCE #1

VARIANCE #2

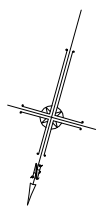
VARIANCE #3

LOT PORTION	AREA SF (SQ. M)	PERCENTAGE OF TOTAL LOT AREA	PERCENTAGE OF TOTAL SCAPE AREA
HARDSCAPE:	18110 (1682.47)	41.34	46.14
SOFTSCAPE:	21137 (1963.69)	48.25	53.86
PROPOSED BLDG FOOTPRINT:	4560 (423.8)	10.50	
TOTAL SCAPE AREA:	39247 (3646.16)	89.59	
TOTAL LOT AREA:	43807 (4069.80)	100.00	

VARIANCE #4

LOT PORTION	AREA SF (SQ. M)
EXISTING DWELLING (A1):	1880 (174.7)
PROPOSED ACCESSORY GARAGE (A2):	1920 (178.4)
PROPOSED ACCESSORY SHED (A3):	600 (55.8)
TEMPORARY SHIPPING CONTAINER STORAGE (A4):	160 (14.9)
TOTAL PROPOSED BLDG FOOTPRINT:	4560 (423.8)

INFO TAKEN FROM SURVEY BY GUIDO PAPA SURVEYING PART OF LOT 18, COND. 8 PLAN 65M-3273 (PIN 03324-0109(LT)) CITY OF VAUGHAN MUNICIPALITY OF YORK DATED DECEMBER 14, 2020



RECEIVED

By RECEIVED at 9:46 am, Feb 01, 2024

A187/23

PLANS PREPARED BY APPLICANT

-ALL CONSTRUCTION TO CONFORM TO EDITION OF OBC THAT IS CURRENT AT TIME OF CONSTRUCTION. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS INCLUDING THE ATTACHED STANDARD GENERAL NOTES. -ALL DIMENSIONS TO BE CHECKED ON SITE. ASSUMED SOIL BEARING CAPACITY = 100 kPa

STRUCTURAL ONLY

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS, THE CONTRACTOR AND ALL SUB-TRADES MUST CHECK THEIR DIMENSIONS AND DETAILS PRIOR TO START OF THEIR WORK. REPORT ANY ERRORS TO MICRO CITY ENGINEERING SERVICES INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9683 HWY 27

MICRO CITY ENGINEERING SERVICES INC.
R.R. #1, P.O. BOX 61
GLENCOE, ONTARIO
N0L 1M0
TEL: (519) 287 - 2242
FAX: (519) 287 - 5750

DRAWN BY: S.K. CHECKED BY: S.K.

SCALE: 1/16" = 1'-0" DATE: NOVEMBER 11, 2023
REVISED JAN 29, 2024

JOB NO.: PLAN1002-21 DWG. NO.: CARM/VAR1001-21A

NAME: TWD NEW ACCESSORY STRUCTURES

LOCATION: 9683 HWY 27, VAUGHAN, ONTARIO

DRAWING: SITE PLAN - MINDR VARIANCE SHEET: 1 OF 1

**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"/>	Application Under Review

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
Region of York	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: December 8th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A187-23**

Related Files:

Applicant 2323926 Ontario Inc.

Location 9683 Hwy 27



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:

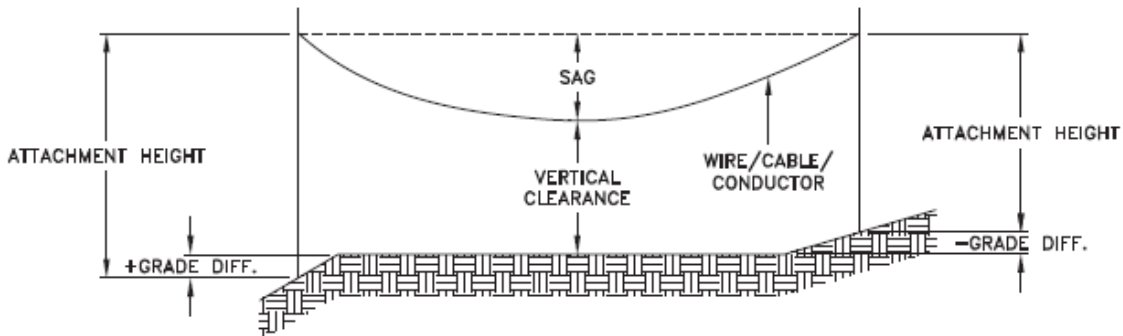
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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"

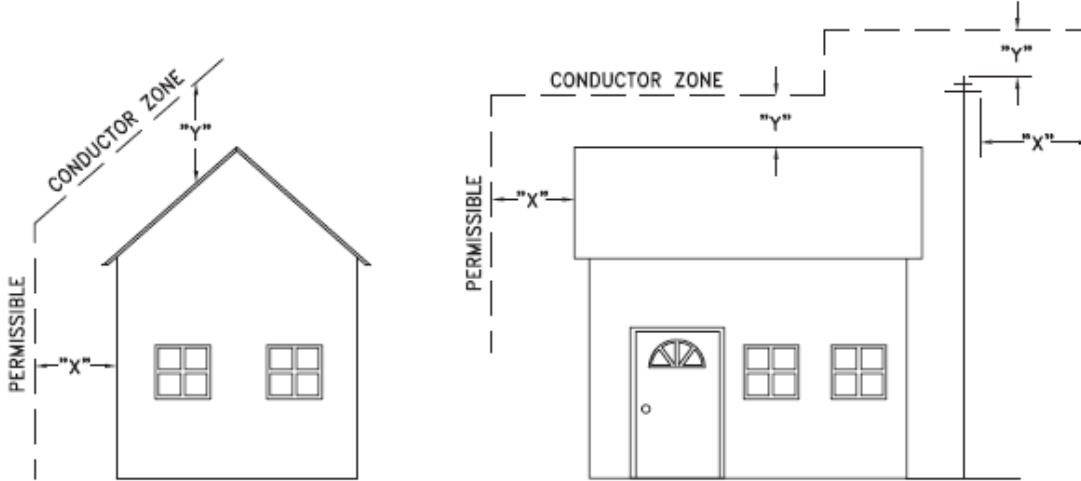
REFERENCES

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 10:27:02 AM, Adobe PDF

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: February 1, 2024
Applicant: 2323926 Ontario Inc.
Location: 9683 Hwy 27
 CONC 8 Part of Lot 18
File No.(s): A187/23

Zoning Classification:

#	Zoning By-law 001-2021	Variance requested
	This application has been determined to be transitioned in accordance with Subsection 1.6.3.3.2 (a)(f) and therefore is subject to Zoning By-law 1-88, as amended, only.	

The subject lands are zoned A – Agriculture Zone under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The minimum interior side yard setback required is 4.5 metres. [Zoning By-law 1- 88, as amended, Section 3.11 b), Section 3.16 and Schedule A]	To permit a minimum interior side yard setback of 2.8 metres to an accessory building (shed).
2	The minimum interior side yard setback required is 4.5 metres. [Zoning By-law 1- 88, as amended, Section 3.11 b), Section 3.16 and Schedule A]	To permit a minimum interior side yard setback of 0.99 metres to an accessory building (detached garage).
3	The minimum rear yard setback required is 15.0 metres. [Zoning By-law 1-88, as amended, Section 3.11 b), Section 3.16 and Schedule A]	To permit a minimum rear yard setback of 4.57 metres to an accessory building (detached garage).
4	The maximum lot coverage permitted is 10%. [Section 3.11 b), Section 3.16 and Schedule A]	To permit a maximum lot coverage of 10.5%.

Staff Comments:

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

There are no outstanding Orders on file.

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.





































Stephenson's
CLIMATE CONTROL

1075







DJ PREET

December 12, 2023

CFN 68446.42
X-Ref: 64564

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 A187/23
Part Lot 18, Concession 8
9683 Hwy 27
City of Vaughan, Region of York
Applicant: 2323926 Ontario Inc.**

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 December 7, 2023. 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 1-88:

By-Law 1-88:

- To permit a minimum interior side yard setback of 2.8 metres to an accessory building (shed), whereas the minimum interior side yard setback required is 4.5 metres.
- To permit a minimum interior side yard setback of 0.99 metres to an accessory building (detached garage), whereas the minimum interior side yard setback required is 4.5 metres.
- To permit a minimum rear yard setback of 4.57 metres to an accessory building (detached garage), whereas the minimum rear yard setback required is 15 metres.
- To permit a maximum lot coverage of 10.1% whereas the maximum lot coverage permitted is 10%.

The noted variances are being requested to recognize the construction of a garage and shed in the rear yard of an existing residential dwelling.

Ontario Regulation 166/06

The subject property is located within TRCA's Regulated Area because the entire property is located within the Regional Storm flood plain associated with a tributary of the Humber River located at the north of the subject property. 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 to recognize the construction of the shed and garage on April 23, 2021 (TRCA Permit No. C-210413).

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-210413. 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 A187.23 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 437-880-2129 or at Kristen.regier@trca.ca

Sincerely,



Kristen Regier
Planner
Development Planning and Permits

KR/sb

Pravina Attwala

Subject: FW: [External] RE: A187/23 (9683 Hwy 27) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentsservices@york.ca>

Sent: December-12-23 5:00 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: A187/23 (9683 Hwy 27) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Lenore,

The Regional Municipality of York has completed its review of the minor variance application – A187/23 (9683 Highway 27) and has no comment.

Please provide us with a 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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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			02/01/2024	Cover Letter

RECEIVED

By RECEIVED at 9:48 am, Feb 01, 2024

A187/23

Minor Variance(s):

Carmine Macchia
9683 Hwy 27
Vaughan, Ontario

Existing Building Accessory (A3): 15 x 40 ft framed shed.

Variance #1: Side interior setback proposed: 2.800m
(Minimum setback required: 4.50m)
[Zoning By-law 1-88, as amended, Section 3.11 b),
Section 3.16 and Schedule A].

Existing Building Accessory (A2): 32 x 60 ft 1-1/2 storey framed
Garage.

Variance #2: Side interior setback proposed: 0.990m
(Minimum setback required: 4.50m)
[Zoning By-law 1-88, as amended, Section 3.11 b),
Section 3.16 and Schedule A].

Variance #3: Rear yard setback proposed: 4.570m
(Minimum setback required: 15.00m)
[Zoning By-law 1-88, as amended, Section 3.11 b),
Section 3.16 and Schedule A].

Variance #4: Lot Coverage proposed: 10.50%
(Maximum Lot Coverage Allowed: 10.0%)
[Zoning By-law 1-88, as amended, Section 3.11 b),
Section 3.16 and Schedule A].

It should be noted that the height of either of the two existing accessory structures do not exceed the maximum allowed height of 11m.

It should also be noted that the overall percentage of the lot area covered by all buildings and structures, including the dwelling, will barely exceed (Variance #4 - 10.50%) the maximum allowed percentage of 10.0% as stipulated in Zoning By-law 1-88, as amended. [Section 3.11 b), Section 3.16 and Schedule A] and should be considered as negligible considering the subject land and therefore allowed.

It should also be noted that the maximum permitted encroachment for eaves and gutters into a required yard is 0.5m as stipulated in Zoning By-law 1-88, as amended. [Section 3.11 b), Section 3.16 and Schedule A].

It should also be noted that the two accessory buildings will be used as accessories to the existing single detached dwelling.

It should also be noted that these two accessory buildings were built during the early stages of COVID in 2021 during many of the lock down periods. It's unfortunate that the required zoning yard setbacks were not respected but to refuse these minor variances would cause great hardship for minor variances which have little if no visible impact to the street scape of the subject land.

The following additional information is provided:

The property in question stands used alone as a residential parcel of land but is situated as a middle portion of an agricultural parcel of zoned land with all neighboring properties sitting vacant and undeveloped nor used.

Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the Planning Act.

Does the proposal maintain the general intent and purpose of the Official Plan?

The proposed variances will not alter the general intent and purpose of the Official Plan and will in fact maintain it. The proposed accessory structures respect the designated land use and have regard for the distribution of massing on the property as a whole. The character of the surrounding neighborhood is maintained and has virtually little to no impact to the neighboring properties and the character of the local street scape. It is therefore with great confidence that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variances #1, #2, and #3 propose a deficient yard depth along the north side yard (#1 and #2) and rear yard depths (#3) to property lines and eaves. The layout of the subject property in conjunction with the properties on either side and along the rear and in relation to the street scape view appearance is such that

no real impact is realized from a street scape perspective if the proposed minor variances are allowed to proceed.

The proposed rear setback of 4.57m (variance #3) instead of the minimum specified setback of 15m does not negatively impact the street scape view and offers better land use value to the homeowner and surrounding community. The property to the rear of the subject land is very hilly and rises quickly and cannot be developed and therefore will not be negatively impacted if this minor variance is allowed to proceed.

The proposed side setbacks of 2.800m (accessory building A3 - variance #1) and 0.990m (accessory building A2 - variance #2) instead of the minimum specified setback of 4.50m does not negatively impact the street scape view and offers better land use value to the homeowner and surrounding community. The setback of 4.50m may seem more appropriate from a street scape perspective for structures located near the frontage along the roadway access. However, the side yard setbacks near the rear of the lengthy property seem excessive to make good use of the property when seeking to erect any type of accessory structure. It is felt that these two minor variances (#1 and #2) will not negatively impact the subject land in any way nor the street scape character if this minor variance is allowed to proceed.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed variances maintain the context of the surrounding neighborhood and do not pose any significant impact to the street scape character. The existing dwelling and proposed accessory buildings maintain all other zoning requirements.

Absolutely no change to grading of the subject land was made during the erection of these two accessory structures (A2 and A3). Approval from the Toronto and Region Conservation Authority (TRCA) has been received.

The subject land nearly and for practical purposes continues to maintain the general intent of the zoning requirement of a maximum of 10% of the total property area being occupied by

existing structures and proposed structures even with slightly exceeding this requirement by 0.50% (Variance #4 - 10.50%). All adjacent properties are not developed and therefore the minor variances requested will have little to no effect on any street scape view. Due to the nature of the topography and view of these surrounding lands to the subject property, it is not expected that these lands will be developed any time soon and will not likely be used as low density residential development. This application represents orderly development of the lands and is minor in nature.

During the course of this application, it was discovered that some minor encroachment along the south property line had occurred with respect to the neighbouring property. The property owner of this application will make good and restore and maintain a minimum of 0.50m of softscape along the entire south property line.

SCHEDULE D: BACKGROUND

None