

ITEM: 6.2	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A089/24
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Report Date: October 25, 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 type="checkbox"/>	Application Under Review
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

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 type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
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			05/28/2024	Application Cover Letter
Public	Ron Elkayam	77 Napa Hill Court	10/22/2024	Letter of Support
Public	Kam Aminian	92 Napa Hill Court	10/22/2024	Letter of Support

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
A159/20	Approved by COA

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 A089/24**

CITY WARD #:	4
APPLICANT:	Nicole Mandel
AGENT:	Lance Kaprielian, Studio Limina Inc.
PROPERTY:	78 Napa Hill Court, Thornhill
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 a proposed swimming pool and the location of pool equipment.

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

The subject lands are zoned R4A(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.729 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum setback of 7.5 m from the OS4 Zone adjacent to the Sugarbush on Figure E-1163C to ground-mounted and enclosed pool equipment is required. [Exception 14.729]	To permit a minimum setback of 0.12 m from the OS4 Zone adjacent to the Sugarbush on Figure E-1163C to ground-mounted and enclosed pool equipment.
2	A minimum setback of 1.5 m is required from the interior side lot line (westerly) to the outdoor swimming pool, measured to the inside wall of the outdoor swimming pool. [Zoning Bylaw 001-2021, Subsection 4.21.3]	To permit a minimum setback of 1.47 m from the interior side lot line (westerly) to the outdoor swimming measured to the inside wall of the outdoor swimming pool.
3	A maximum encroachment of 0.6 m into the minimum required interior side yard of 1.2 m for ground-mounted and unenclosed pool equipment is permitted. A minimum setback of 0.6 m from the interior side lot line to ground-mounted and unenclosed pool equipment is required. [4.13.3]	To permit a maximum encroachment of 1.01 m into a minimum required interior side yard of 1.2 m for ground-mounted and unenclosed pool equipment. A minimum setback of 0.19 m from the interior side lot line to ground-mounted and unenclosed pool equipment is proposed.
4	A maximum encroachment of 1.5 m into the minimum required rear yard of 6.0 m for ground-mounted and unenclosed pool equipment is permitted. [4.13.3] A minimum setback of 4.5 m from the rear lot line to ground-mounted and unenclosed pool equipment is required. [4.13.3]	To permit a maximum encroachment of 5.88 m into a minimum required rear yard of 6.0 m for ground-mounted and unenclosed pool equipment. A minimum setback of 0.12 m from the rear lot line to ground-mounted and unenclosed pool equipment is proposed.

HEARING INFORMATION

DATE OF MEETING: Wednesday, October 30, 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:	October 17, 2024
Date Applicant Confirmed Posting of Sign:	October 13, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Outdoor pool and equipment in rear yard
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
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DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING

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

Application under review.

Development Engineering Recommended Conditions of Approval:

TBD

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments.

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 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 Planning alyssa.pangilinan@vaughan.ca	TBD
2	Development Engineering jonal.hall@vaughan.ca	TBD

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.

IMPORTANT INFORMATION

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.

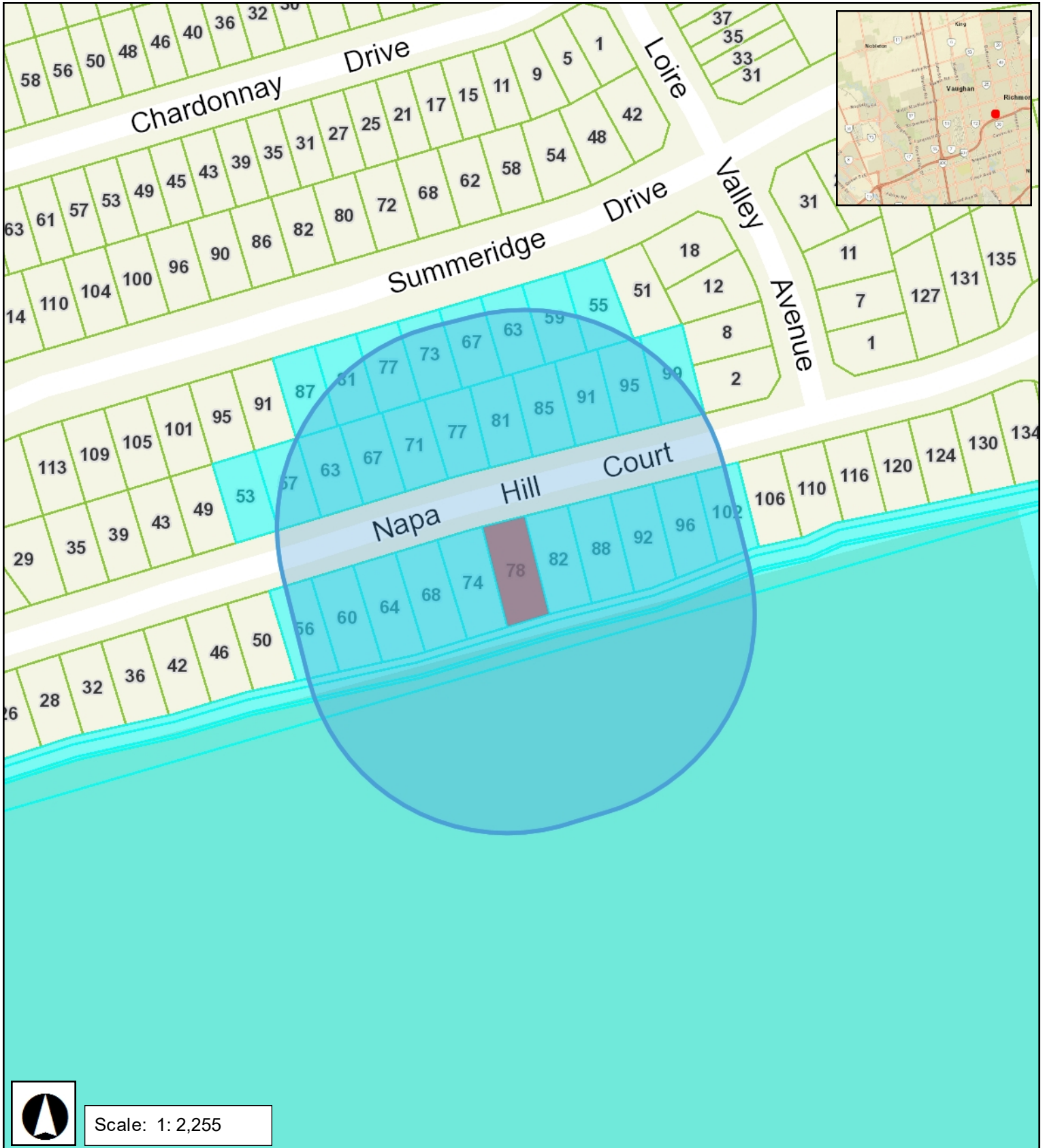
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

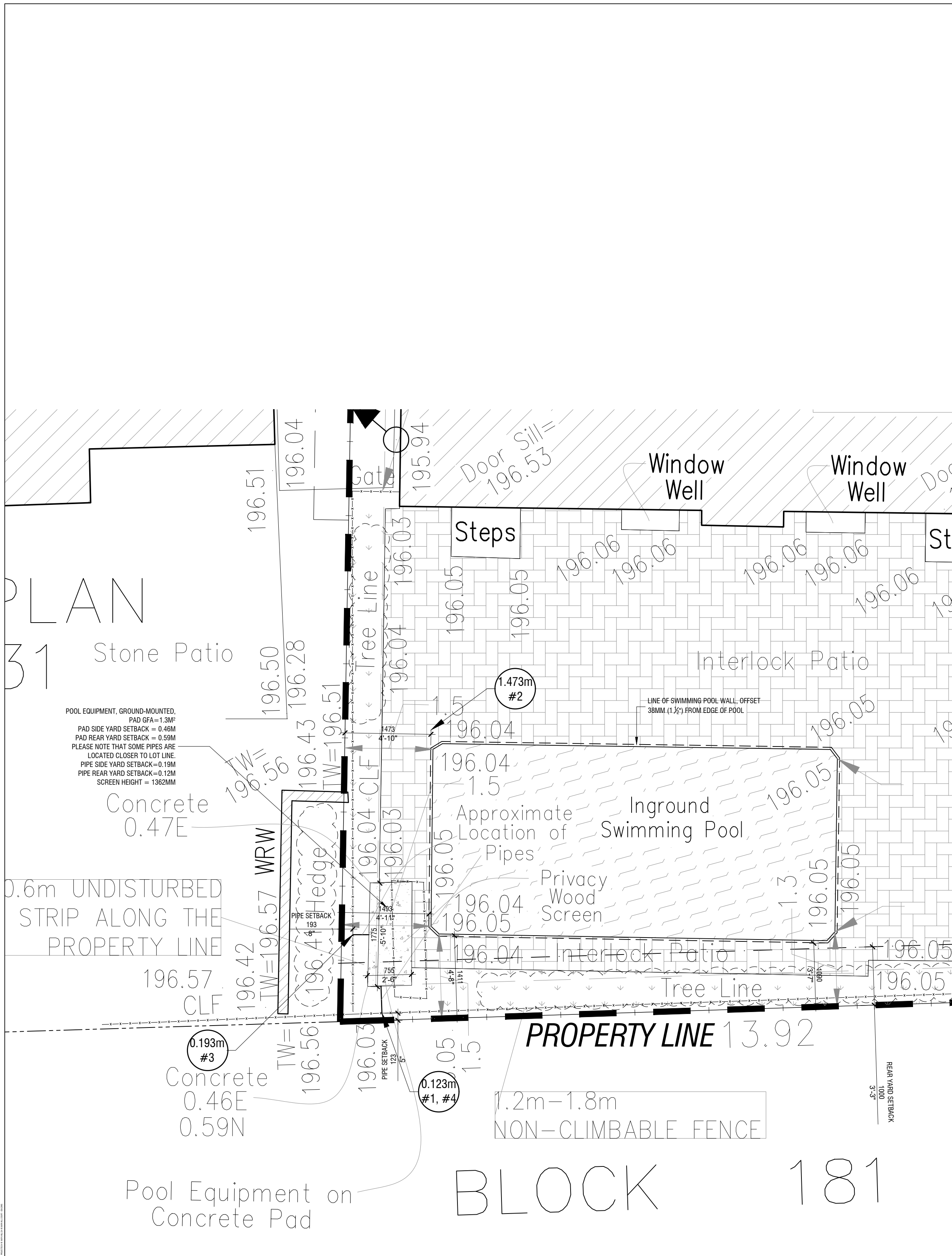
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

78 Napa Hill Court, Thornhill





SITE INFORMATION:

- RV4 (WS) ZONE
- LOT AREA: 448.5 m²
- LOT FRONTAGE: 13.9 m
- MAXIMUM BUILDING HEIGHT: 9.5 m

BUILDING INFORMATION

- NO CHANGE PROPOSED:

- FRONT YARD SET BACK: 8 m
- REAR YARD SET BACK: 8.2 m
- EAST SIDE YARD SETBACK: 1.2 m
- WEST SIDE YARD SETBACK: 0.84 m
- BUILDING HEIGHT: 9.5 m
- GROSS FLOOR AREA: 454.5 m²

LANDSCAPE - PROPOSED:

- FRONT YARD AREA: 114 m²
- HARD LANDSCAPE AREA: 24.9 m²
- SOFT LANDSCAPE AREA: 35.6 m²
- **NO CHANGE PROPOSED IN FRONT YARD**

- REAR YARD AREA: 118 m²
- HARD LANDSCAPE AREA: 75 m²
- SOFT LANDSCAPE AREA: 15 m²

OUTDOOR POOL:

- POOL AREA - EDGE: 22.6 m² / POOL AREA - WALL: 23.4 m²
- REAR LOT LINE SETBACK: EDGE - 1.3m / POOL WALL - 1.09 m
- SIDE LOT LINE SETBACK: EDGE - 1.5 m / POOL WALL - 1.47m

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE ARCHITECTS.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

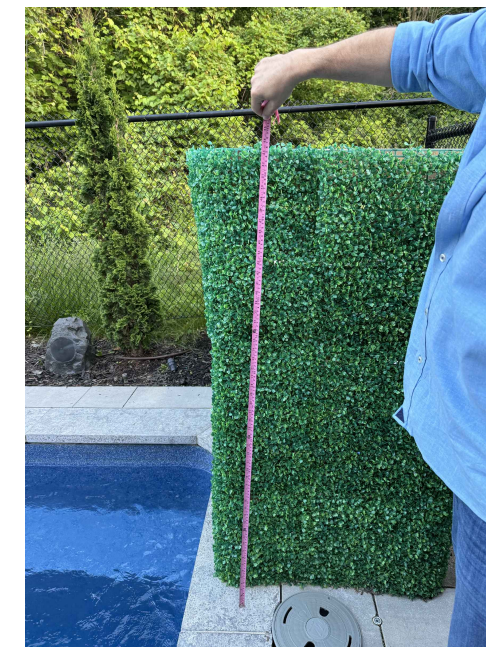
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF "STUDIO LIMINA INC." AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF "STUDIO LIMINA INC."

5. DRAWINGS NOT TO BE SCALED

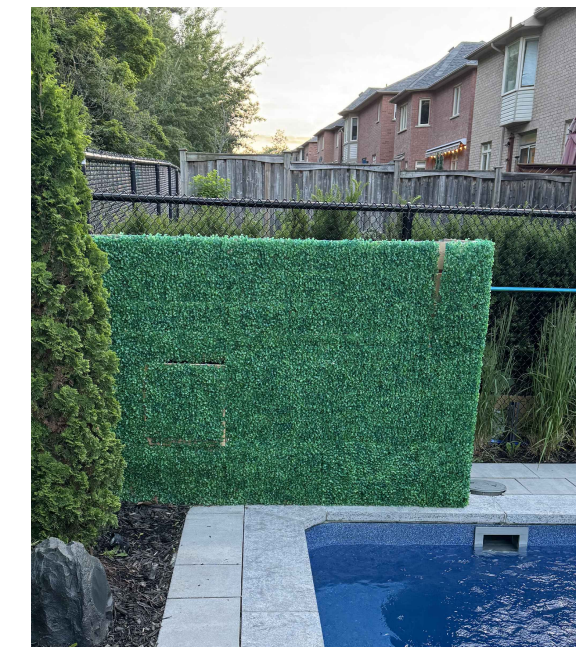
1. Issued for COA	2024.05.08
2. Re-issued for COA REV#01	2024.06.07
3. Re-issued for COA REV#02	2024.06.12
4. Re-issued for COA REV#03	2024.06.13
5. Finalize Plan For COA	2024.07.22
6. Re-issued For COA REV#04	2024.08.06
7. Re-issued For COA REV#05	2024.08.09
8. Re-issued For COA REV#06	2024.09.10
9. Finalize Plan For COA	2024.09.17



- POOL EQUIPMENT SCREEN**
- HT=1362MM (53.6")
 - NO ROOF



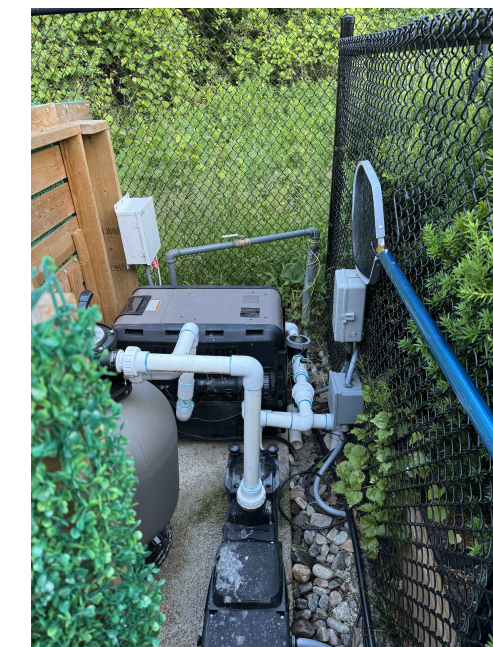
SOUTH ELEVATION



EAST ELEVATION



SCREEN HEIGHT



POOL EQUIPMENT



STUDIO LIMINA

315 - 180 Shaw St. Toronto, ON, M6J 2W5
t: 416-451-4888 e: info@studiolimina.ca

NAPA HILL COURT

ENLARGED REAR YARD PLAN

Project No.: 24-16
Scale: 1:100
Date: 2024.09.10
Drawn by: RW

Drawing No.:

A0.03

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

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of 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

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 type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: July 22nd 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A089-24**

Related Files:

Applicant Kevin and Nicole Mandel

Location 78 Napa Hill Court

COMMENTS:

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

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

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

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

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

References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

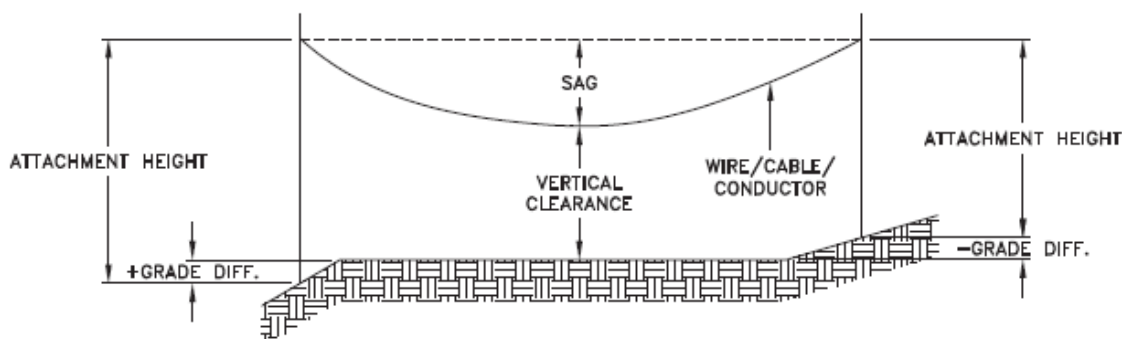
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alectrautilities.com

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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	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

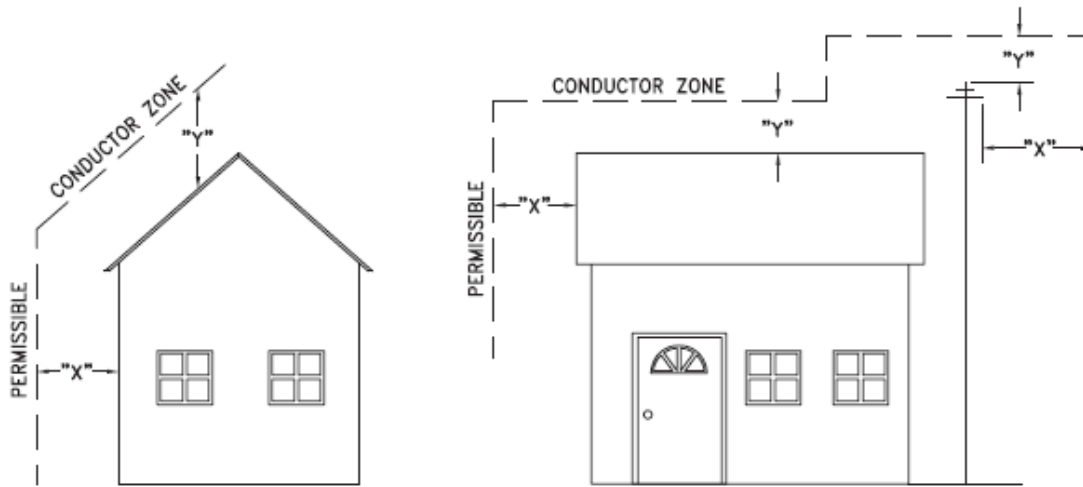
Certificate of Approval

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

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



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

NOTES

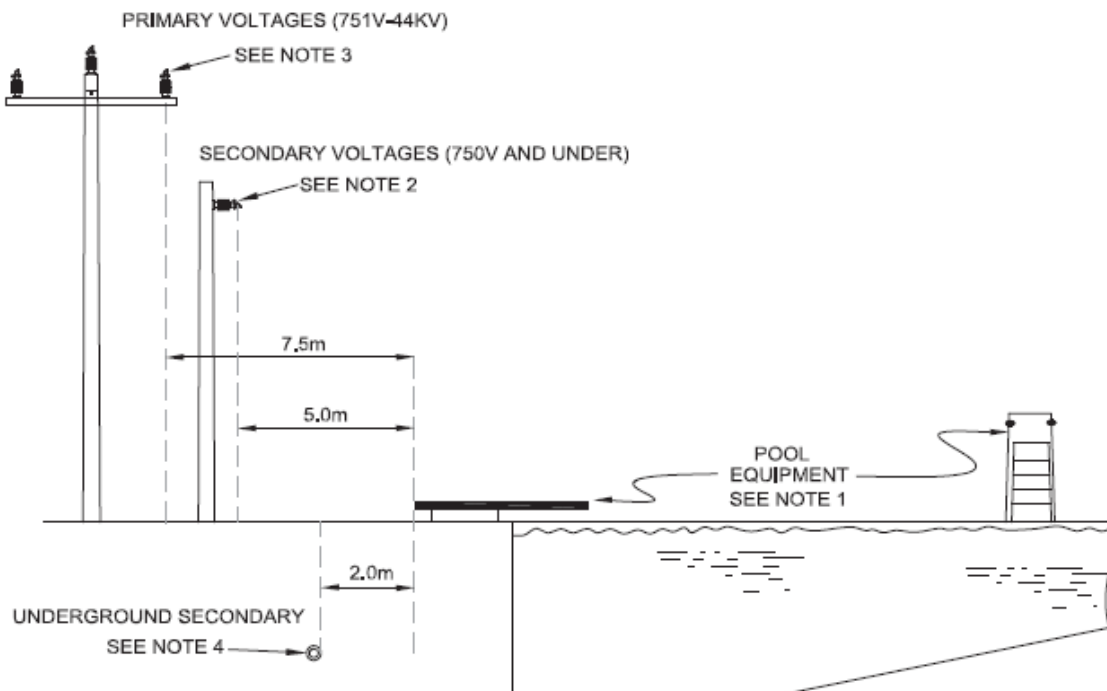
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE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

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

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

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

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



NOTES:

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

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

REFERENCES

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

Certificate of Approval

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

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

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

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

To: Committee of Adjustment
From: Catherine Saluri, Building Standards Department
Date: September 12, 2024
Applicant: Kevin and Nicole Mandel
Location: 78 Napa Hill Court
 65M-3524, Lot 30
File No.(s): A089/24

Zoning Classification:

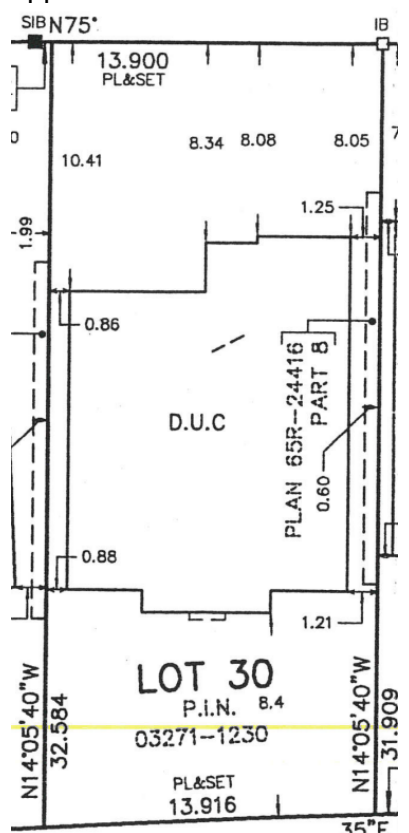
The subject lands are zoned R4A(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.729 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum setback of 7.5 m from the OS4 Zone adjacent to the Sugarbush on Figure E-1163C to ground-mounted and enclosed pool equipment is required. [Exception 14.729]	To permit a minimum setback of 0.123 m from the OS4 Zone adjacent to the Sugarbush on Figure E-1163C to ground-mounted and enclosed pool equipment.
2	A minimum setback of 1.5 m is required from the interior side lot line (westerly) to the outdoor swimming pool, measured to the inside wall of the outdoor swimming pool. [Zoning Bylaw 001-2021, Subsection 4.21.3]	To permit a minimum setback of 1.473 m from the interior side lot line (westerly) to the outdoor swimming measured to the inside wall of the outdoor swimming pool.
3	A maximum encroachment of 0.6 m into the minimum required interior side yard of 1.2 m for ground-mounted and unenclosed pool equipment is permitted. A minimum setback of 0.6 m from the interior side lot line to ground-mounted and unenclosed pool equipment is required. [4.13.3]	To permit a maximum encroachment of 1.01 m into a minimum required interior side yard of 1.2 m for ground-mounted and unenclosed pool equipment. A minimum setback of 0.193 m from the interior side lot line to ground-mounted and unenclosed pool equipment is proposed.
4	A maximum encroachment of 1.5 m into the minimum required rear yard of 6.0 m for ground-mounted and unenclosed pool equipment is permitted. [4.13.3] A minimum setback of 4.5 m from the rear lot line to ground-mounted and unenclosed pool equipment is required. [4.13.3]	To permit a maximum encroachment of 5.88 m into a minimum required rear yard of 6.0 m for ground-mounted and unenclosed pool equipment. A minimum setback of 0.123 m from the rear lot line to ground-mounted and unenclosed pool equipment is proposed.

Staff Comments:

Other Comments:

General Comments	
1	This Department has located a copy of survey which depicts setbacks from the lot lines to the dwelling. If the Applicant wishes to obtain a complete copy of survey, please contact the Building Standards Department at (905) 832 – 8510 for assistance. Applicant to please ensure that all resubmissions reflect the

	<p>information as shown here. In addition, please ensure that any revisions for the application are bubbled and noted.</p> 
2	Minor Variance A159/20 approved a minimum rear yard setback of 1.0 m for the existing private swimming pool.

Conditions of Approval:

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

None

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: October 21, 2024
Name of Owner: Nicole Mandel
Location: 78 Napa Hill Court
File No.(s): A089/24

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

1. To permit a minimum setback of 0.123 m from the OS4 Zone adjacent to the Sugarbush on Figure E-1163C to ground-mounted and enclosed pool equipment.
2. To permit a minimum setback of 1.473 m from the interior side lot line (westerly) to the outdoor swimming pool measured to the inside wall of the outdoor swimming pool.
3. To permit a maximum encroachment of 1.01 m into a minimum required interior side yard of 1.2 m for ground-mounted and unenclosed pool equipment.
A minimum setback of 0.193 m from the interior side lot line to ground-mounted and unenclosed pool equipment is proposed.
4. To permit a maximum encroachment of 5.88 m into a minimum required rear yard of 6.0 m for ground-mounted and unenclosed pool equipment.
A minimum setback of 0.123 m from the rear lot line to ground-mounted and unenclosed pool equipment is proposed.

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

1. A minimum setback of 7.5 m from the OS4 Zone adjacent to the Sugarbush on Figure E-1163C to ground-mounted and enclosed pool equipment is required.
2. A minimum setback of 1.5 m is required from the interior side lot line (westerly) to the outdoor swimming pool, measured to the inside wall of the outdoor swimming pool.
3. A maximum encroachment of 0.6 m into the minimum required interior side yard of 1.2 m for ground-mounted and unenclosed pool equipment is permitted.
A minimum setback of 0.6 m from the interior side lot line to ground-mounted and unenclosed pool equipment is required.
4. A maximum encroachment of 1.5 m into the minimum required rear yard of 6.0 m for ground-mounted and unenclosed pool equipment is permitted.
A minimum setback of 4.5 m from the rear lot line to ground-mounted and unenclosed pool equipment is required.

Official Plan:

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

Comments:

On February 25, 2021, The Committee of Adjustment approved Minor Variance Application, File A159/21, to permit a minimum rear yard setback of 1.0 m to a pool. The Owner is now seeking relief to permit the existing pool and pool equipment locations, with the above noted variances.

The Development Planning Department has no objection to Variances 1, 3, and 4, with respect to the existing location of the pool equipment. The pool equipment is in the southwest corner of the Subject Lands, directly abutting a woodland area to the south and small yew hedge on the abutting lot to the west. A Vegetation Assessment Report ('VAR') dated September 2, 2020, and prepared by Kuntz Forestry Consulting Inc. was submitted in support of the previously approved Minor Variance Application, File A159/21. The VAR noted that the closest tree associated to the woodland is approximately 8 m away from the property boundary, providing sufficient distance to the woodland. Environmental Planning Staff are satisfied with the findings of the VAR and have no objection to location of the pool equipment. With respect to the encroachment and reduced westerly interior and rear yard setbacks of the pool equipment, the Development Planning Department is satisfied that there is sufficient distance to facilitate maintenance access if required and the nature of the encroachment is modest.

The pool equipment is atop a concrete pad that is set back 0.46 m from the westerly side lot line, and 0.59 m from the rear lot line. The relief sought is measured from pipes that run from the pool equipment into the ground directly beside the pad; the actual equipment is contained within the pad. The pool equipment is behind an L-shaped wooden privacy screen covered with artificial vegetative mesh, which provides some visual screening of the pool equipment from the balance of the rear yard.

The Development Planning Department has no objection to Variance 2, for a reduction to the interior side yard setback to permit the existing location of the pool. The pool was installed slightly closer to the west interior side lot line than permitted. The 0.027 m reduction to the required interior side yard setback is minimal in nature, is not anticipated to be perceptible, and maintains an appropriate area for safe access and maintenance. The Development Engineering Department has also reviewed this application and is satisfied that drainage will be maintained.

Accordingly, the Development Planning Department 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:

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:

Alyssa Pangilinan, Planner 1
David Harding, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment](#)
Subject: [External] RE: A089/24 (78 Napa Hill Court) – REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, July 23, 2024 3:50:48 PM
Attachments: [image002.png](#)
[image003.png](#)

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

Good afternoon,

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)



From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A089/24 (78 Napa Hill Court) – REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, August 6, 2024 4:17:22 PM
Attachments: [image001.png](#)
[image003.png](#)

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

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A089/24 (78 Napa Hill Court) 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 Planning | Economic and Development Services Branch | Corporate Services Department

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

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



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

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			05/28/2024	Application Cover Letter
Public	Ron Elkayam	77 Napa Hill Court	10/22/2024	Letter of Support
Public	Kam Aminian	92 Napa Hill Court	10/22/2024	Letter of Support

Kevin and Nicole Mandel
78 Napa Hill Court
Thornhill, Ontario, Canada
L4J 8S2

May 23, 2024

To whom it may concern,

Re File #2021114611

During 2021, we did a full renovation of our family home. At this time we installed an inground swimming pool. At final inspection for the pool we were told that the company that installed the swimming pool placed it 7cm too close to our western fence. We believe this was caused by the original fence not being on the lot line.

The swimming pool company explained that originally the pool equipment was to be set next to the entrance to the house (backdoor) but the gas inspector would not pass this. This also factored into the miscalculation.

We are very sorry about this as we tried our best to make sure all contractors that did this renovation worked in compliance the city by-laws.

Yours truly,

Kevin and Nicole Mandel

Rilla Wang

From: Kamran Aminian [REDACTED]
Sent: October 19, 2024 5:10 PM
To: Kevin Mandel
Subject: CoA - File # A089/24

Hi Kevin,

I'm writing in support of your application to the Committee of Adjustment. Feel free to forward this email to them with my contact information, if they need to get in touch with me, as a neighbour in the community.

I understand that the inspection of your swimming pool has found a small 7cm discrepancy with the plan. I'm surprised that such a minor difference has turned out to be an issue. It virtually should have no impact on the neighboring properties, especially given its location in the backyard.

The renovations you have done to the house, the backyard and the addition of the pool, the front yard and your lawn, and the general new look of the house has positively improved not only your home but also the appearance of our street and I believe that it will help impact the property values in our neighborhood positively.

I hope that the committee will look favorably into this case and that you can get a full and final approval accordingly.

Best regards,
Kam Aminian

[REDACTED]

Rilla Wang

From: Nicole Mandel [REDACTED]
Sent: October 21, 2024 6:07 PM
To: Lance Kaprielian; Kevin Mandel; Rilla Wang
Subject: Fwd: CoA File#089/24 Notice of Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Everyone,
My neighbour just sent this letter to me to forward to you for the application. Hopefully it is helpful.
Nicole

Sent from my iPhone

Begin forwarded message:

From: Eqron Mortgage Corporation Limited [REDACTED]
Date: October 21, 2024 at 5:12:24 PM EDT
To: [REDACTED]
Subject: CoA File#089/24 Notice of Hearing

Dear Committee of Adjustment,

I am the homeowner at 77 Napa Hill Court. I am writing to express my support for the application submitted by my neighbours Nicole and Kevin Mandel at 78 Napa Hill Court (CoA file #089/24).

I think the changes being addressed in the application are not impactful and very minor.

The pool and backyard changes represent a positive improvement of the street and neighbourhood.

The house looks great and we appreciate the work put into both the backyard and front yard of the house.

Should you require additional information please feel free to reach out.

Best regards,
Ron Elkayam

Thanks,
Ron Elkayam
Cel: [REDACTED]

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
A159/20	Approved by COA

NOTICE OF DECISION
Minor Variance Application A159/20
 Section 45 of the Planning Act, R.S.O., 1990, c.P.13

Date of Hearing: Thursday, February 25, 2021
Applicant: Nicole Mandel
Agent: Lance Kaprielian
Property: **78 Napa Hill Court, Thornhill ON**
Zoning: The subject lands are zoned RV4(WS), Residential Urban Village Zone Four on a Wide and Shallow Lot, and subject to the provisions of Exception 9(1063) under By-law 1-88 as amended.
OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
Related Files: None.
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A minimum Rear yard setback of 7.5 metres is required.	To permit a minimum Rear yard setback of 1.0 metres to a pool.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A159/20 on behalf of Nicole Mandel, be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 farzana.khan@vaughan.ca	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Written & oral submissions considered in the making of this decision were received from the following:


Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , February 25, 2021 meeting for submission details.
Name: David and Rochelle Address: 49 Napa Hill Court Nature of Correspondence: Letter of Support	None
Name: Karen Scherer & Alan Greenberg Address: 82 Napa Hill Court Nature of Correspondence: Letter of Support	
Name: Laura and Victor Monaco Address: 88 Napa Hill Court Nature of Correspondence: Letter of Support	
Name: Golrokh & Kamran Aminian Address: 92 Napa Hill Court Nature of Correspondence: Letter of Support	

Late Written Public Submissions: N/A

Public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

<i>Hao Zheng</i>	<i>Assunta Perrella</i>	<i>Robert Buckler</i>
H. Zheng Member	A. Perrella Chair	R. Buckler Member
<i>Steve Kerwin</i>		<i>Adolfo Antinucci</i>
S. Kerwin Vice Chair		A. Antinucci Member

DATE OF HEARING:	February 25, 2021
DATE OF NOTICE:	March 5, 2021
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	March 17, 2021 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan’s Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, AMP, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

*Electronic signatures have been used to process this decision as approved by the Committee of Adjustment at the May 28, 2020 hearing.

Appealing to The Local Planning Appeal Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
 2141 Major Mackenzie Drive
 Vaughan Ontario, L6A 1T1

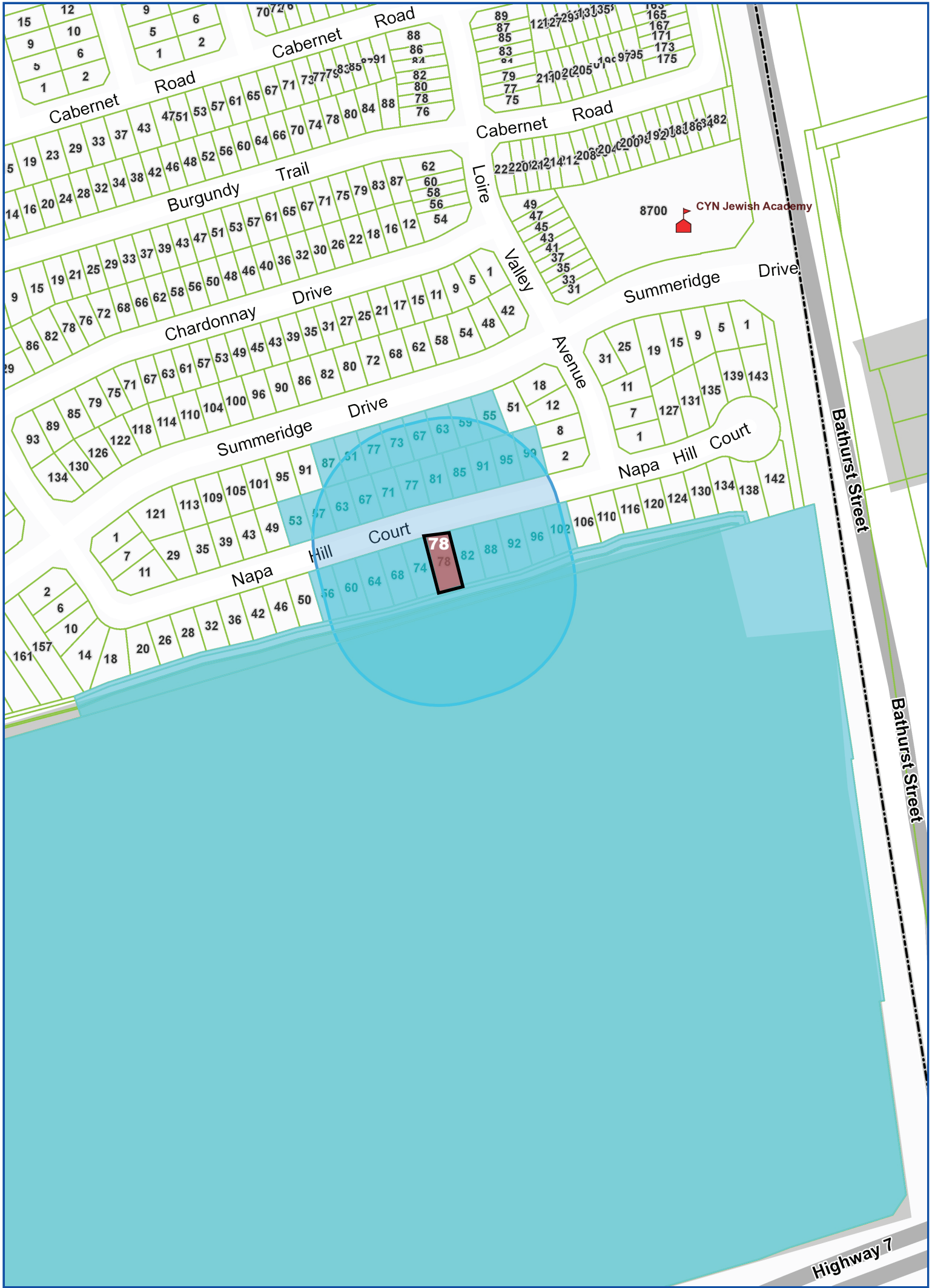
If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

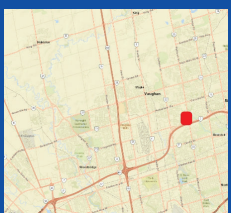
Local Planning Appeal Tribunal: The LPAT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the “Minister of Finance”. Appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.eto.gov.on.ca or by contacting our office at 905-832-8585 Ext. 8332 or cofa@vaughan.ca

City of Vaughan LPAT Processing Fee: \$866.00 per application

*Please note that all fees are subject to change.



Map Information:



Title:

NOTIFICATION MAP - A159/20

78 NAPA HILL COURT, THORNHILL

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: 1:2,807

0 0.04 km



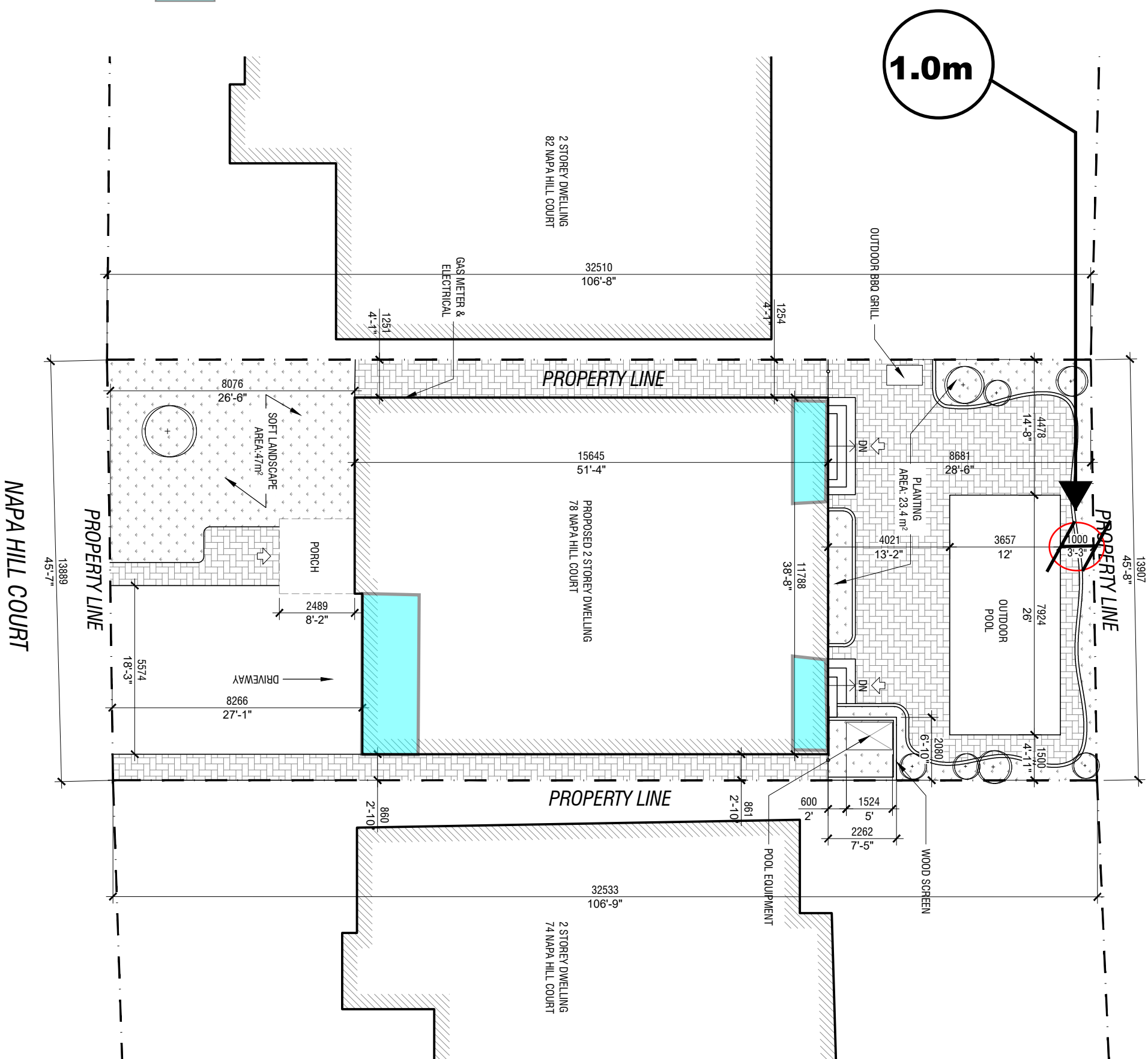
Created By:

Infrastructure Delivery
Department
February 9, 2021 5:40 PM

Projection:
NAD 83
UTM Zone
17N

PROPOSED

 **PROPOSED ADDITION**



SITE INFORMATION:

- R14 (MS) ZONE
- LOT AREA: 450 m²
- LOT FRONTAGE: 13.9 m
- MAXIMUM BUILDING HEIGHT: 9.5 m

BUILDING INFORMATION - PROPOSED:

- FRONT YARD SET BACK: 8 m
- REAR YARD SET BACK: 8.6 m
- EAST SIDE YARD SETBACK: 1.25 m
- WEST SIDE YARD SETBACK: 0.86 m
- BUILDING HEIGHT: 9.5 m
- GROSS FLOOR AREA: 454.5 m²

LANDSCAPE - PROPOSED:

- FRONT YARD AREA: 114 m²
- HARD LANDSCAPE AREA: 23 m²
- SOFT LANDSCAPE AREA: 47 m²
- REAR YARD AREA: 121 m²
- HARD LANDSCAPE AREA: 68.6 m²
- SOFT LANDSCAPE AREA: 23.4 m²

OUTDOOR POOL:

- POOL AREA : 29 m²
- REAR LOT LINE SETBACK: 1.0 m
- SIDE LOT LINE SETBACK: 1.5 m

1. CONSULTATION WITH THE CITY OF VAUGHAN IS REQUIRED FOR ALL PROPOSED CHANGES TO THE ZONING BY-LAW.
2. THE LANDSCAPE PLAN AND POOL PLAN ARE SUBJECT TO THE APPROVAL OF THE CITY OF VAUGHAN.
3. CONSULTATION WITH THE CITY OF VAUGHAN IS REQUIRED FOR ALL PROPOSED CHANGES TO THE ZONING BY-LAW.
4. CONSULTATION WITH THE CITY OF VAUGHAN IS REQUIRED FOR ALL PROPOSED CHANGES TO THE ZONING BY-LAW.
5. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

STUDIO LIMINA Inc
1 416.451.4888
8 info@studiolimina.ca

NAPA HILL COURT
Thornhill, Vaughan, ON
PROPOSED SITE PLAN

Date of Drawing: 2020.10.14
Drawing by: 20/29
Drawing Scale: 1:150

Project Number: 20/29
Drawing Scale: 1:150