

<b>ITEM: 6.6</b>	<b>REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A144/24</b>
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Report Date: November 8, 2024

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

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

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

<b>PUBLIC &amp; APPLICANT CORRESPONDENCE (SEE SCHEDULE C)</b>				
<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				

<b>BACKGROUND (SCHEDULE D, IF REQUIRED)</b>	
<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

<b>ADJOURNMENT HISTORY</b>	
<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

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



## MINOR VARIANCE APPLICATION FILE NUMBER A144/24

<b>CITY WARD #:</b>	3
<b>APPLICANT:</b>	Jegatheeswary Thaiveeharan & Thaiveeharan Paskaran
<b>AGENT:</b>	Saumil Bhatt
<b>PROPERTY:</b>	17 Winthrop Crescent, Kleinburg
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ("VOP 2010"): "Low Density Residential" by Map 12.13.A - Land Use, by Volume 2, Section 12.13 - Block 40/47 Area Specific Policy
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	N/A
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit access to a secondary suite.

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

**The subject lands are zoned RD2, Residential Detached Zone Two and subject to the provisions of Exception 9(1457) under Zoning By-law 1-88, as amended.**

Zoning By-law 1-88	Variance requested
1   An entrance to a Secondary Suite shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width, or driveway. [Section 4.1.1 vi. b]	To permit an entrance to a Secondary Suite accessible from a street by a hard landscape surface walkway measuring a minimum of 0.8 m in width at the fireplace and window well.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, November 14, 2024  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto: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](mailto: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.

## INTRODUCTION

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

<b>Date Public Notice Mailed:</b>	October 31, 2024
<b>Date Applicant Confirmed Posting of Sign:</b>	October 24, 2024
<b>Applicant Justification for Variances:</b> <small>*As provided in Application Form</small>	There is an existing window well and a fireplace bump out makes the pathway narrower at two places. And this is why we need clearance from the Committee.
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <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"/>
<b>COMMENTS:</b>	
None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

## BUILDING STANDARDS (ZONING)

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

## DEVELOPMENT PLANNING

<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	None

## DEVELOPMENT ENGINEERING

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

The Owner / Applicant shall ensure that the installation of the proposed below grade entrance to the existing residence for a secondary suite does not negatively impact neighbours due to surface water runoff. The backyard should be properly graded, ensuring that surface water from the below grade entrance doesn't flow onto adjacent lots. Rear downspouts are connected to the infiltration trench. The Owner / Applicant shall provide mitigation measures to ensure this is restored during construction. It's important to note that new home entrances and walk-up basements necessitate 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 Owner/Applicant's proposed work to permit a minimum front yard soft landscaping of 24% involves increasing the Lot Coverage on the subject property. This addition of hardscape could potentially affect the City's Storm Water management system. Development Engineering highly recommends that the Owner/Applicant incorporate Low-Impact Development (LID) measures, such as bioswales, permeable pavers, rain gardens, rain barrels, etc., to minimize the impact on the stormwater system. If additional information is needed, please reach out to the Development Engineering COA reviewer. The Development Engineering (DE) Department does not object to Minor Variance Application A144/24 subject to the following condition(s):

<b>Development Engineering Recommended Conditions of Approval:</b>	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: <a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits</a> to apply for a Grading Permit. For any inquiries regarding
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## DEVELOPMENT ENGINEERING

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

the Grading Permit, please email  
DEPermits@vaughan.ca.

## PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

<b>PFH Recommended Conditions of Approval:</b>	None
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## DEVELOPMENT FINANCE

No comment no concerns.

<b>Development Finance Recommended Conditions of Approval:</b>	None
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## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comment or objections.

<b>BCLPS Recommended Conditions of Approval:</b>	None
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## BUILDING INSPECTION (SEPTIC)

No comments received to date

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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## FIRE DEPARTMENT

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	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 Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	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: <a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca.
2	York Region <a href="mailto:developmentsservices@york.ca">developmentsservices@york.ca</a>	<p>Prior to final approval of the application, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the proposed secondary dwelling and have been allocated by the City of Vaughan:</p> <p>a) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, for the proposed secondary dwelling.</p> <p>b) a copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition</p>

*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*

## 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:

*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.

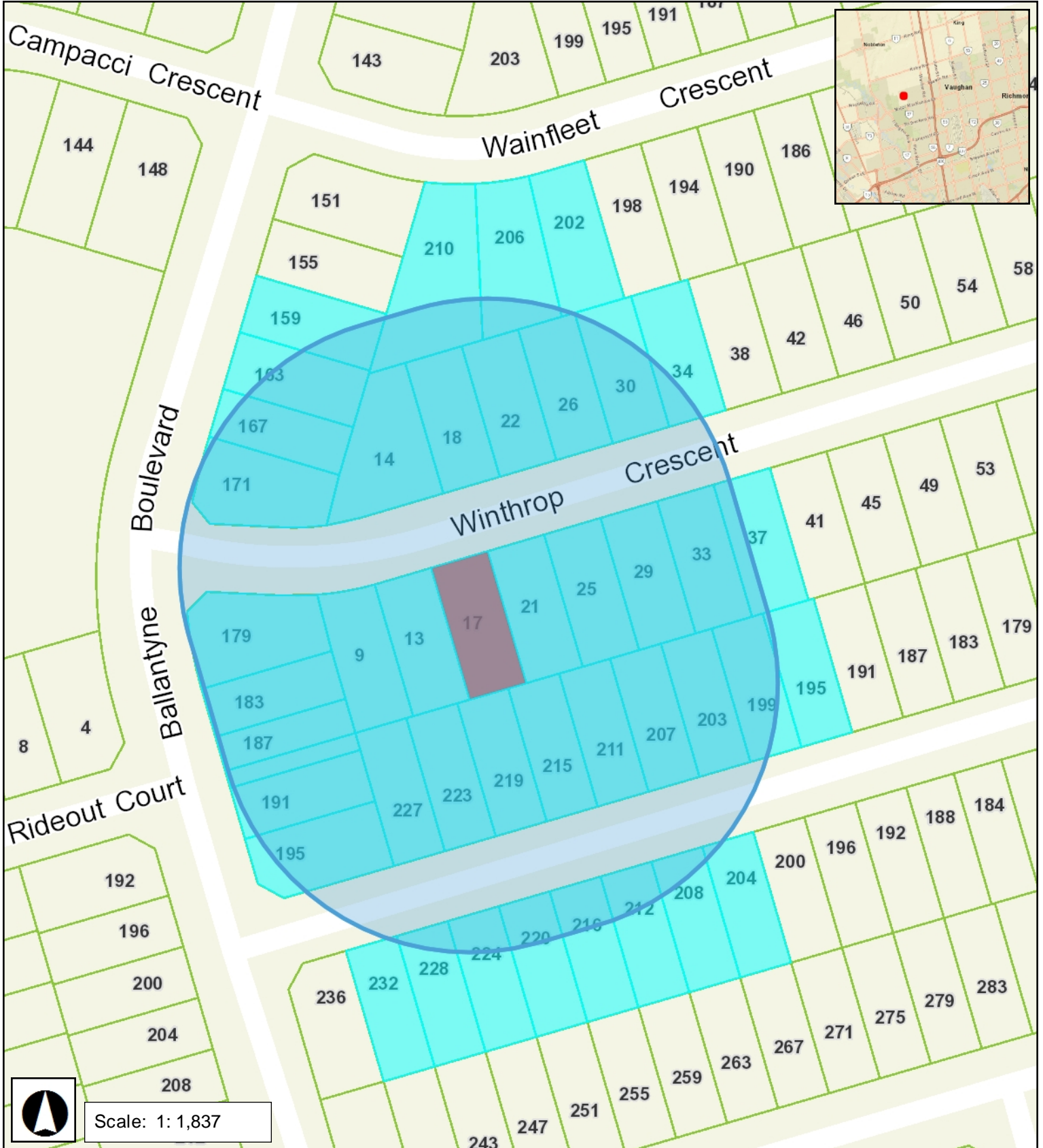
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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**





**AREA CALCULATION:**

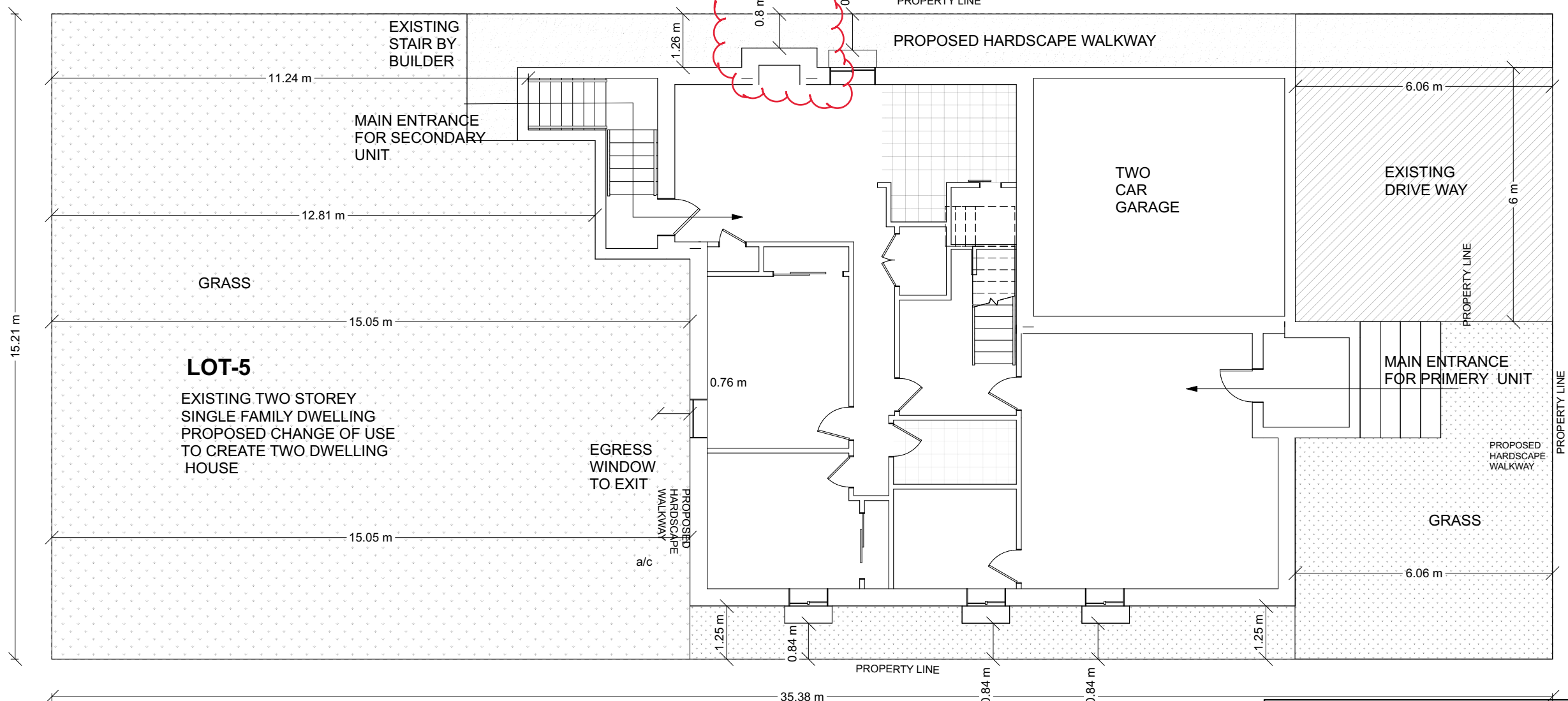
GFA 1ST FLOOR: 1566.32 sqft  
 GFA 2ND FLOOR: 1812.07 sqft  
 TOTAL : 3378.39 sqft

45% OF TOTAL GFA OF  
 1ST & 2ND FLOOR: 1520.27 sqft  
 PROPOSED SECONDARY  
 UNIT BASEMENT GFA : 910.00 sqft

OWNER'S OCCUPIED AREA : 715.75 sqft

**PLEASE REFER TO SITE PLAN  
 SUBMITTED FOR FRONT YARD  
 LANDSCAPING.**

FRONT YARD AREA= 92.34 sqm (994.0 sqft)  
 50% REQUIRED = 46.17 sqm (497.00 sqft)  
 LANDSCAPED FRONT = 46.49 sqm (500.48 sqft)



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS. QUALIFICATION INFORMATION

*[Signature]*

NAME SAUMIL BHATT  
 SIGNATURE  
 BCIN 101763

**Sa-Ga Designs**  
 DESIGN-PLAN-PERMIT-BUILD  
 CELL:416 671 1352  
 Email:saumil\_bhatt@yahoo.com

PROJECT INFO:  
**17 WINTHROP CRES., VAUGHAN**

DATE: 2024-09-10

DRAWN BY: SB

TITLE :  
**SITE PLAN**

SCALE:  
 1/8"=1'-0"

SHEET:P-1

Revision Table			
Number	Date	Revised By	Description



**CITY OF VAUGHAN STANDARD NOTES**

- 1.1 The Contractor shall check and verify all given grade elevations prior to commencement of construction. Footings to bear on natural undisturbed soil or rock and to be a minimum of 1.22m below finished grade.
- 1.2 All front and rear yards shall be graded at a 2%-5% grade within 5.0m of the dwelling.
- 1.3 Maximum driveway slope shall be 8%.
- 1.4 The maximum, allowable slope is 3:1 (horizontal to vertical) with a maximum elevation difference of 600mm.
- 1.5 Driveways to be set back a minimum of 1.0m, from above ground services or other obstruction.

**NOTE:**

REAR ROOF DOWNSPOUTS TO BE CONNECTED TO INFILTRATION TRENCH INCLUDING OVERFLOW WYE & SPLASHPAD AT HOUSE.

**RECEIVED**

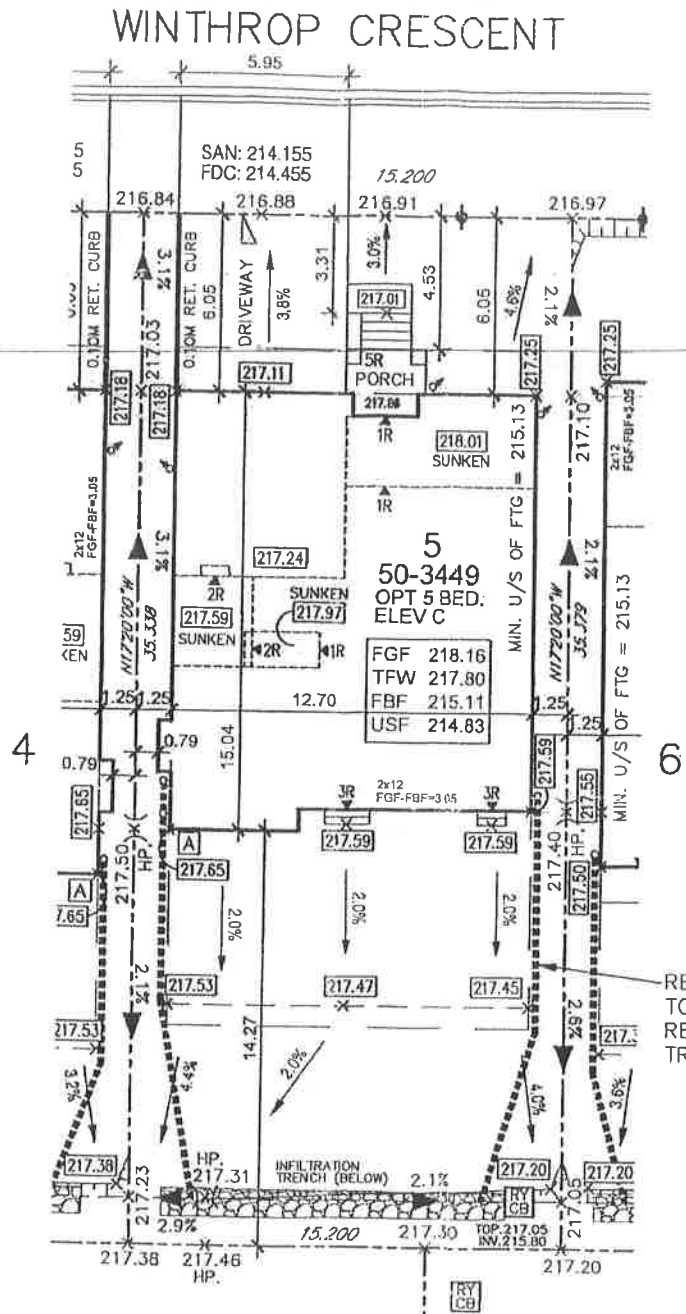
By Christine Vigneault at 5:55 pm, Sep 11, 2024

21 106542 EP

**50-3449: AREA CALCULATION ELEVATION C (5 BEDROOM)**

GROUND FLOOR AREA	1567	SQ. FT.
SECOND FLOOR AREA	1815	SQ. FT.
FINISHED BSMT. AREA	88	SQ. FT.
<b>SUBTOTAL</b>	<b>3470</b>	<b>SQ. FT.</b>
	<b>32237</b>	<b>M2</b>
DEDUCT ALL OPEN AREAS	21	SQ. FT.
<b>TOTAL NET AREA</b>	<b>3449</b>	<b>SQ. FT.</b>
	<b>32042</b>	<b>M2</b>
<b>COVERAGE W/O PORCH</b>	<b>1979</b>	<b>SQ. FT.</b>
	<b>18386</b>	<b>M2</b>
<b>COVERAGE W/ PORCH</b>	<b>2042</b>	<b>SQ. FT.</b>
	<b>18971</b>	<b>M2</b>

SITE DATA	
LOT No.	5
REGISTERED PLAN	65M-
ZONING	RD 2
BUILDING HT. (11.00 m MAX.)	9.03
GARAGE DOOR WIDTH (m)	2 - 2.44
INTERIOR GARAGE W/L (m)	5.69 x 6.00

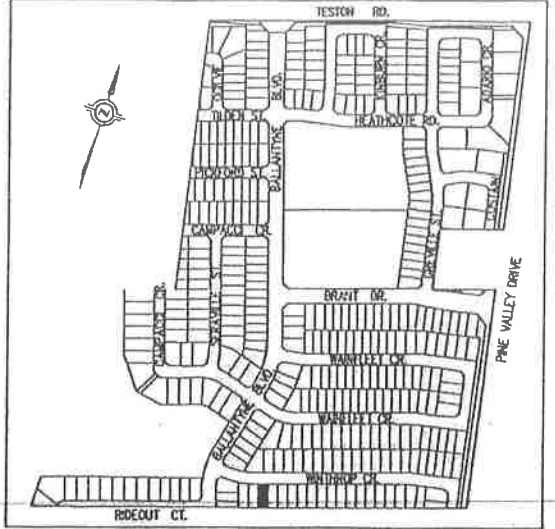


REAR DOWNSPOUTS TO BE CONNECTED TO REAR INFILTRATION TRENCH

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: [Signature]  
DATE: MAR 16, 2021  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



**ALL BUILDING PERMIT DRAWINGS, SPECIFICATIONS AND CONSTRUCTION SHALL COMPLY WITH CITY OF VAUGHAN BY-LAW 1-88, AS AMENDED**

**City of Vaughan GRADING APPROVED BY Jason Pham March 30 2021**

**City of Vaughan ZONING REVIEWED BY tinneyc April 16 2021**

Urban Ecosystems Ltd. has reviewed the proposed grades as shown on this Plan and has found them to be in General Conformance with the Approved Plans.  
Lot No. 5  
Date: March 17, 2021



Building Permit No.: 21-107446  
Received: April 12, 2021

**LEGEND**

X [286.00] PROPOSED GRADES	X [286.00] EXISTING GRADES	FGF FINISHED GROUND FLOOR	FFE FINISHED FLOOR ENTRY	TFW TOP OF FOUNDATION WALL	FBF FINISHED BASEMENT FLOOR	USF UNDERSIDE OF FOOTINGS	USFR UNDERSIDE OF FOOTINGS REAR	USFF UNDERSIDE OF FOOTINGS FRONT	→ DIRECTION OF FLOW	↔ SWALE DIRECTION	DECK WALK OUT DECK	W.O.B WALK OUT BASEMENT	L.O.B LOOK OUT BASEMENT	
○ EXTERIOR DOOR LOCATION	○ STREET LIGHT	○ HYDRANT	○ TRANSFORMER	○ VALVE CHAMBER	○ CABLE TV PEDESTAL	○ BELL PEDESTAL	○ CATCH BASIN	○ HYDRO SERVICE LATERAL	○ STREET SIGN	○ REVERSE PLAN	○ LOT WITH SIDE/REAR UPGRADE	○ WATER SERVICE	○ FDC & SANITARY CONNECTION(SINGLE)	○ FDC & SANITARY CONNECTION(DOUBLE)
○ ENGINEERING FILL LOTS	○ ROOF COLLECTOR	○ MAILBOX PAD	○ DOWNSPOUT	○ PERMEABLE D/WAY	○ OAKS/HYDREAU PAVE "SILVER SAND"	○ G GAS METER	○ H HYDRO METER	○ AIR CONDITION						

3. MAR 11/21	ISSUED FOR FINAL	170
2. MAR 16/21	ISSUED FOR PERMITS REVIEW	170
1. FEB 15/21	ISSUED FOR CLIENT REVIEW	170
No. DATE: REVISION/ISSUED:		BY:

**LINDVEST**



ONTARIO ASSOCIATION OF ARCHITECTS  
LICENSED TECHNOLOGIST  
MICHELE SURIANO  
LICENCE 6253

**SURIANO.**  
ARCHITECTURAL DESIGN  
SURIANO DESIGN CONSULTANTS INC.  
51 Raysun Road, Unit 1  
Vaughan, Ontario L4L 8P9  
T. 905-264-0924 F. 905-264-0926

LOT No. <b>LOT 5 (PH. 1)</b>	DRAWING TITLE: <b>SITE PLAN</b>
DATE: <b>MAR 11/21</b>	PROJECT NAME: <b>KLEIN ESTATES</b>
SCALE: <b>1:250</b>	
BY: <b>DO</b>	PAGE NO. CLIENT NAME: <b>LINDVEST</b>
PROJECT No. <b>17-183</b>	

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

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

<b>External Agencies</b> <small>*Comments Received</small>	<b>Conditions Required</b>		<b>Nature of Comments</b> <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

**To:** Committee of Adjustment  
**From:** Gregory Seganfreddo, Building Standards Department  
**Date:** September 18, 2024  
**Applicant:** Saumil Bhatt  
**Location:** 17 Winthrop Crescent  
 PLAN 65M4657, Lot 5  
**File No.(s):** A144/24

**Zoning Classification:**

The subject lands are zoned RD2, Residential Detached Zone Two and subject to the provisions of Exception 9(1457) under Zoning By-law 1-88, as amended.

<b>Zoning By-law 1-88</b>		<b>Variance requested</b>
1	An entrance to a Secondary Suite shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width, or driveway. [Section 4.1.1 vi. b]	To permit an entrance to a Secondary Suite accessible from a street by a hard landscape surface walkway measuring a minimum of 0.8 m in width at the fireplace and window well.

**Staff Comments:**

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

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>.

**Other Comments:**

<b>General Comments</b>	
1	The zoning of the subject property has been determined to be transitioned in accordance with Section 1.6 of By-law 001-2021 and therefore is subject to the requirements of By-law 1-88 a.a.
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
3	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).
4	The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

**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:** November 6, 2024  
**Name of Owners:** Jegatheeswary Thaveeharan and Thaveeharan Paskaran  
**Location:** 17 Winthrop Crescent  
**File No.(s):** A144/24

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**Proposed Variance(s):**

1. To permit an entrance to a Secondary Suite accessible from a street by a hard landscape surface walkway measuring a minimum of **0.8 m** in width at the fireplace and window well.

**By-Law 1-88 Requirement(s):**

1. An entrance to a Secondary Suite shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of **1.2 m** in width, or driveway.

**Official Plan:**

Vaughan Official Plan 2010 ("VOP 2010"): "Low Density Residential" by Map 12.13.A - Land Use, by Volume 2, Section 12.13 - Block 40/47 Area Specific Policy

**Comments:**

The Owners are seeking relief to permit a secondary suite access walkway with the above-noted variances.

The Development Planning Department has no objection to Variance 1 for the proposed secondary suite access walkway along the dwelling's west wall. The proposed secondary suite entrance is proposed in the basement of the dwelling, and will be accessed via a stairway in the rear yard. The Owners propose to hardscape the west interior side yard, which is 1.26 m at its widest point. The hardscaped walkway is 0.8 m in width at a fireplace bump-out and 0.86 m in width for a window well abutting the fireplace bump-out. The proposed walkway in the west interior side yard, at its narrowest, maintains sufficient space for resident access and maneuverability.

Another walkway exists in the east interior side yard. The east walkway ranges in width from 0.84 m to 1.25 m at its widest point. However, the width below 1.25 m is for three (3) window wells, which are not vertical obstructions. Therefore, the east walkway can be used for a variety of functions such as moving larger items between the front and rear yard that could not be accommodated by the narrower walkway in the west interior side yard.

Accordingly, the Development Planning Department supports 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 condition of approval is recommended:

None

**Comments Prepared by:**

Harry Zhao, Planner 1  
David Harding, Senior Planner  
Janany Nagulan, Senior Planner

**Date:** September 17<sup>th</sup> 2024

**Attention:** Christine Vigneault

**RE:**

**File No.:** A144-24

**Related Files:**

**Applicant** Saumil Bhatt

**Location** 17 Winthrop Crescent





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:

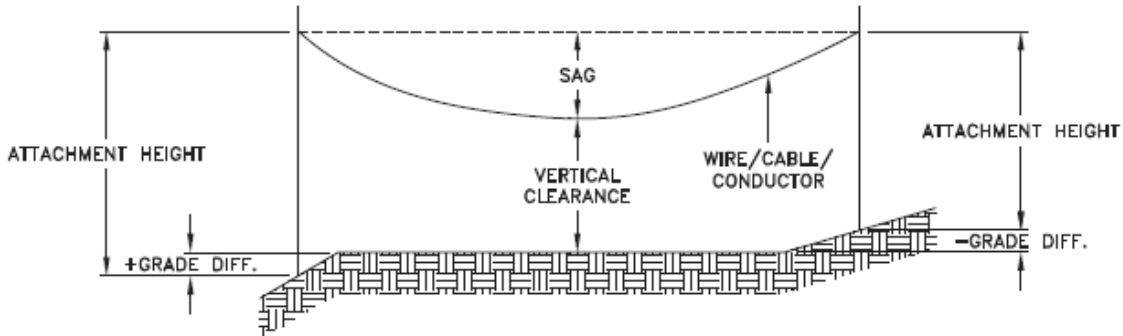
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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

**Email:** [Mitchell.Penner@alectrautilities.com](mailto: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"

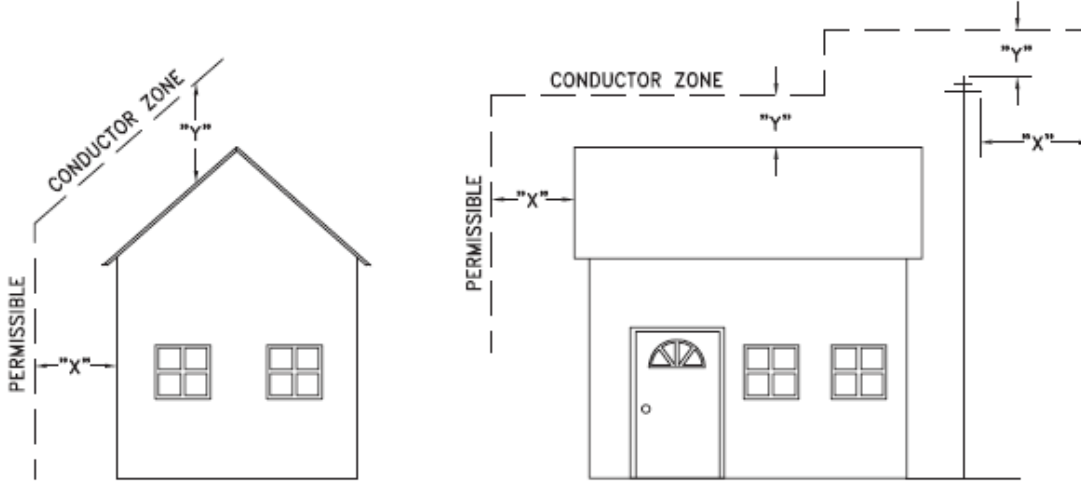
**REFERENCES**

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

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A144/24 - 17 WINTHROP CRESCENT - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Friday, September 13, 2024 9:54:31 AM  
**Attachments:** [image002.png](#)

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**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 the 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](mailto: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:** [Gianluca Russo](#)  
**Cc:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A144/24 - 17 WINTHROP CRESCENT - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Tuesday, October 1, 2024 10:13:06 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hi,

The Regional Municipality of York has completed its review of the minor variance application – A144/24 (17 WINTHROP CRESCENT) and has the following condition:

Prior to final approval of the application, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the proposed secondary dwelling and have been allocated by the City of Vaughan:

a) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, for the proposed secondary dwelling.

b) a copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition

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](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

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

## SCHEDULE D: BACKGROUND

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