

ITEM: 6.11	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER: A213/24
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Report Date: March 14, 2025

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 *Comments Received	Conditions Required		Nature of Comments
Committee of Adjustment	Yes ☐	No ☒	General Comments
Building Standards (Zoning)	Yes ☐	No ☒	General Comments
Development Planning	Yes ☒	No ☐	General Comments w/Conditions
Development Engineering	Yes ☒	No ☐	General Comments w/Conditions
Forestry	Yes ☒	No ☐	General Comments w/Conditions
Development Finance	Yes ☐	No ☒	General Comments

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes ☐	No ☒	General Comments
Region of York	Yes ☐	No ☒	General Comments
TRCA	Yes ☐	No ☒	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 (mm/dd/yyyy)	Summary
Public	Elio Pocciano	27 Theresa Circle	03/07/2025	Letter of Support
Public	N/A	80 Briarose Avenue	03/07/2025	Letter of Support

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 (i.e. Minor Variance Application; Approved by COA / OLT)
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 (to be obtained from NOD_ADJ)
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 A213/24

CITY WARD #:	1
APPLICANT:	Faisal Zafar
AGENT:	Zanjani Architect Inc
PROPERTY:	37 Theresa Circle, Kleinburg
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low Rise Residential" and "Natural Areas"
RELATED DEVELOPMENT APPLICATIONS:	N/A
PURPOSE OF APPLICATION:	Relief from the zoning by-law is being requested to permit the construction of a two storey dwelling unit.

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

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.473 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum height permitted is 11.0 metres. [Exception 14.473, 3.]	To permit a maximum height of 11.8 metres.
2	The maximum driveway width permitted is 9.0 metres. [Table 6-11]	To permit a maximum driveway width of 13.44 metres.

HEARING INFORMATION

DATE OF MEETING: Thursday, March 20, 2025

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://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:

INTRODUCTION	
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:	March 5, 2025
Date Applicant Confirmed Posting of Sign:	February 20, 2025
Applicant Justification for Variances: *As provided in Application Form	In order to be in keeping with the size and massing of the recent developments.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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.	Yes ☐ No ☒
COMMENTS:	
N/A	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That an Edge Management and Planting Plan for portions of the Vegetation Protection Zone disturbed by the septic bed be submitted to the satisfaction of the Development and Parks Planning Department.

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 proposed residence does not negatively impact neighbours due to surface water runoff. The property should be properly graded, ensuring that surface water from the proposed addition does not flow onto adjacent lots. It's important to note that additions more than 10 m² 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 shall apply and obtain the necessary Curb Cut/Reinstating Permit through the Transportation and Fleet Management Services. For instructions on applying for the Curb Cut/Reinstating Permit, please refer to the Curb Cuts and Driveway Widening City of Vaughan page on the City of Vaughan website. The proposed work by the Owner / Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer. The Development Engineering Department does not object to the Minor Variance application A213/24, 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

PARKS, FORESTRY & HORTICULTURE (PFH)	
No comments, conditions below	
PFH Recommended Conditions of Approval:	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

DEVELOPMENT FINANCE	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES	
No comments receive to date	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC)	
No comments receive to date	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT	
No comments receive 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 Harry.zhao@vaughan.ca	1.That an Edge Management and Planting Plan for portions of the Vegetation Protection Zone disturbed by the septic bed be submitted to the satisfaction of the Development and Parks Planning Department.
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
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.
<i>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</i>		

IMPORTANT INFORMATION
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

37 THERESA CIRCLE, VAUGHAN, ON

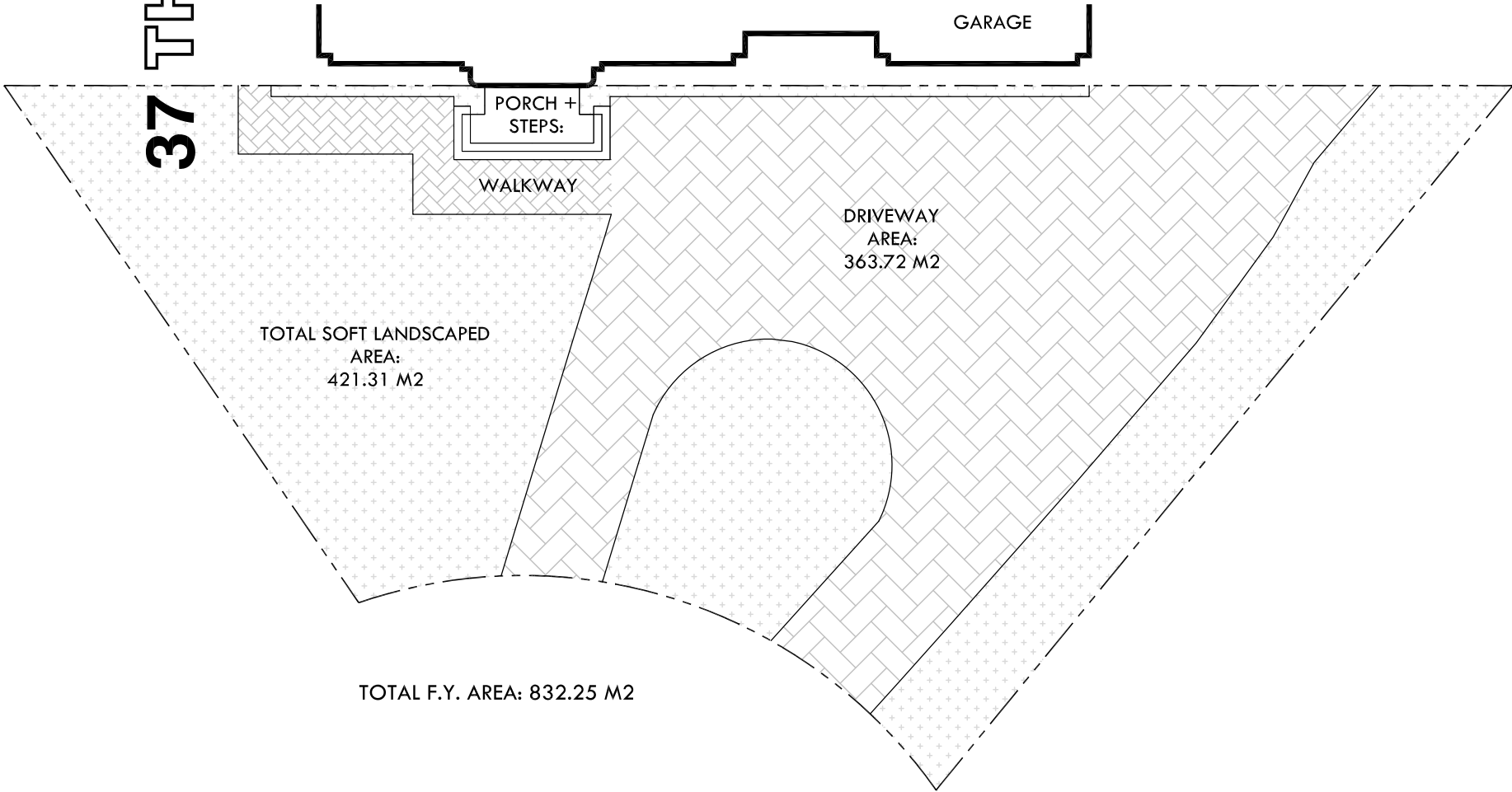
SITE STATISTICS ZONING BY-LAW SUMMARY				
REQUIRED	BY-LAW 001-2021		SETBACKS:	
	ZONE	RE (EN)-(SEE SECTION 4.5)	FRONT YARD	11.42 M (EXC. 4.5 /3/)
	MAX. LOT COVERAGE	N/A	INTR.SIDE YARD	4.5 M (EXC. 4.5 /2/)
	BUILDING LENGTH	N/A	REAR YARD	15 M
	MAX. HEIGHT	11.0 M	MAX. DRIVEWAY WIDTH	9 M

PROPOSED	LOT AREA:		67,765.29 S.F. 6,295.60 M2
	PROP'D. GFA:		(EXCLUDES GARAGE)
	GROUND FLOOR:	3,317.40 S.F.	308.20 M2
	SECOND FLOOR:	3,371.20 S.F.	313.19 M2
	TOTAL GFA:	6,688.60 S.F.	621.39 M2
	BASEMENT:	3,317.40 S.F.	308.20 M2
	PROP. HEIGHT:	11.80 M	
	PROP. BLDG. LENGTH:	AS SHOWN	
	INDOOR PARKING:	AS SHOWN	
	PROP. DRIVEWAY WIDTH:	13.44 M	

#1
11.80 M

#2
13.44 M

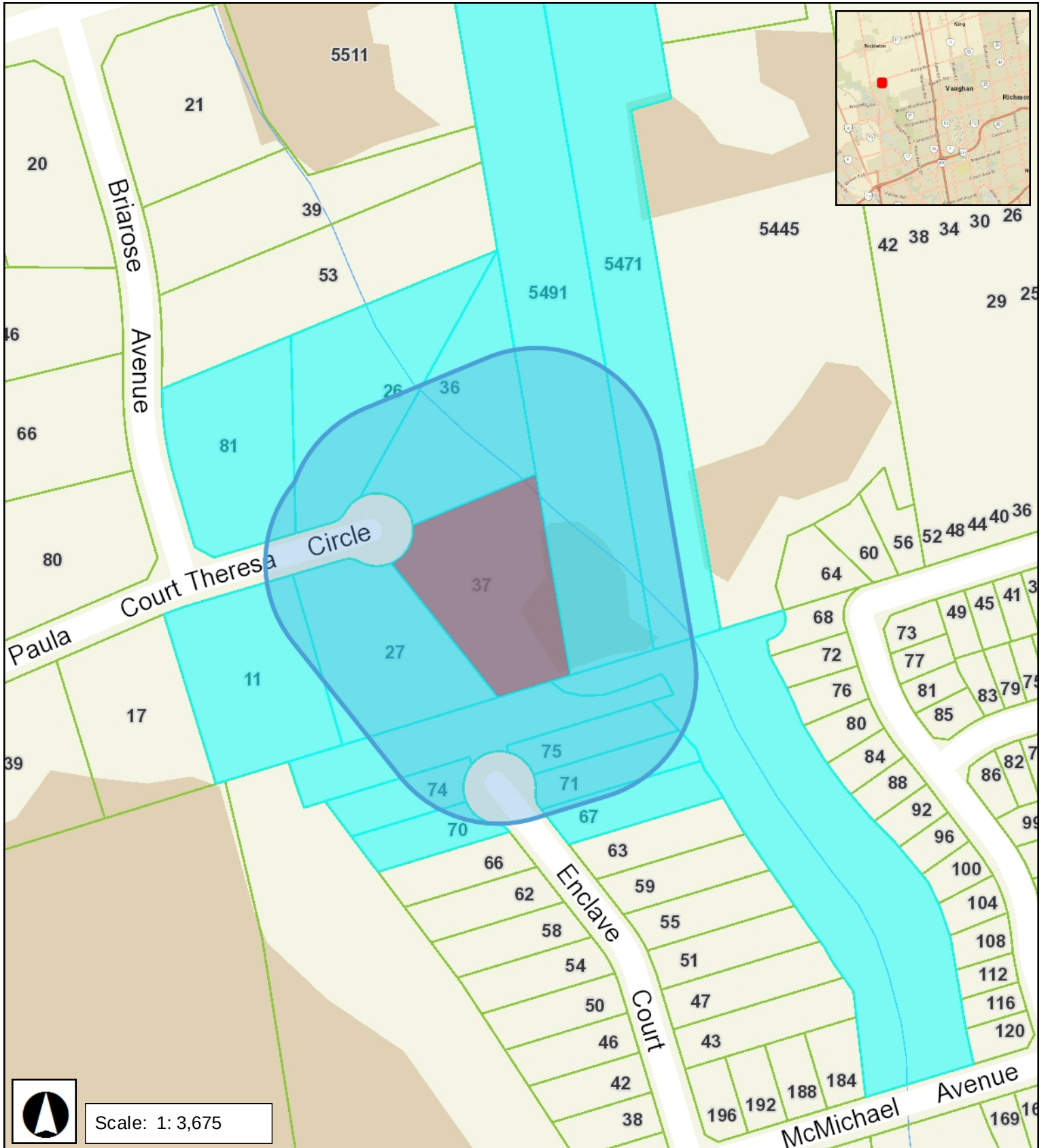
(A)	TOTAL FRONT YARD AREA	832.25 M2	
(B)	DRIVEWAY AREA	363.72 M2	
	F.Y. LANDSCAPED OPEN AREA:		
(C)	MIN. REQUIRED:	416.13 M2	50 % OF (A)
(D)	(A-B) PROPOSED:	468.53 M2	56.30 % OF (A)
	F.Y. SOFT LANDSCAPED AREA:		
(E)	REQUIRED:	249.68 M2	60 % OF (C)
(F)	PROPOSED:	421.31 M2	89.92 % OF (D)



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15 Allstate Pkwy, Unit 653
Markham, ON L3R 5B4
T: 416.917.8285
E: info@zanjaniarchitect.com

Issued:				Issued:			
01	FOR CLIENT REVIEW	MAR. 04, 2024	S.Z.	08	FOR CLIENT SIGN-OFF	DEC. 17, 2024	S.Z.
00	02-04 REMOVED	DEC. 19, 2024	S.Z.	09	ISSUED FOR C.O.A.	DEC. 19, 2024	S.Z.
05	FOR CLIENT REVIEW	JUL. 25, 2024	S.Z.	10	ISSUED FOR INFILL HOUSE APPLICATION	DEC. 20, 2024	S.Z.
06	FOR TRCA CONCEPT APPLICATION	AUG. 21, 2024	S.Z.	11	RE-ISSUED FOR C.O.A.	FEB. 07, 2025	S.Z.
07	FOR CLIENT REVIEW	SEP. 12, 2024	S.Z.				

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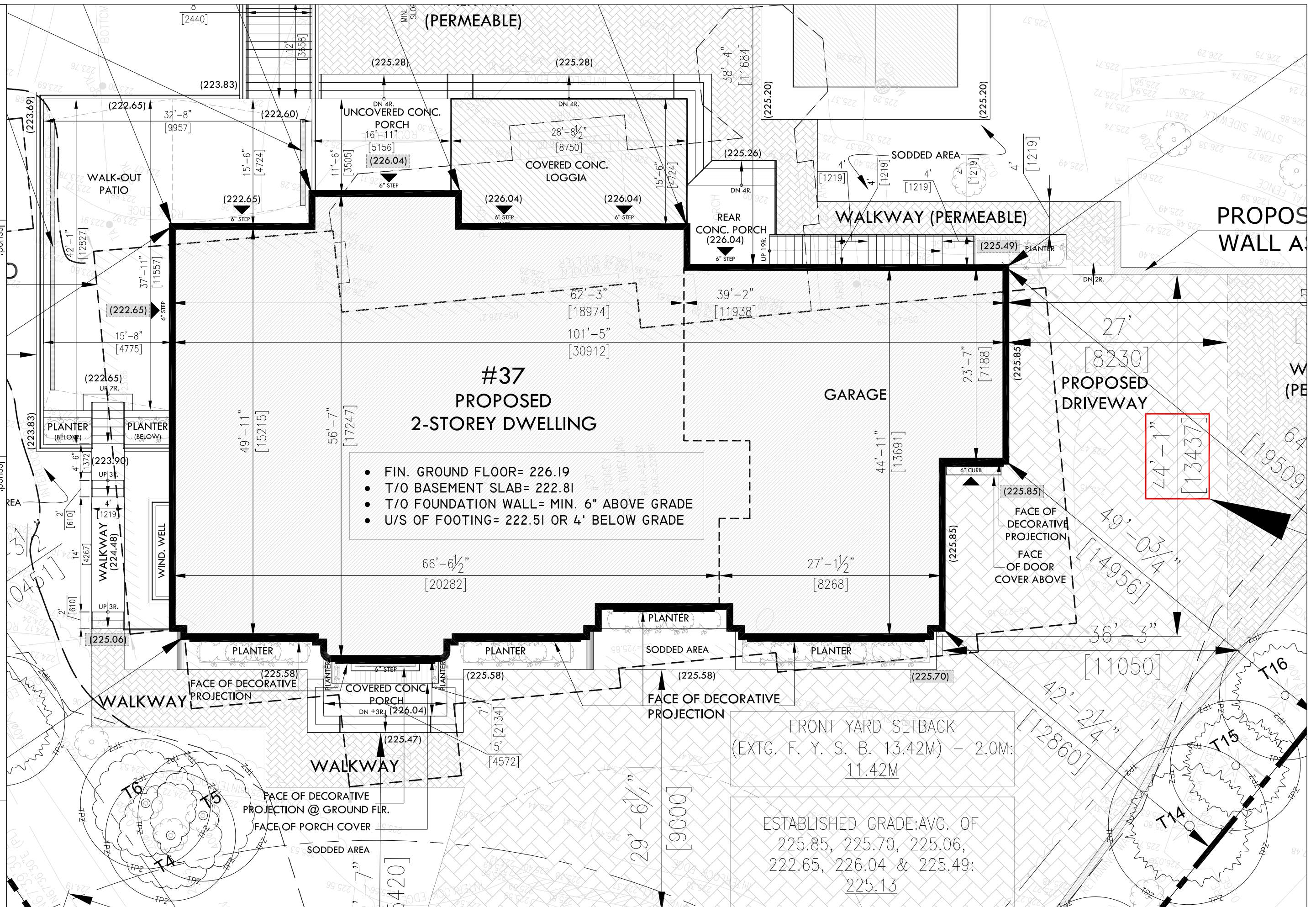
01	FOR CLIENT REVIEW	AUG. 20, 2024	S.Z.	06	ISSUED FOR INITIAL HOUSE APPLICATION	DEC. 20, 2024	S.Z.
02	FOR TFCA CONCEPT APPLICATION	AUG. 21, 2024	S.Z.	07	RE-ISSUED FOR C.O.A.	FEB. 03, 2025	S.Z.
03	FOR CLIENT REVIEW	SEP. 17, 2024	S.Z.	08	RE-ISSUED FOR C.O.A.	FEB. 07, 2025	S.Z.
04	FOR CLIENT SIGN-OFF	DEC. 12, 2024	S.Z.				
05	ISSUED FOR C.O.A.	DEC. 19, 2024	S.Z.				

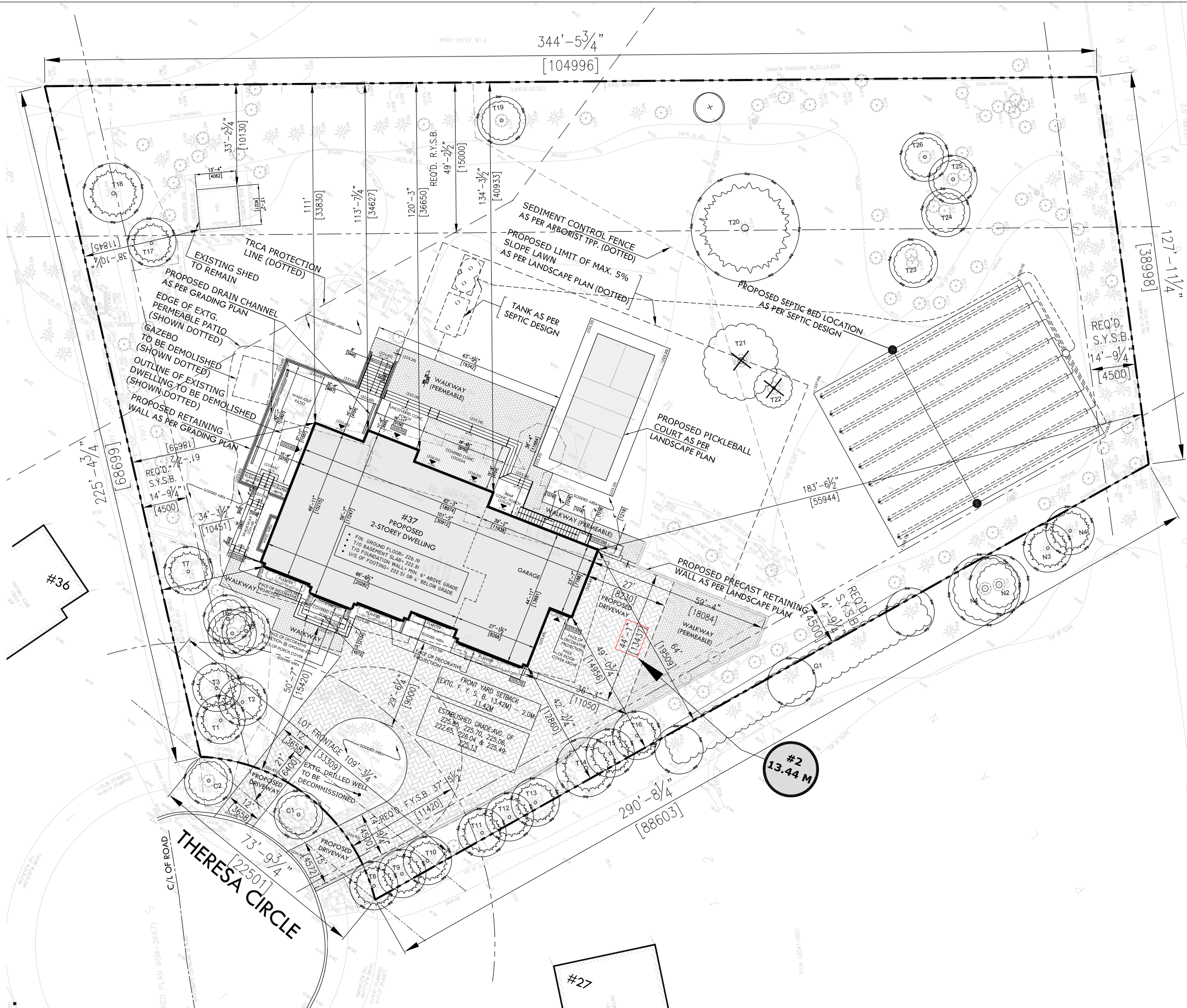
Zanjani Architect Inc.

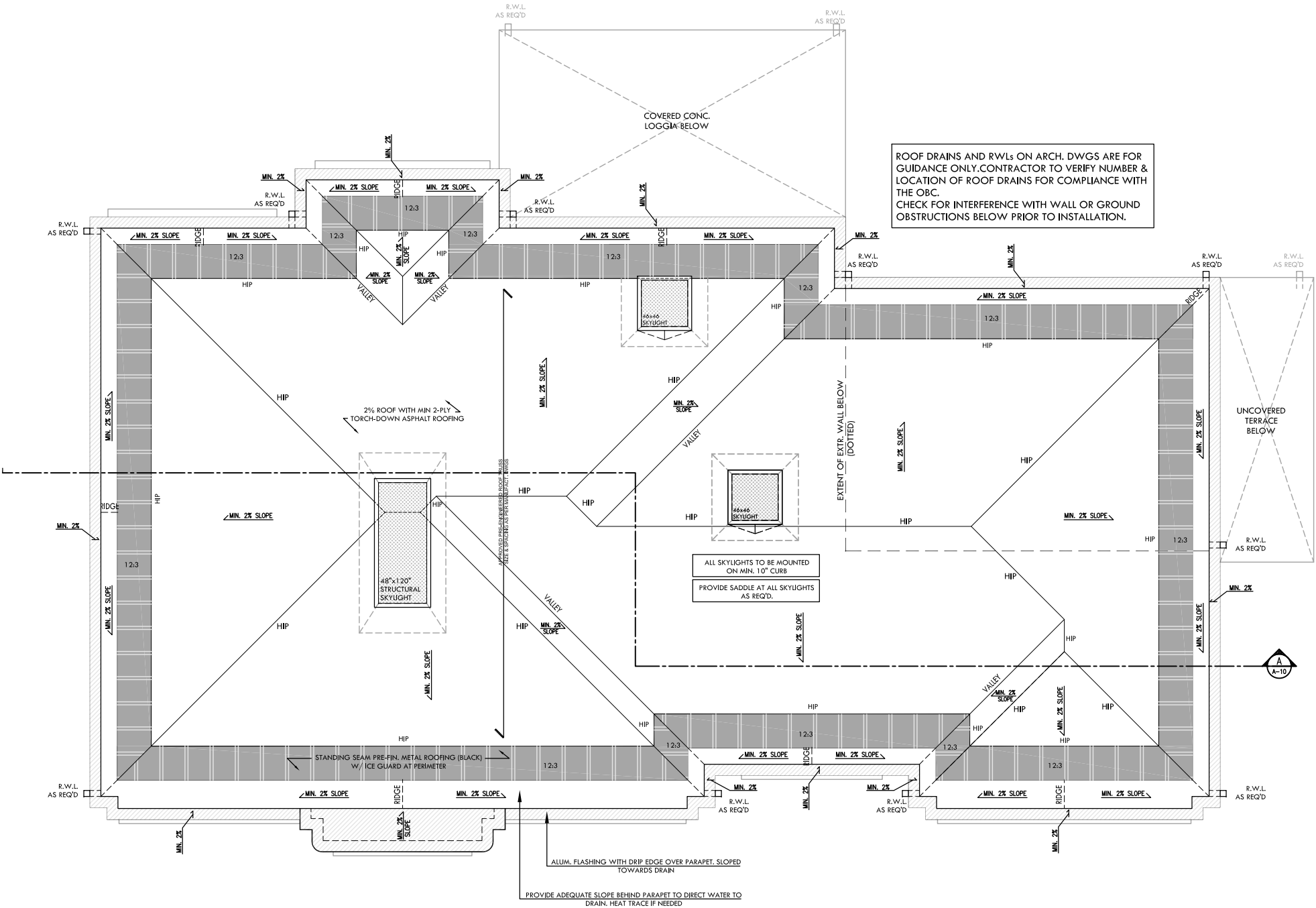
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1:416.91/.8285

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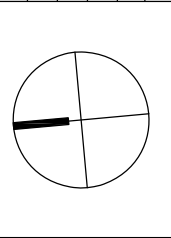


ROOF DRAINS AND RWLs ON ARCH. DWGS ARE FOR GUIDANCE ONLY.CONTRACTOR TO VERIFY NUMBER & LOCATION OF ROOF DRAINS FOR COMPLIANCE WITH THE OBC.
CHECK FOR INTERFERENCE WITH WALL OR GROUND OBSTRUCTIONS BELOW PRIOR TO INSTALLATION.

ALL SKYLIGHTS TO BE MOUNTED ON MIN. 18" CURB
PROVIDE SADDLE AT ALL SKYLIGHTS AS REQ'D.

ALUM. FLASHING WITH DRIP EDGE OVER PARAPET. SLOPED TOWARDS DRAIN
PROVIDE ADEQUATE SLOPE BEHIND PARAPET TO DIRECT WATER TO DRAIN. HEAT TRACE IF NEEDED

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05	RE-ISSUED FOR C.O.A.	FEB. 07, 2025	S.Z.		



A5

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37 THERESA CIRCLE.
VAUGHAN . ON

ROOF PLAN
SCALE: 3/32" = 1'-0"

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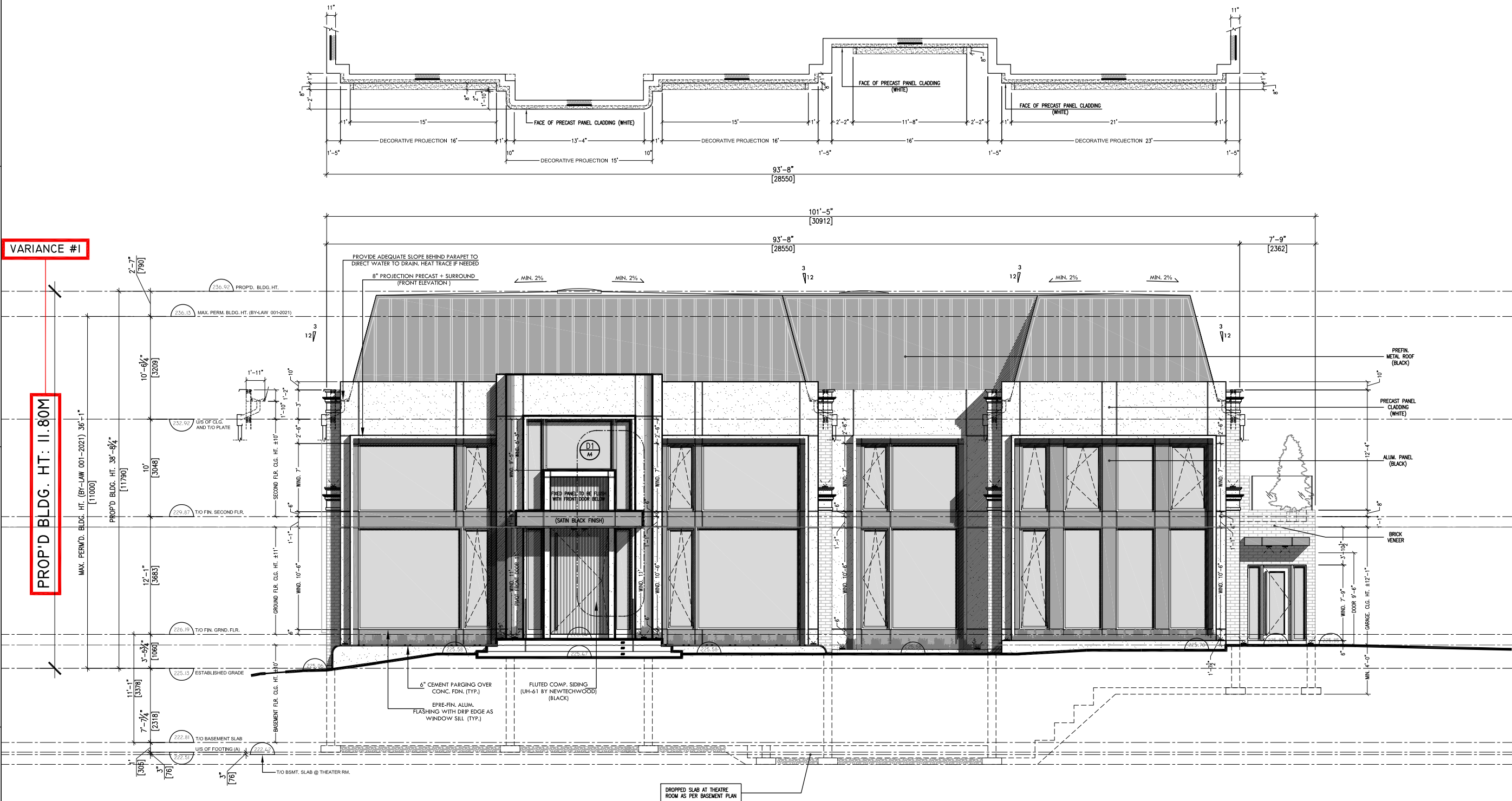
Issued:		Issued:			
01 FOR CLIENT REVIEW	JUL. 31, 2024	S.Z.	06 ISSUED FOR INFILL HOUSE APPLICATION	DEC. 20, 2024	S.Z.
02 FOR THCA CONCEPT APPLICATION	AUG. 21, 2024	S.Z.	07 RE-ISSUED FOR C.O.A.	FEB. 07, 2025	S.Z.
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AG

FRONT (WEST) ELEVATION

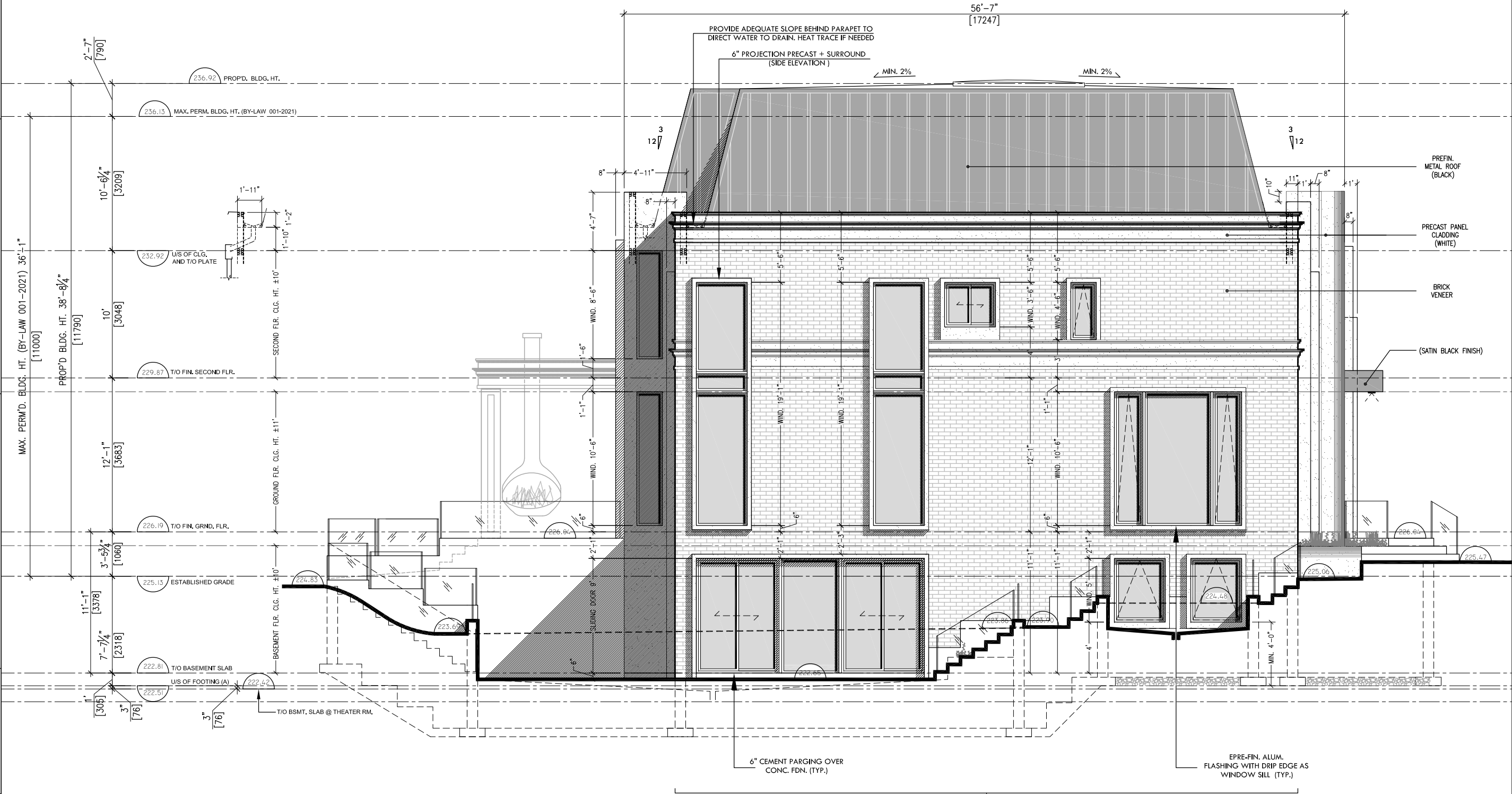
37 THERESA CIRCLE.
VAUGHAN . ON

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PROVIDE FALL PROTECTION MEASURES FOR ALL WINDOW WELLS DEEPER THAN 2'-0" (I.E. REMOVABLE HORIZONTAL METAL GRATING W/ OPENINGS NO LARGER THAN 4" OR VERTICAL GUARD AS PER O.B.C., UNLESS MARKED AS FIRE EXIT)

LIMITING DISTANCE: 10.45M
TOTAL EXPOSING BUILDING FACE: 140.00 M2 (1,506.97 S.F.)
UNPROTECTED OPENINGS: 34.88 M2 (375.44 S.F.)
% OF UNPROT. OPENINGS: 24.91 %
% PERMITTED: 41.8 %

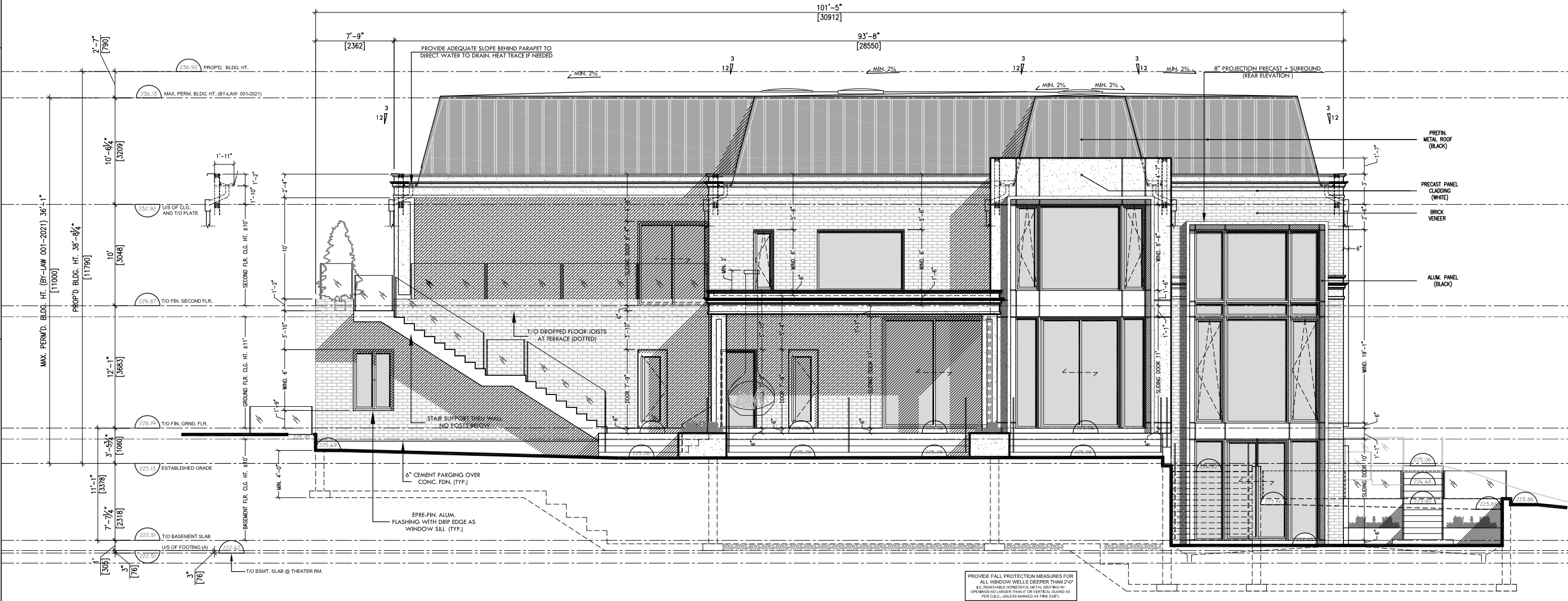


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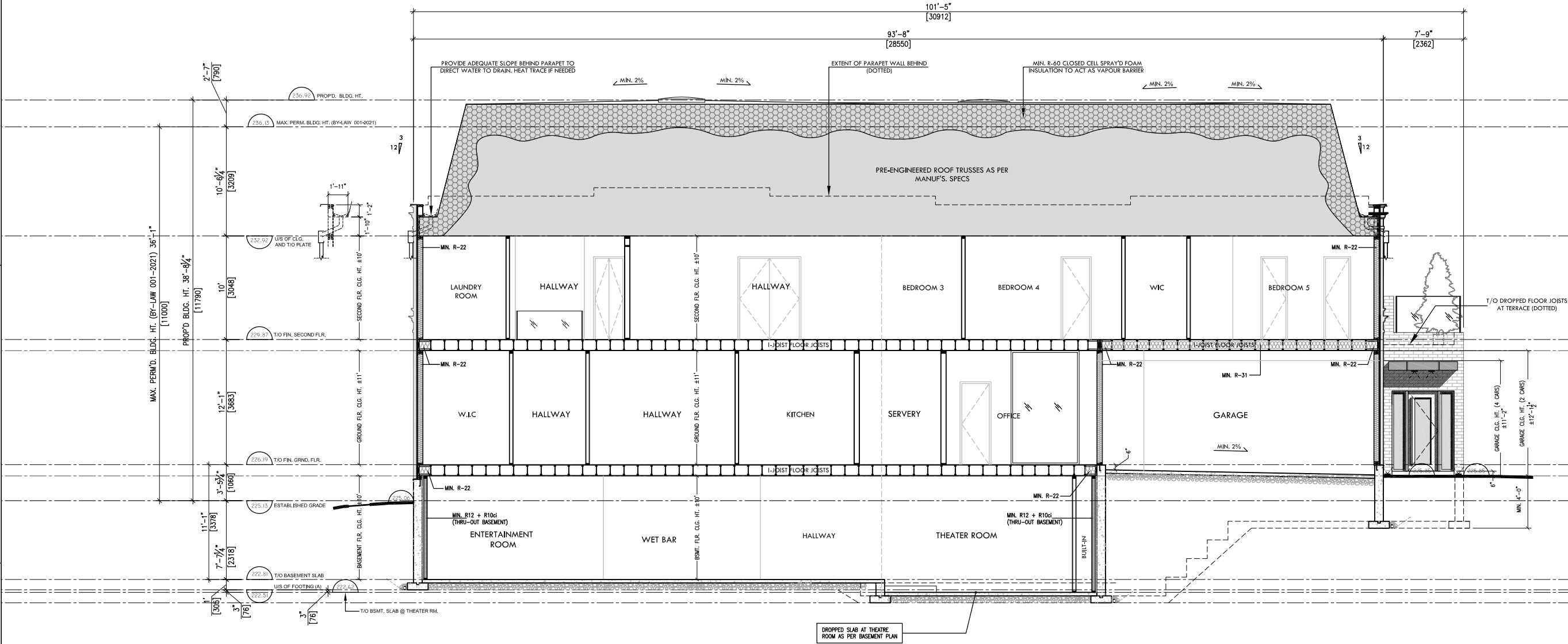
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DEC. 17, 2024	S.Z.
DEC. 19, 2024	S.Z.
DEC. 20, 2024	S.Z.
FEB. 07, 2025	S.Z.

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37 THERESA CIRCLE.
VAUGHAN, ON

SECTION
SCALE: 3/32" = 1'-0"

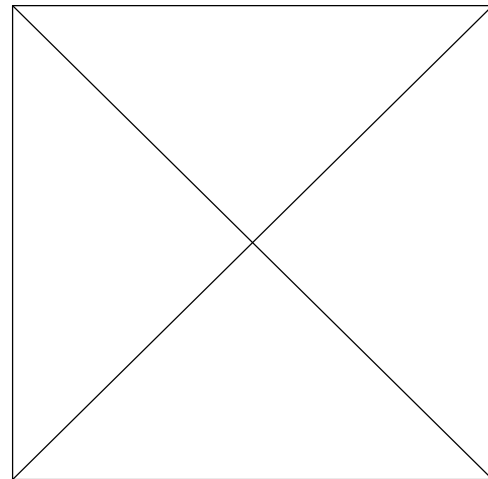


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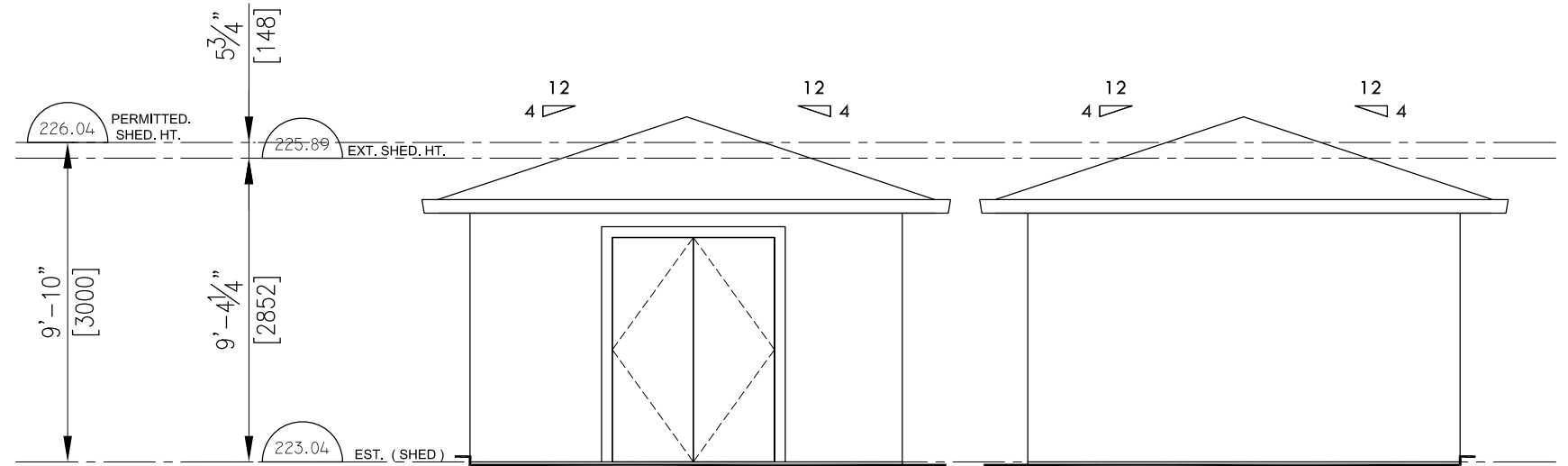
37 THERESA CIRCLE.
VAUGHAN . ON

EXISTING SHED
SCALE: 3/16" = 1'-0"

Art

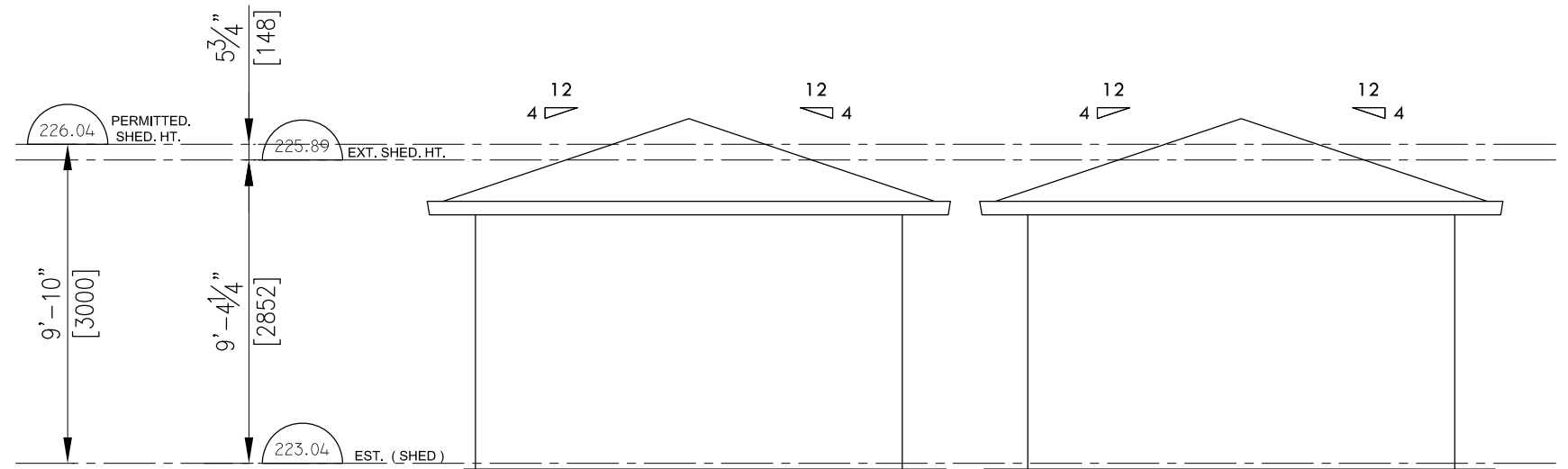


ROOF PLAN



FRONT (WEST) ELEVATION

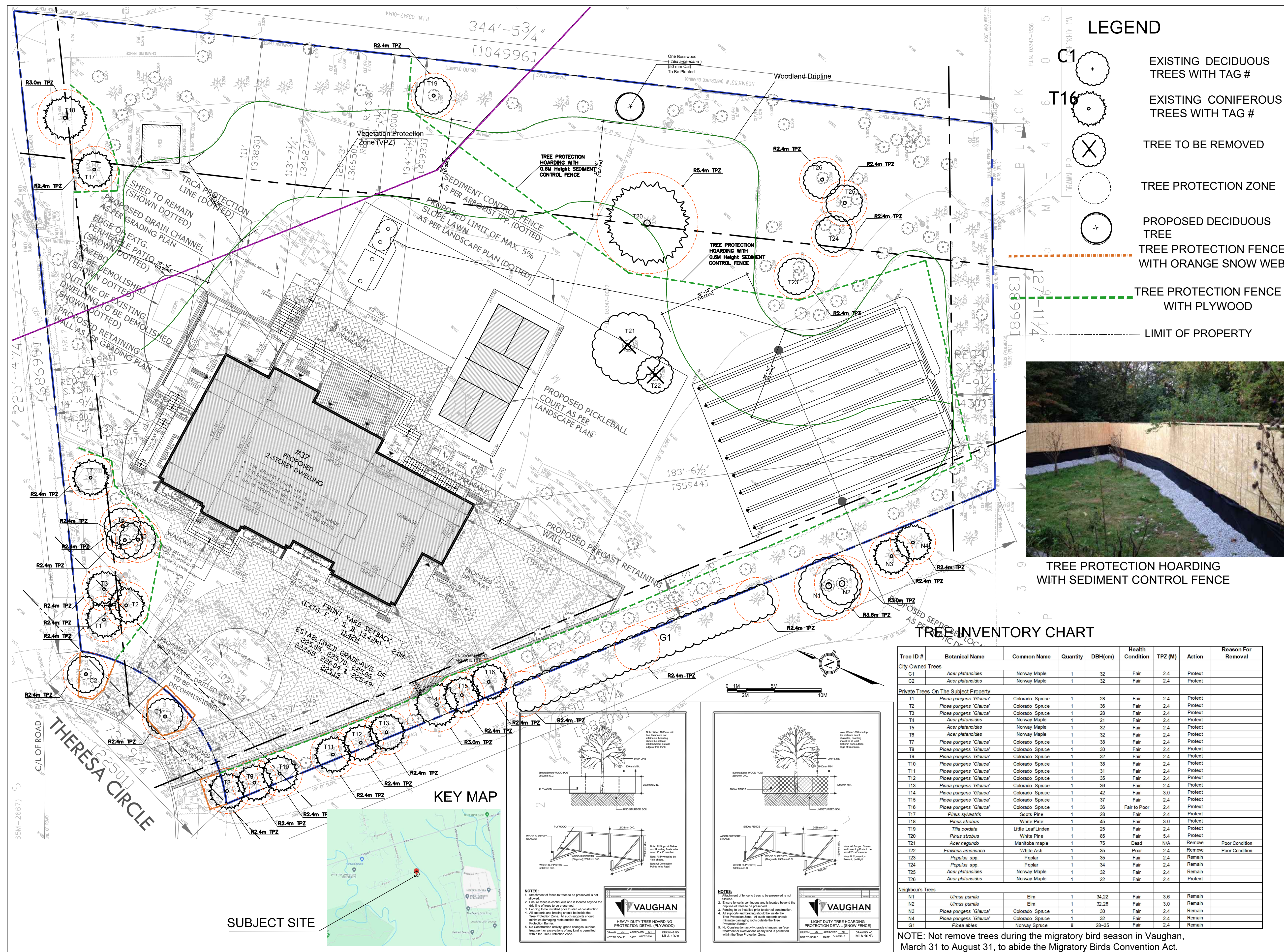
REAR (EAST) ELEVATION



SIDE (NORTH) ELEVATION

SIDE (SOUTH) ELEVATION

EXISTING SHED DRAWINGS (NOT IN SCOPE)



NO.	ISSUE	DATE
1	ISSUED FOR APPROVAL	2024-04-12
2	REVISED PER SITE PLAN CHANGE	2024-12-16
3	REVISED PER CITY'S COMMENTS	2025-02-26

GREEN-WHY LANDSCAPE INC.



308 SUSSEX AVE.
RICHMOND HILL, ON
L4C 2G7
T: 416.805.2978

RESIDENCE
37 Theresa Circle.
Vaughan, ON

TREE PROTECTION /INVENTORY PLAN

PROJECT NUMBER:

DRAWN BY:
JT

CHECKED BY:
SW

DATE:
February 26, 2026

1:200 ON 11X17

DRAWING NUMBER:

TPP

City of Vaughan
GRADING APPROVED BY
Rex Bondad
February 14 2025

METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.



GRADING PLAN
37 THERESA CIRCLE

LOT 11
REGISTERED PLAN 65M-2667
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200
5m 0 5 10 20 30m

VLADIMIR DOSEN SURVEYING, O.L.S.

THIS PLAN WAS PREPARED FOR
SIA ZANJANI
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

LEGEND

Ø	DENOTES DIAMETER/ROUND
(T)	DENOTES TOP OF WALL
(B)	DENOTES BOTTOM OF WALL
BG	DENOTES BELOW GRADE
RW	DENOTES RETAINING WALL
HW	DENOTES HEADWALL
C/L	DENOTES CENTRELINE
HDG	DENOTES HEDGE
DS	DENOTES DOOR SILL
GS	DENOTES GARAGE SILL
MF	DENOTES METAL FENCE
PWF	DENOTES POST AND WIRE FENCE
CLF	DENOTES CHAINLINK FENCE
WW	DENOTES WATER WELL
TLPD	DENOTES TELEPHONE PEDASTAL
TA	DENOTES TELEPHONE ANTENNA
AC	DENOTES AIR CONDITIONER
SPTK	DENOTES SEPTIC TANK
FG	DENOTES FENCE GATE
EJB	DENOTES ELECTRICAL JUNCTION BOX
SB	DENOTES STORAGE BOX
MH-ICV	DENOTES IRRIGATION CONTROL VALVE MANHOLE
RE	DENOTES ROCK EDGE
BRE	DENOTES BOTTOM OF ROOF ELEVATION
RPE	DENOTES ROOF PEAK ELEVATION
-OH-	DENOTES OVERHEAD WIRE
-X-	DENOTES FENCE LINE
🌲	DENOTES CONIFEROUS TREE
🌳	DENOTES DECIDUOUS TREE
🌳	DENOTES TREES TO BE REMOVED
x100.00	DENOTES EXISTING ELEVATION
100.00	DENOTES PROPOSED ELEVATION
→	DENOTES DIRECTION OF SURFACE DRAINAGE
FFE	DENOTES FINISHED FLOOR ELEVATION
TFW	DENOTES TOP OF FOUNDATION WALL
BSE	DENOTES BASEMENT SLAB ELEVATION
USF	DENOTES UNDERSIDE OF FOOTING
#R	DENOTES NUMBER OF RISERS
📏	DENOTES RAINWATER DOWNSPOUT LOCATION
T/F	DENOTES TOP OF FRAME
○	DENOTES PROTECTION TREE FENCING
○	DENOTES SEDIMENT CONTROL FENCE
T/C	DENOTES TOP OF CURB
B/C	DENOTES BOTTOM OF CURB
T/W	DENOTES TOP OF WALL
B/W	DENOTES BOTTOM OF WALL

GENERAL NOTES

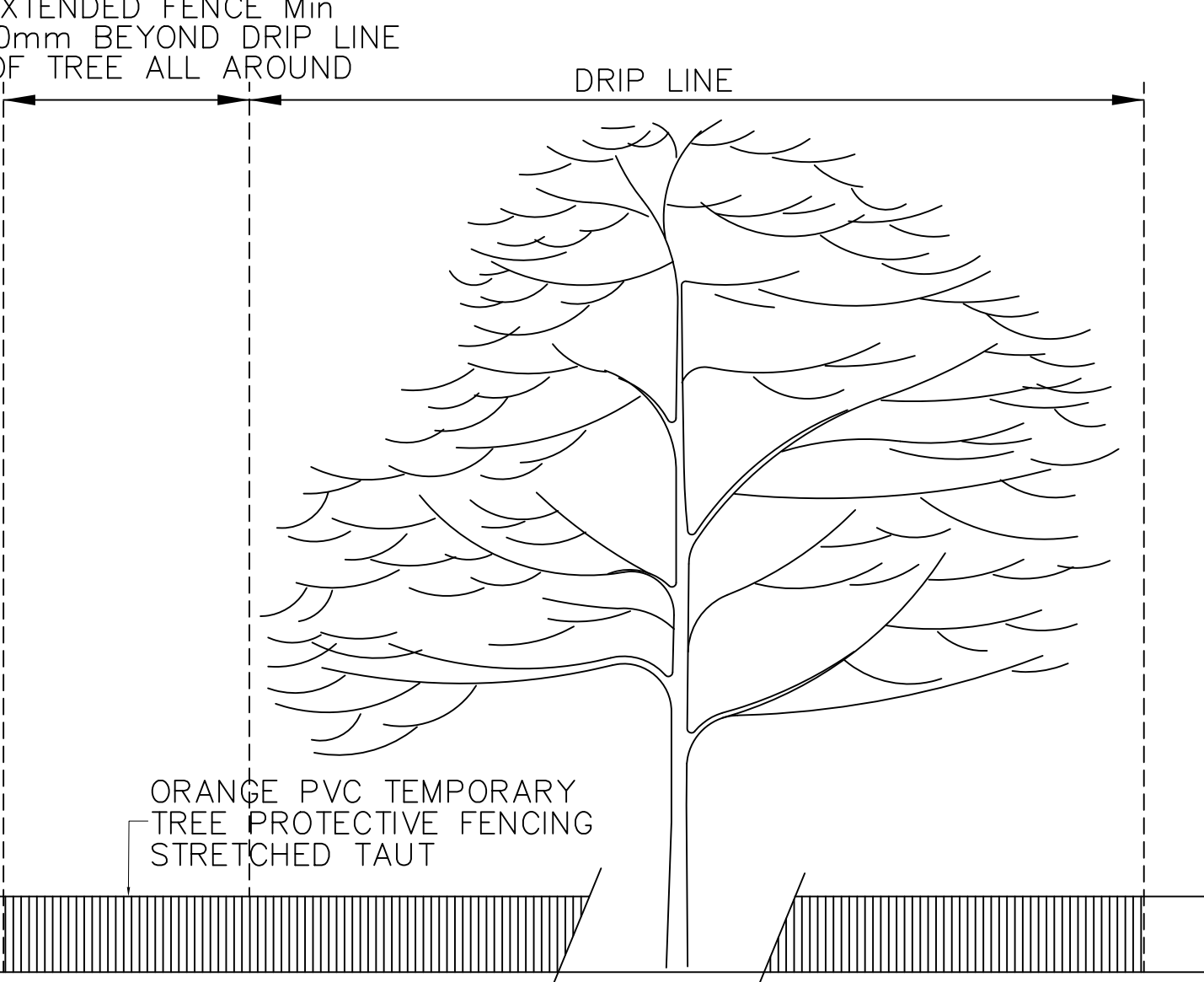
1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. ALL NEW DOWNSPOUTS FROM THE EAVESTROUGH TO DISCHARGE ONTO CONCRETE SPLASH PADS AND THE RUNOFF DIRECTED TOWARDS THE REAR YARD AREA.
3. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
4. ALL SURPLUS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
5. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
6. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE CITY OF VAUGHAN.
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
9. ALL NEW CONNECTIONS SHALL BE INSTALLED AS PER THE CITY OF VAUGHAN STANDARDS AND SPECIFICATIONS.
10. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
11. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK/STONE VENEER ELEVATION.
12. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED, TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND No. 1 NURSURY SOD.
13. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
14. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 8.0%.
15. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
16. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
17. SEDIMENT CONTROL FENCING AND TREE PROTECTIVE HOARDING TO BE INSTALLED AS PER THE CITY OF VAUGHAN STANDARDS.
18. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.
19. A 0.60m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG THE REAR AND SIDE PROPERTY LINES.

GRADING NOTES

1. ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
2. PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNER'S CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS ARE IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE CITY.
3. ALL RAINWATER LEADERS SHALL DISCHARGE ONTO CONCRETE SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS INDICATED ON THIS PLAN.
4. EXISTING BOUNDARY ELEVATIONS ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF-CONTAINED.
5. ALL YARD AREAS SHALL RECEIVE A MINIMUM OF 100mm OF TOPSOIL PLUS SOD.
6. THE OWNER SHALL CONTACT THE CITY'S ARBORIST FOR CONSENT PRIOR TO ANY TREE BEING REMOVED.
7. THE OWNER SHALL CONTACT THE OPERATIONS SECTION OF THE ENGINEERING & PUBLIC WORKS DEPARTMENT AND MAKE ARRANGEMENTS NECESSARY FOR DRIVEWAY ACCESS AND SITE SERVICE CONNECTIONS.
8. THE OWNER SHALL CONTACT THE CITY BUILDING SERVICES DIVISION A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION OF ANY RETAINING WALL DEEMED TO BE A "DESIGNATED STRUCTURE" IN ORDER TO ARRANGE FOR ANY NECESSARY INSPECTIONS.
9. THE OWNER IS RESPONSIBLE TO ENSURE ALL CONSTRUCTION ACTIVITY AND FINAL PRODUCT CONFORMS TO ALL CITY BYLAWS.
10. FOR PROPOSED INFILTRATION GALLERIES, THE OWNER SHALL PROVIDE THE TOWN WITH CONSTRUCTION PHOTOS AFTER EXCAVATION OF THE GALLERY AND TRENCHES FOR ROOF DRAIN PIPE CONNECTIONS. PRIOR TO BACKFILLING, THE OWNER SHALL ALSO PROVIDE CONSTRUCTION PHOTOS AFTER INSTALLATION OF CLEAR STONE AND ROOF DRAIN PIPE.

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP TO DATE. THE UNDERNAMED COMPANY AND EACH UTILITY ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THE INFORMATION SHOWN HEREON AND EACH UTILITY MUST BE CONTACTED FOR AN ONSITE LOCATE PRIOR TO ANY EXCAVATION.



TEMPORARY PROTECTIVE TREE FENCING

- NOTES
1. ALL DIMENSIONS IN MILLIMETRES
 2. THIS DETAIL IS TO BE USED IN CONJUNCTION SECTION 02210-PROTECTIVE TREE FENCING
 3. T-BAR FENCING SUPPORTS TO BE SPACED MAXIMUM 1800 O.C.
 4. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR TREE SPECIES
 5. DO NOT STAKEPILE OR STORE CONSTRUCTION MATERIALS WITHIN PROTECTED AREA.

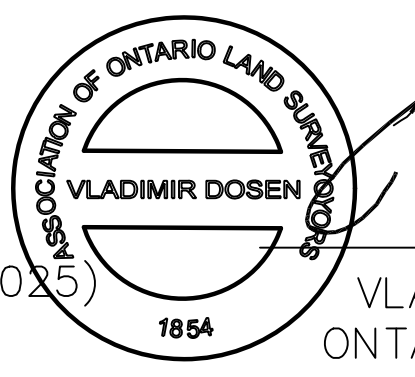
TREE PROTECTION NOTES

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLIMB(S). ARMS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY, WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE CITY OF VAUGHAN.

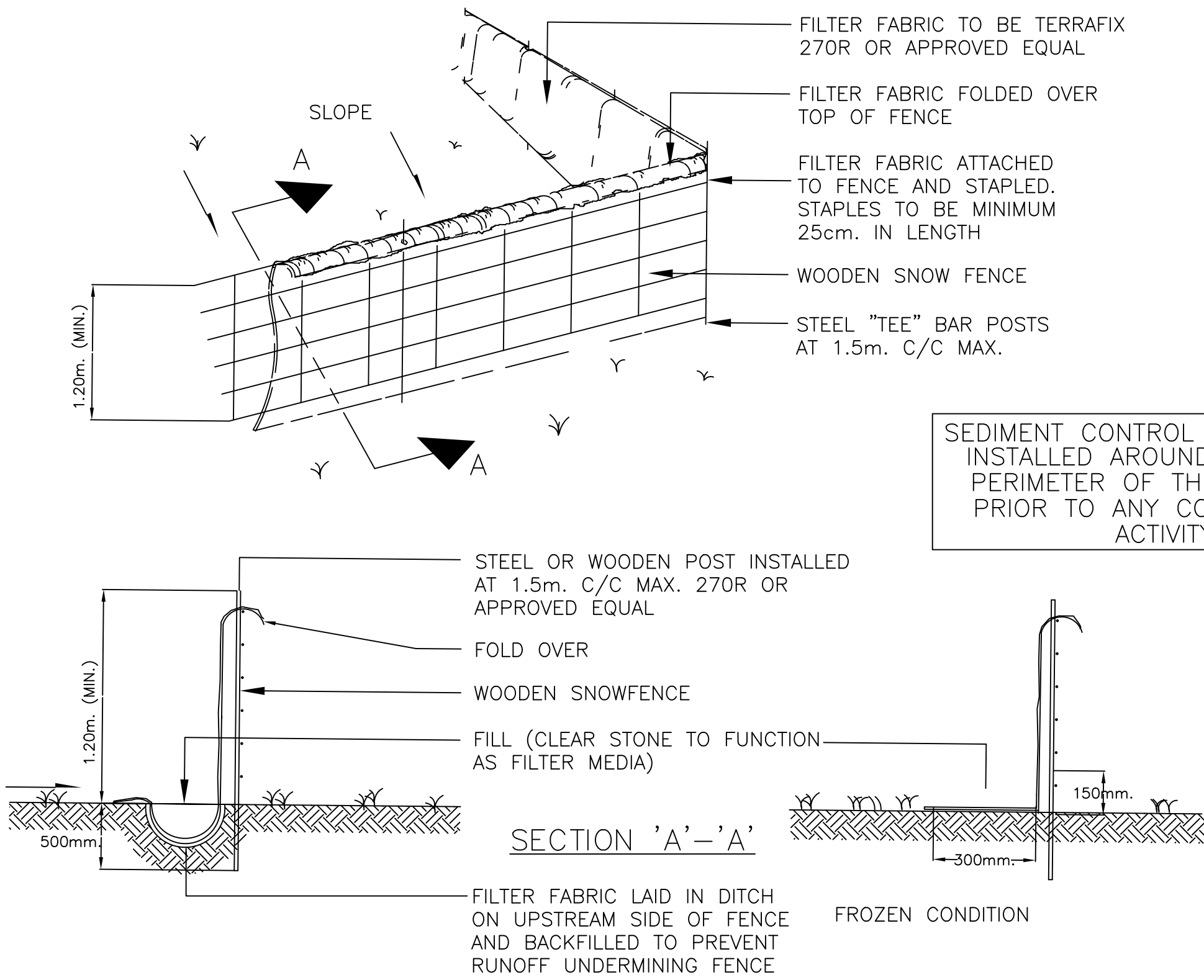
THE LOCATION AND THE EXTENT OF
THE TEMPORARY PROTECTIVE TREE
FENCING WAS DETERMINED BY A
PROFESSIONAL ARBORIST.

SITE GRADING CERTIFICATION:

"I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A NEW TWO STOREY DETACHED DWELLING LOCATED AT 37 THERESA CIRCLE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSED WITH ALL ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES."



DATE: DECEMBER 5, 2024
(REVISED FEBRUARY 12, 2025)
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR



SEDIMENT CONTROL FENCE

FOR SHEET FLOW
N.T.S.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCHMARK No. 10507001, HAVING A PUBLISHED ELEVATION OF 220.482 METRES.

© NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VLADIMIR DOSEN, O.L.S.				
T.	MM	FEB.12/25	REVISED AS PER CITY OF VAUGHAN'S COMMENTS	VD
No.	By	Date	Revision	Checked
VLADIMIR DOSEN SURVEYING ONTARIO LAND SURVEYORS				
555 DAVISVILLE AVENUE TORONTO, ONTARIO M4S 1J2 PHONE:(416) 466-0440 EMAIL:vladdosen@rogers.com				
FIELD:		CAD FILE: 37 THERESA CIRCLE		
DRAWN BY: MM		FILE: 00-000		
CHECKED BY: VD		JOB No:		

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

Department / Agency *Comments Received	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes ☐	No ☒	General Comments
Development Planning	Yes ☒	No ☐	General Comments w/Conditions

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes ☐	No ☒	General Comments
Region of York	Yes ☐	No ☒	General Comments
TRCA	Yes ☐	No ☒	General Comments

Date: February 12th 2025

Attention: **Christine Vigneault**

RE: Request for Comments

File No.:

Related Files: **A213-24**

Applicant: Faisal Zafar

Location 37 Theresa Circle

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:

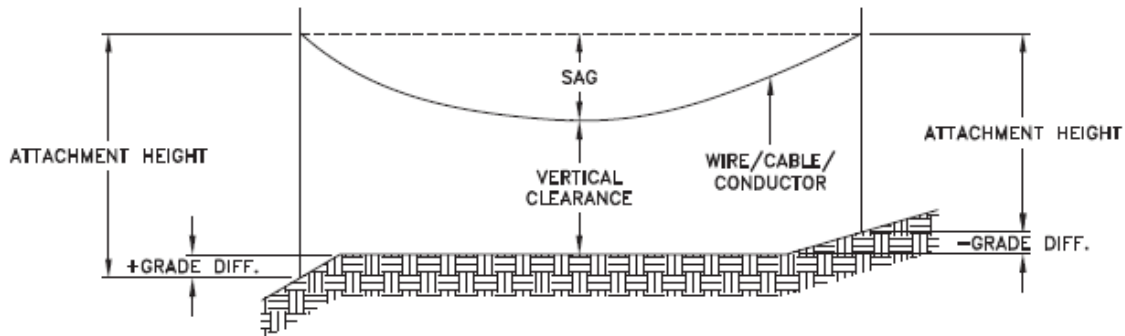
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alecrautilities.com

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

Email: Mitchell.Penner@alecrautilities.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</u> AND <u>BICYCLES</u> ONLY	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"

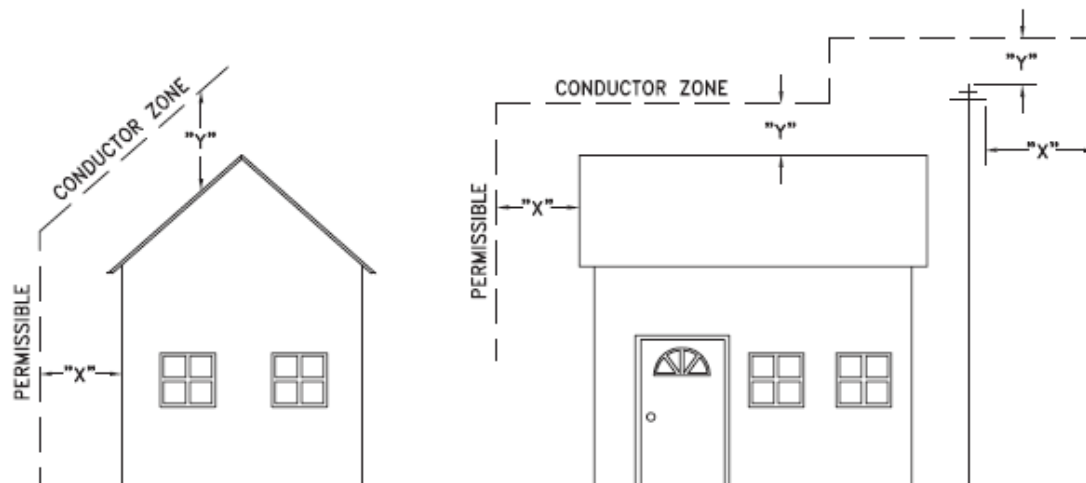
REFERENCES

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 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).

CONVERSION TABLE	
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)

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM, Adobe PDF

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: <u>D. Dadwani</u>	

To: Committee of Adjustment

From: Christian Tinney, Building Standards Department

Date: February 10, 2025

Applicant: Faisal Zafar

Location: 37 Theresa Circle
PLAN 65M2667 Lot 11

File No.(s): A213/24

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.473 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum height permitted is 11.0 metres. [Exception 14.473, 3.]	To permit a maximum height of 11.8 metres.
2	The maximum driveway width permitted is 9.0 metres. [Table 6-11]	To permit a maximum driveway width of 13.44 metres.

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 10m²

Other Comments:

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

Conditions of Approval:

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

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: March 11, 2025

Name of Owners: Faisal Zafar, Dureshehwar Maria

Location: 37 Theresa Circle

File No.(s): A213/24

Proposed Variance(s):

1. To permit a maximum height of 11.8 m.
2. To permit a maximum driveway width of 13.44 m.

By-Law 001-2021 Requirement(s):

1. The maximum height permitted is 11.0 m.
2. The maximum driveway width permitted is 9.0 metres.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low Rise Residential" and "Natural Areas"

Comments:

The Owners seek relief to permit a new detached dwelling with the above noted variances.

The Development and Parks Planning Department has no objections to Variance 1 to increase the maximum permitted dwelling height from 11 m to 11.8 m. The proposed dwelling has a mansard roof, and is adequately setback from the front and side lot lines. The proposed 0.8 m height increase is not anticipated to cause any negative impacts on the public realm and neighbouring properties.

The Development and Parks Planning Department has no objections to Variance 2 to increase the maximum permitted driveway width from 9 m to 13.44 m. The proposed circular driveway extends into the south interior side yard to connect to the proposed integrated garage. The widest point of the driveway is 13.44 m in width and is located within the side yard, which is adequately screened by existing vegetation. The cumulative width of the circular driveway at the front lot line complies with the maximum permitted driveway width. The proposed driveway width increase will not impact the streetscape and is considered minor in nature.

Environmental Planning staff have reviewed the proposed single detach dwelling, and have indicated the presence of core environmental features (woodlot) along the rear lot line of the property. Environmental Planning staff have provided a condition of approval to ensure there are no major disturbances to the feature.

Accordingly, the Development and Parks 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 and Parks 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:

1. That an Edge Management and Planting Plan for portions of the Vegetation Protection Zone disturbed by the septic bed be submitted to the satisfaction of the Development and Parks Planning Department.

Comments Prepared by:

Harry Zhao, Planner 1
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A213/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, February 11, 2025 3:43:24 PM
Attachments: [image002.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,

A portion of the subject lands (37 Theresa Circle, Vaughan) are located within TRCA's Regulated Area due to a stream corridor associated with a tributary of Humber River to the northeast of the lot. Any development or site alteration within TRCA's Regulated Area would be subject to a permit pursuant to Section 28.1 of the Conservation Authorities Act and pursuant to Ontario Regulation 41/24. The proposed development is not located within TRCA's Regulated Area.

As such, a permit from TRCA is not required for the subject work and TRCA staff have no objection to Minor Variance Application A213/24.

Thank you,

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](#) | trca.ca



From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A213/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, February 7, 2025 3:56:17 PM

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,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Regards,

Gabrielle

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Elio Pocciano	27 Theresa Circle	03/07/2025	Letter of Support
Public	N/A	80 Briarose Avenue	03/07/2025	Letter of Support

LETTER OF SUPPORT

(37 THERESA CIRCLE. | VAUGHAN)

Date: 25 / 03 / 07

Committee of Adjustment
City of Markham

Dear Sir, Madam:

As the owner of 27 THERESA CIRCLE, it is my pleasure to write this letter to express my support for the construction of the new single family dwelling located at 37 Theresa Circle, Vaughan, ON.

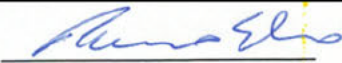
The owner of the subject property has been in contact with us and we have reviewed the full list of variances, and have no objections.

We are in full support of this application as we think the new dwelling will be a well-suited addition to our street and the neighbourhood.

Sincerely,

Name(s): ELIO PUCCIANO

Email Address: 

Signature(s): 

Date: MARCH 7 - 2024

LETTER OF SUPPORT

(37 THERESA CIRCLE. | VAUGHAN)

Date: 28 / 03 / 07

Committee of Adjustment
City of Markham

Dear Sir, Madam:

As the owner of 80 BRIAROSE AVE Carla Campos, it is my pleasure to write this letter to express my support for the construction of the new single family dwelling located at 37 Theresa Circle, Vaughan, ON.

The owner of the subject property has been in contact with us and we have reviewed the full list of variances, and have no objections.

We are in full support of this application as we think the new dwelling will be a well-suited addition to our street and the neighbourhood.

Sincerely,

Name(s): Carla

Email Address: 80 Briarose Ave.

Signature(s): [Signature]

Date: March 07, 2007

SCHEDULE D: BACKGROUND

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