

ITEM: 6.2	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A005/25
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Report Date: April 4, 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 <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
Forestry	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
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
None				

BACKGROUND (SCHEDULE D, IF REQUIRED)

* Background Information contains historical development approvals considered to be related to this file.
This information should not be considered comprehensive.

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

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
None	

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 A005/25

CITY WARD #:	1
APPLICANT:	Michele Minicucci
AGENT:	Arshad Siddiqui (C-ARCHITECTURE Ltd.)
PROPERTY:	9580 Keele Street, Vaughan
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	N/A
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit an existing gazebo, cabana and reduced soft landscaping requirements in the rear yard.

The subject lands are zoned R1A(EN), First Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [Section 4.1.2.1b].	To permit a residential accessory structure (Cabana) with a height greater than 2.8 m to be located a minimum of 1.53 m from the rear lot line.
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [Section 4.1.2.1b].	To permit a residential accessory structure (Cabana) with a height greater than 2.8 m to be located a minimum of 0.52 m from the interior side lot line.
3	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3]	To permit a minimum distance of 0.18 m from the residential accessory structure (Cabana) eaves to the interior side lot line.
4	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. [Section 4.1.4.1]	To permit a maximum height of 3.75 m for the residential accessory structure (Cabana).
5	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. [Section 4.1.4.1]	To permit a maximum height of 3.75 m for the residential accessory structure (Gazebo).
6	In the R1A Zone, any portion of a yard in excess of 135 m ² shall be comprised of a minimum of 60% soft landscape. [Section 4.19.1.1].	To permit a minimum of 33% (96.38m ²) of the area of the rear yard in excess of 135 m ² to be comprised of soft landscaping.

HEARING INFORMATION

DATE OF MEETING: Thursday, April 10, 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

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

HEARING INFORMATION

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:	March 27, 2025
Date Applicant Confirmed Posting of Sign:	March 23, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	As-built structures.
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:	
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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](#)

The Owner / Applicant shall ensure that the proposed (fill in proposed development) does not negatively impact neighbours due to surface water runoff. The property should be properly graded, ensuring that surface water from the (fill in proposed development) does not go onto adjacent lots in accordance with the City's Engineering Standards. It's important to note that (fill in proposed development based on Section 2.2.1 - Table 1.0) necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition

DEVELOPMENT ENGINEERING

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

imposed on this application. (Condition attached) 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.

Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
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PARKS, FORESTRY & HORTICULTURE (PFH)

Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns.

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

No comments received to date.

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

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:	None
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RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Engineering jonal.hall@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

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**

IMPORTANT INFORMATION

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.

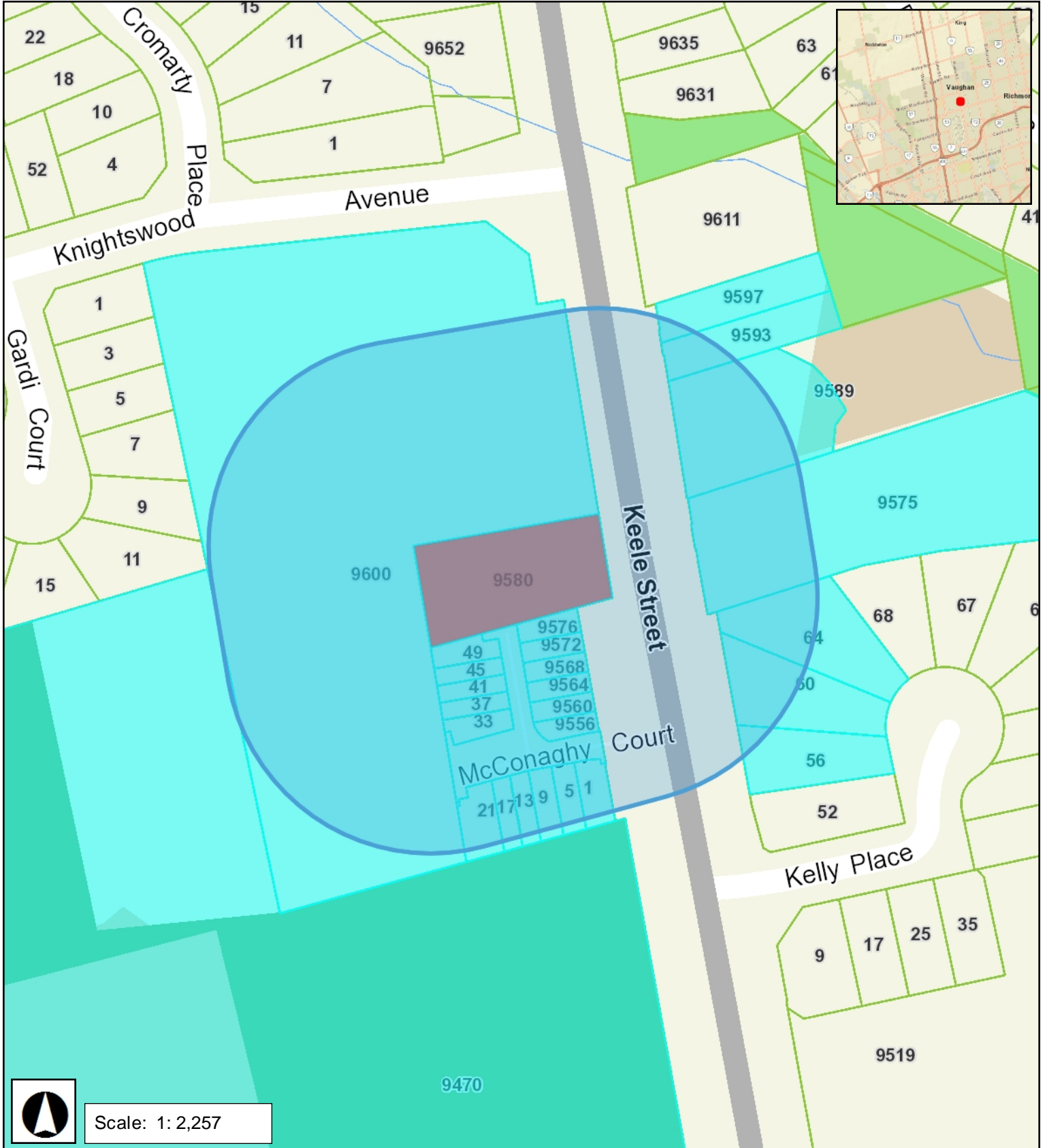
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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



Scale: 1: 2,257

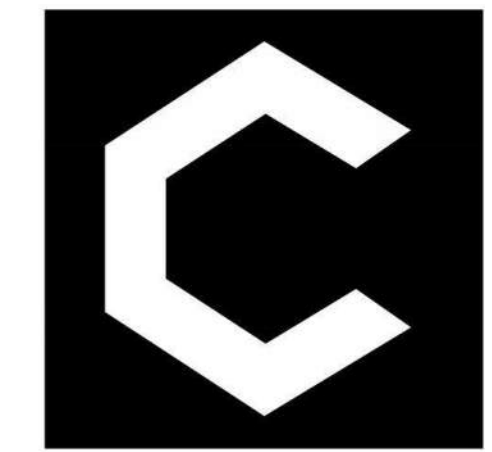
CABANA & GAZEBO

9580 KEELE ST, MAPLE

MIKE MINICUSSI

ISSUED FOR: MINOR VARIANCE APPLICATION

ISSUE DATE: MARCH 17, 2025



C-Architecture Ltd

202 - 3485 REBECCA ST, OAKVILLE
ON L6L 0H4

C: 905.847.7177 | E: info@c-archi.com

PROJECT TEAM:

ARCHITECT

C-ARCHITECTURE LTD.
M. ARSHAD SIDDIQUI, OAA
647.741.5917
arshad@c-archi.com

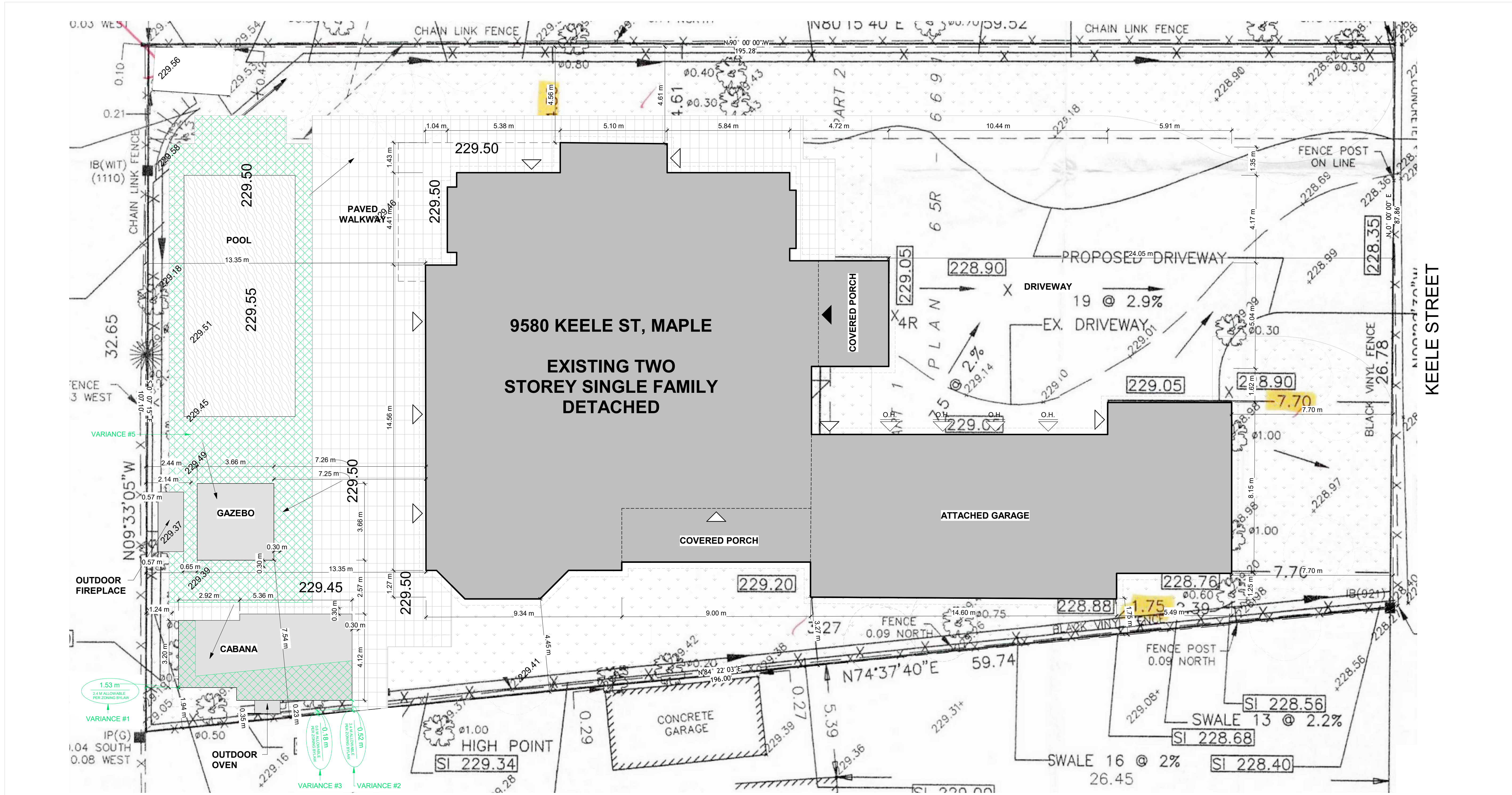


SHEET LIST

SHEET NUMBER	SHEET NAME
A000	COVER PAGE
A001	SITE PLAN
A101	FLOOR PLAN
A102	ROOF PLAN
A201	CABANA NORTH & SOUTH ELEVATIONS
A202	CABANA EAST & WEST ELEVATIONS
A203	GAZEBO ELEVATIONS
A401	3D VIEW

PROJECT #:

24-087



1 SITE PLAN
A001 1:96

LEGEND	
	PROPERTY LINE
	EXISTING BUILDING
	DRIVEWAY
	WALKWAY
	LANDSCAPE
	PRIMARY ENTRANCE
	SECONDARY ENTRANCE
	OVERHEAD DOOR

PROJECT STATISTICS			
ADDRESS: 9580 KEELE ST, MAPLE			
ZONING:			RIA
LOT FRONTAGE:			26.78 M
LOT AREA:			1770 m ²
GROSS FLOOR AREA	EXISTING	PROPOSED	TOTAL
MAIN FLOOR	329.05 m ²	-	329.05 m ²
SECOND FLOOR	291.25 m ²	-	291.25 m ²
TOTAL GFA	620.30 m²	-	620.30 m²
BASEMENT FLOOR	332.60 m ²	-	332.60 SM
ATTACHED GARAGE	159.01 m ²	-	159.01 m ²

LOT COVERAGE	EXISTING	PROPOSED	TOTAL
DWELLING FOOTPRINT	329.05 m ²	-	329.05 m ²
COVERED PORCH	39.96 m ²	-	39.96 m ²
ATTACHED GARAGE	159.01 m ²	-	159.01 m ²
TOTAL	528.0 m²	-	528.0 m²
CABANA	31.42 m ²	-	31.42 m ²
GAZEBO	13.39 m ²	-	13.39 m ²
TOTAL LOT COVERAGE:	MAX. 40%	572.81 m² (32.36%)	
TOTAL	ALLOWED	PROVIDED	
ACCESSORY LOT COVERAGE	MAX. 10%	44.81 m ² (2.53%)	
YEAR YARD AREA		426.97 m ²	
SOFT LANDSCAPING		96.38 m ²	
TOTAL	(MIN. 60% OF REAR YARD EXCESS OF 136 m ²)	96.38 m² (33.00%)	

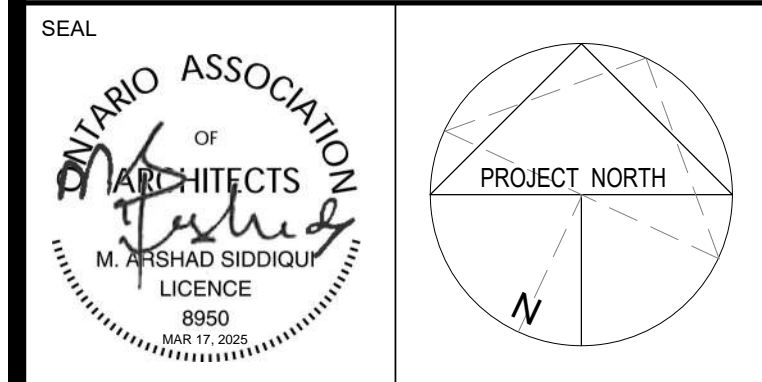
CABANA		
APPLICABLE ZONING BY LAW	ALLOWABLE	PROVIDED
REAR YARD (VARIANCE #1)	2.4 M	1.53 M
SIDE YARD (VARIANCE #2)	2.4 M	0.52 M
BUILDING HEIGHT (MID ROOF - VARIANCE #4)	3.0 M	3.64 M
EAVES SETBACKS TO THE NEAREST LOT LINE (VARIANCE #3)	0.6 M	0.18 M
GAZEBO		
APPLICABLE ZONING BY LAW	ALLOWABLE	PROVIDED
REAR YARD	2.4 M	2.44 M
SIDE YARD	2.4 M	7.54 M
BUILDING HEIGHT (MID ROOF - VARIANCE #4)	3.0 M	3.64 M
APPLICABLE ZONING BY LAW		
OUTDOOR FIREPLACE	-	0.57 M
OUTDOOR OVEN	-	0.23 M

REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW

ISSUE #	ISSUE DATE	PROJECT ISSUE	DRAWN	REVIEW

OWNER / CLIENT
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PROJECT
CABANA & GAZEBO
9580 KEELE ST, MAPLE

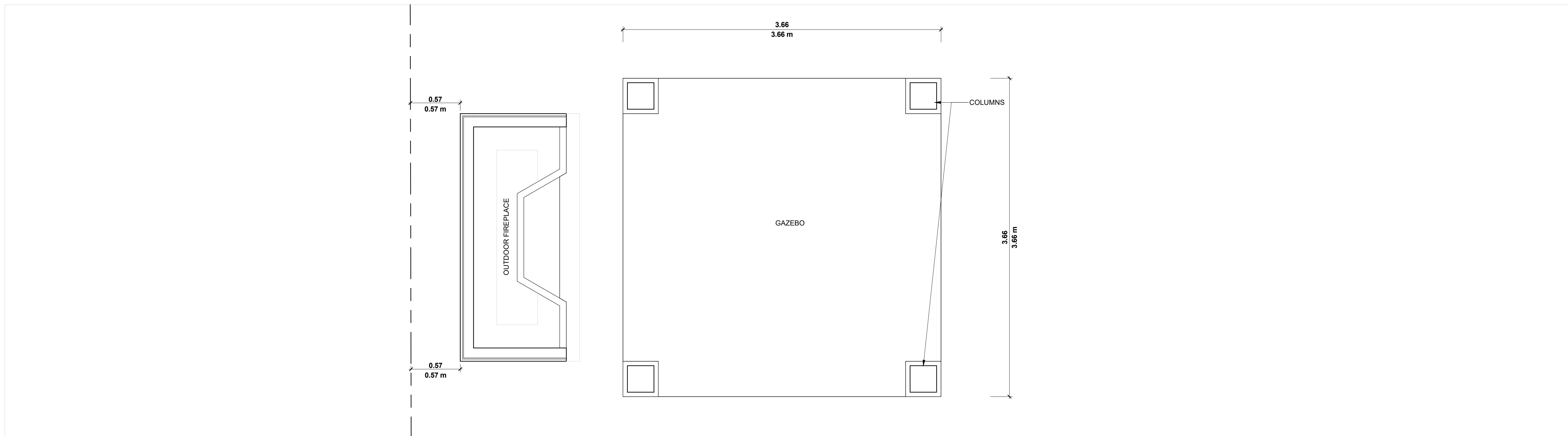
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SITE PLAN

PROJECT NO.
24-087

PLOT DATE
MARCH 17, 2025

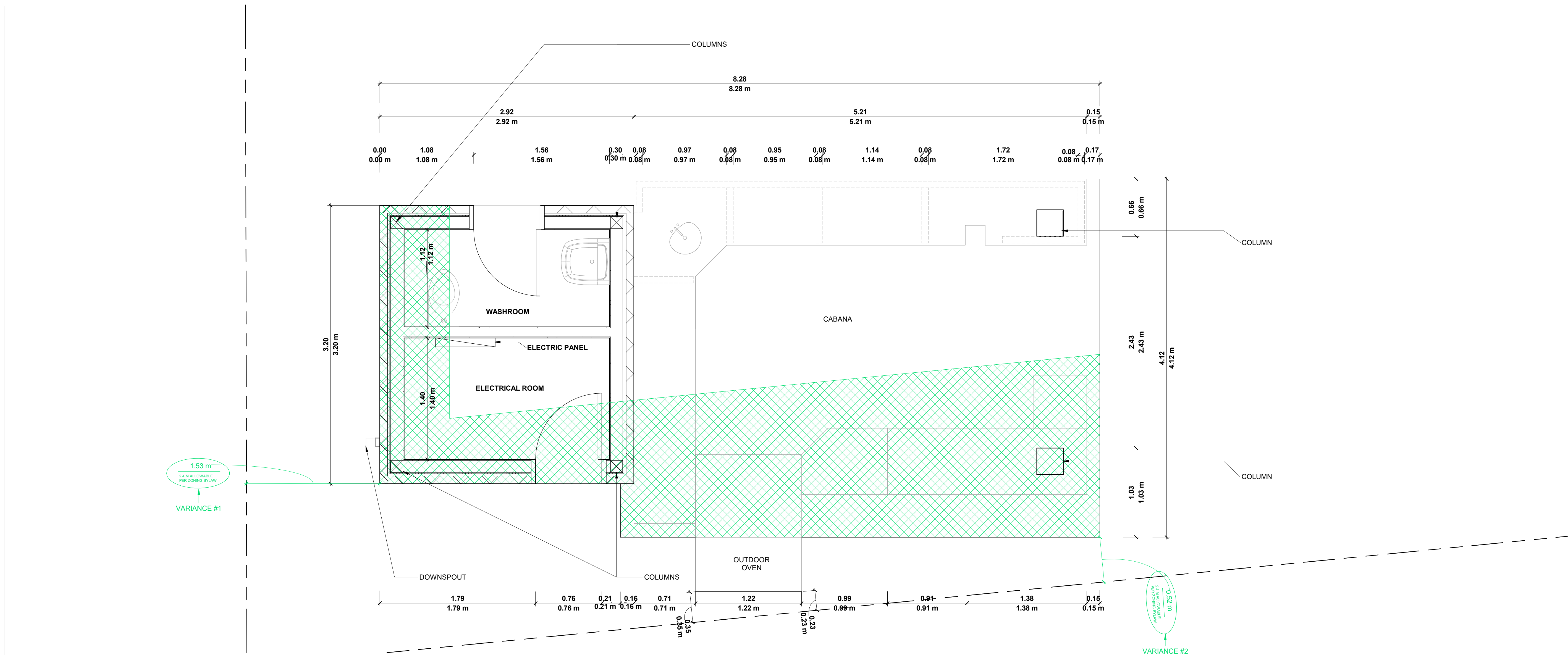
SHEET NO.
A001

SCALE
AS NOTED



1 GAZEBO FLOOR PLAN - PROPOSED

A101 1:24



2 CABANA FLOOR PLAN - PROPOSED

A101 1:24

REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW

ISSUE #	ISSUE DATE	PROJECT ISSUE	DRAWN	REVIEW

OWNER / CLIENT

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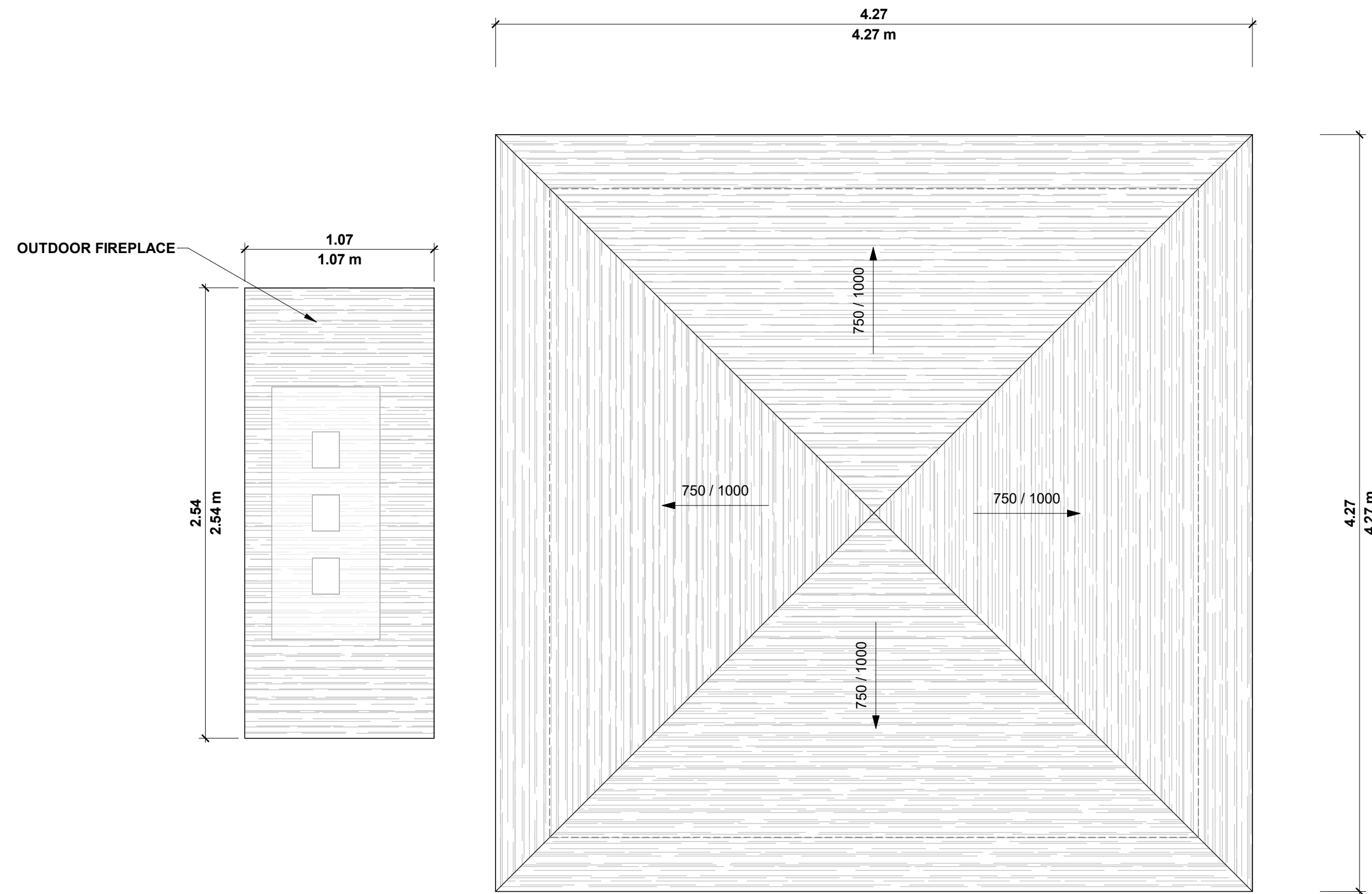
PROJECT
CABANA & GAZEBO
 9580 KEELE ST, MAPLE

DRAWING TITLE
FLOOR PLAN

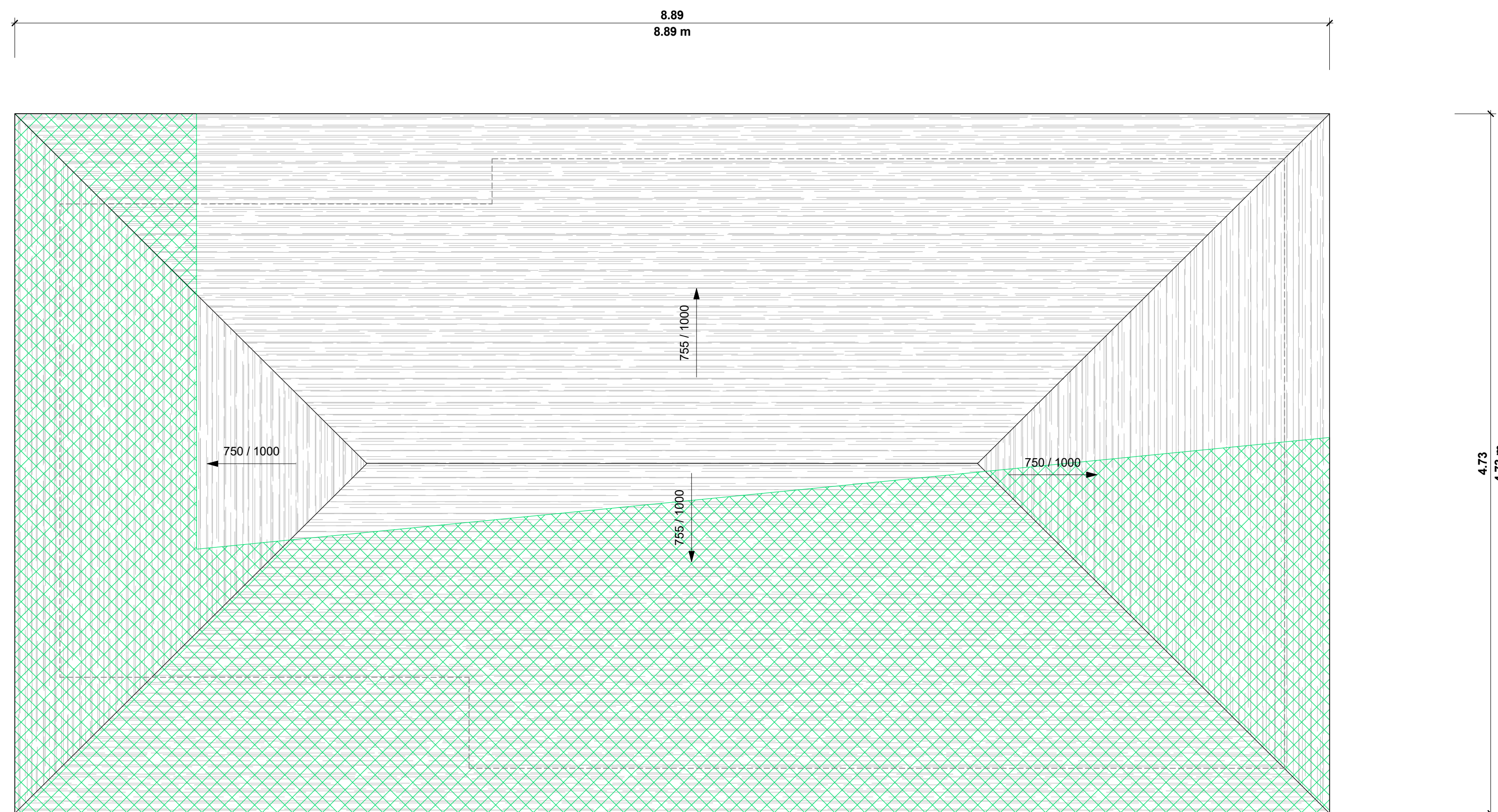
PROJECT NO. **24-087** PLOT DATE **MARCH 17, 2025**
 SCALE **AS NOTED**

SHEET NO. **A101**

FILENAME: C:\Users\c-arc\Dropbox\Studio\Residential\24-087 - Cabana, 9580 Keele St, Maple\05-BIM\24-087.rvt
 24x36



1 GAZEBO ROOF PLAN - PROPOSED
A102 1:24



2 CABANA ROOF PLAN - PROPOSED
A102 1:24

REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW

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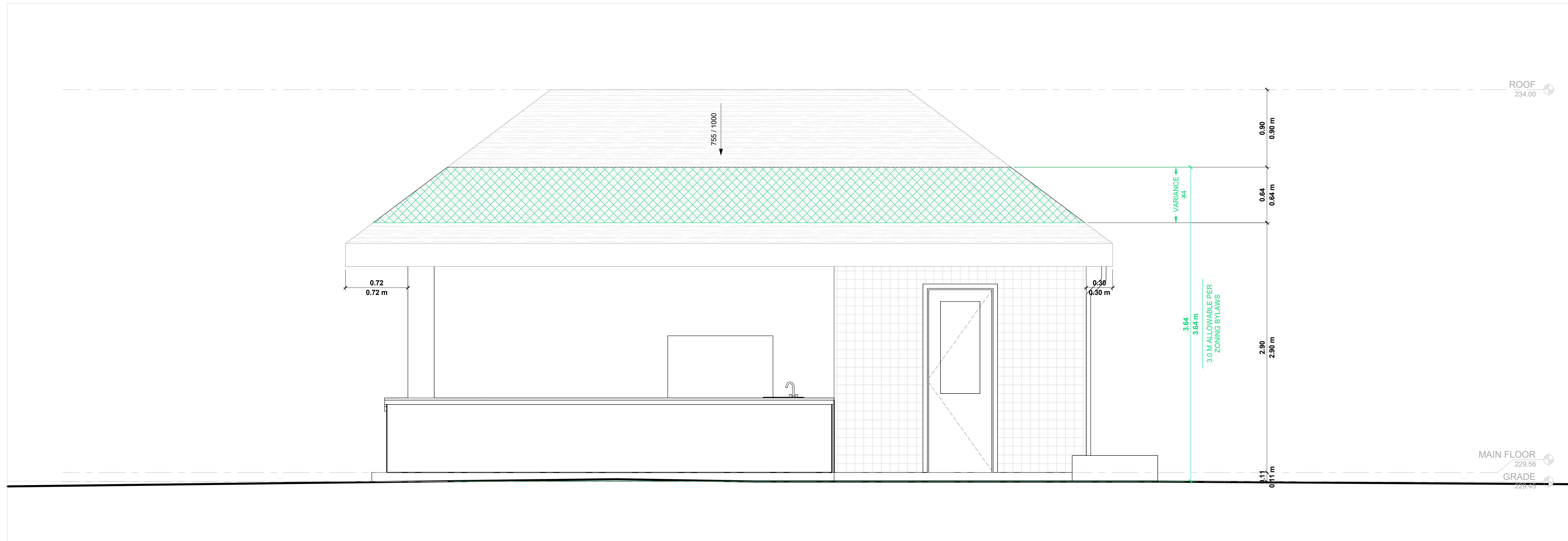
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PROJECT
CABANA & GAZEBO
9580 KEELE ST, MAPLE

DRAWING TITLE
ROOF PLAN

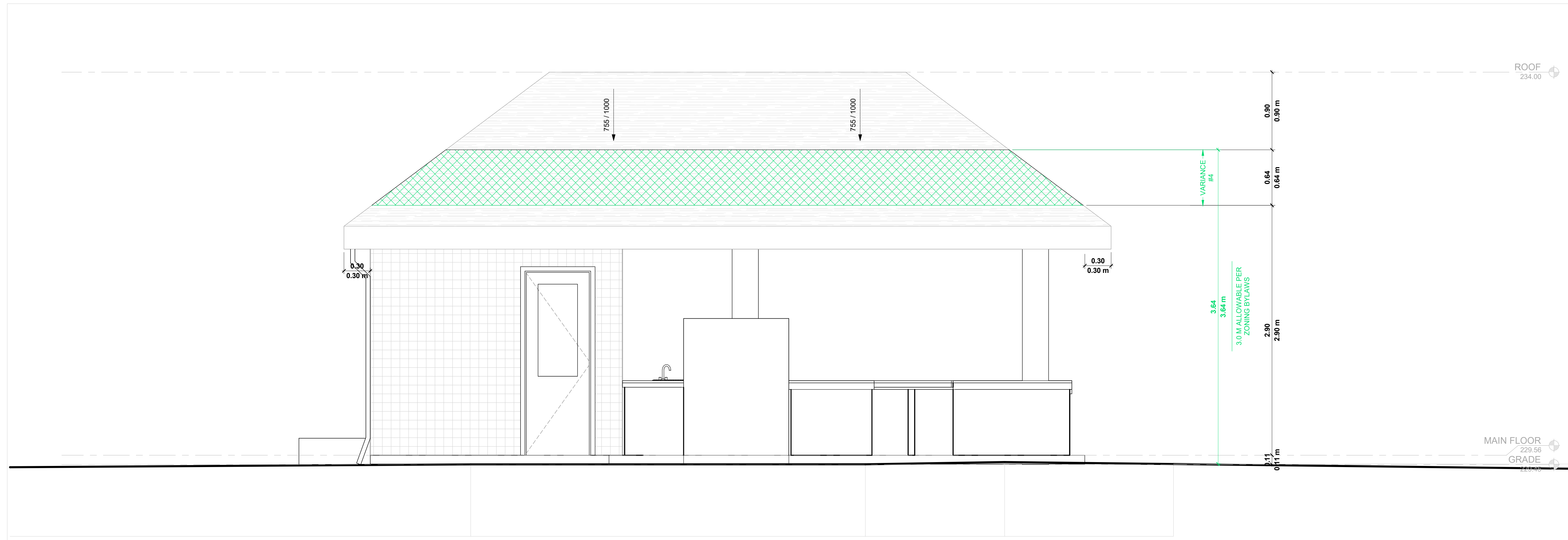
PROJECT NO. 24-087	PLOT DATE MARCH 17, 2025
SHEET NO. A102	SCALE AS NOTED

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4 CABANA NORTH ELEVATION - PROPOSED

A201 1:24



2 CABANA SOUTH ELEVATION - PROPOSED

A201 1:24

REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW

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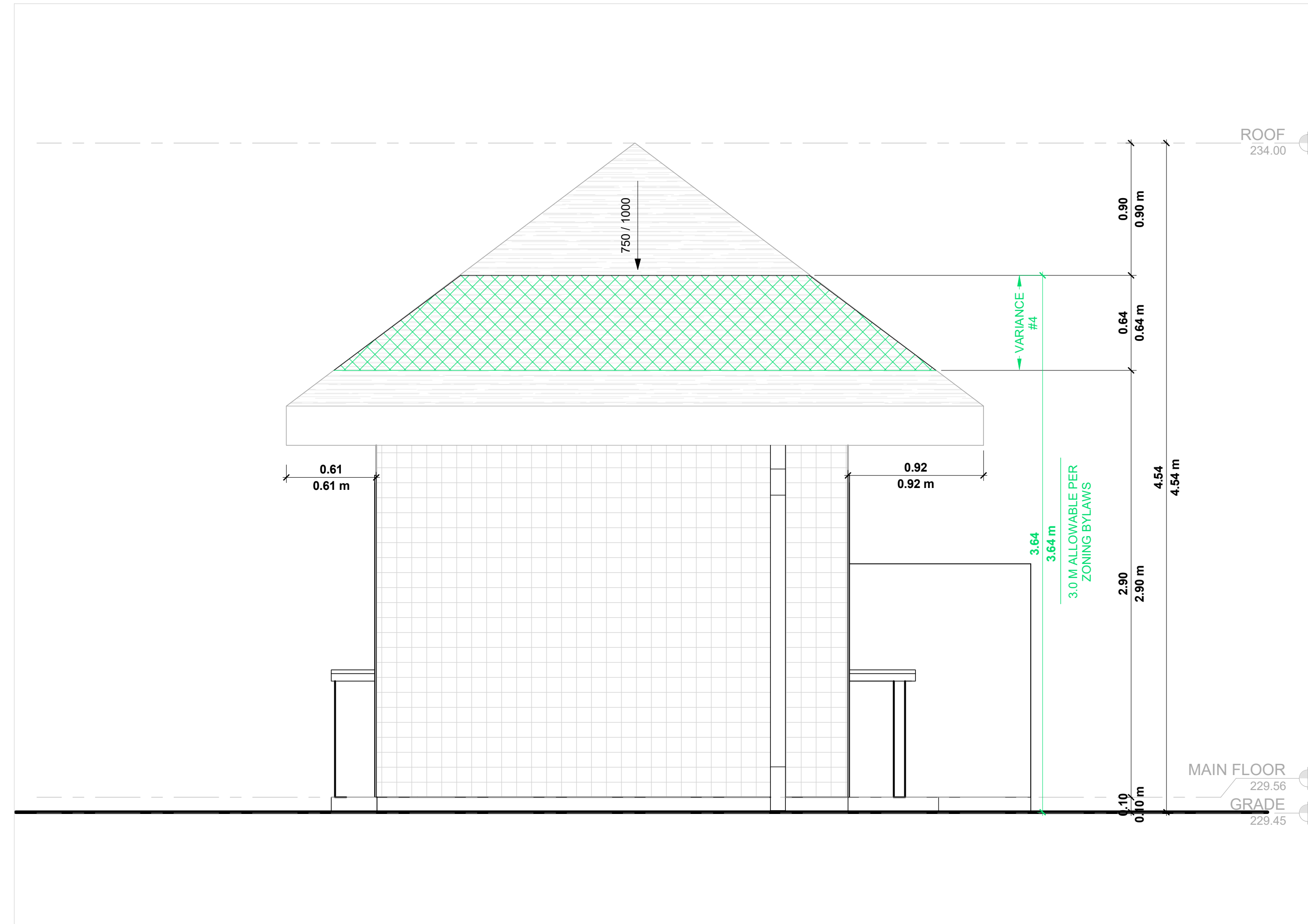
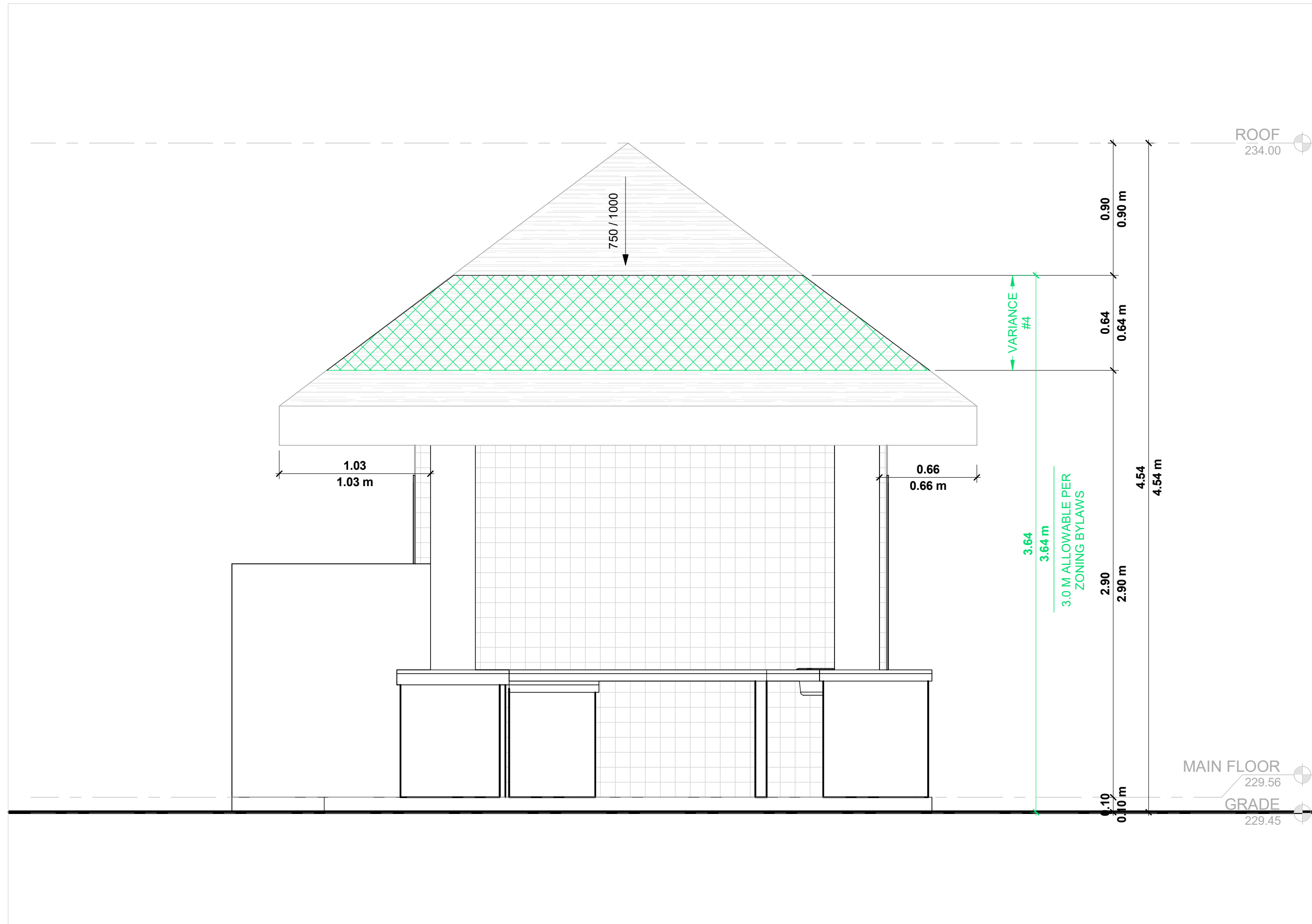
PROJECT
CABANA & GAZEBO
9580 KEELE ST, MAPLE

DRAWING TITLE
CABANA NORTH & SOUTH ELEVATIONS

PROJECT NO. 24-087	PLOT DATE MARCH 17, 2025
SCALE AS NOTED	
SHEET NO. A201	

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24x36



2 CABANA EAST ELEVATION - PROPOSED

A202 1:24

1 CABANA WEST ELEVATION - PROPOSED

A202 1:24

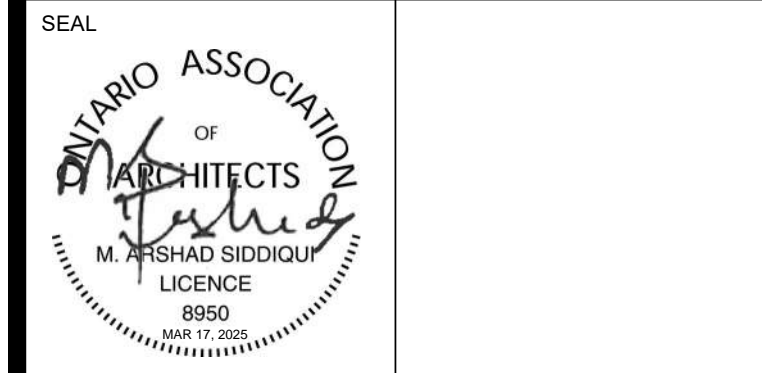
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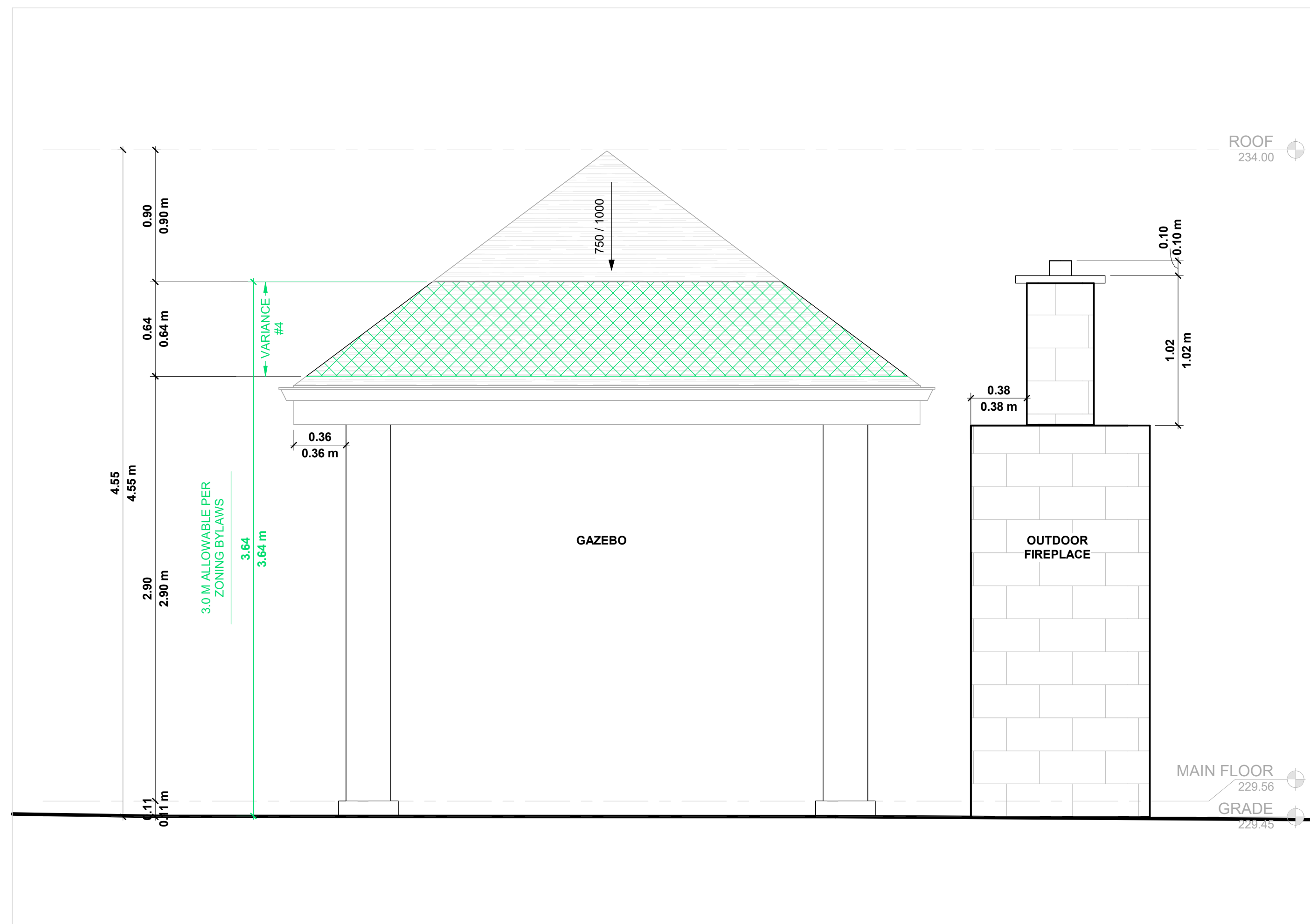
DRAWING TITLE
CABANA EAST & WEST ELEVATIONS

PROJECT NO. **24-087** PLOT DATE **MARCH 17, 2025**
SCALE **AS NOTED**

SHEET NO. **A202**

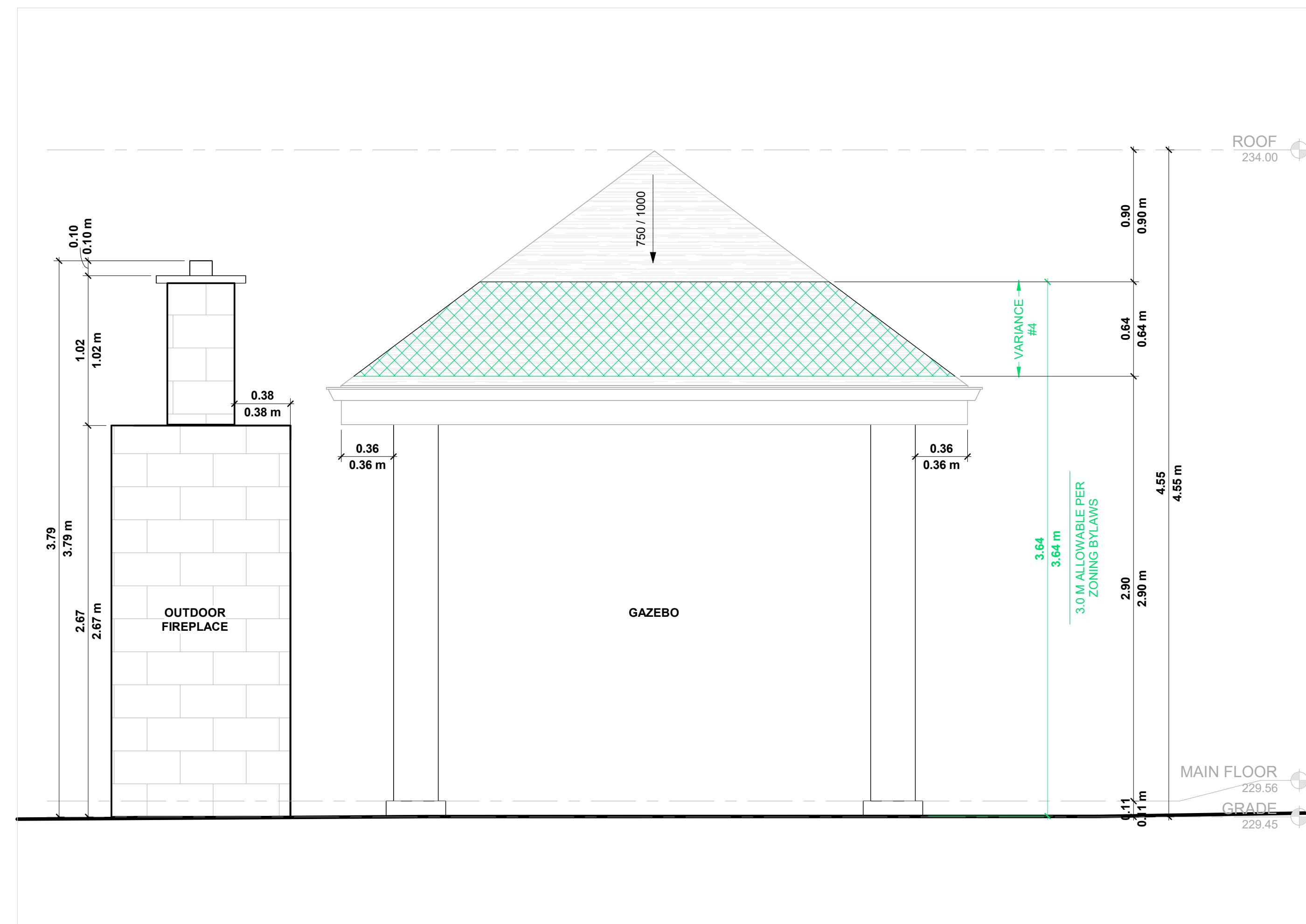
C:\Users\c-arc\Dropbox\Studio\Residential\24-087 - Cabana, 9580 Keele St, Maple\05-BIM\24-087.rvt

24x36



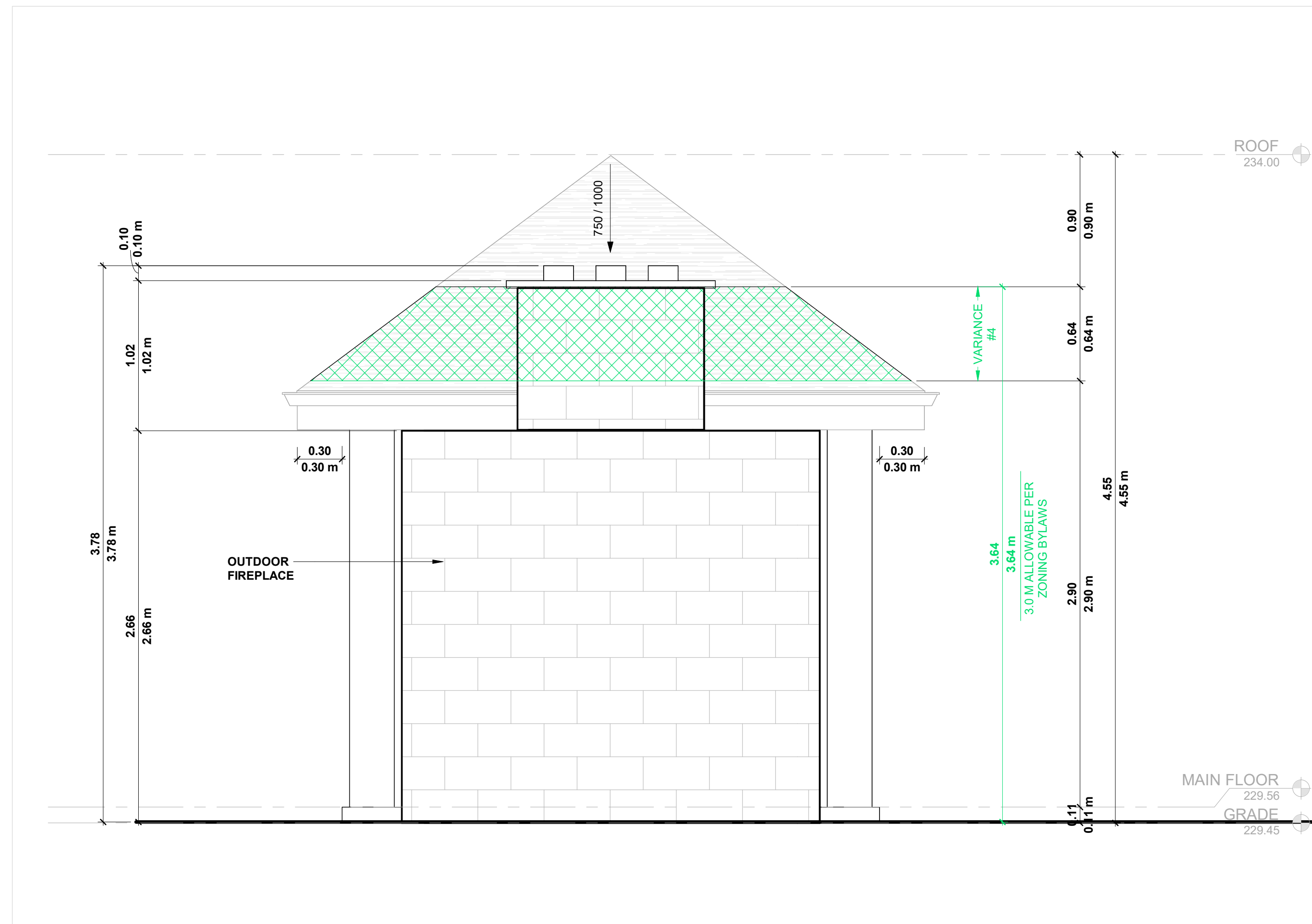
2 GAZEBO NORTH ELEVATION - PROPOSED

A203 1:24



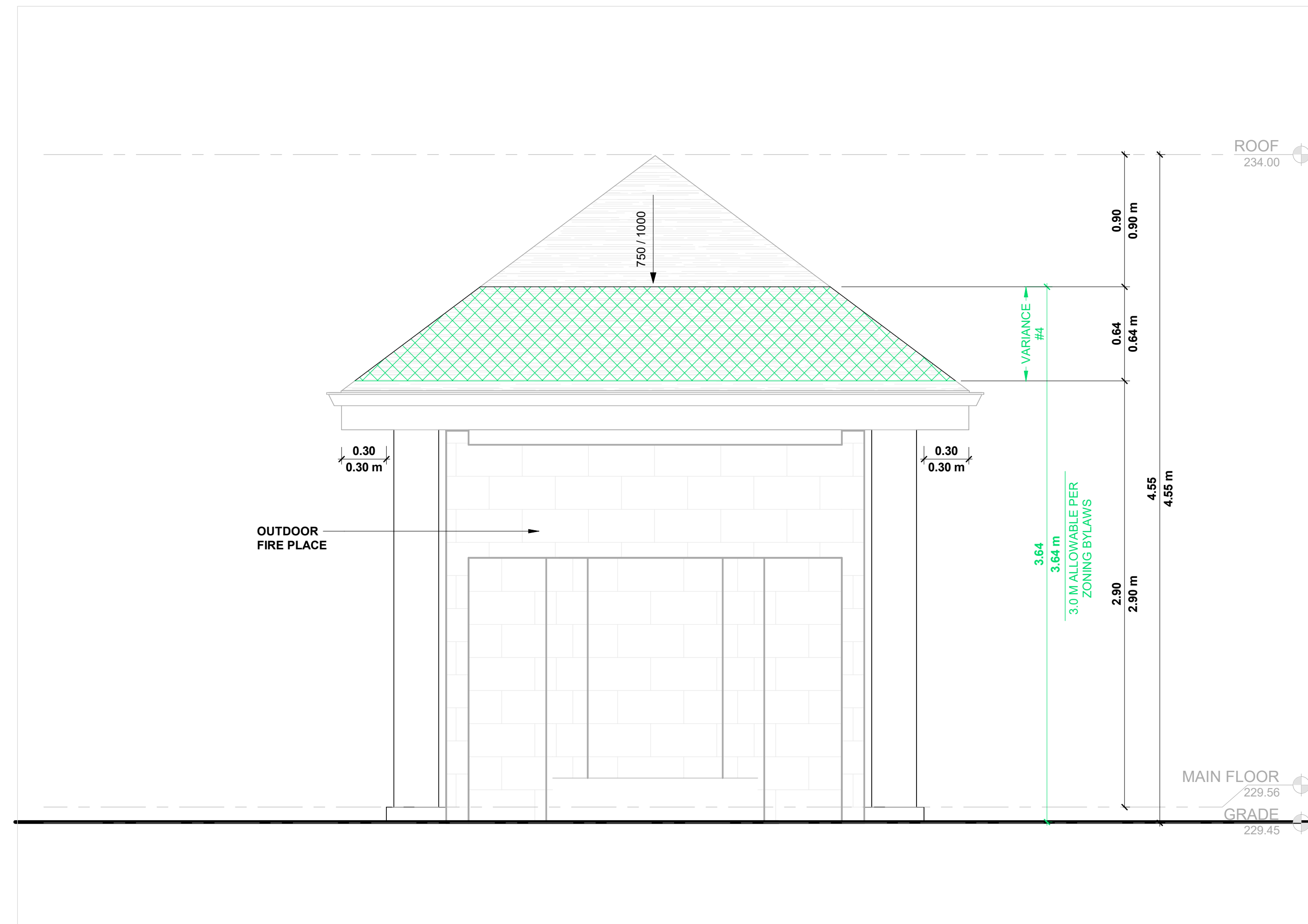
4 GAZEBO SOUTH ELEVATION - PROPOSED

A203 1:24



1 GAZEBO WEST ELEVATION - PROPOSED

A203 1:24



3 GAZEBO EAST ELEVATION - PROPOSED

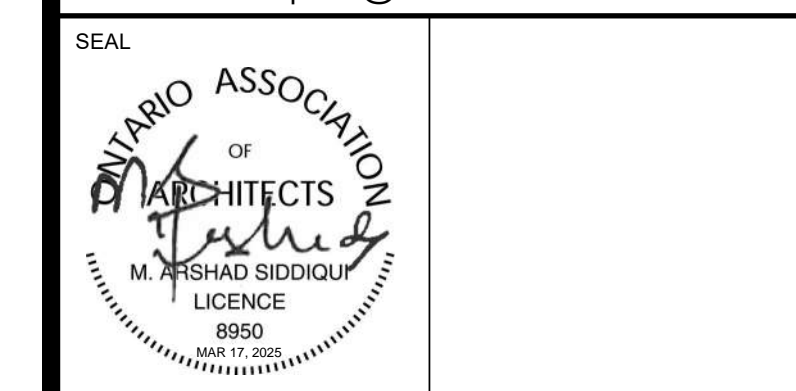
A203 1:24

REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW

ISSUE #	ISSUE DATE	PROJECT ISSUE	DRAWN	REVIEW

OWNER / CLIENT
MIKE MINICUSSI
416.450.2705 | mike@ecobarriers.ca

ARCHITECT
C-Architecture Ltd
202 - 3485 REBECCA ST, OAKVILLE
ON L6L 0H4
905.847.7177 | info@c-archi.com



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PROJECT
CABANA & GAZEBO
9580 KEELE ST, MAPLE

DRAWING TITLE
GAZEBO ELEVATIONS

PROJECT NO. 24-087
PLOT DATE MARCH 17, 2025
SCALE AS NOTED
SHEET NO. **A203**

FILENAME: C:\Users\c-arc\Dropbox\Studio\Residential\24-087 - Cabana, 9580 Keele St, Maple\05-BIM\24-087.rvt
 24x36




REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW
ISSUE #	ISSUE DATE	PROJECT ISSUE	DRAWN	REVIEW

OWNER / CLIENT

MIKE MINICUSSI
 416.450.2705 | mike@ecobarriers.ca

ARCHITECT

C-Architecture Ltd
 202 - 3485 REBECCA ST, OAKVILLE
 ON L6L 0H4
 905.847.7177 | info@c-archi.com

SEAL

 M. ASHAD SIDDIQUI
 LICENCE
 8950
 2017, 2025

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PROJECT
CABANA & GAZEBO
 9580 KEELE ST, MAPLE

DRAWING TITLE
3D VIEW

PROJECT NO. 24-087	PLOT DATE MARCH 17, 2025
SHEET NO. A401	SCALE AS NOTED

FILENAME: C:\Users\c-arc\Dropbox\Studio\Residential\24-087 - Cabana, 9580 Keele St, Maple\05-FIM\24-087.rvt
 24x36

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

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
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: February 12th 2025

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A005-25**

Related Files:

Applicant C-ARCHITECTURE LTD.

Location 9580 Keele Street

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

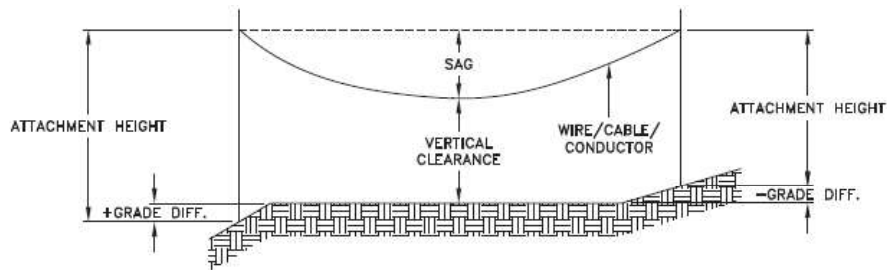
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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"

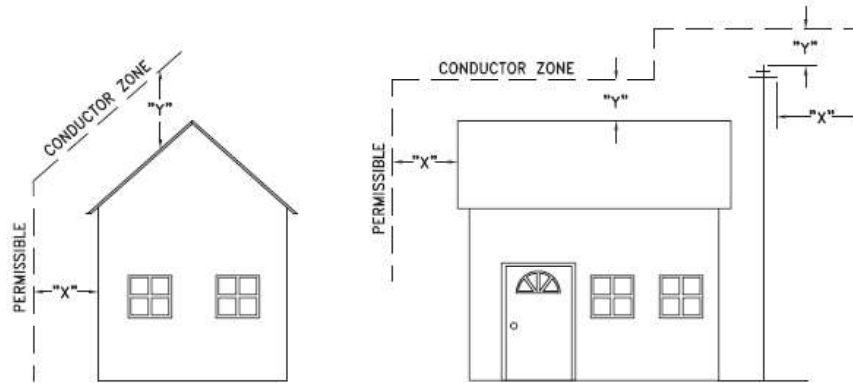
REFERENCES

SAGS AND TENSIONS SECTION 02

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

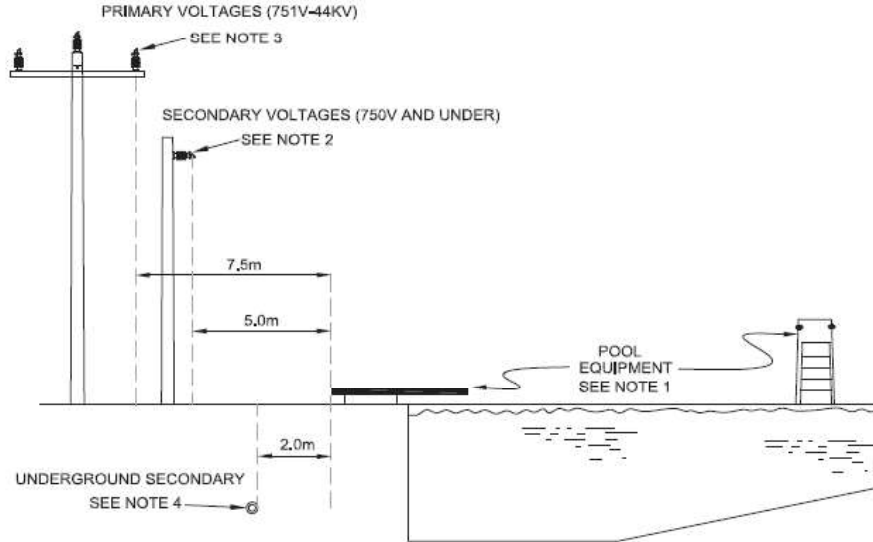
- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING, WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- 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.
- 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.
- 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.
- 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)

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

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
© System Planning and Standards/Standard Design/PowerStream Standards/PowerStream Standards working in collaboration with the Ontario Power Generation (OPG) on May 5, 2010, (rev. 5/5/2010 8:22:00 AM, 1/10/10 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: Faegheh Gholami, Building Standards Department

Date: March 14, 2025

Applicant: C-ARCHITECTURE LTD.

Location: 9580 Keele Street
CONC 4 Part of Lot 18

File No.(s): A005/25

Zoning Classification:

The subject lands are zoned R1A(EN), First Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [Section 4.1.2.1b].	To permit a residential accessory structure (Cabana) with a height greater than 2.8 m to be located a minimum of 1.53 m from the rear lot line.
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [Section 4.1.2.1b].	To permit a residential accessory structure (Cabana) with a height greater than 2.8 m to be located a minimum of 0.52 m from the interior side lot line.
3	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3]	To permit a minimum distance of 0.18 m from the residential accessory structure (Cabana) eaves to the interior side lot line.
4	The maximum height of an accessory building and residential accessory structure shall be 3.0 m . [Section 4.1.4.1]	To permit a maximum height of 3.75 m for the residential accessory structure (Cabana).
5	The maximum height of an accessory building and residential accessory structure shall be 3.0 m . [Section 4.1.4.1]	To permit a maximum height of 3.75 m for the residential accessory structure (Gazebo).
6	In the R1A Zone, any portion of a yard in excess of 135 m ² shall be comprised of a minimum of 60% soft landscape. [Section 4.19.1.1].	To permit a minimum of 33% (96.38m ²) of the area of the rear yard in excess of 135 m ² to be comprised of soft landscaping.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 07-003866 for Single Detached Dwelling - New (Infill Housing) L of C Included , Issue Date: Jul 23, 2007
Building Permit No. 24-129849 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
2	The height of residential accessory structure shall be measured in accordance with the definitions in Section 3.0 DEFINITIONS of By-law 001-2021, as amended. Established grade shall be the approved grading at the time of the original building permit for the principal dwelling.

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: April 2, 2025
Name of Owner: Michelle Minicucci
Location: 9580 Keele Street, Vaughan
File No.(s): A005/25

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

1. To permit a residential accessory structure (Cabana) with a height greater than 2.8 m to be located a minimum of 1.53 m from the rear lot line.
2. To permit a residential accessory structure (Cabana) with a height greater than 2.8 m to be located a minimum of 0.52 m from the interior side lot line.
3. To permit a minimum distance of 0.18 m from the residential accessory structure (Cabana) eaves to the interior side lot line.
4. To permit a maximum height of 3.75 m for the residential accessory structure (Cabana).
5. To permit a maximum height of 3.75 m for the residential accessory structure (Gazebo).
6. To permit a minimum of 33% (96.38m²) of the area of the rear yard in excess of 135 m² to be comprised of soft landscaping.

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

1. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
2. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
3. A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line.
4. The maximum height of an accessory building and residential accessory structure shall be 3.0 m.
5. The maximum height of an accessory building and residential accessory structure shall be 3.0 m.
6. In the R1A Zone, any portion of a yard in excess of 135 m² shall be comprised of a minimum of 60% soft landscape.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Schedule 13 – Land Use, "Heritage Conservation Districts" (Village of Maple Heritage Conservation District Plan) by Schedule 14B – Areas Subject to Area Specific Plans

Comments:

The Owner is seeking relief to permit an existing cabana and gazebo, located in the rear yard of an existing two storey detached dwelling, with the above noted variances.

The Development and Parks Planning Department has no objection to Variances 1, 2, 3, and 4, to permit the location of the existing cabana located in the southwest corner of the subject lands. Variances 1 and 2 is to permit the cabana 1.53 m from the rear lot line, whereas the Zoning By-law requires 2.45 m; and is 0.52 m from the interior side lot line, whereas 2.4 m is required by the By-law. There is sufficient separation distance from the rear and interior side lot line for maintenance access, if required. Variance 3 is to permit the eaves of the cabana 0.18m from the interior side lot line, whereas the By-law permits 0.6 m. The 0.18 m is measured at the narrowest point between the cabana and the interior lot line due to the angled southern lot line. The rear portion of the cabana is further setback and does not require any relief for the encroachment of the eaves. Variance 4 seeks to permit a height of 3.75m for the cabana, whereas the By-law permits 3 m. The 0.75 m increase to the height is permissible and is minimal in nature and is not anticipated to cause any adverse massing impacts.

The Development and Parks Planning Department has no objection to Variance 5 to permit the height of 3.75 m for the gazebo, whereas the By-law permits 3.0 m. The 0.75 m increase to the height is permissible and is minimal in nature and is not anticipated to cause any adverse massing impacts.

The Development and Parks Planning Department has no objection to Variance 6 to permit 33% of the area of the rear yard in excess of 135m² to be soft landscaping, whereas the By-law requires 60%. The Development Engineering Department has also reviewed this proposal and is satisfied that drainage and infiltration will be maintained with the existing rear yard soft landscaping.

The subject lands are located within the Maple Heritage Conservation District and are subject to the Village of Maple Heritage Conservation District Plan. Cultural Heritage Staff has also reviewed this application and have no objections.

Accordingly, the Development and Parks 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 and Parks 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
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A005/25 - 9580 KEELE STREET - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, February 13, 2025 9:23:53 AM
Attachments: [image002.png](#)

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Hello,

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

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



From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A005/25 - 9580 KEELE STREET - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, February 12, 2025 2:15:24 PM

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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

None

SCHEDULE D: BACKGROUND

None