



File: A039/21

Applicant: Cybersoft Corporation

Address: 8 Honey Locust Court, Maple ON

Agent: Frank Falcone - INOVA Design Inc

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None.

Background History: None.

Staff Report Prepared By: Lenore Providence  
Hearing Date: Thursday, April 29, 2021

*\*Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



Minor Variance  
Application

Agenda Item: 15

A039/21

Ward: 1

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, April 29, 2021 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

**Applicant:** Cybersoft Corporation

**Agent:** Frank Falcone - INOVA Design Inc

**Property:** 8 Honey Locust Court, Maple ON

**Zoning:** The subject lands are zoned RR, Rural Residential Zone, and subject to the provisions of Exception 9(173) under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and within the "Oak Ridges Moraine Countryside" area.

**Related Files:** None.

**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling with attached garage, covered loggia, balcony loggia and porch, a detached garage and porte cochere (covered entrance).

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

By-law Requirement	Proposal
1. A maximum Lot Coverage of 10% is permitted (Schedule A).	1. To permit a Maximum lot coverage of 15.3% (Dwelling 12.7%, Covered porches 0.3%, Loggia 1.4%, Detached garage 0.6% and Porte Cochere 0.3%)
2. A minimum Front Yard setback of 15 metres is required (Schedule A).	2. To permit a minimum Front Yard setback of 13 metres to an Accessory Structure (Porte Cochere).
3. An Accessory structure (Porte Cochere) shall be located in the Rear Yard (Section 4.1.1 c.).	3. To permit an Accessory Structure (Porte Cochere) in the front yard.
4. A maximum height of 3 metres to the nearest part of the roof of an accessory structure is permitted (Section 4.1.1 b.).	4. To permit a Maximum Building Height of 3.82 metres to the nearest part of the roof of an Accessory Structure.
5. A maximum permitted height of 4.5 metres to the highest point of the accessory structure is permitted (Section 4.1.1 b.).	5. To permit a Maximum Building Height of 4.72 metres to the top of the roof of an Accessory Structure.
6. Any dwelling or structure located on Lot #7 shall be located within the building envelopes as shown on Schedule E-1241 (Exception 9(173) aii)).	6. To permit a Dwelling or structure to be erected outside of the permitted Building Envelope on Schedule E-1241.

**Background (previous applications approved by the Committee on the subject land):** N/A

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

**Adjournment History:** N/A

**Staff & Agency Comments**

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

**Committee of Adjustment:**  
Public notice was mailed on April 14, 2021

Applicant confirmed posting of signage on April 12, 2021

Property Information	
Existing Structures	Year Constructed
N/A	N/A

Applicant has advised that they cannot comply with By-law for the following reason(s): Our permitted maximum lot coverage does not accommodate a 2-storey layout that encompasses all our spatial needs and that of our growing family. It is our intentions to remain in this community with our children and grand-children to continue to experience the quality of life that this community has offered.

Over the last few years we have witnessed numerous developed properties in our immediate neighbourhood. Many dwellings exceeding the maximum coverage (ranging from 14.6% to 22.47%). Watching the other properties develop, we sincerely believe that the character of our proposal would be the most desirable solution for the lot and the existing street-scape, while providing us with the dwelling requirements that our family needs.

**Adjournment Request:** None

**Building Standards (Zoning Review):**  
There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

**Building Inspections (Septic):**  
No comments or concerns

**Development Planning:**  
Vaughan Official Plan 2010 ("VOP 2010"): "Low-Rise Residential" and within the "Oak Ridges Moraine Countryside" area.

Application under review.

**Development Engineering:**  
The Development Engineering (DE) Department does not object to variance application A039/21 subject to the following condition(s):

1. The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca) or visit [https://www.vaughan.ca/services/residential/dev\\_eng/permits/Pages/default.aspx](https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx) to learn how to apply for the pool permit.
2. The owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

**Parks Development - Forestry:**  
No comments or concerns

**By-Law and Compliance, Licensing and Permit Services: Prepared by: Hugh Robinson**  
No comments received to date

**Development Finance:**  
That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

**Fire Department:**  
No comments received to date

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**  
None

**Schedule C - Agency Comments**  
Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections  
MTO – Located outside of MTO permit control area  
TRCA – Approval with conditions.

**Schedule D - Previous Approvals (Notice of Decision)**  
None.

**Staff Recommendations:**  
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

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 Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.  2. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval

	Department/Agency	Condition
		(Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.
2	TRCA Hamedeh Razavi  <a href="mailto:Hamedeh.Razavi@trca.ca">Hamedeh.Razavi@trca.ca</a> 416-661-6600 256	1. The applicant obtains a permit pursuant to Ontario Regulation 166/06 to authorize the proposed development. 2. The applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.
3	Development Planning Roberto Simbana  905-832-8585 x 8810 <a href="mailto:Roberto.simbana@vaughan.ca">Roberto.simbana@vaughan.ca</a>	Application under review.

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. 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.

Please Note:

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

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

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

Notice to the Applicant – 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 to Public

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](http://www.vaughan.ca)

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information 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.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

**For further information please contact the City of Vaughan, Committee of Adjustment**

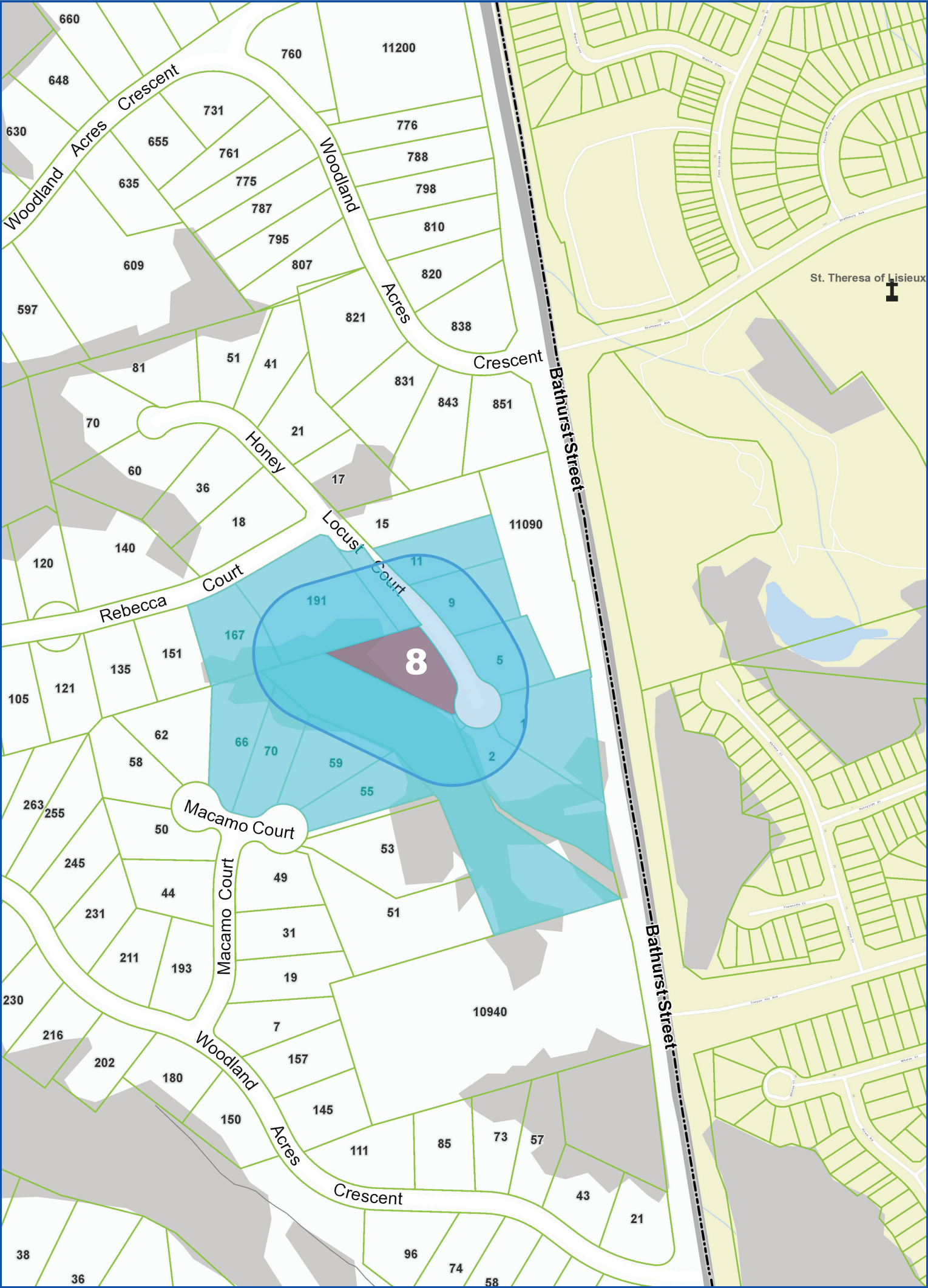
T 905 832 8585 Extension 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

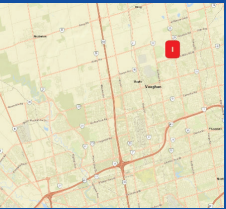
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map  
Plans & Sketches





Map Information:



Title:

8 HONEY LOCUST COURT, MAPLE

NOTIFICATION MAP - A039/21

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:4,514

0 0.07 km



Created By:

Infrastructure Delivery  
Department  
April 13, 2021 10:45 AM

Projection:  
NAD 83  
UTM Zone  
17N



**KEY MAP**  
SCALE: N.T.S.

SCALE: N.T.S.

**A039/21**

**NEW**

March 29, 2020

DWELLING	ZONE RR	REQUIRED	PROPOSED	
MIN. LOT FRONTAGE (m)		45	79.66	
MIN. LOT AREA (m.sq.)		540	4,739.11	
MIN. FRONT YARD (m)		15.0	17.58	
MIN. GARAGE SETBACK		15.0	21.98	
MIN. SETBACK TO PORCH		15.0	15.30	
MIN. REAR YARD (m)		15.0	15.05	
MIN INTERIOR SIDE (m)		4.5	43.7 [S]	
MIN INTERIOR SIDE (m)		4.5	4.55 [N]	
MAX. LOT COVERAGE (%)	473.91 [10%]		<b>726.13 [15.3%]</b>	<b>VAR 1</b>
MAX. BUILDING HEIGHT (m)	9.5		8.33	
INTERIOR DRIVEWAY WIDTH	9.0		11.50	
ACCESSORY STRUCTURE	REQUIRED	PROPOSED		
MIN. FRONT YARD @ GARAGE (m)	15.0	15.05		
MIN. FRONT YARD @ ARCH DETAIL (m)	15.0	<b>13.00</b>		<b>VAR 2</b>
TO PERMIT AN ACCESSORY STRUCTURE (PORTE COCHERE) IN THE FRONT YARD				<b>VAR 3</b>
MIN INTERIOR SIDE (m)	4.5	32.23 [S]		
MIN. REAR YARD (m)	15.0	18.08		
MAX HGT TO NEAREST ROOF (m)	3.0	<b>3.82</b>		<b>VAR 4</b>
MAX BUILDING HEIGHT (m)	4.5	<b>4.72</b>		<b>VAR 5</b>
BLD'G ENVELOP IS OUTSIDE ENVELOP AS PER SCHEDULE E-1241				<b>VAR 6</b>

## 8 HONEY LOCUST COURT

LOT No. 07

DATE: FEB 21 2021  
REVISED 03 27 21

SCALE: 1:250

**iNOVA design**  
TEL. No 416 580-3336  
INOVADESIGN.CA

LOT 07, REG PLAN 65M - 4244

PLAN OF SUBDIVISION OF  
PART OF LOT 2 AND BLOCK 11,  
REGISTERED PLAN 65M-2397 AND  
BLOCK Q, REGISTERED PLAN M-1732  
CITY OF VAUGHAN - REGIONAL MUNICIPALITY OF YORK

NOTE:

LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON  
THIS PLAN ARE TAKEN FROM A PLAN PREPARED BY:  
SCHAEFFER DZALDOV BENNETT LTD., ONTARIO LAND SURVEYORS  
64 JARDIN DRIVE, CONCORD, ONTARIO L4K 3P3 (416) 987-0101  
DATED: NOVEMBER 19 2010

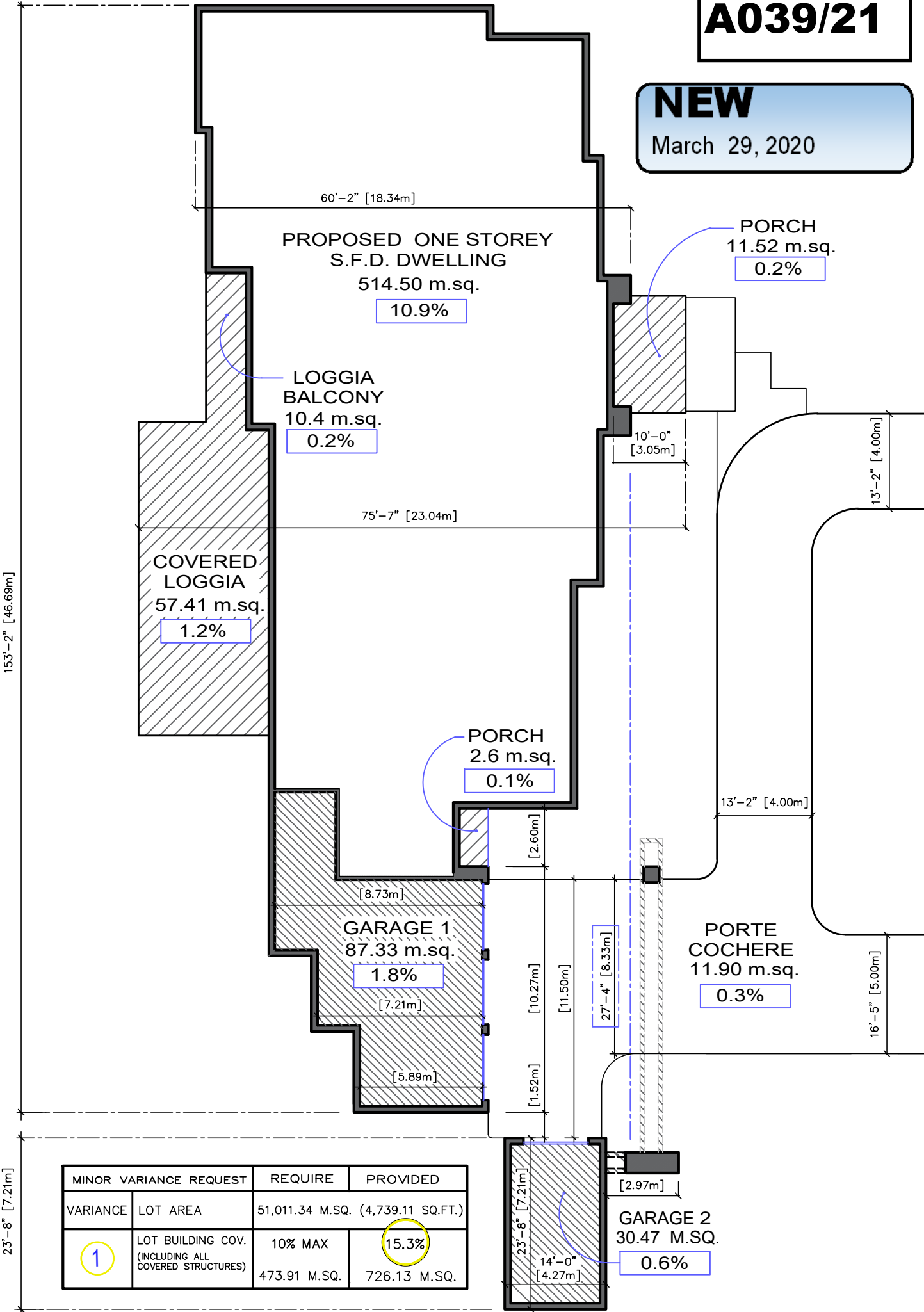
NO CONSTRUCTION ZONE  
(10.0m SETBACK FROM TREE DRIP LINE)  
DRIP LINE MARKED BY TRCA ON JULY 4, 2017

pg 1 (rev)

A039/21

NEW

March 29, 2020



8 HONEY LOCUST COURT

LOT No. 07      DATE: FEB 21 2021  
REVISED 03 24 21

SCALE: 1:250      iNOVA design  
TEL. No 416 580-3336  
INOVADESIGN.CA

LOT 07, REG PLAN 65M - 4244  
PLAN OF SUBDIVISION OF  
PART OF LOT 2 AND BLOCK 11,  
REGISTERED PLAN 65M-2397 AND  
BLOCK Q, REGISTERED PLAN M-1732  
CITY OF VAUGHAN - REGIONAL MUNICIPALITY OF YORK

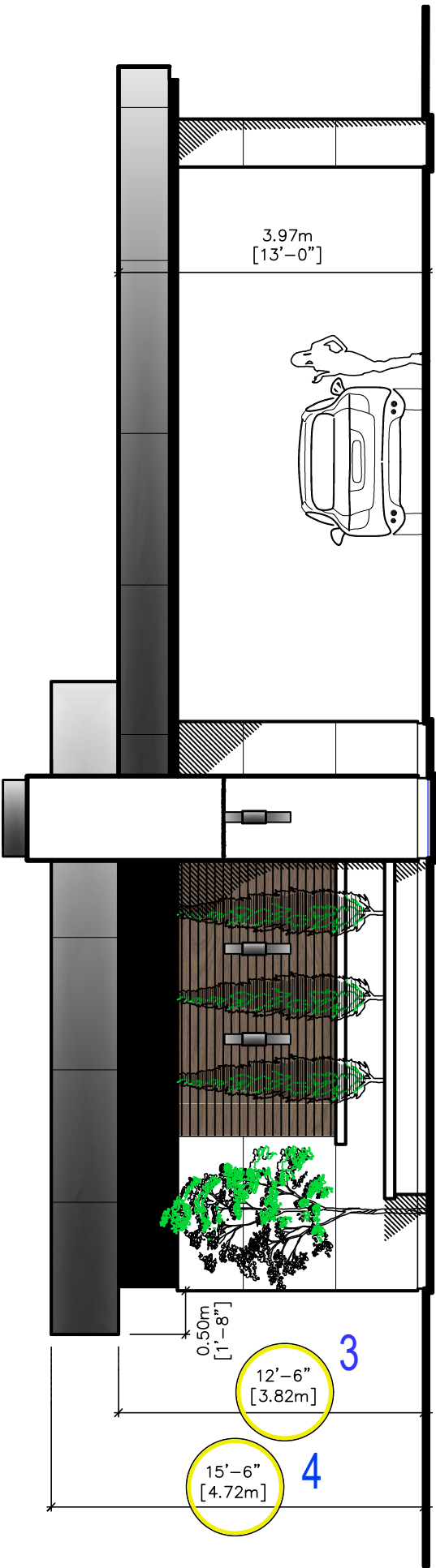
SUMMARY OF COVERAGE BREAKDOWN

GROUND FLOOR	514.5 m.sq.	10.9%
GARAGE AREA	87.33 m.sq.	1.8%
PORCH - FRONT	11.52 m.sq.	0.2%
LOGGIA - REAR	57.41 m.sq.	1.2%
BALCONY LOGGIA	10.40 m.sq.	0.2%
PORCH 2 - FRONT	2.60 m.sq.	0.1%
DETACHED GARAGE	30.47 m.sq.	0.6%
PORTE COCHERE	11.90 m.sq.	0.3%
TOTAL LOT COVERAGE		15.3%

NEW

March 29, 2020

A039/21



8 HONEY LOCUST COURT

ACCESSORY STRUCTURE  
(DETACHED GARAGE W/ PORTE COCHERE)

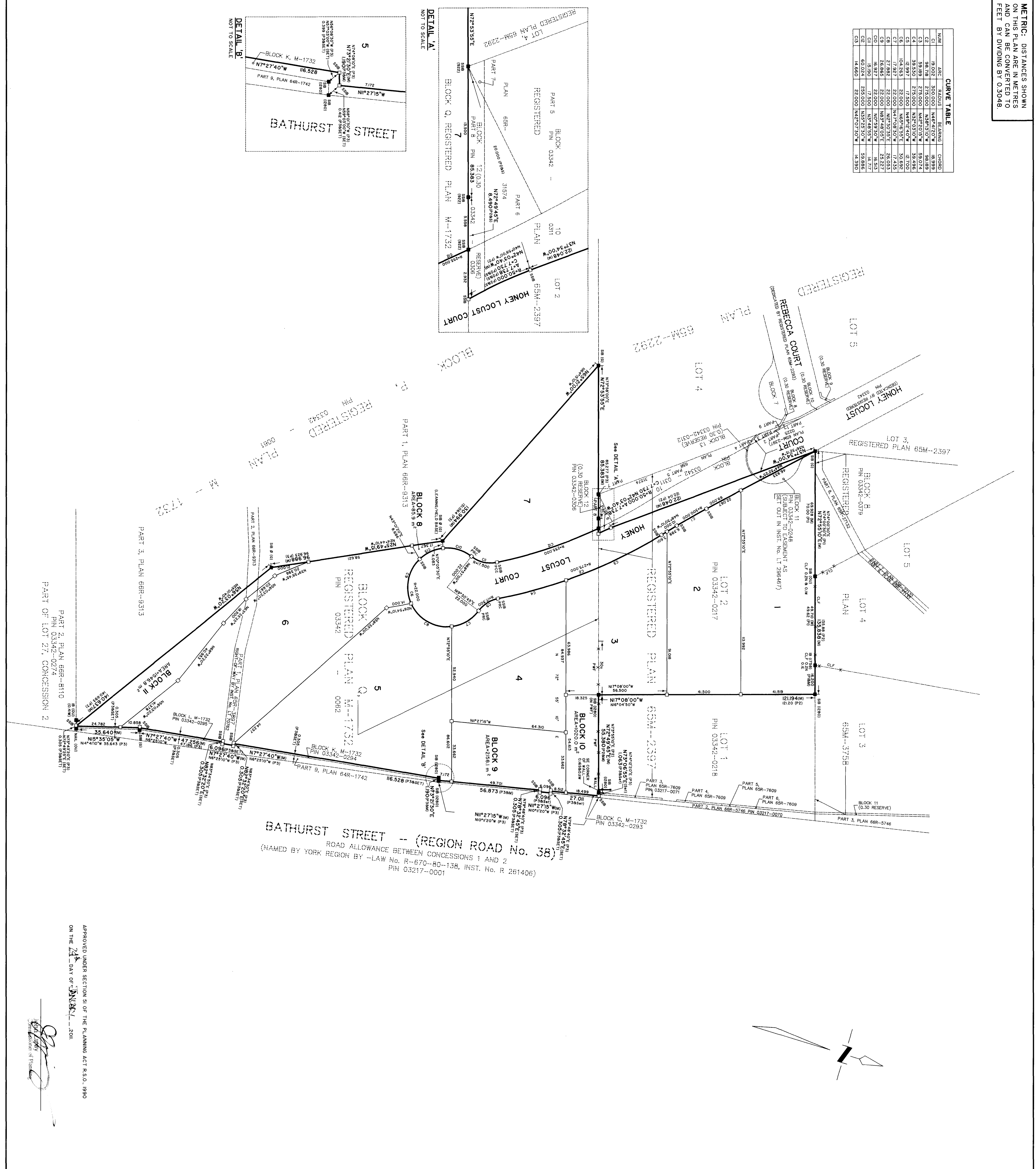
LOT No. 07	DATE: FEB 21 2021
SCALE: 1:250	<b>iNOVA</b> design <small>TEL: No 416 580-3336 INOVADESIGN.CA</small>

ACCESSORY STRUCTURE		REQUIRED PROPOSED	
TO PERMIT AN ACCESSORY (PORTE COCHERE) IN THE FRONT YARD			<b>VAR 3</b>
MAX HGT TO NEAREST PART OF ROOF (m)	3.0	<b>3.82</b>	<b>VAR 4</b>
MAX BUILDING HEIGHT - HIGHEST PART (m)	4.5	<b>4.72</b>	<b>VAR 5</b>

LOT 07, REG PLAN 65M - 4244  
PLAN OF SUBDIVISION OF  
PART OF LOT 2 AND BLOCK 11,  
REGISTERED PLAN 65M-2397 AND  
BLOCK Q, REGISTERED PLAN M-1732  
CITY OF VAUGHAN - REGIONAL MUNICIPALITY OF YORK

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

CURVE TABLE			
NAME	ARC	RADIUS	CHORD
C1	18.002	350.000	144.422
C2	18.002	350.000	144.422
C3	39.930	275.000	144.422
C4	39.930	275.000	144.422
C5	12.997	17.500	14.422
C6	12.997	17.500	14.422
C7	12.997	17.500	14.422
C8	27.882	22.000	14.422
C9	27.882	22.000	14.422
C10	27.882	22.000	14.422
C11	27.882	22.000	14.422
C12	27.882	22.000	14.422
C13	27.882	22.000	14.422



PLAN 65M-4244

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION NO. 65 AT 9:40 O'CLOCK ON THE 4<sup>th</sup> DAY OF FEBRUARY 2011 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER NO. 03342-0062, 03342-0217 AND 03342-0248 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 181607136

Linda Moore  
Asst. Dep. Land Registrar

NOTE: THIS PLAN COMPRISES ALL OF PINS 03342-0062, 03342-0217 AND 03342-0248.

SUBJECT TO RIGHT-OF-WAY OVER PART I, PLAN 65R-3897 AS SET OUT IN INST. NO. LT 70762 (AFFECTS PART OF LOT 6 AND PART OF BLOCK II), SUBJECT TO EASEMENT OVER BLOCK II, REGISTERED PLAN 65M-2397 AS SET OUT IN INST. LT 296467 (AFFECTS PART OF LOT 1 AND PART OF HONEY LOCUST COURT).

PLAN OF SUBDIVISION OF  
LOT 2 AND BLOCK II,  
REGISTERED PLAN 65M-2397 AND  
BLOCK Q, REGISTERED PLAN M-1732  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:1000

SCHAEFFER DZALDOV BENNETT LTD.

NOTES

- SHORT STANDARD IRON BAR PLANTED
- IRON BAR PLANTED
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- SCHAEFFER DZALDOV BENNETT LTD.
- A. KIKAS, O.L.S.
- CLARE & WILKINSON SURVEYING LTD. O.L.S.
- ROUND IRON AND SONS O.L.S.
- POINT OF REVERSE CURVE
- POINT OF COMPOUND CURVE
- REGISTERED PLAN 65M-2397
- REGISTERED PLAN M-1732
- POST AND WIRE FENCE
- MEASURED
- SET

0.30 RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM THE 6 UTM COORDINATE SYSTEM AND 63, ZONE 17, CENTRAL MERIDIAN BY WEST VALUES AS FOLLOWS:

HCM 105980132 NORTHING 4857608.667, EASTING 622476.869

HCM 105980136 NORTHING 4859893.254, EASTING 622565.053

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES.

TOTAL AREA OF SUBDIVISION = 4.6703 ha.

OWNERS CERTIFICATE

PINS 03342-0217 AND 03342-0248

THIS IS TO CERTIFY THAT:

1. LOT 1 AND 2, PART OF LOT 3, LYING WITHIN THE LIMITS OF LOT 2, REGISTERED PLAN 65M-2397

REGISTERED PLAN 65M-2397 HAVE BEEN LAND SET IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF VAUGHAN AS A PUBLIC HIGHWAY.

DATED THE 17<sup>th</sup> DAY OF JANUARY 2011.

ANDREAS CONSTANTINE TZEDELICOS

OWNERS CERTIFICATE

PIN 03342-0062

THIS IS TO CERTIFY THAT:

1. PART OF LOT 3, LYING WITHIN THE LIMITS OF BLOCK Q, REGISTERED PLAN M-1732

AND LOTS 4, 5, 6 AND 7 AND BLOCKS 8, 9, 10 AND 11, LYING WITHIN THE LIMITS OF BLOCK Q, REGISTERED PLAN M-1732, HAVE BEEN LAND SET IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF VAUGHAN AS A PUBLIC HIGHWAY.

DATED THE 17<sup>th</sup> DAY OF JANUARY 2011.

ANDREAS CONSTANTINE TZEDELICOS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 23<sup>rd</sup> DAY OF MARCH, 2009.

DATE: NOVEMBER 19, 2010

DAN DZALDOV  
Ontario Land Surveyor

SCHAEFFER DZALDOV BENNETT LTD.  
ONARIO LAND SURVEYORS  
64 JARDIN DRIVE  
CONCORD, ONTARIO L4K 3P3  
TEL: (416) 987-0101  
FAX: (416) 987-0102  
CHECKED RAP SCALE 1:1000 JOB NO. 08-232-00C

**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

**None**



Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area
- TRCA – Approval with conditions.

## 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:

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)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Providence, Lenore

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**Subject:** FW: A039/21 - REQUEST FOR COMMENTS - 8 Honey Locust Ct Maple ON (Full Circulation)

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

**Sent:** April-07-21 3:25 PM

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

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

**Subject:** [External] RE: A039/21 - REQUEST FOR COMMENTS - 8 Honey Locust Ct Maple ON (Full Circulation)

Good afternoon Lenore,

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

Regards,

*Gabrielle*

**Gabrielle Hurst MCIP RPP** | Community Planning and Development Services | The Regional Municipality of York | 1-877  
464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

## Providence, Lenore

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**Subject:** FW: A039/21 - REQUEST FOR COMMENTS - 8 Honey Locust Ct Maple ON (Full Circulation)

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**From:** Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

**Sent:** March-31-21 4:33 PM

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

**Cc:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

**Subject:** [External] RE: A039/21 - REQUEST FOR COMMENTS - 8 Honey Locust Ct Maple ON (Full Circulation)

Good afternoon,

The property at 8 Honey Locust Ct is not within the MTO permit control area and MTO has **no comments**.

**Colin Mulrenin | Corridor Management Officer | York**

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

[Colin.Mulrenin@ontario.ca](mailto:Colin.Mulrenin@ontario.ca)

April 14, 2021

CFN 64195.13  
Ex Ref CFN 56994.05, 64687

**SENT BY E-MAIL: Christine.Vigneault@vaughan.ca**

Ms. Christine Vigneault, Secretary Treasurer  
Committee of Adjustment - City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Re: Minor Variance Application A039.21  
PLAN 65M4244 Lot 7, 8 Honey Locust Court  
City of Vaughan, Region of York  
Owner: Cybersoft Corporation (Agent: iNova design Inc. c/o Frank Falcone)**

This letter acknowledges receipt of the above noted application, received by the Toronto and Region Conservation Authority (TRCA) on March 30, 2021. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

**Background**

It is our understanding that the purpose of the noted variance is to facilitate the construction of a proposed two-storey dwelling and the installation of a pool. More specifically,

1. To permit a Maximum lot coverage of 15.3%.
2. To permit a minimum Front Yard setback of 13 metres to an Accessory Structure (Porte Cochere).
3. To permit an Accessory Structure (Porte Cochere) in the front yard.
4. To permit a Maximum Building Height of 3.82 metres to the nearest part of the roof of an Accessory Structure.
5. To permit a Maximum Building Height of 4.72 metres to the top of the roof of an Accessory Structure.
6. To permit a Dwelling or structure to be erected outside of the permitted Building Envelope on Schedule E-1241.

**Applicable TRCA Policies and Regulations**

**Ontario Regulation 166/06**

The subject property is located entirely within TRCA's Regulated Area of the Humber River Watershed since the property is located on a plateau within the larger valley corridor associated with a tributary of the East Don River. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area. Additionally, a permit is also required for the proposed parking area on the eastern portion of the site as it falls within TRCA's Regulated Area.

**Living City Policies (LCP)**

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that



development not be permitted within the Natural System and that it be conveyed into public ownership for its long-term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents, and guidelines.

### **Oak Ridges Moraine (ORM)**

The subject property is located on the Oak Ridges Moraine (ORM), within the Countryside and Natural Core Area land use designation of the Oak Ridges Moraine Conservation Plan (ORMCP). The ORMCP identifies Minimum Areas of Influence (120 meters) to be applied to Key Natural Heritage Features (KNHF) and Hydrologically Sensitive Features (KHSF) on or in close proximity to the subject property. Furthermore, a Minimum Vegetation Protection Zone (MVPZ), typically 30 meters, is applied as a buffer around these features.

The TRCA has an interest in conserving, protecting, and enhancing the natural features of the Oak Ridges Moraine (ORM) and provides technical advice on applications that are located on the ORM. However, given that the City of Vaughan is the designated approval authority under the Oak Ridges Moraine Conservation Act (2001), the City of Vaughan has the responsibility to ensure that the proposal conforms to the provisions of the ORMCP.

### **Application-Specific Comments**

TRCA staff have been involved in reviewing the proposed development through a concept development application (CFN 56994.05). As part of the concept development application, TRCA staff staked the limit of the woodland on the southwest of the property and reviewed the Environmental Impact Assessment. TRCA staff are satisfied that the proposed 10-metre buffer to the woodland is appropriate.

TRCA staff are currently involved with the review of the proposed development through a permit application (0315/21/VAUG). Although TRCA has no objection to the currently requested variances, staff are currently working with the applicant to review the outstanding technical aspects related to the landscape/ planting plan and erosion and sediment control plan.

### **Fees**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$580.00 (Variance- Residential - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

### **Recommendation**

Based on the above, TRCA staff have no objection to the approval of Minor Variance Application A064.21, subject to the following conditions:

- 1. The applicant obtains a permit pursuant to Ontario Regulation 166/06 to authorize the proposed development.**
- 2. The applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.**

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)

Sincerely,

A handwritten signature in blue ink, appearing to read 'Hamedeh Razavi'.

Hamedeh Razavi  
Planner I, Development Planning and Permits

HR/mh

C: Frank Falcone (frank@inovadesign.ca)