

ITEM: 6.9	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A083/25
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Report Date: August 15, 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Forestry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	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

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
Agent	Allison Cheng		08/13/2025	Revised Presentation

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 A083/25

CITY WARD #:	3
APPLICANT:	Abha Gupta & Rakesh Gupta
AGENT:	Aspire Architects Inc.
PROPERTY:	62 Bunting Drive, Woodbridge
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 for reduced parking requirements regarding an additional residential unit, allowing only two spaces instead of the required three. Relief is also being sought to permit an existing shed and pergola in the rear yard with reduced setbacks from the rear and interior side lot lines. Additional relief is requested to allow the eaves and gutters of these structures to encroach closer to the lot lines than currently permitted.

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

The subject lands are zoned R4A(EN) – Forth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.690 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 3 parking spaces are required (2 for the existing semi-detached dwelling and 1 for the additional residential unit) [Table 6-2]	To permit a minimum of 2.0 parking spaces .
2	A residential accessory structure with a height less than 2.8 metres shall not be located closer than 0.6 metres to the rear lot line. [Section 4.1.2 b.]	To permit a residential accessory structure (shed) with a height less than 2.8 metres to be located a minimum of 0.38 metres from the rear lot line.
3	A residential accessory structure with a height less than 2.8 metres shall not be located closer than 0.6 metres to the rear lot line. [Section 4.1.2 b.]	To permit a residential accessory structure (Pergola) with a height less than 2.8 metres to be located a minimum of 0.27 metres from the rear lot line.
4	A minimum interior side yard of 1.2 metres is permitted. [Section 4.1.2 a.]	To permit a minimum interior side yard of 0.32 metres for a residential accessory structure (shed).
5	A minimum interior side yard of 1.2 metres is permitted. [Section 4.1.2 a.]	To permit a minimum interior side yard of 0.15 metres for an accessory residential structure (pergola).
6	A minimum distance of 0.6 metre shall be required from any permitted encroachment to the nearest lot line. [Section 4.13 3.]	To permit eaves or gutters of an accessory residential structure (shed) to be located a minimum of 0.36 metres from the rear lot line.
7	A minimum distance of 0.6 metre shall be required from any permitted encroachment to the nearest lot line. [Section 4.13 3.]	To permit eaves or gutters of an accessory residential structure (shed) to be located a minimum of 0.25 metres from the interior side lot line.
8	A minimum distance of 0.6 metre shall be required from any permitted encroachment to the nearest lot line.	To permit eaves or gutters of an accessory residential structure (pergola) to be located a

#	Zoning By-law 001-2021	Variance requested
	[Section 4.13 3.]	minimum of 0.10 metres from the interior side lot line.
9	A minimum distance of 0.6 metre shall be required from any permitted encroachment to the nearest lot line. [Section 4.13 3.]	To permit eaves or gutters of an accessory residential structure (pergola) to be located a minimum of 0.12 metres from the rear lot line.

HEARING INFORMATION
DATE OF MEETING: Thursday, August 21, 2025 TIME: 6:00 p.m. MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2 nd Floor), 2141 Major Mackenzie Drive LIVE STREAM LINK: Vaughan.ca/LiveCouncil
PUBLIC PARTICIPATION
If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the Request to Speak Form and submit to cofa@vaughan.ca If you would like to submit written comments, please quote file number above and submit by mail or email to: Email: cofa@vaughan.ca Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1 To speak electronically, pre-registration is required by completing the Request to Speak Form on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting. THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee. Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following: That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature. Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT	
Date Public Notice Mailed:	August 7, 2025
Date Applicant Confirmed Posting of Sign:	August 11, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Not enough Room for Extra Parking Space, Existing Structures for Setbacks of Outdoor Sheds.
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 (ZONING)		
Building Standards Recommended Conditions of Approval:		None

DEVELOPMENT PLANNING		
**See Schedule B for Development Planning Comments.		
Development Planning Recommended Conditions of Approval:		None

DEVELOPMENT ENGINEERING		
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation		
No comments received to date.		
Development Engineering Recommended Conditions of Approval:		None

PARKS, FORESTRY & HORTICULTURE (PFH)		
Recommended condition of approval		
PFH Recommended Conditions of Approval:		The Applicant/owner shall obtain a “Private Property Tree 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 received to date.		
BCLPS Recommended Conditions of Approval:		None

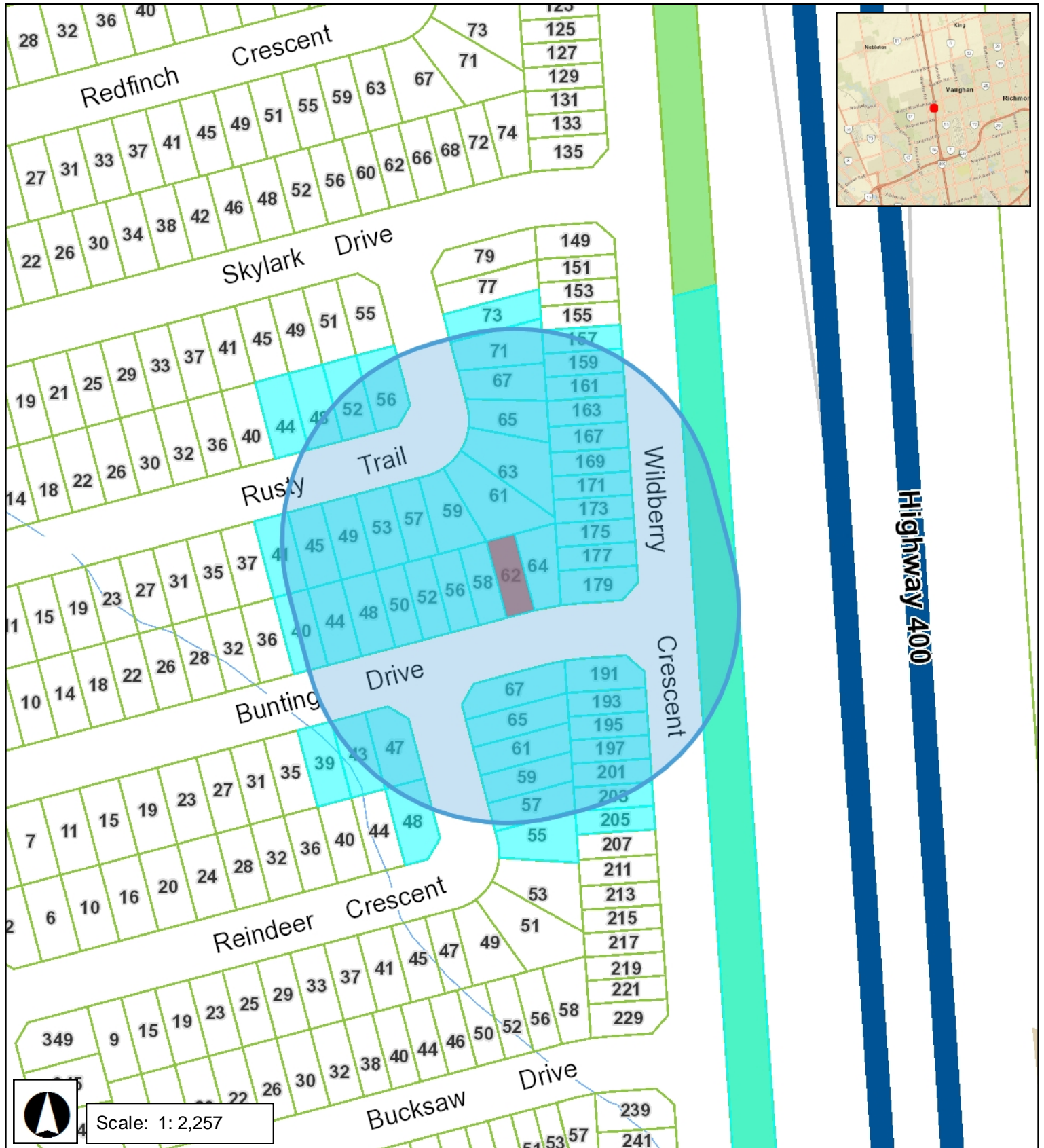
BUILDING INSPECTION (SEPTIC)		
No comments received to date.		
Building Inspection Recommended Conditions of Approval:		None

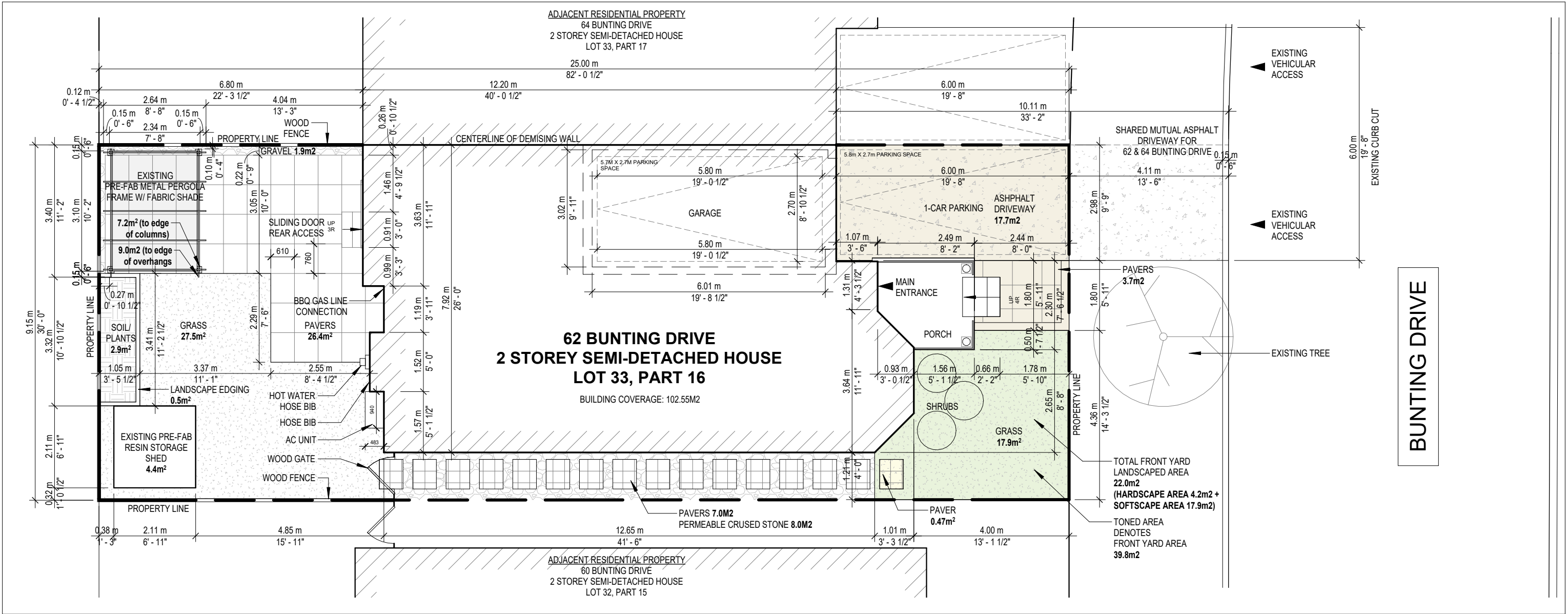
FIRE DEPARTMENT		
No comments received to date.		
Fire Department Recommended Conditions of Approval:		None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY		
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:		
#	DEPARTMENT / AGENCY	CONDITION
1	Development Engineering jonal.hall@vaughan.ca	TBD
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	The Applicant/owner shall obtain a “Private Property Tree 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>		

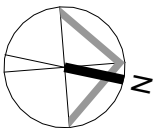
IMPORTANT INFORMATION
<p>CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>
<p>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.</p>

SCHEDULE A: DRAWINGS & PLANS





1 EXISTING SITE PLAN
A1.0 SCALE: 1 : 100



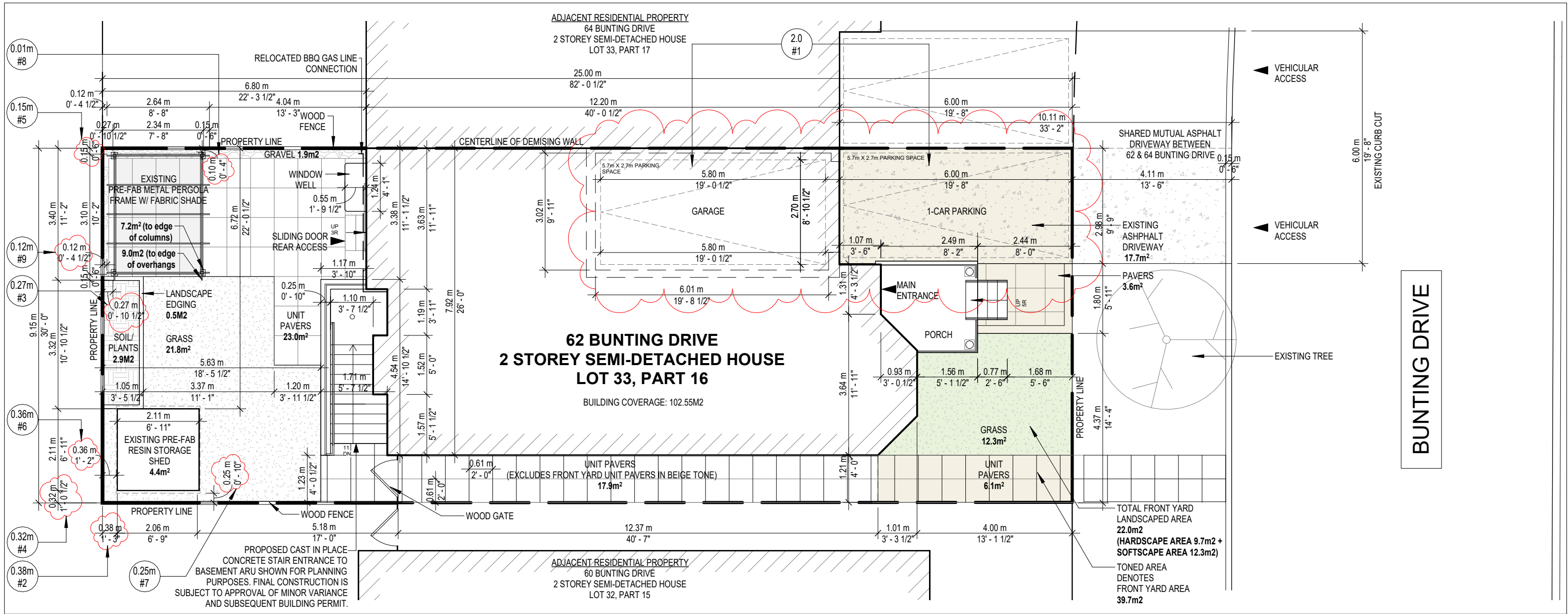
DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED AND DATED.

SCALE:	1 : 100
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ



1 PROPOSED SITE PLAN
A1.1 SCALE: 1 : 100

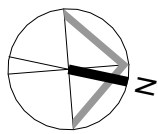


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PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:

PROPOSED SITE PLAN



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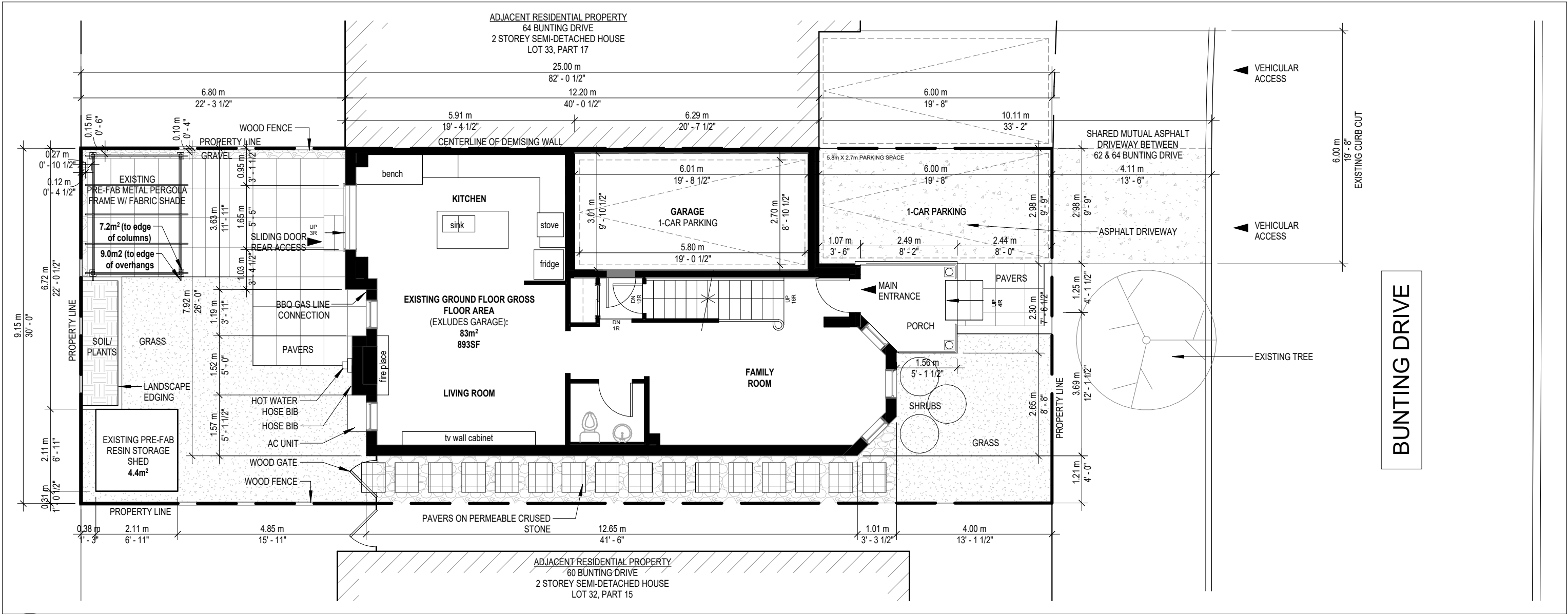
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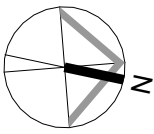
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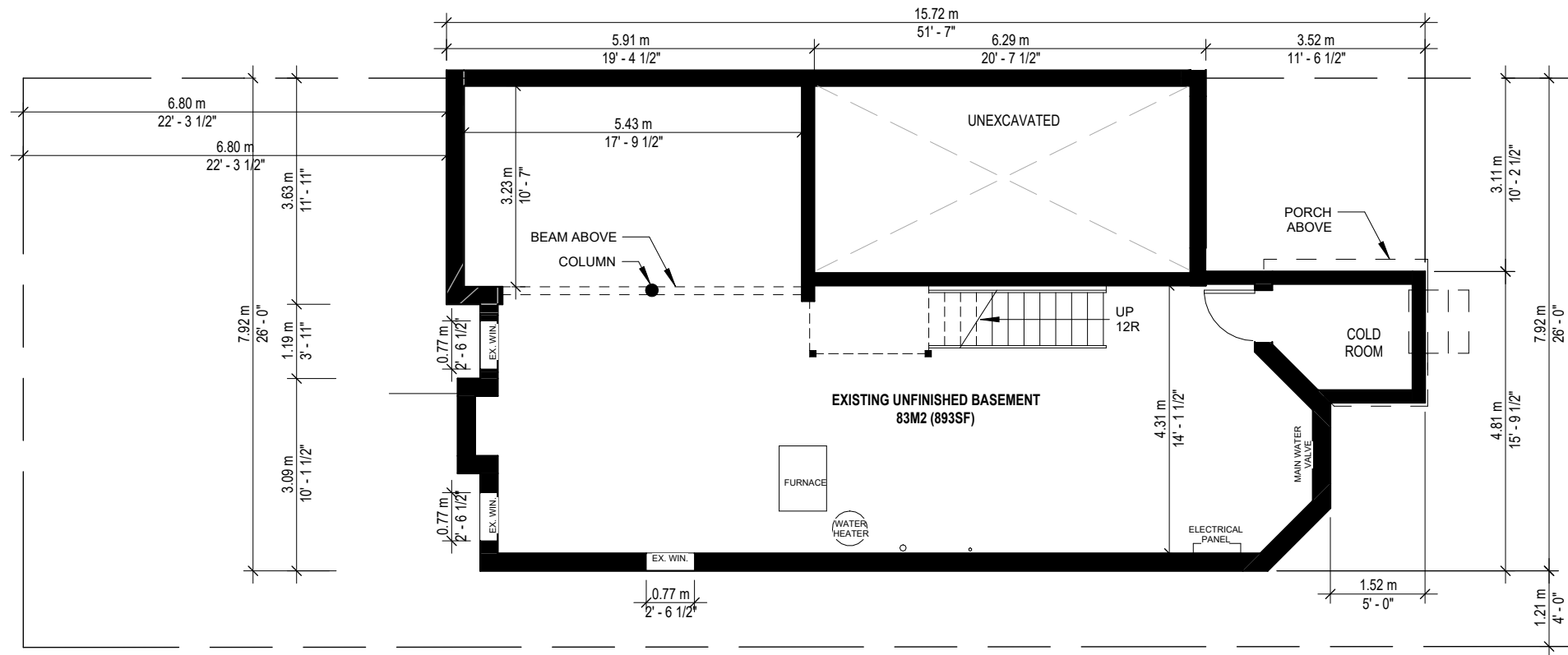
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A1.2

EXISTING GROUND FLOOR PLAN

SCALE: 1 : 100



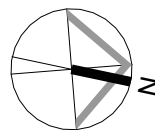
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1
A1.3

EXISTING BASEMENT FLOOR PLAN

SCALE: 1 : 100



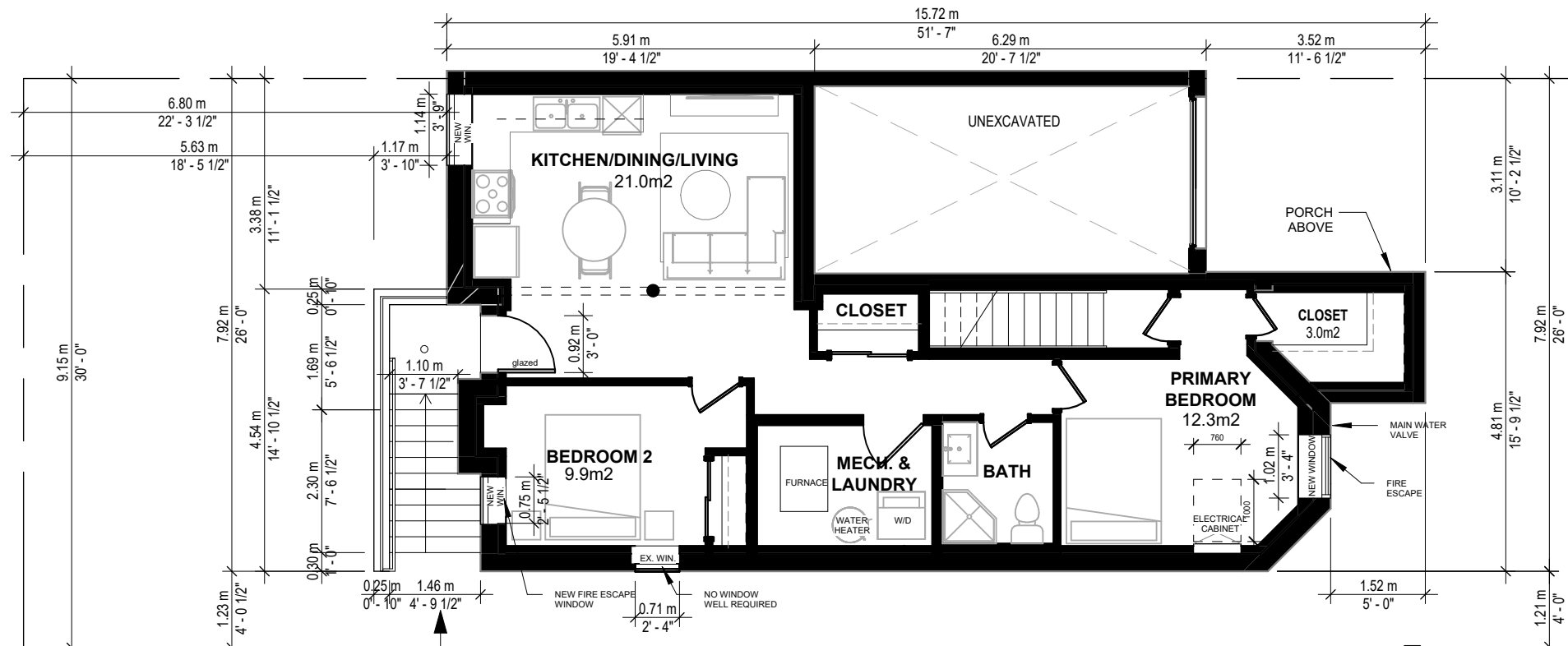
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DRAWN:	AC
CHECKED:	LGJ



PROPOSED BASEMENT UNIT GROSS FLOOR AREA 83M2 (893SF)

*PROPOSED EXTERIOR BASEMENT STAIR & DOOR
ENTRANCE SHOWN FOR PLANNING PURPOSES.
FINAL CONSTRUCTION IS SUBJECT TO
APPROVAL OF MINOR VARIANCE AND
SUBSEQUENT BUILDING PERMIT FOR
ADDITIONAL RESIDENTIAL UNIT

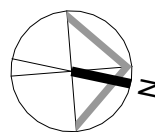


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PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:

PROPOSED BASEMENT FLOOR PLAN



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2025/06/25	02	CofA Submission

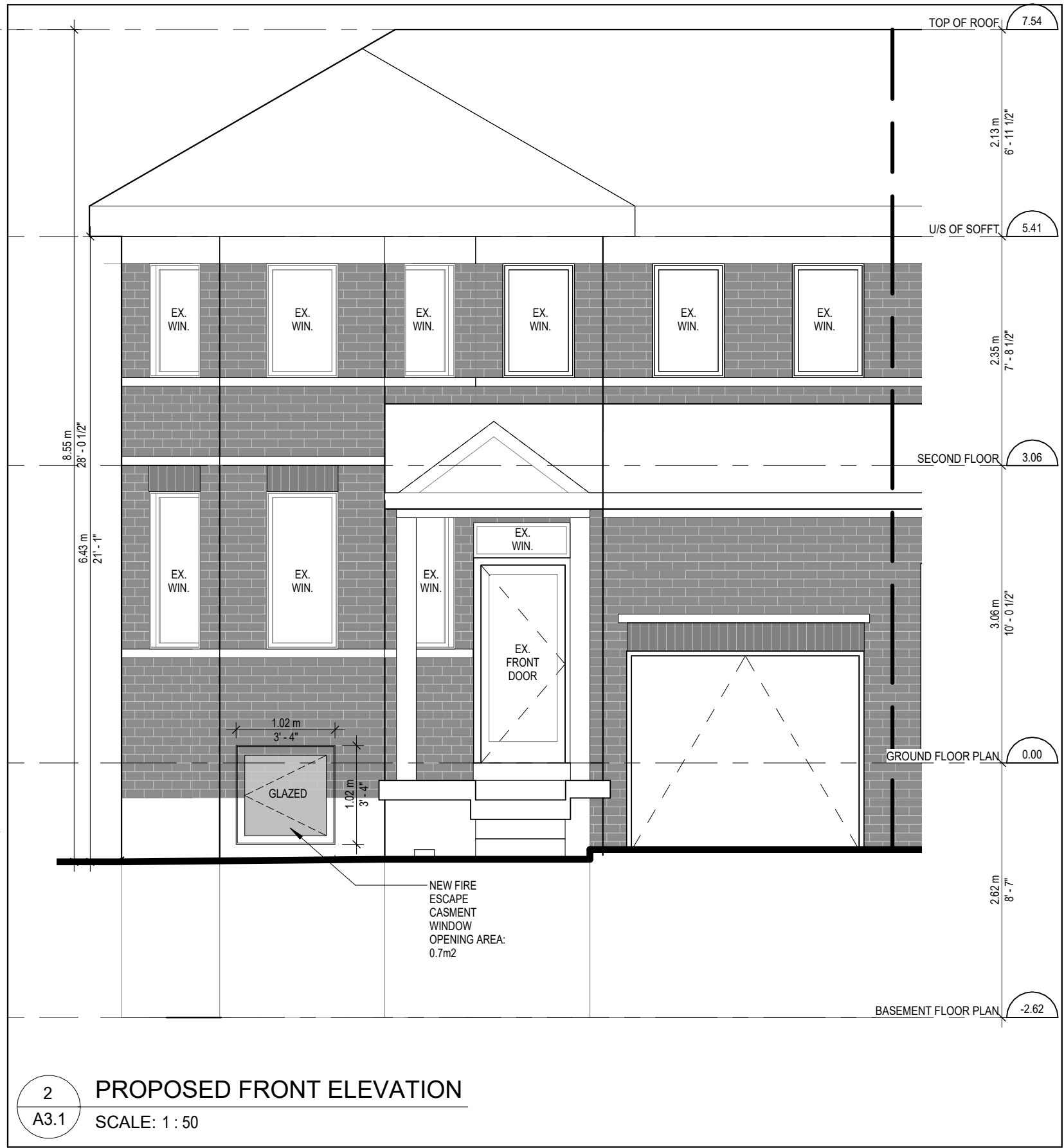
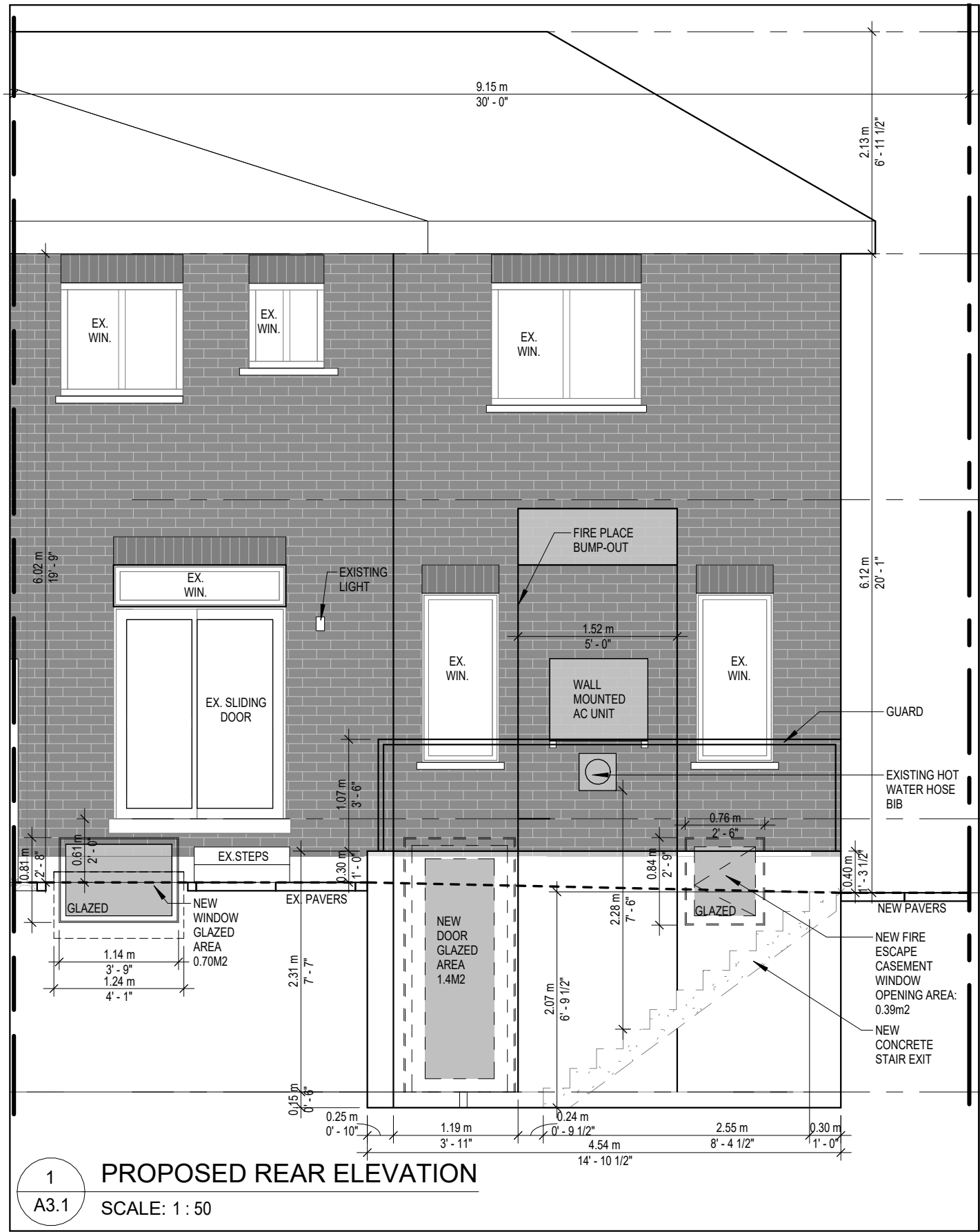
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A2.0



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PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:
PROPOSED ELEVATIONS

DATE	NO.	ISSUE
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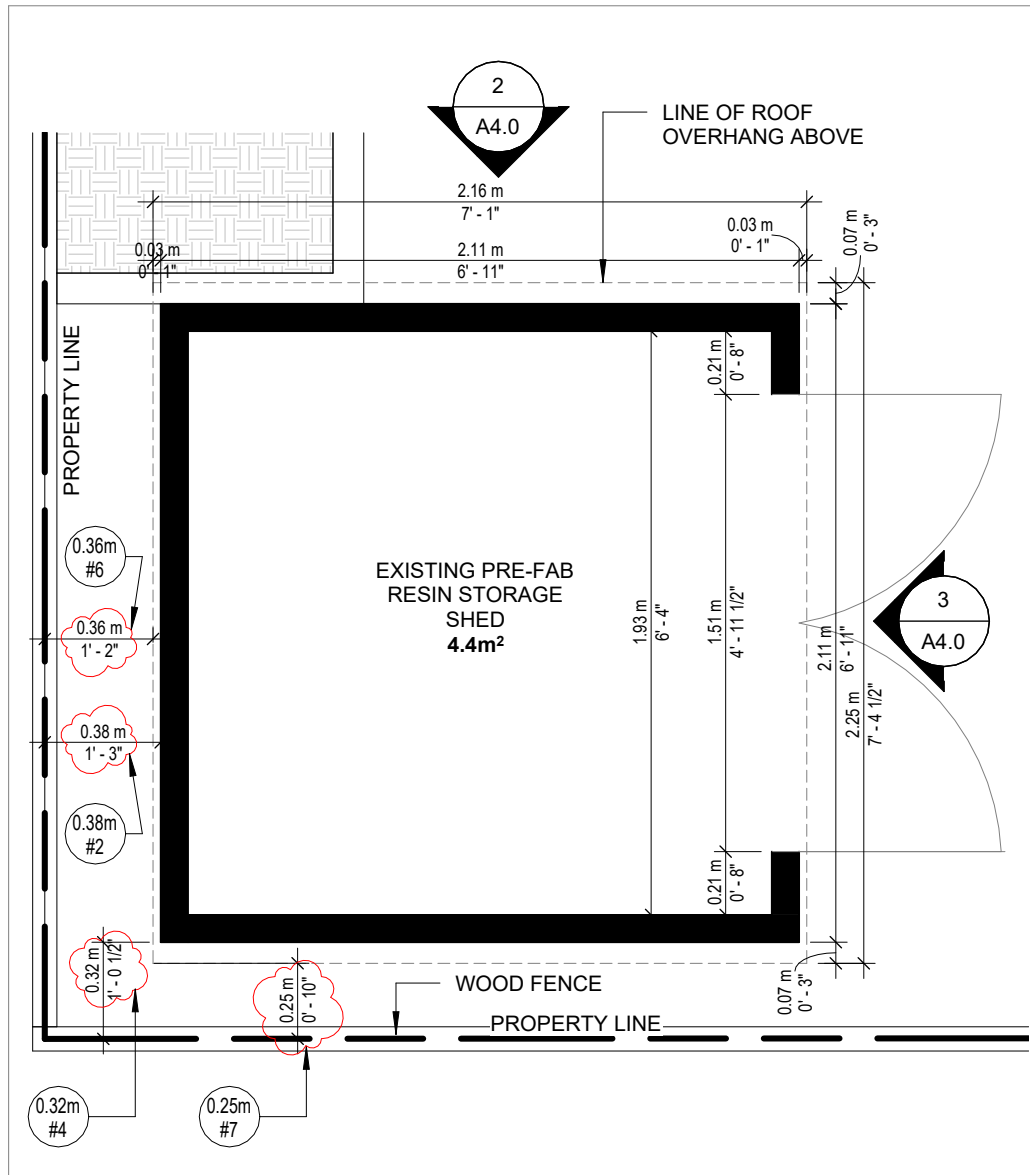
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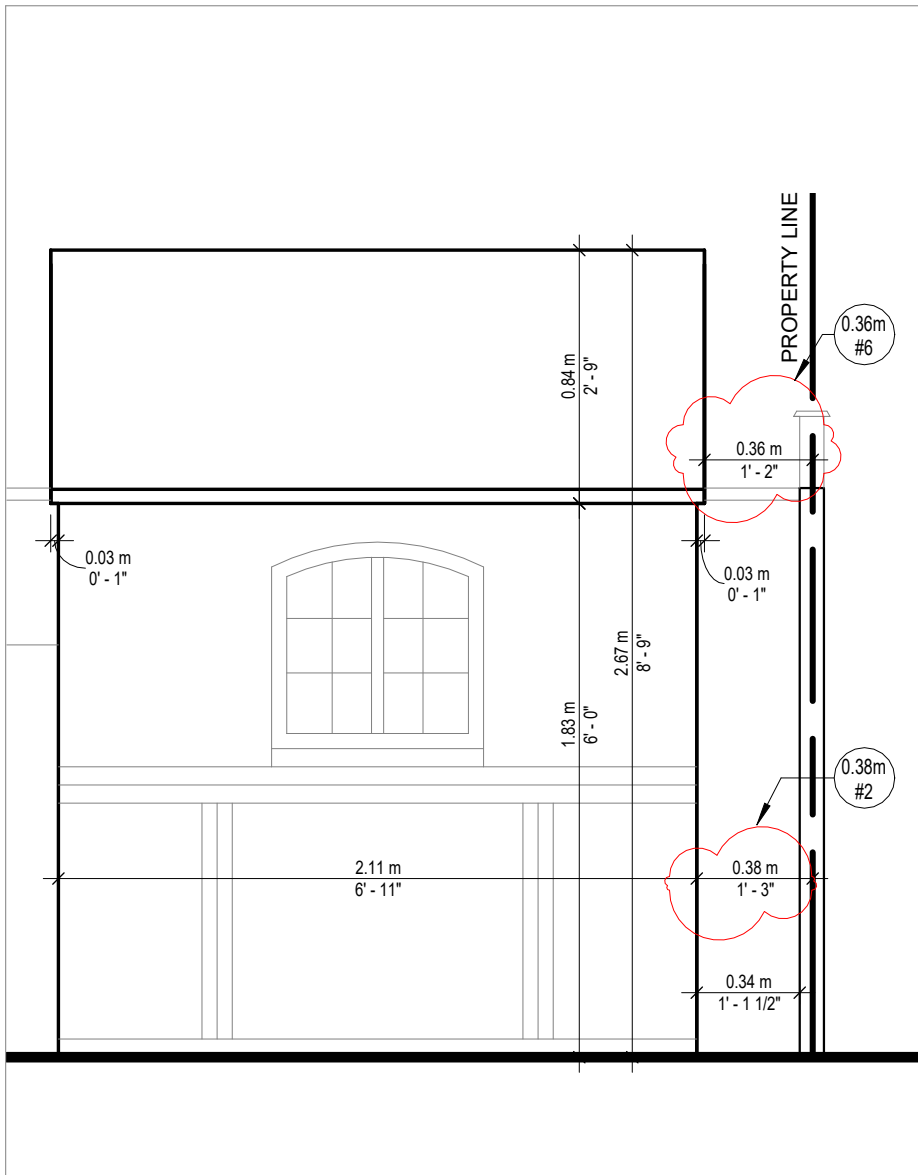
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SCALE:	1 : 50
PROJECT NO:	25111
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CHECKED:	LGJ

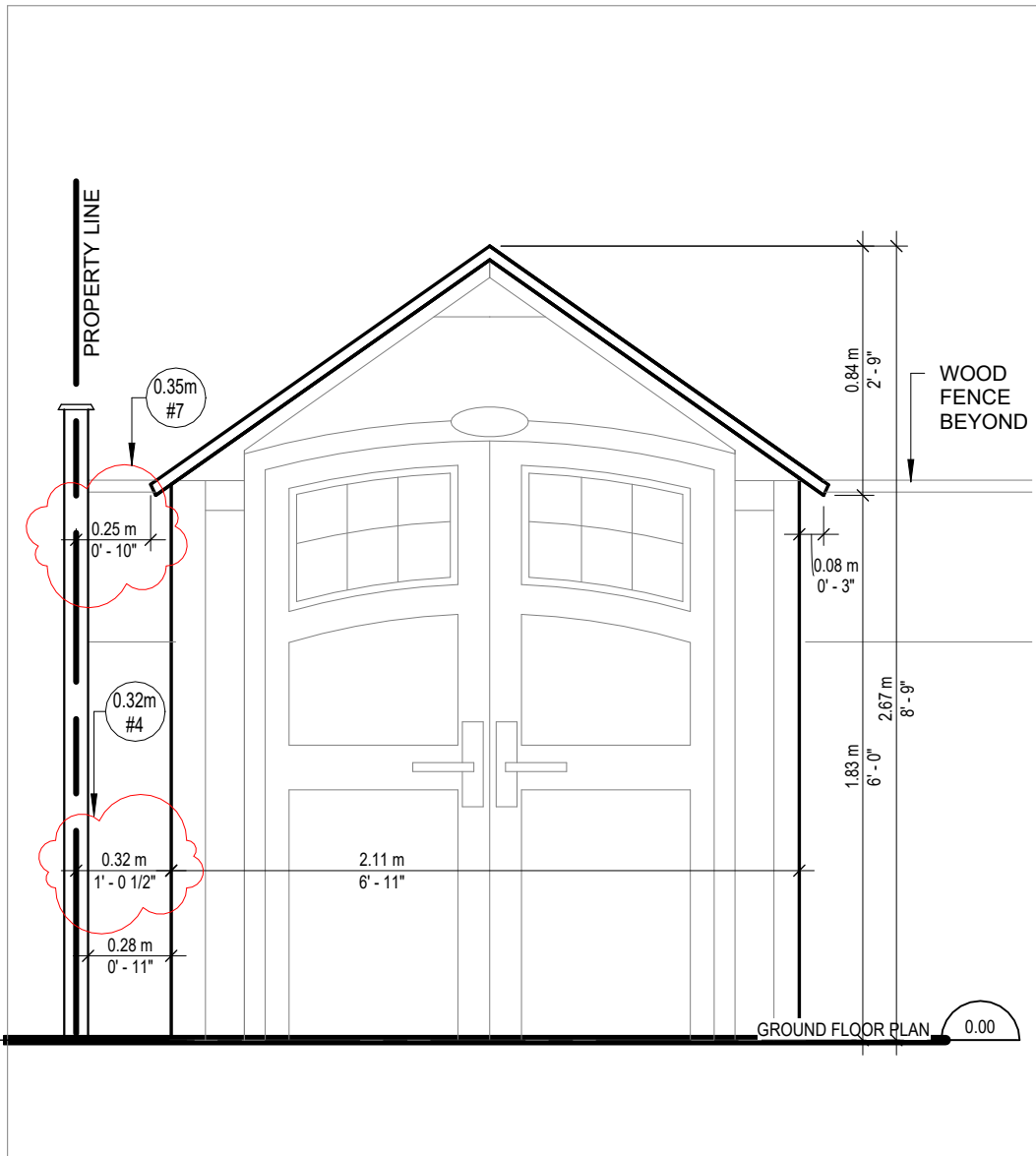
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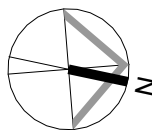
1 EXISTING SHED PLAN
A4.0 SCALE: 1 : 25



2 EXISTING SHED SIDE ELEVATION
A4.0 SCALE: 1 : 25



3 EXISTING SHED FRONT ELEVATION
A4.0 SCALE: 1 : 25



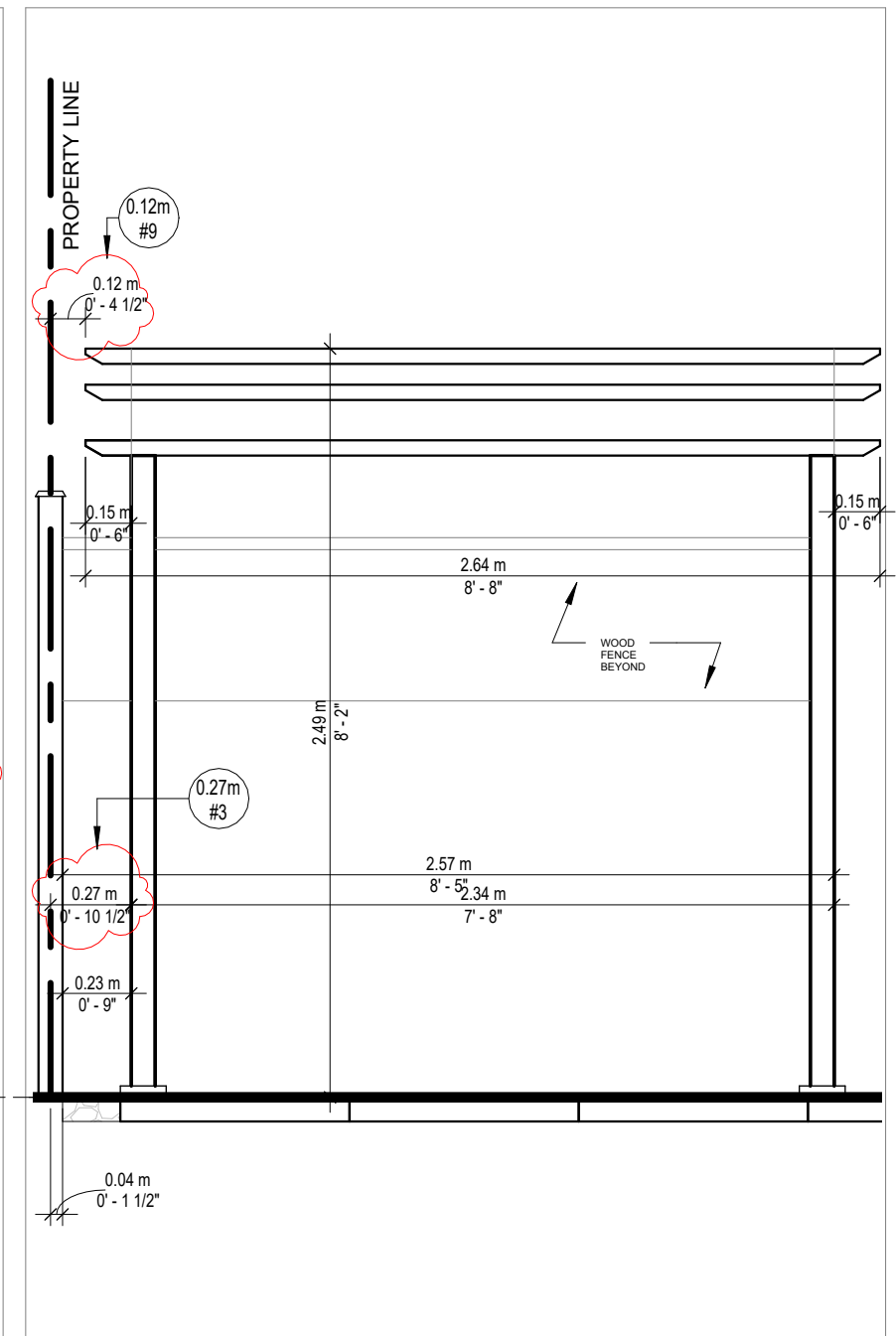
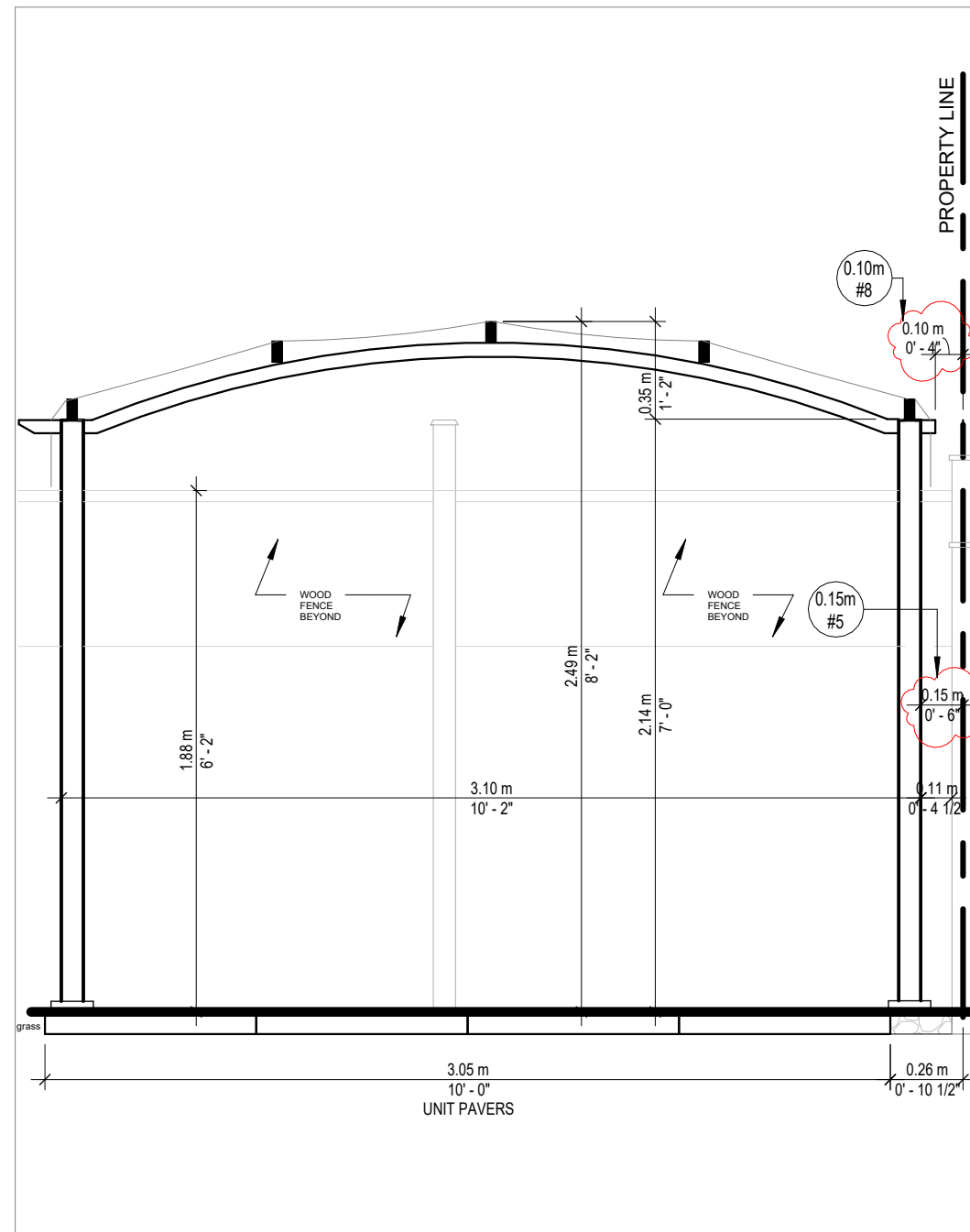
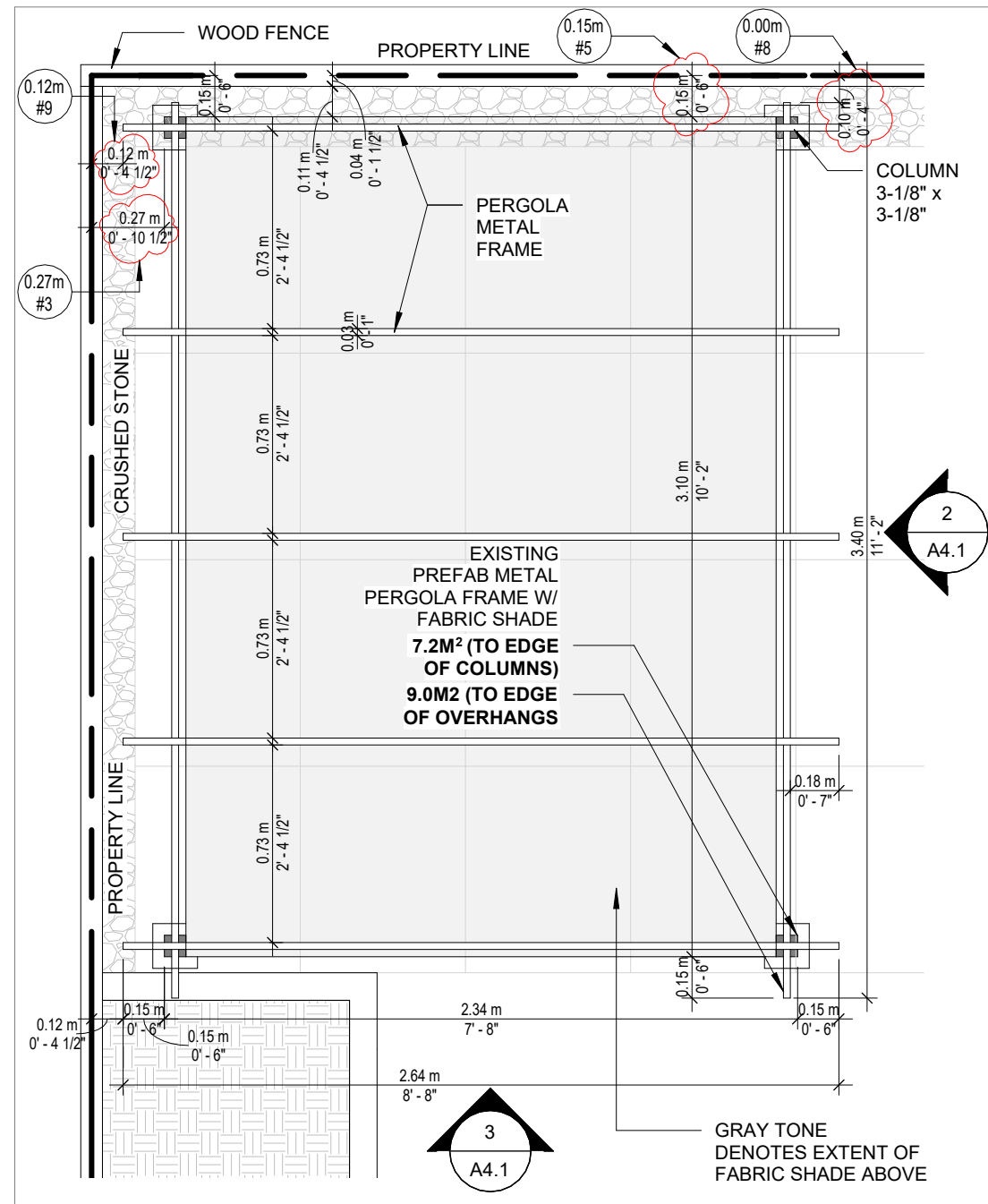
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PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:

EXISTING PERGOLA PLAN & ELEVATIONS

DATE	NO.	ISSUE
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CHECKED:	LGJ

A4.1

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

Internal Departments *Comments Received	Conditions Required		Nature of Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions

Date: July 9th 2025

Attention: **Christian Tinney**

RE: Request for Comments

File No.:

Related Files: **A083-25**

Applicant: Aspire Architects Inc.

Location 62 Bunting Drive

COMMENTS:

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

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

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

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

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

References:

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

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

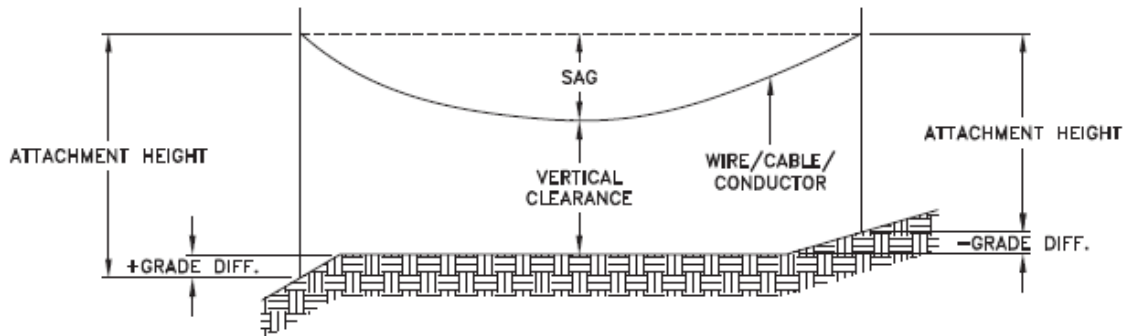
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

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 <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 + GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

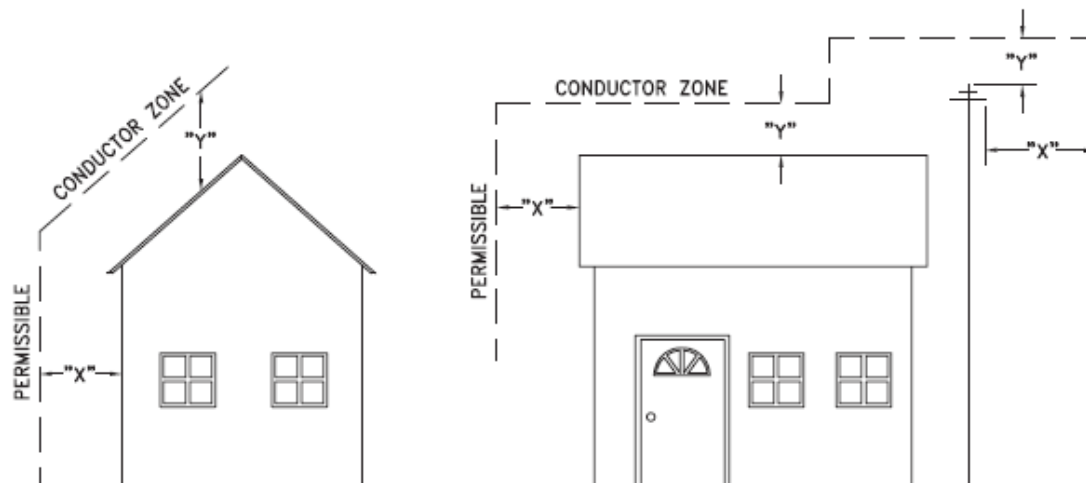
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



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

NOTES

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

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: Catherine Saluri, Building Standards Department

Date: August 6, 2025

Applicant: Aspire Architects Inc.

Location: 62 Bunting Drive
PLAN 65R22529 Part 16
PLAN 65M3363 Lot 33L

File No.(s): A083/25

Zoning Classification:

The subject lands are zoned R4A(EN) – Forth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.690 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 3 parking spaces are required (2 for the existing semi-detached dwelling and 1 for the additional residential unit) [Table 6-2]	To permit a minimum of 2.0 parking spaces .
2	A residential accessory structure with a height less than 2.8 metres shall not be located closer than 0.6 metres to the rear lot line. [Section 4.1.2 b.]	To permit a residential accessory structure (shed) with a height less than 2.8 metres to be located a minimum of 0.38 metres from the rear lot line.
3	A residential accessory structure with a height less than 2.8 metres shall not be located closer than 0.6 metres to the rear lot line. [Section 4.1.2 b.]	To permit a residential accessory structure (Pergola) with a height less than 2.8 metres to be located a minimum of 0.27 metres from the rear lot line.
4	A minimum interior side yard of 1.2 metres is permitted. [Section 4.1.2 a.]	To permit a minimum interior side yard of 0.32 metres for a residential accessory structure (shed).
5	A minimum interior side yard of 1.2 metres is permitted. [Section 4.1.2 a.]	To permit a minimum interior side yard of 0.15 metres for an accessory residential structure (pergola).
6	A minimum distance of 0.6 metre shall be required from any permitted encroachment to the nearest lot line. [Section 4.13 3.]	To permit eaves or gutters of an accessory residential structure (shed) to be located a minimum of 0.36 metres from the rear lot line.
7	A minimum distance of 0.6 metre shall be required from any permitted encroachment to the nearest lot line. [Section 4.13 3.]	To permit eaves or gutters of an accessory residential structure (shed) to be located a minimum of 0.25 metres from the interior side lot line.
8	A minimum distance of 0.6 metre shall be required from any permitted encroachment to the nearest lot line. [Section 4.13 3.]	To permit eaves or gutters of an accessory residential structure (pergola) to be located a minimum of 0.10 metres from the interior side lot line.
9	A minimum distance of 0.6 metre shall be required from any permitted encroachment to the nearest lot line. [Section 4.13 3.]	To permit eaves or gutters of an accessory residential structure (pergola) to be located a minimum of 0.12 metres from the rear lot line.

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.

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.

From: [Zahir, Amjad \(MTO\)](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A083/25 - 62 BUNTING DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, July 9, 2025 7:59:42 AM
Attachments: [image001.png](#)

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Hello

The Ministry of Transportation (MTO) has no comments or concerns regarding the proposed development located at 62 BUNTING DRIVE, as the subject property is located outside of the MTO's permit control area.

Should you require any further clarification, please do not hesitate to contact us.

Amjad Zahir | Corridor Management Planner (East)

Highway Corridor Management Section | Central Operations | Ministry of Transportation
Telephone: 437-925-8232 | Email: amjad.zahir@ontario.ca



To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: August 13, 2025

Name of Owners: Rakesh Gupta, Abha Gupta

Location: 62 Bunting Drive

File No.(s): A083/25

Proposed Variance(s):

1. To permit a minimum of **2** parking spaces.
2. To permit a residential accessory structure (shed) with a height less than 2.8 m to be located a minimum of **0.38 m** from the rear lot line.
3. To permit a residential accessory structure (pergola) with a height less than 2.8 m to be located a minimum of **0.27 m** from the rear lot line.
4. To permit a minimum interior side yard of **0.32 m** for a residential accessory structure (shed).
5. To permit a minimum interior side yard of **0.15 m** for an accessory residential structure (pergola).
6. To permit eaves or gutters of an accessory residential structure (shed) to be located a minimum of **0.36 m** from the rear lot line.
7. To permit eaves or gutters of an accessory residential structure (shed) to be located a minimum of **0.25 m** from the interior side lot line.
8. To permit eaves or gutters of an accessory residential structure (pergola) to be located a minimum of **0.10 m** from the interior side lot line.
9. To permit eaves or gutters of an accessory residential structure (pergola) to be located a minimum of **0.12 m** from the rear lot line.

By-Law 001-2021 Requirement(s):

1. A minimum of **3** parking spaces are required (2 for the existing semi-detached dwelling and 1 for the additional residential unit).
2. A residential accessory structure with a height less than 2.8 m shall not be located closer than **0.6 m** to the rear lot line.
3. A residential accessory structure with a height less than 2.8 m shall not be located closer than **0.6 m** to the rear lot line.
4. A minimum interior side yard of **1.2 m** is permitted.
5. A minimum interior side yard of **1.2 m** is permitted.
6. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.
7. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.
8. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.
9. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.

Official Plan:

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

Comments:

The Owners are seeking relief to permit a secondary suite in the existing semi-detached dwelling as well as to permit two accessory structures in the rear yard with the above-noted variances.

The Development and Parks Planning Department has no objections to Variances 2, 4, 6, and 7 to permit an existing shed in the northwestern corner of the rear yard. The shed is setback 0.38 m from the rear lot line and 0.32 m from the western interior side lot line. The eaves of the shed are setback 0.36 m from the rear lot line and 0.25 m from the western interior lot line. The shed has a floor area of 4.4 m² and a height of 2.67 m. The massing of the shed is minimal and can be screened by an existing wooden privacy fence along the rear and western side lot lines. The setback of the shed and eaves provide sufficient

space for maintenance. The existing shed is not anticipated to incur negative impacts on adjacent neighbours.

The Development and Parks Planning Department has no objections to Variances 3, 5, 8, and 9 to permit an existing pergola in the northeastern corner of the rear yard. The pergola is setback 0.27 m from the rear lot line and 0.15 m from the eastern interior side lot line. The pergola's roof consists of thin crisscrossing metal slats, and is setback 0.12 m from the rear lot line and 0.1 m from the eastern side lot line. The pergola has a compliant height, modest mass, and is not visually imposing on adjacent properties. The reduced setbacks are not anticipated to impede access and maintenance as the pergola is unwallled on all sides and is supported by thin metal columns.

The Development and Parks Planning Department has no objections to Variance 1 to reduce the minimum required parking from 3 to 2. The property is served by one parking space within an integrated garage and a single-width driveway that is 10.11 m in length, of which 6 m is located within the property and 4.11 m is located within the City-owned boulevard. Parking By-law 064-2019 permits private motor vehicles to park on the portion of the driveway within the City-owned boulevard as long as the motor vehicle does not encroach onto a sidewalk or a municipal highway. Bunting Drive does not contain sidewalks within the right-of-way, therefore the entire length of the 10.11 m driveway can be used for vehicular parking.

The Development and Parks Planning Department is satisfied that the 10.11 m long driveway can accommodate two average-sized motor vehicles. Should motor vehicles parked in the driveway encroach beyond the curb and into the municipal highway, enforcement mechanisms are provided in Parking By-law 064-2019 to investigate, penalize, and deter such infractions. The property functionally provides three feasible parking spaces, and the proposed minimum parking reduction is thus minor in nature.

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.

None

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Harry Zhao, Planner

Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A083/25 - 62 BUNTING DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, July 16, 2025 8:41:04 AM

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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: [5 Shoreham Drive, Toronto, ON, M3N 1S4](#) | trca.ca



From: [Hurst, Gabrielle](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A083/25 - 62 BUNTING DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, July 9, 2025 11:51:49 AM

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Good morning,

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

Regards,

Gabrielle Hurst MCIP, RPP

Associate Planner, Development Planning, Economic and Development Services Branch
Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 8V3

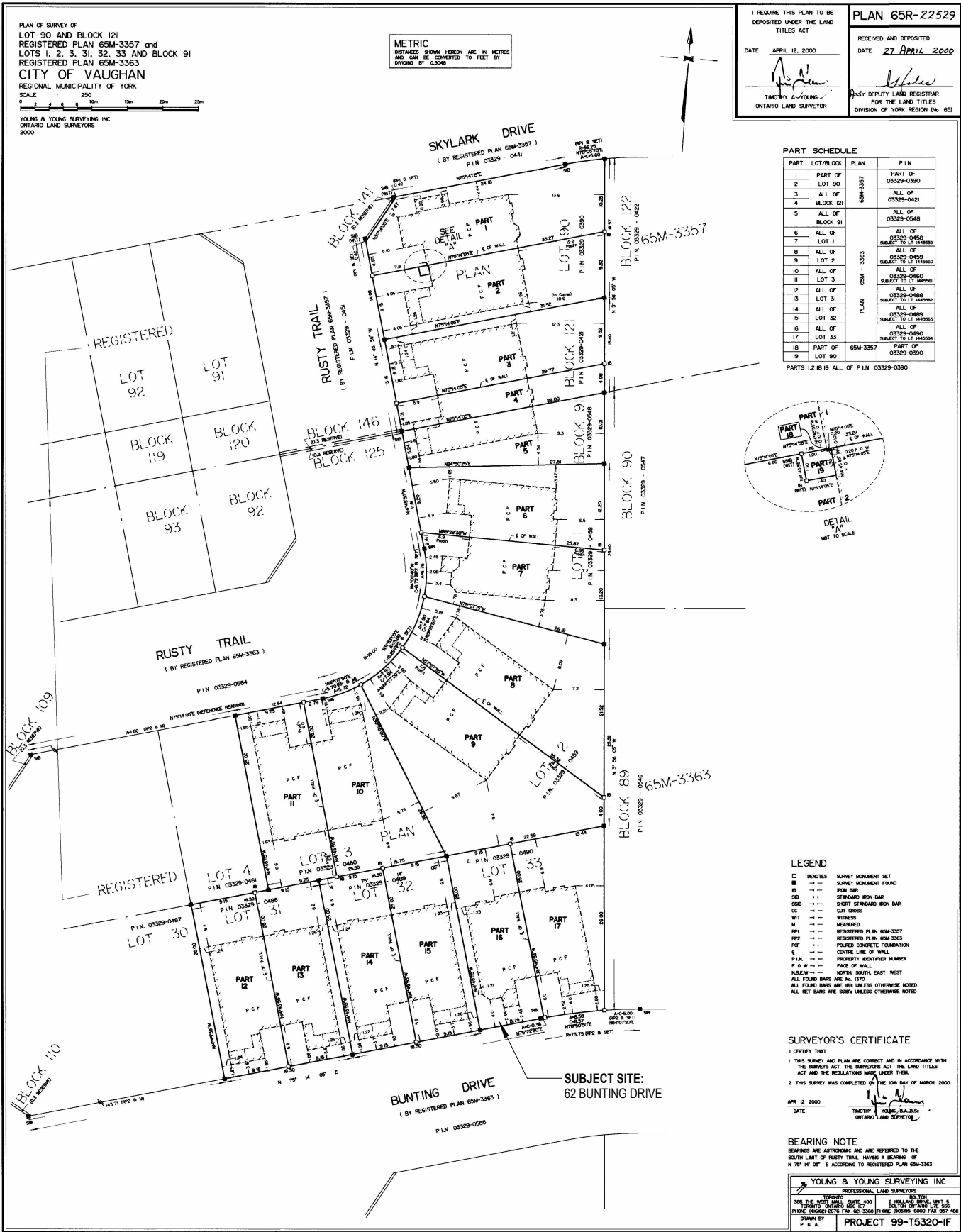
O: 905-830-4444 ext. 71538 | developmentservices@york.ca |

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

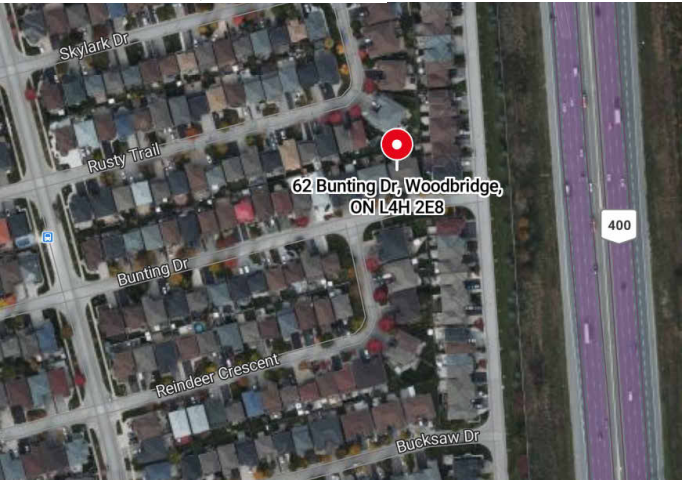
For more information check us out at www.york.ca/developmentservices

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Agent	Allison Cheng		08/13/2025	Revised Presentation



LOCATION MAP



PROPERTY DATA			
ZONING	R4A (FOURTH DENSITY RESIDENTIAL ZONE), EXCEPTION 640, SCHEDULE E-1114		
	REQUIRED (ZONING BY-LAW 001-2021)	EXISTING	PROPOSED (SUBJECT TO MINOR VARIANCE, & SUBSEQUENT BUILDING PERMIT APPROVAL)
LOT AREA	165.00m ²	228.60m ²	228.60m ²
LOT FRONTAGE	7.50m	9.15m	9.15m
SETBACKS	FRONT YARD	3.00m	4.00m
	INTERIOR SIDE YARD (E)	1.20m	1.21m
	INTERIOR SIDE YARD (W)	0.00m (SEMI-DETACHED)	-
	REAR YARD	6.00m	5.63m (TO PROPOSED EXT. STAIR)
MAX. LOT COVERAGE (%)	55.0%	44.9% (102.55m ²)	44.9% (102.55m ²)
MAX. HEIGHT (M)	9.5m	8.5m	8.5m
TOTAL GROSS FLOOR AREA		179.00m ²	262.00m ²
BASEMENT FLOOR		83.00m ² (UNFINISHED)	83.00m ² (FINISHED)
GROUND FLOOR		83.00m ²	83.00m ²
SECOND FLOOR		96.00m ²	96.00m ²

	REQUIRED	EXISTING	PROPOSED
TOTAL FRONT YARD AREA	-	100% (39.8m ²)	100% (39.7m ²)
ASPHALT DRIVEWAY	-	44.5% (17.8m ²)	44.8% (17.8m ²)
TOTAL LANDSCAPED AREA	33% (13.1m ²)	55.0% (22.0m ²)	55.0% (22.0m ²)
HARDSCAPE (PAVERS)	-	(4.2m ²)	(9.7m ²)
SOFTSCAPE (GRASS)	60% (7.86m ²) OF TOTAL LANDSCAPED AREA	(17.9m ²)	(12.3m ²)

- DRAWING LIST**
- A0.0 SURVEY & ZONING DATA
 - A0.1 YRT BUS ROUTES PLAN
 - A0.2 EXISTING PHOTOGRAPHS
 - A1.0 EXISTING SITE PLAN
 - A1.1 PROPOSED SITE PLAN
 - A1.2 EXISTING GROUND FLOOR PLAN
 - A1.3 EXISTING BASEMENT FLOOR PLAN
 - A2.0 PROPOSED BASEMENT FLOOR PLAN
 - A3.0 PROPOSED ELEVATIONS
 - A4.0 EXISTING SHED PLAN & ELEVATIONS
 - A4.1 EXISTING PERGOLA PLAN & ELEVATIONS

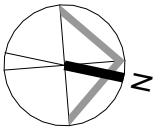
*ZONING BY-LAW NO. 001-2021
4.13 PERMITTED ENCROACHMENTS INTO REQUIRED YARDS
-ACCESS STAIRS 1.8m PERMITTED ENCROACHMENT INTO REAR YARD

ASPIRE ARCHITECTS

107-705 MIDDLEFIELD RD,
TORONTO, ON, M1V 5H5
416-616-9867
647-770-6121
aspire.architects@outlook.com
www.aspirearchitects.ca

PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:
SURVEY & ZONING DATA



DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

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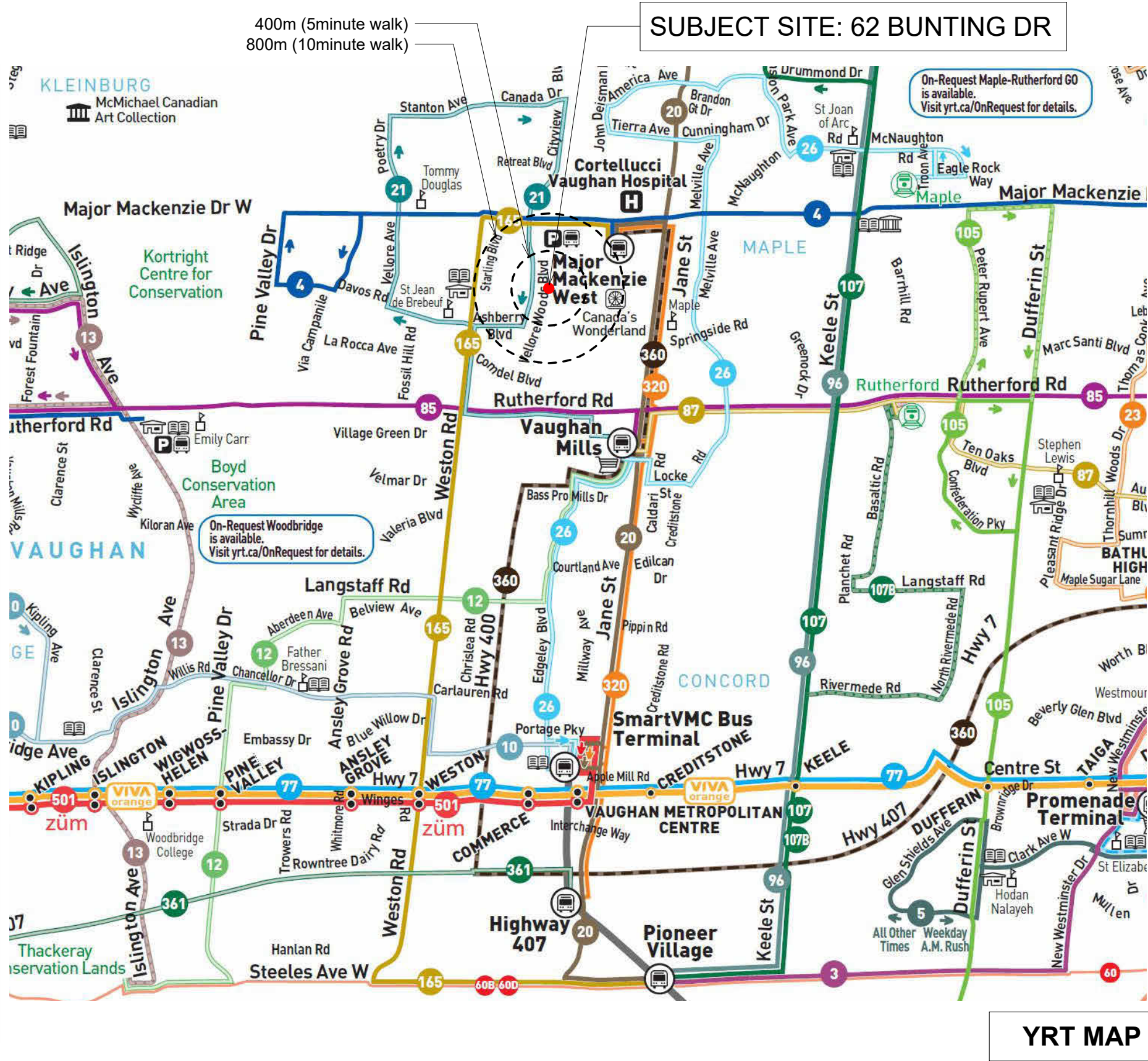
THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED AND DATED.

SCALE:	1 : 50
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ

A0.0

Services & Availability

Number	Route Name	Highway	Days
1	Viva blue / blue B	404	Mon-Fri
2	Viva purple / purple A	404	Mon-Fri
3	Viva orange	404	Mon-Fri
4	Viva yellow	404	Mon-Fri
5	Highway 7	7	Mon-Fri
6	Milliken	7	Mon-Fri
7	Thornhill	7	Mon-Fri
8	Major Mackenzie	7	Mon-Fri
9	Clark	7	Mon-Fri
10	Martin Grove	7	Mon-Fri
11	Kennedy	7	Mon-Fri
12	Ninth Line	7	Mon-Fri
13	Woodbridge	7	Mon-Fri
14	Pine Valley	7	Mon-Fri
15	Islington	7	Mon-Fri
16	14th Avenue	7	Mon-Fri
17	16th Avenue	7	Mon-Fri
18	Birchmount	7	Mon-Fri
19	Bur Oak	7	Mon-Fri
20	Jane	7	Mon-Fri
21	Vellore	7	Mon-Fri
22	Thornhill Woods	7	Mon-Fri
23	Woodbine	7	Mon-Fri
24	Major Mackenzie	7	Mon-Fri
25	Maple	7	Mon-Fri
26	Aurora South	7	Mon-Fri
27	Wellington-Leslie	7	Mon-Fri
28	Unionville	7	Mon-Fri
29	Bristol	7	Mon-Fri
30	Queensway	7	Mon-Fri
31	Keswick	7	Mon-Fri
32	Holland Landing	7	Mon-Fri
33	Bayview	7	Mon-Fri
34	Davis	7	Mon-Fri
35	Gorham-Eagle	7	Mon-Fri
36	Mulock	7	Mon-Fri
37	Warden	7	Mon-Fri
38	Highway 7	7	Mon-Fri
39	Elgin Mills	7	Mon-Fri
40	Inspiration	7	Mon-Fri
41	Valleyview	7	Mon-Fri
42	Trench	7	Mon-Fri
43	Trench	7	Mon-Fri
44	Rutherford	7	Mon-Fri
45	Newkirk-Red Maple	7	Mon-Fri
46	Autumn Hill	7	Mon-Fri
47	Bathurst	7	Mon-Fri
48	Leslie	7	Mon-Fri
49	Bayview	7	Mon-Fri
50	Bayview	7	Mon-Fri
51	Bayview	7	Mon-Fri
52	Keele-Yonge	7	Mon-Fri
53	Yonge	7	Mon-Fri
54	Yonge	7	Mon-Fri
55	Markham Road	7	Mon-Fri
56	Dufferin	7	Mon-Fri
57	Keele	7	Mon-Fri
58	Keele	7	Mon-Fri
59	McCowan North	7	Mon-Fri
60	Bathurst North	7	Mon-Fri
61	Weston	7	Mon-Fri
62	Business Express	7	Mon-Fri
63	Markham Express	7	Mon-Fri
64	Unionville Express	7	Mon-Fri
65	Bur Oak Express	7	Mon-Fri
66	Mount Joy Express	7	Mon-Fri
67	Box Grove Express	7	Mon-Fri
68	Jane Express	7	Mon-Fri
69	Vaughan Mills / Wonderland	7	Mon-Fri
70	Nashville Express	7	Mon-Fri
71	Bayview Express	7	Mon-Fri
72	Markham Local	7	Mon-Fri



Planning Justification – Parking Reduction Request:

The subject property is located within walking distance to multiple YRT stops, which connect to major transit nodes including Vaughan Metropolitan Centre, Major Mackenzie West Terminal, Pioneer Village, Rutherford Go Station. These routes provide direct access to key employment and commercial areas in Vaughan and York Region. Given the availability of reliable transit, a reduction in the required parking from 3 spaces to 2 spaces is reasonable and does not impact neighbourhood character or traffic.

Comparable CofA approvals in Vaughan include:
47 EDDINGTON PLACE, VAUGHAN ONTARIO

1. YRT Route 4 - Major Mackenzie (Local Route)

-13 minute walk

-Runs along MajorMackenzie Drive, passing near Vellore Village and heading west to the Major Mackenzie West Terminal, just north of Bunting Drive

-Connects to Major Mackenzie West Terminal, Maple Go Station, Richmond Hill Go Station and Hillcrest Mall Terminal, Richmind Hill Centre Terminal through Viva Buses

-Frequent local service (every ~16-25 minutes on weekdays), making it a valid option for transit access

2. YRT Route 165 - Weston (Local Route)

-13 minute walk

-Runs along Weston Road and MajorMackenzie Drive, connecting Pioneer Village Station with MajorMackenzie West Terminal

-Transfers to YRT Route 4, 20, 21, and 320

-Serves communities including Woodbridge, Vellore Woods, and provides connections at Vaughan hubs

-Frequent local service (every ~13-32 minutes on weekdays), making it a valid option for transit access

3. YRT Route 21 - Vellore (Local Community Bus Route)

-4 minute walk

-Areas served include Vellore Village Community Centre, St. Jean de Brebeuf Catholic High School, Pierre Berton Library

-Connects with YRT Route 85, providing access to Rutherford GO Station

-Offers direct transit to Vaughan Mills Shopping Centre on weekdays in approximately 19 minutes

4. YRT Route 320 – Jane Express

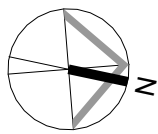
-Accessible via a 13 minute walk to YRT Route 4 or 165, which connects directly to YRT Route 320 Jane Express
-Alternatively, a 4 minute walk to YRT Route 21, which also connects to YRT Route 320 Jane Express

-Connects to Vaughan Mills, Major Mackenzie West Terminal and Vaughan Metropolitan Centre

5. YRT Route 20 – Jane (Local Route)

-Accessible via a 13 minute walk to YRT Route 4 or 165, which connects directly to YRT Route 320 Jane Express
-Alternatively, a 4 minute walk to YRT Route 21, which also connects to YRT Route 320 Jane Express

-Connects to Vaughan Mills, Major Mackenzie West Terminal and Vaughan Metropolitan Centre, Pioneer Village Station (TTC Line 1), and Rutherford Go Station through YRT Route 85



DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

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SCALE:	1 : 50000
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ

ADDRESS: 47 EDDINGTON PLACE, MAPLE
APPLICATION NO: A006/25
HEARING DATE: APRIL 10, 2025
STATUS: APPROVED

#	Zoning By-law 001-2021	Variance requested
1	A minimum 3 parking spaces are required for the principal dwelling and the proposed secondary suite [Section 5.21.3].	To permit 2 parking spaces for the principal dwelling and the proposed secondary suite.

SCOPE OF WORK

AGE OF HOUSE: ☒ 1 YEAR OLD ☐ LESS THAN 1 YEAR OLD

CHANGE OF USE 2 UNITS DWELLING: ☒ YES ☐ NO

NUMBER OF BASEMENT WINDOWS: ☒ N/A ☐ ENLARGED ☐ NEW

BELOW GRADE ENTRANCE: ☒ N/A ☐ AS-BUILT ☐ NEW

SIDE DOOR ENTRY: ☒ N/A ☐ AS-BUILT ☐ NEW

AREA OF WORK: 82.4 M²

ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 339, (AS AMENDED), THE 2012 BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

LIST OF DRAWINGS

A0.1 MATRIX & SITE PLAN

A0.2 LEGEND & NOTES

A0.3 WINDOW SCHEDULE & GENERAL NOTES

A1.1 EXIST./ SECOND FLOOR PLAN

A1.2 AS-BUILT BASEMENT FLOOR PLAN

A1.3 PROP BSMT FLOOR PLAN

A1.3 EXIST/ PROP GROUND FLOOR PLAN

A2.1 EXIST/ PROP. SIDE ELEVATION

FLOOR AREA:

GROSS FLOOR AREA - 166.6 M² (1794 FT²)

BSMT - 81.1 M² (873 FT²)

TENANT'S UNIT - 39.2 M² (422 FT²)

GROUND FLOOR - 75.5 M² (813 FT²) (WITHOUT GARAGE)

SECOND FLOOR - 91 M² (981 FT²)

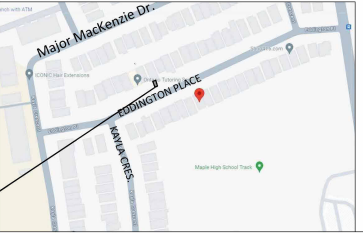
SCOPE OF WORK:

CONVERT SINGLE DWELLING TO TWO-DWELLING UNIT.

NO NEW WINDOW

EXISTING WALK-OUT BASEMENT ENTRANCE TO 2ND UNIT

47 EDDINGTON PLACE, VAUGHAN ONTARIO

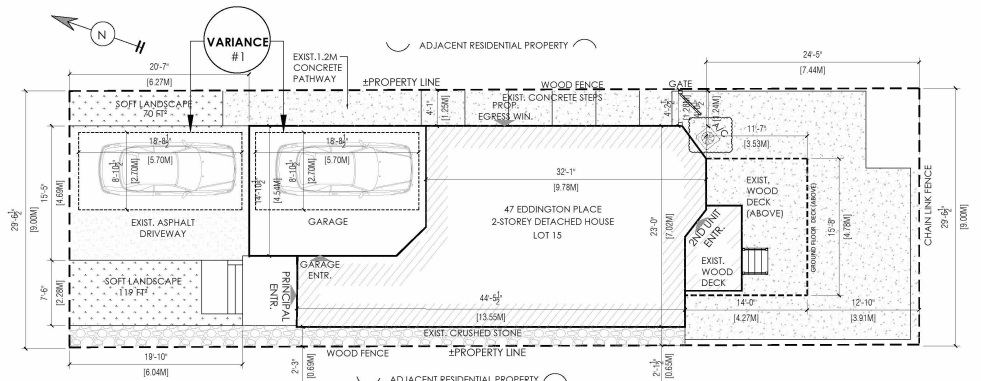


RECEIVED
By russog at 9:58 am, Jan 29, 2025

1

MATRIX
SCALE: NTS

EDDINGTON PLACE



VARIANCE #	REQ'D	PROPOSED
1	3 PARKING	TO PERMIT A MIN. OF 1 PARKING SPACE FOR THE PRINCIPAL DWELLING UNIT AND 1 PARKING SPACE FOR THE SECONDARY SUITE.

2


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

FOR CITY USE:

03	ISSUED FOR COA - REV. VARIANCES	JAN 29, 2025
02	ISSUED FOR COA	JAN 14, 2025
01	ISSUED FOR PERMIT	OCT 19, 2024
00	ISSUED FOR PERMIT	AUG 22, 2024

ISSUED FOR COA

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DESIGNER: NK DESIGN STUDIO INC. 654 YONGE STREET, TORONTO, ON M4Y 1Y9 TEL: 416-945-9875 Name: NADIA KHALIL BCIN: 104320 Signature: 

PROJECT: 47 EDDINGTON PLACE, MAPLE, ON L6A 3P3

DRAWING: TITLE PAGE & SITE PLAN

DRAWN BY: NK

PLOT DATE: Jan 29, 2025

SCALE: AS NOTED

PROJECT NO: 2428

DWG. NO. A1.0

ADDRESS: 35 DECOROSO DRIVE, WOODBRIDGE
APPLICATION NO: A197/24
HEARING DATE: FEB 6, 2025
STATUS: APPROVED

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 2 parking spaces are required for the principal dwelling unit and 1 parking space is required for the secondary suite for a total of 3 parking spaces. [Section 6.3.5, Table 6-2 and Bill 23]	To permit a minimum of 1 parking space for the principal dwelling unit and 1 parking space for the secondary suite.
2	A maximum driveway width of 3.75 m is permitted for a lot frontage of 7.0 -8.99 m. [Section 6.7.3.2, Table 6-11]	To permit a maximum driveway width of 3.81m for a lot frontage of 7.0-8.99 m.

SCOPE OF WORK

CHANGE OF USE 2 UNITS DWELLING: ☒ YES ☐ NO

NUMBER OF BASEMENT WINDOWS: ☒ N/A ☐ ENLARGED ☐ NEW

BELOW GRADE ENTRANCE: ☒ N/A ☐ AS-BUILT ☐ NEW

SIDE DOOR ENTRY: ☒ N/A ☒ AS-BUILT ☐ NEW

AREA OF WORK: 52.7 M²

ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 339, (AS AMENDED), THE 2012 BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

LIST OF DRAWINGS

A0.1 PROJECT INFO & SITE PLAN

A0.2 LEGEND & NOTES

A0.3 WIN SCHEDULE & GENERAL NOTES

A1.1 EXIST/ PROPOSED SECOND FLOOR PLAN

A1.2 EXIST. BSMT FLOOR PLAN

A1.3 EXIST / PROP GROUND FLOOR PLAN

A2.1 EXIST/ PROP REAR ELEVATION

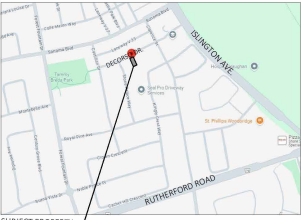
SCOPE OF WORK:

CONVERT SINGLE FAMILY DWELLING TO TWO-DWELLING UNITS

1 ENLARGED WINDOWS

AS-BUILT SIDE ENTRANCE

35 DECOROSO DRIVE, VAUGHAN, ON



EXISTING GFA: 143.3 M² (1542.7 FT²)

SECOND FLOOR AREA: 80.5 M² (866.5 FT²)

GROUND FLOOR AREA: 62.8 M² (676.2 FT²)

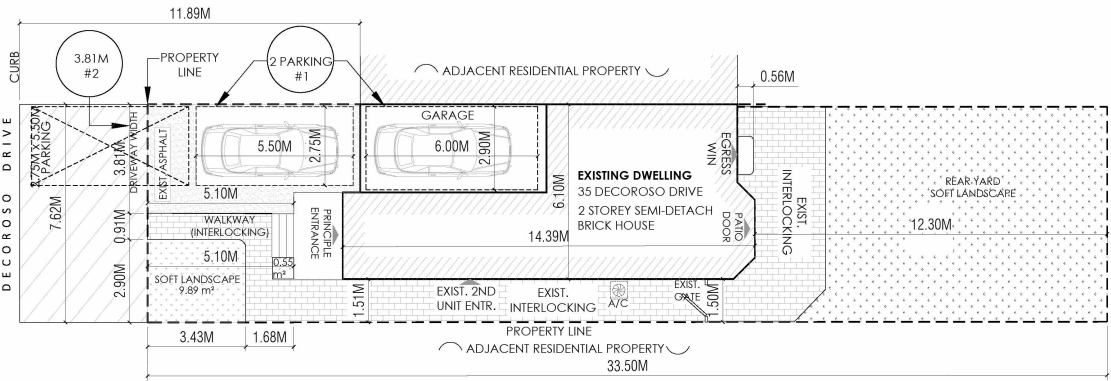
BASEMENT FLOOR AREA: 48.1 M² * (518.2 FT² *)

* EXCLUDING FURNACE ROOM

1

PROJECT INFO
SCALE: NTS

DECOROSO DRIVE



#	REQ'D	PROPOSED
1	3 PARKING	TO PERMIT A MIN. OF 1 PARKING SPACE FOR THE PRINCIPAL DWELLING UNIT AND 1 PARKING SPACE FOR THE SECONDARY SUITE.
2	3.75M	TO PERMIT A MAX. DRIVEWAY WIDTH OF 3.81M FOR A LOT FRONTAGE OF 7.0-8.99M

2


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

FOR CITY USE:

03	ISSUED FOR COA	DEC. 11, 2024
02	ISSUED FOR PERMIT - REVISED INT.	OCT. 30, 2024
01	ISSUED FOR PERMIT	SEPT. 29, 2024

ISSUED FOR COA

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DESIGNER: NK DESIGN STUDIO INC. 654 YONGE STREET, TORONTO, ON M4Y 1Y9 TEL: 416-945-9875 Name: NADIA KHALIL BCIN: 104320 Signature: 

PROJECT: 35 DECOROSO DRIVE, WOODBRIDGE, ON L4H 1M9

DRAWING: PROJECT INFO. & SITE PLAN

DRAWN BY: NK

PLOT DATE: Jan 20, 2025

SCALE: AS NOTED

PROJECT NO: 2434

DWG. NO. A0.1



107-705 MIDDLEFIELD RD,
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www.aspirearchitects.ca

PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:

OTHER APPROVED APPLICATIONS 01

DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

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SCALE:

PROJECT NO: 25111

DATE: 16/06/25

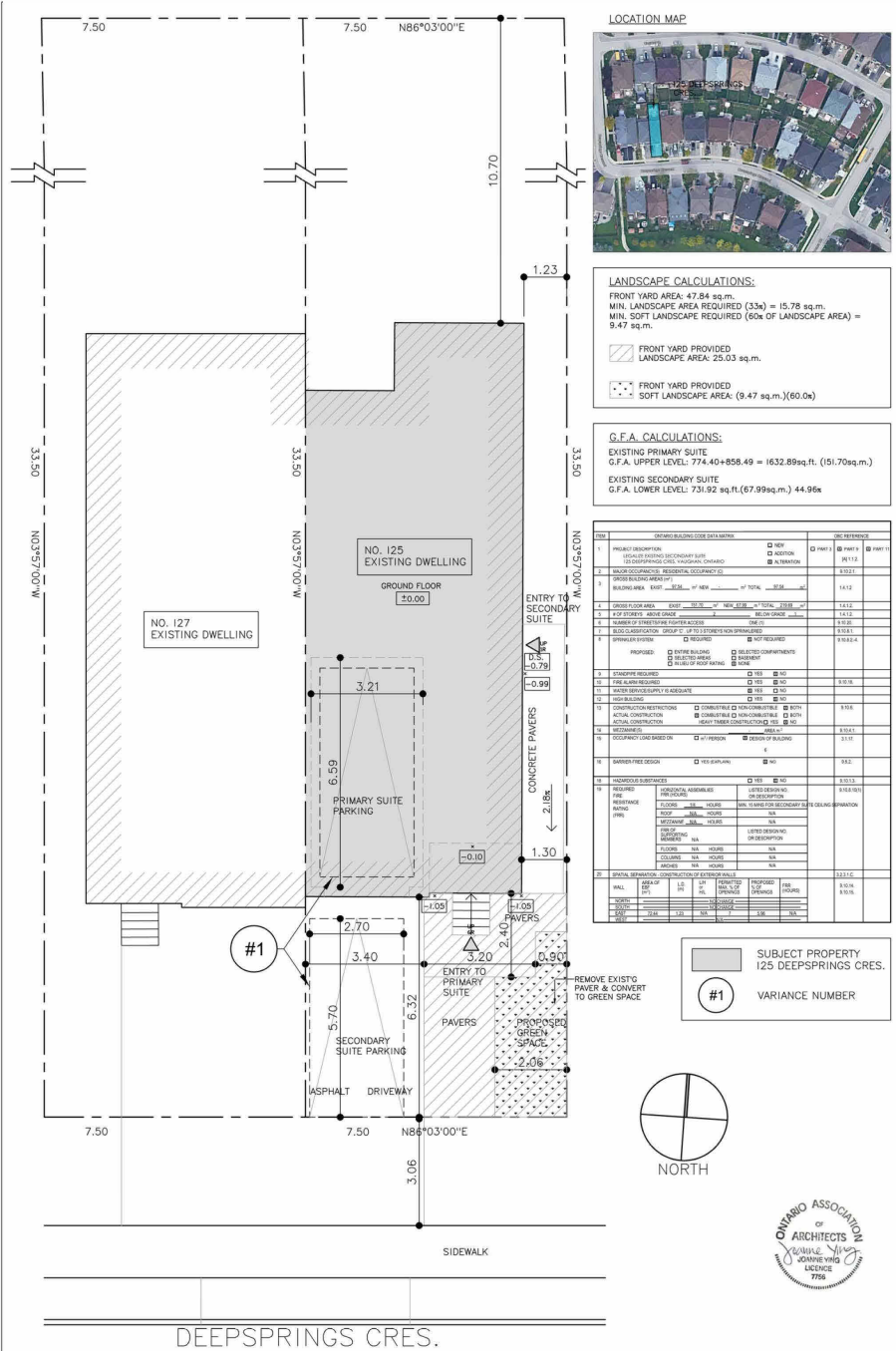
DRAWN: AC

CHECKED: LGJ

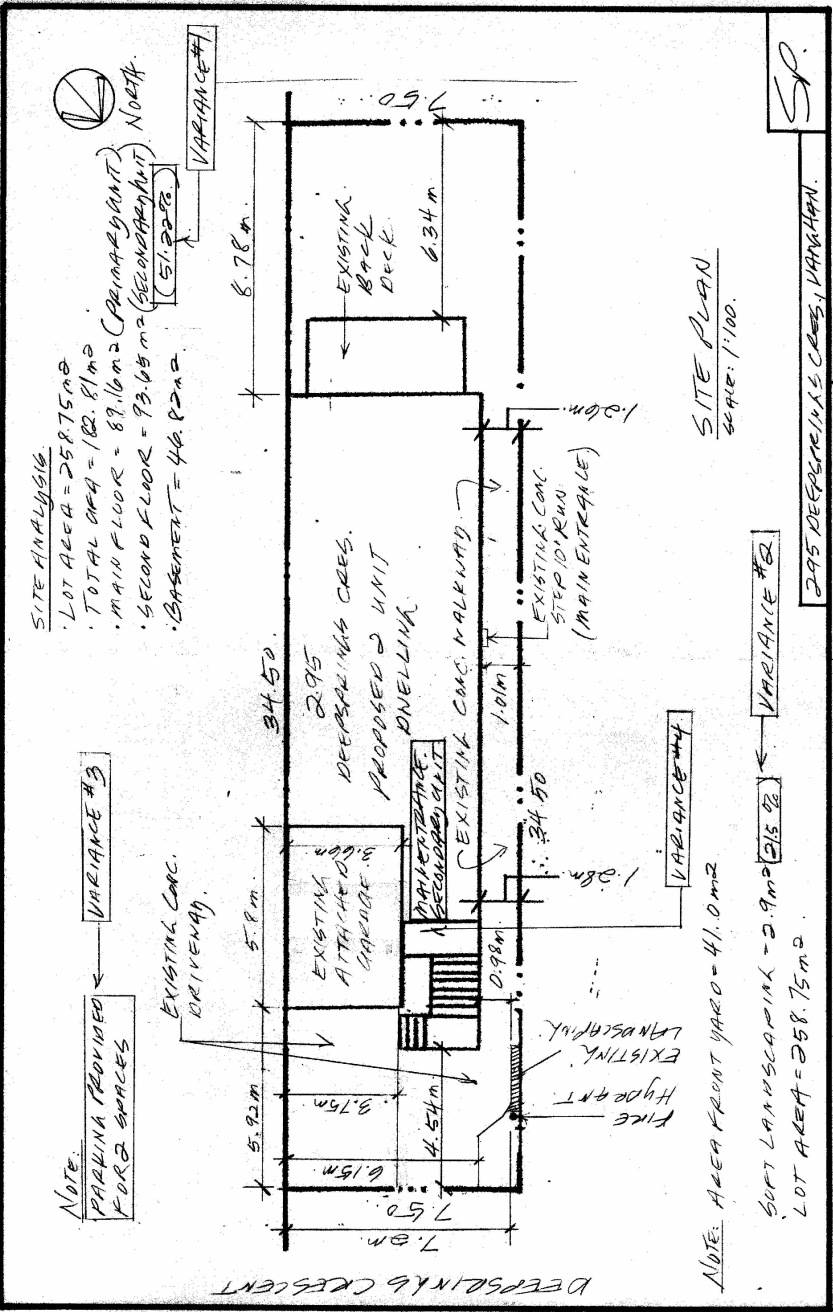
A0.2

ADDRESS: 125 DEEPSPRINGS CRESCENT, MAPLE
APPLICATION NO: A214/24
HEARING DATE: JULY 10, 2025
STATUS: APPROVED

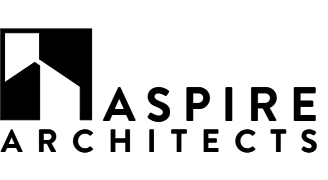
#	Zoning By-law 001-2021	Variance requested
1	A minimum of 3 parking spaces are required for the principal dwelling and the proposed additional residential unit [Section 5.21.3.]. See note #1 in Zoning Report.	To permit 2 parking spaces for the principal dwelling and the additional residential unit.



ADDRESS: 295 DEEPSPRINGS CRESCENT, MAPLE
APPLICATION NO: A152/24
HEARING DATE: JULY 10, 2025
STATUS: APPROVED



#	Zoning By-law 001-2021	Variance requested
1	The maximum gross floor area of an additional residential unit shall not exceed the gross floor area of the principal dwelling unit. [Section 5.21.6]	To permit the gross floor area of the additional residential unit to exceed the gross floor area of the principal dwelling unit.
2	In a Residential Zone, where lot frontage is between 6.0m and 11.99m, the minimum landscape requirement of the front yard containing the driveway shall be 33%, of which 60% shall be soft landscaping. [Section 4.19.1.2.a]	To permit a minimum of 21.5% (2.9m²) of the front yard landscaping to be soft landscaping.
3	A minimum of 3 parking spaces are required. [Table 6-2]	To permit a minimum of 2 parking spaces.
4	The entrance shall be separate from the main entrance of the principal dwelling, either as a separate exterior entrance located on a side wall or rear wall of the dwelling or from an indoor common vestibule. [Section 5.21.7.a]	To permit the entrance of the additional residential unit to be located on the front wall of the dwelling.



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aspire.architects@outlook.com
www.aspirearchitects.ca

PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:
OTHER APPROVED APPLICATIONS 02

DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

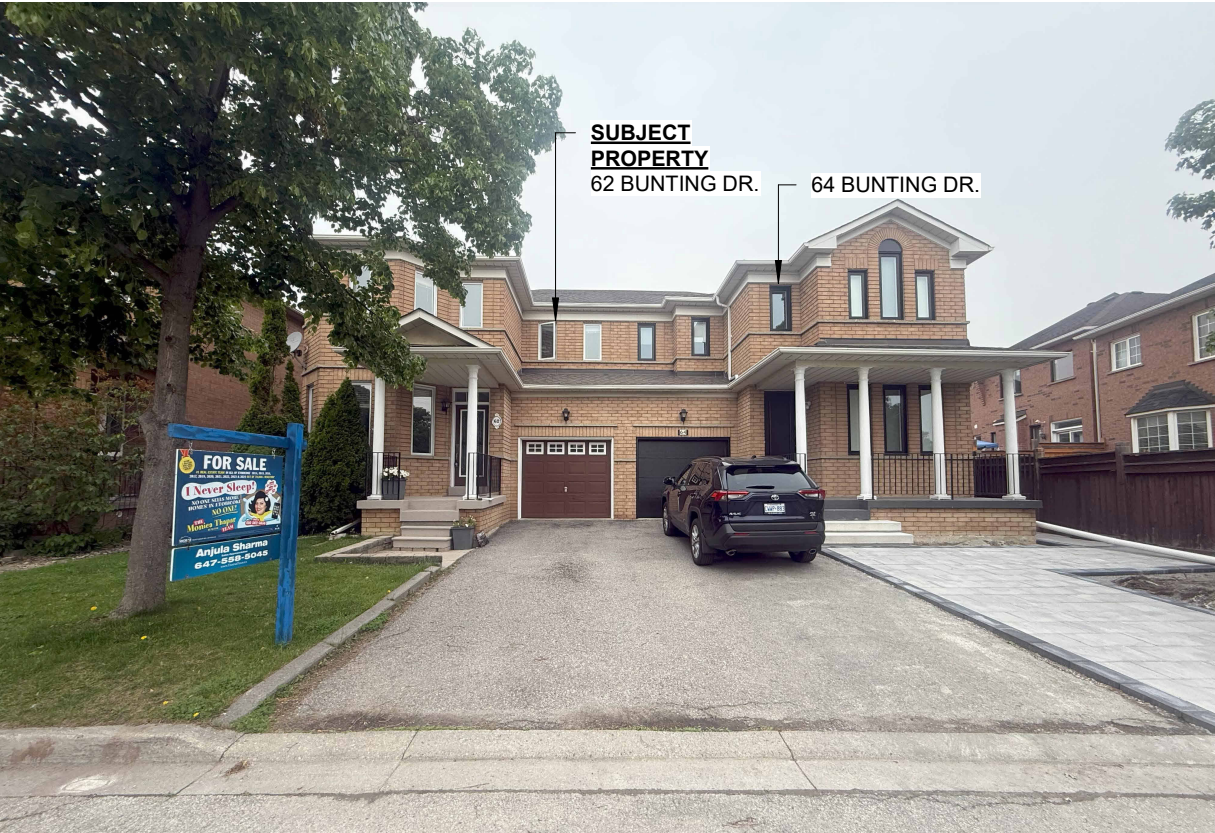
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

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SCALE:	
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ

A0.3



FRONT ELEVATION

DRIVEWAY SHOWING 2 CARS

DRIVEWAY SHOWING 2 CARS



DRIVEWAY SHOWING 2 CARS



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PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:
EXISTING PHOTOGRAPHS 01

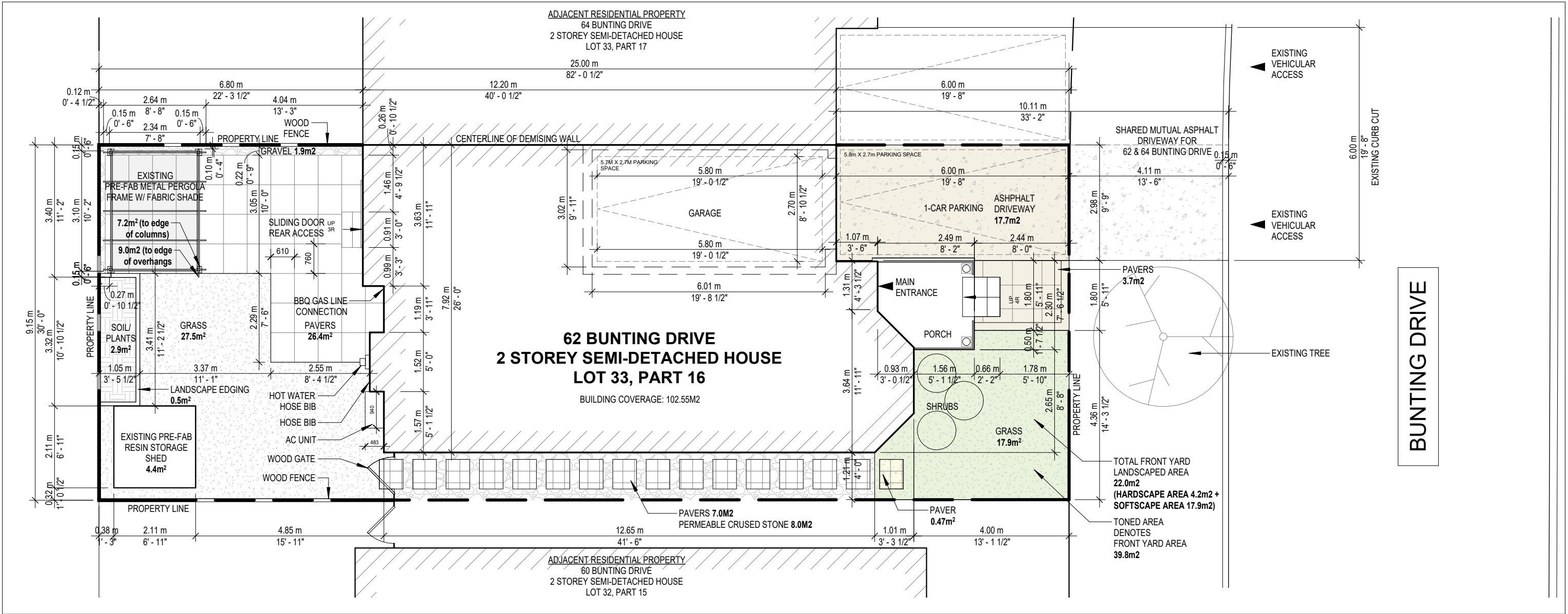
DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

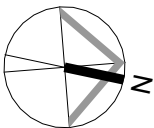
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SCALE:	
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ



1 EXISTING SITE PLAN
A1.0 SCALE: 1 : 100



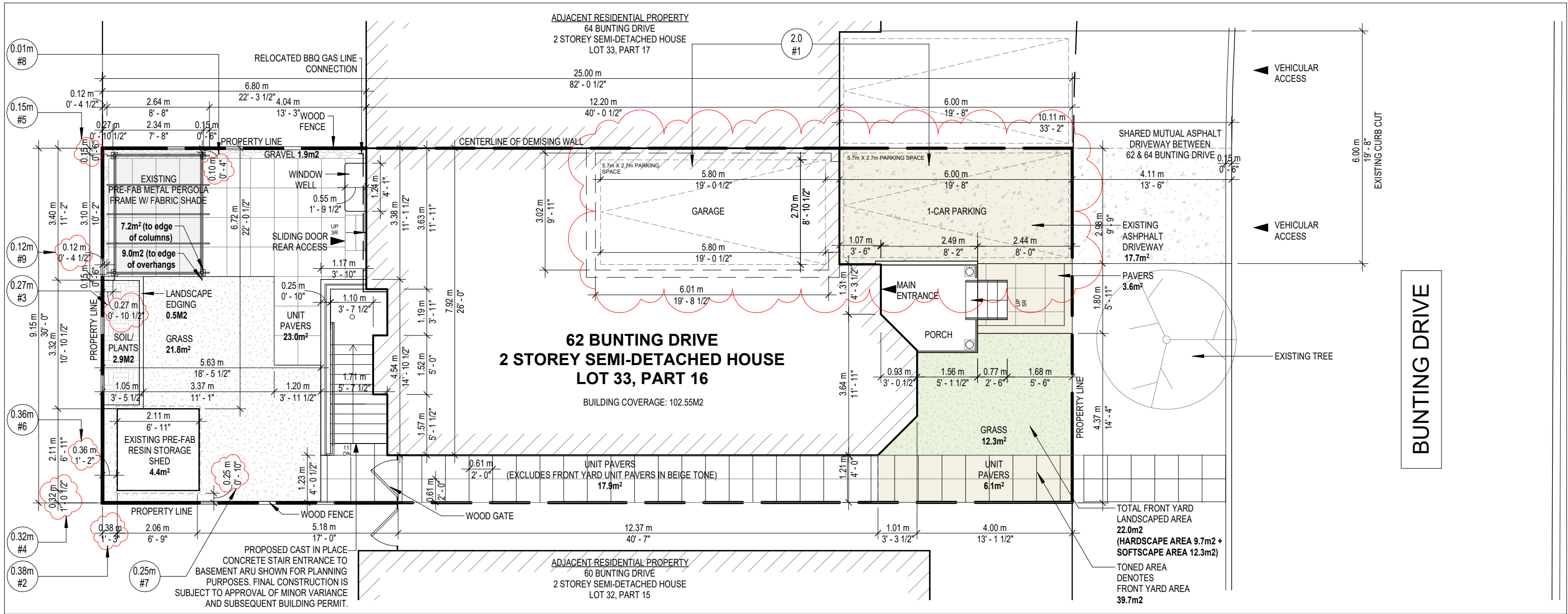
DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

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SCALE:	1 : 100
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ



1 PROPOSED SITE PLAN
A1.1 SCALE: 1 : 100

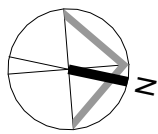


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PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:

PROPOSED SITE PLAN



DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

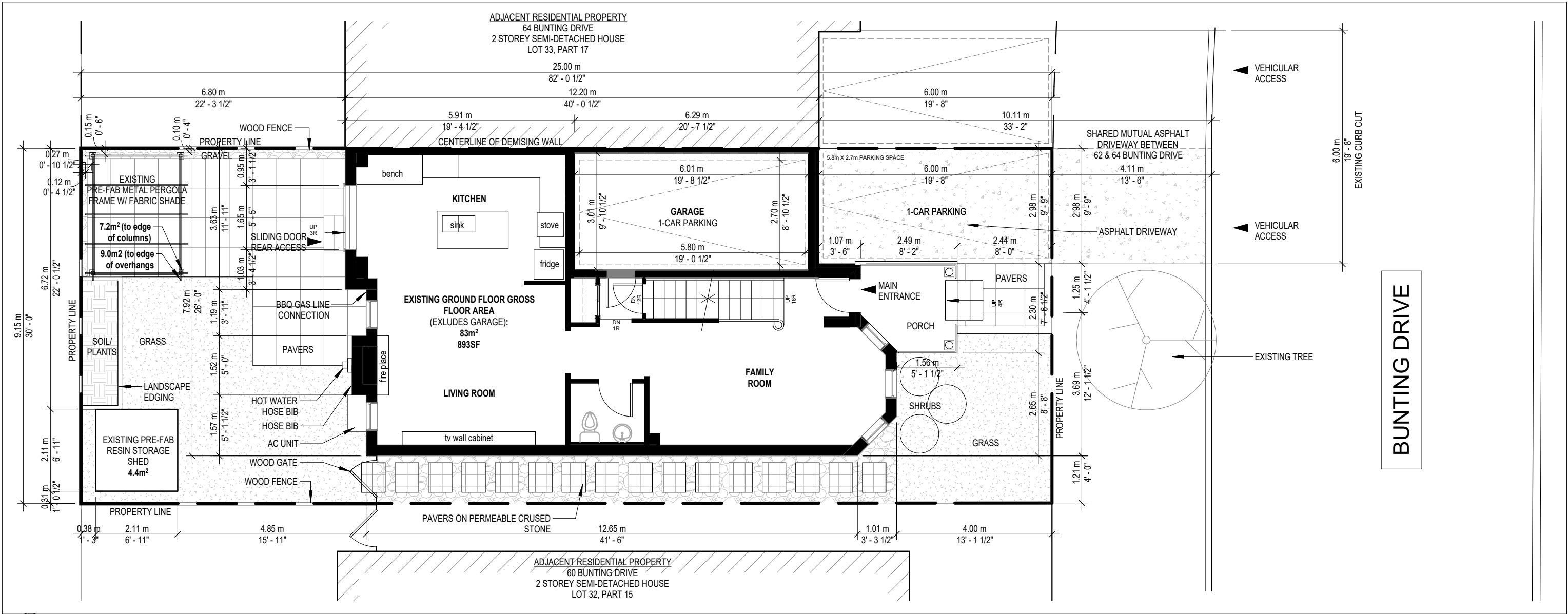
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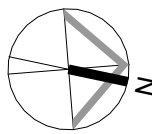
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SCALE:	1 : 100
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ

A1.1



1
A1.2
EXISTING GROUND FLOOR PLAN
SCALE: 1 : 100



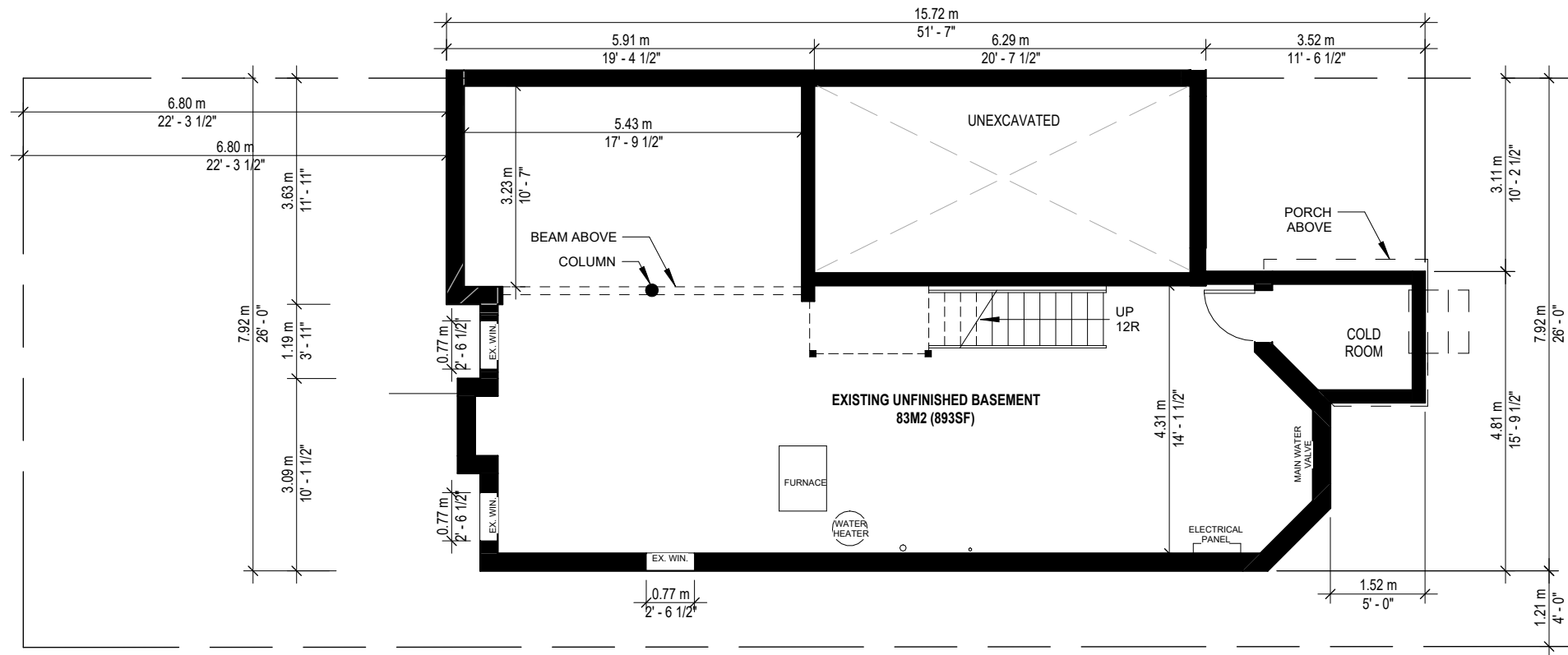
DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

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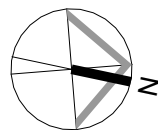
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SCALE:	1 : 100
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ



1
A1.3

EXISTING BASEMENT FLOOR PLAN
SCALE: 1 : 100



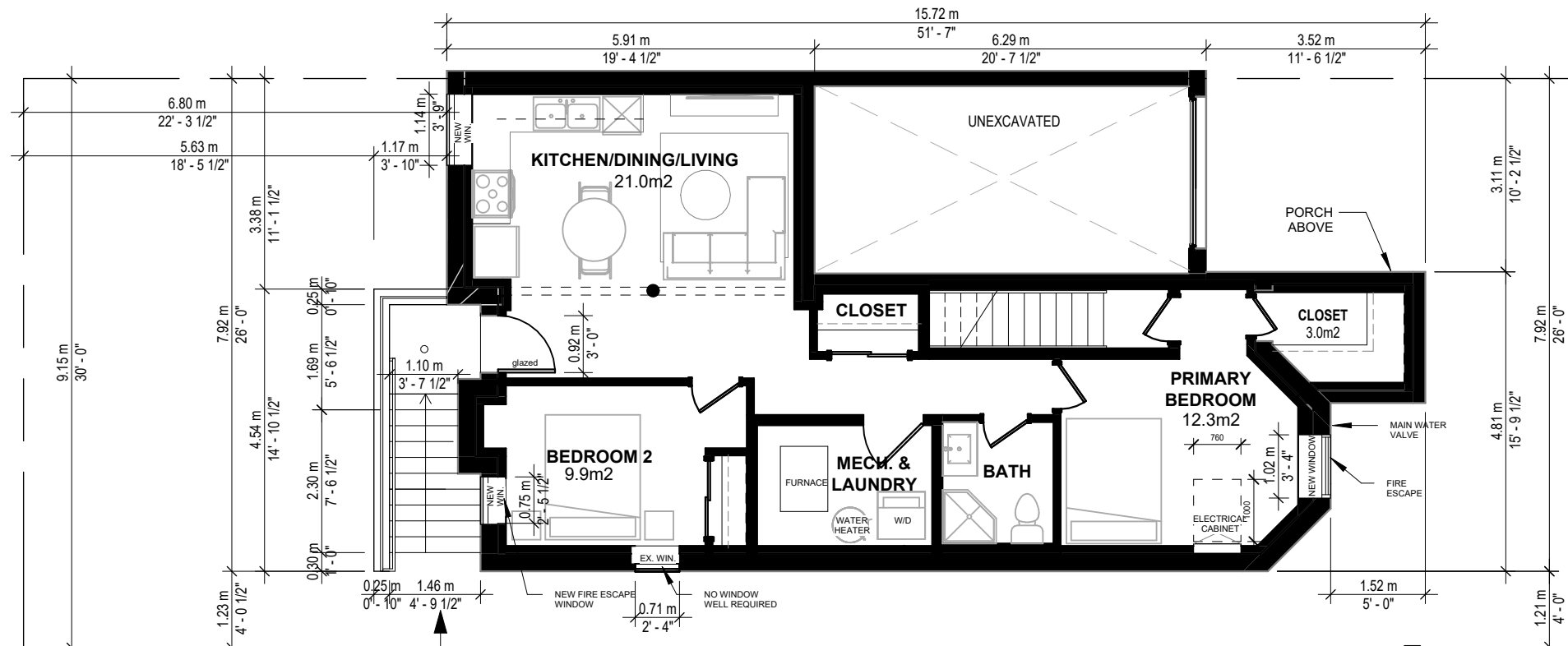
DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

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SCALE:	1 : 100
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ



PROPOSED BASEMENT UNIT GROSS FLOOR AREA 83M2 (893SF)

*PROPOSED EXTERIOR BASEMENT STAIR & DOOR
ENTRANCE SHOWN FOR PLANNING PURPOSES.
FINAL CONSTRUCTION IS SUBJECT TO
APPROVAL OF MINOR VARIANCE AND
SUBSEQUENT BUILDING PERMIT FOR
ADDITIONAL RESIDENTIAL UNIT

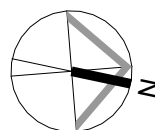


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PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:

PROPOSED BASEMENT FLOOR PLAN



DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

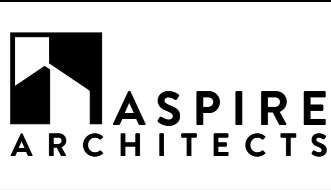
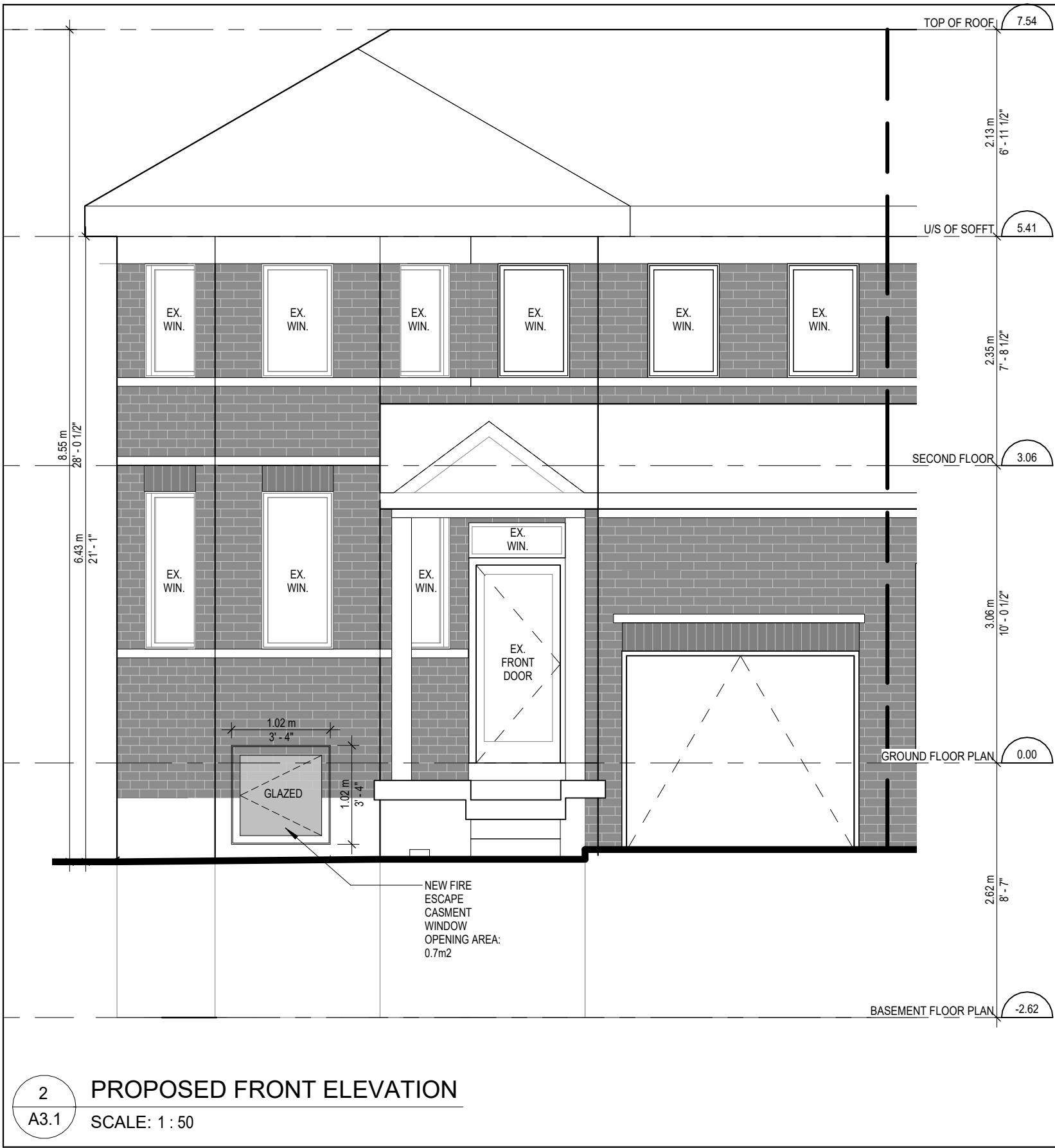
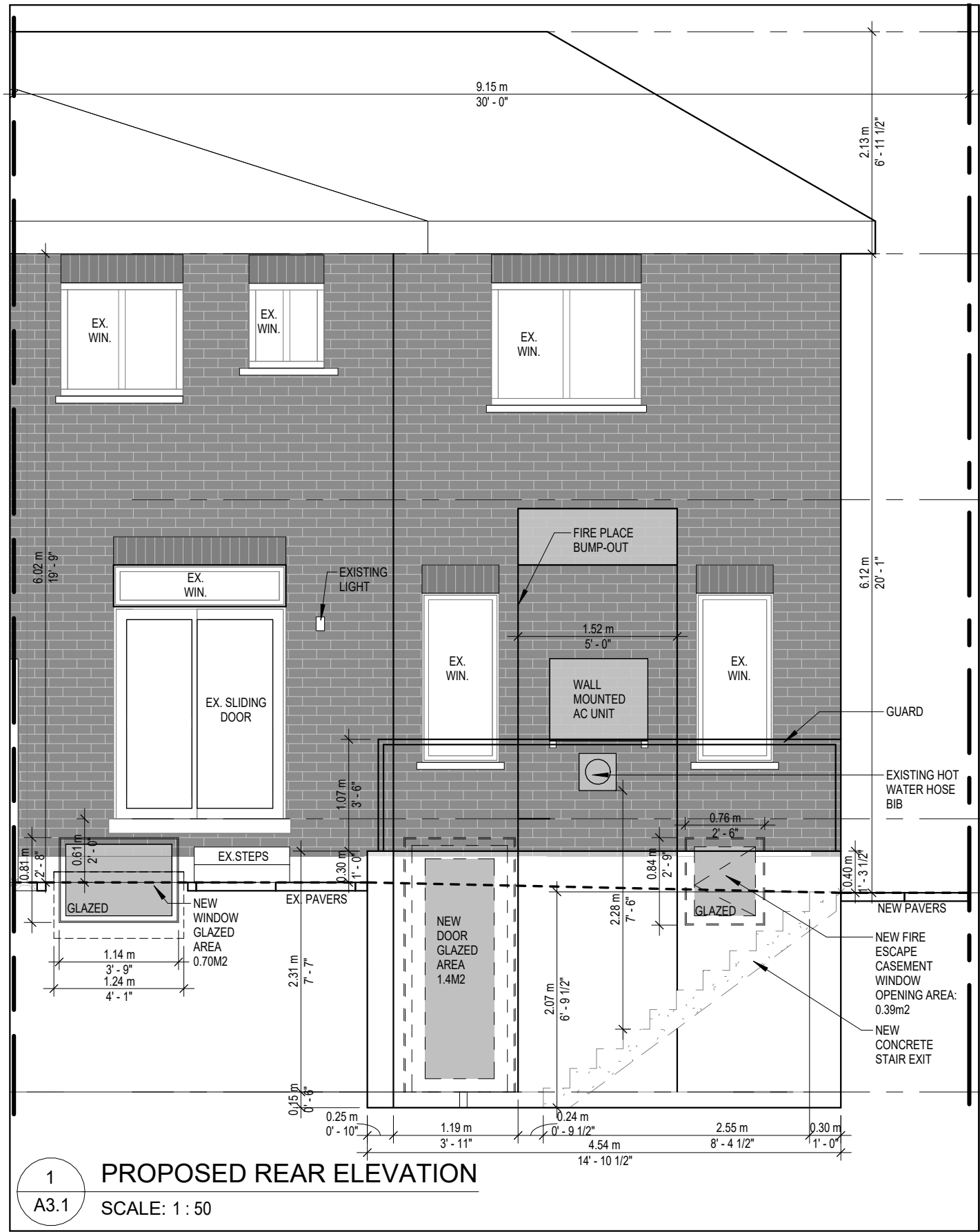
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SCALE:	1 : 100
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ

A2.0



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aspire.architects@outlook.com
www.aspirearchitects.ca

PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:
PROPOSED ELEVATIONS

DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

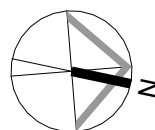
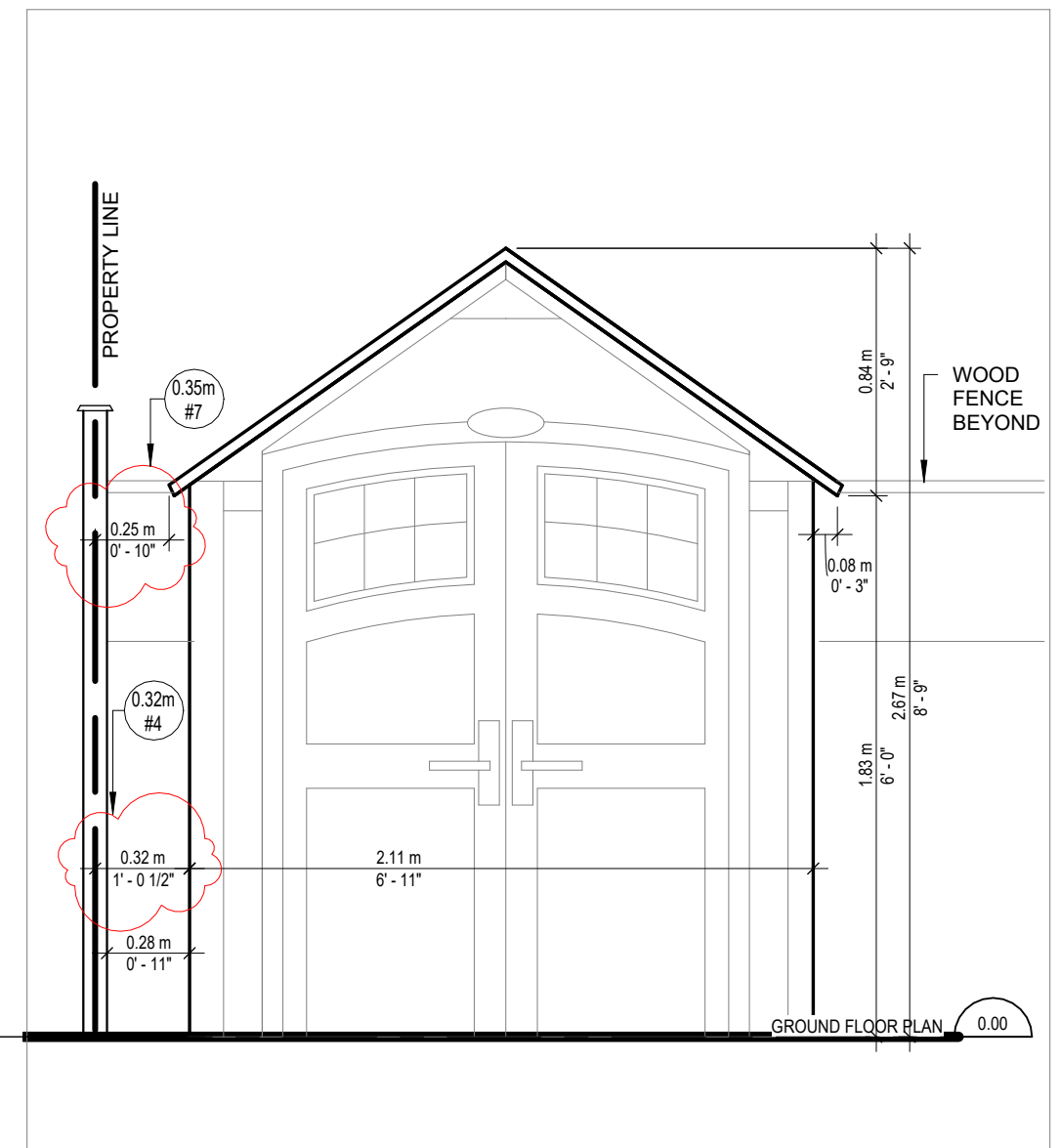
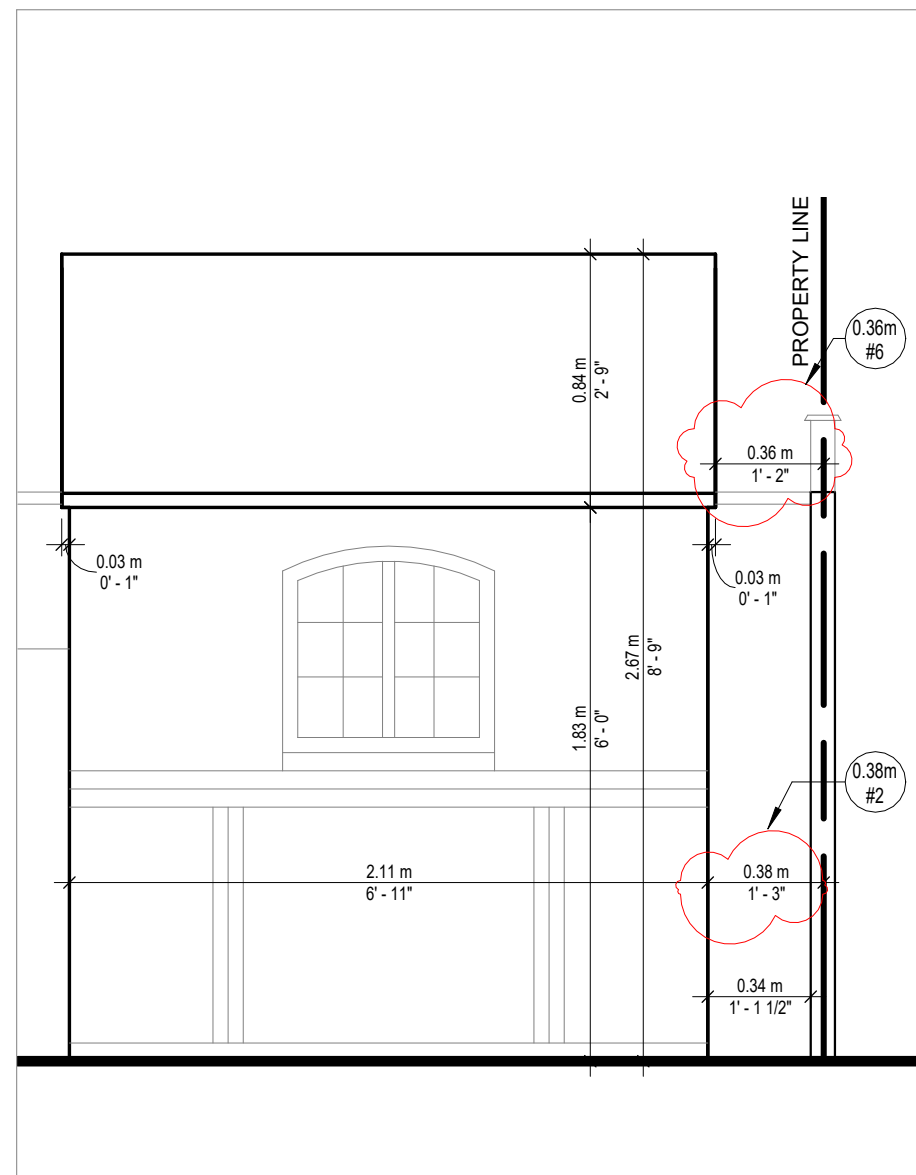
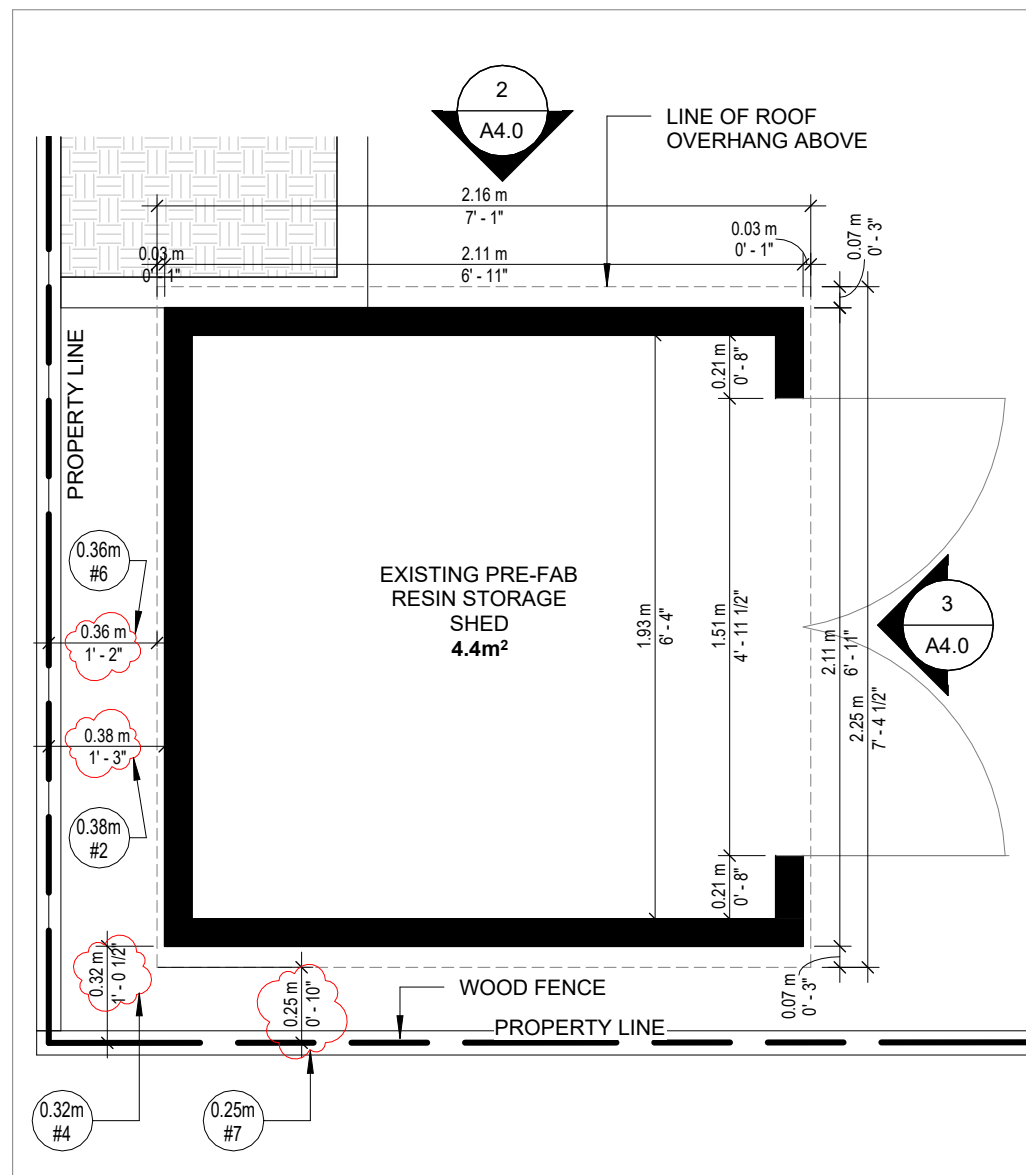
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

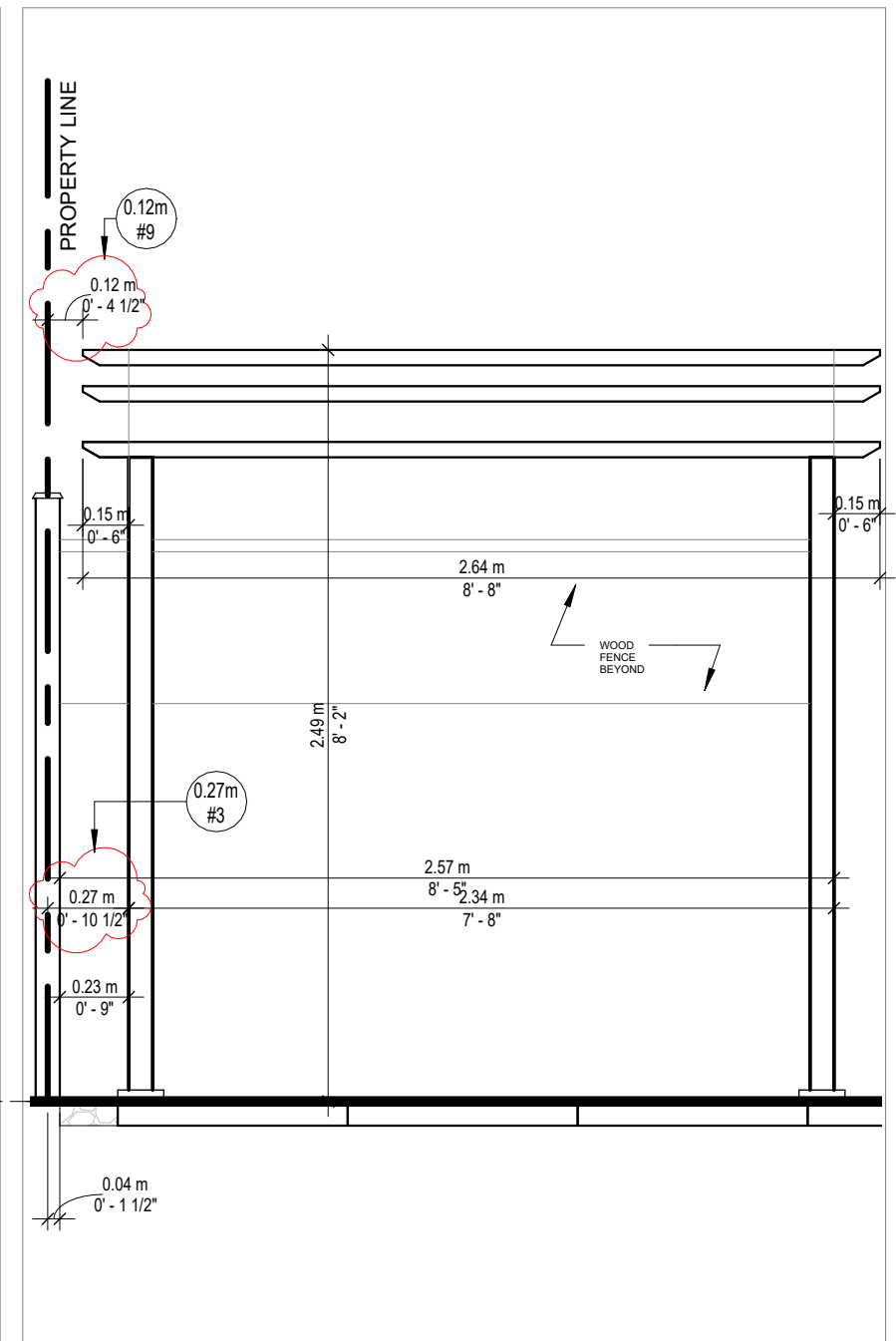
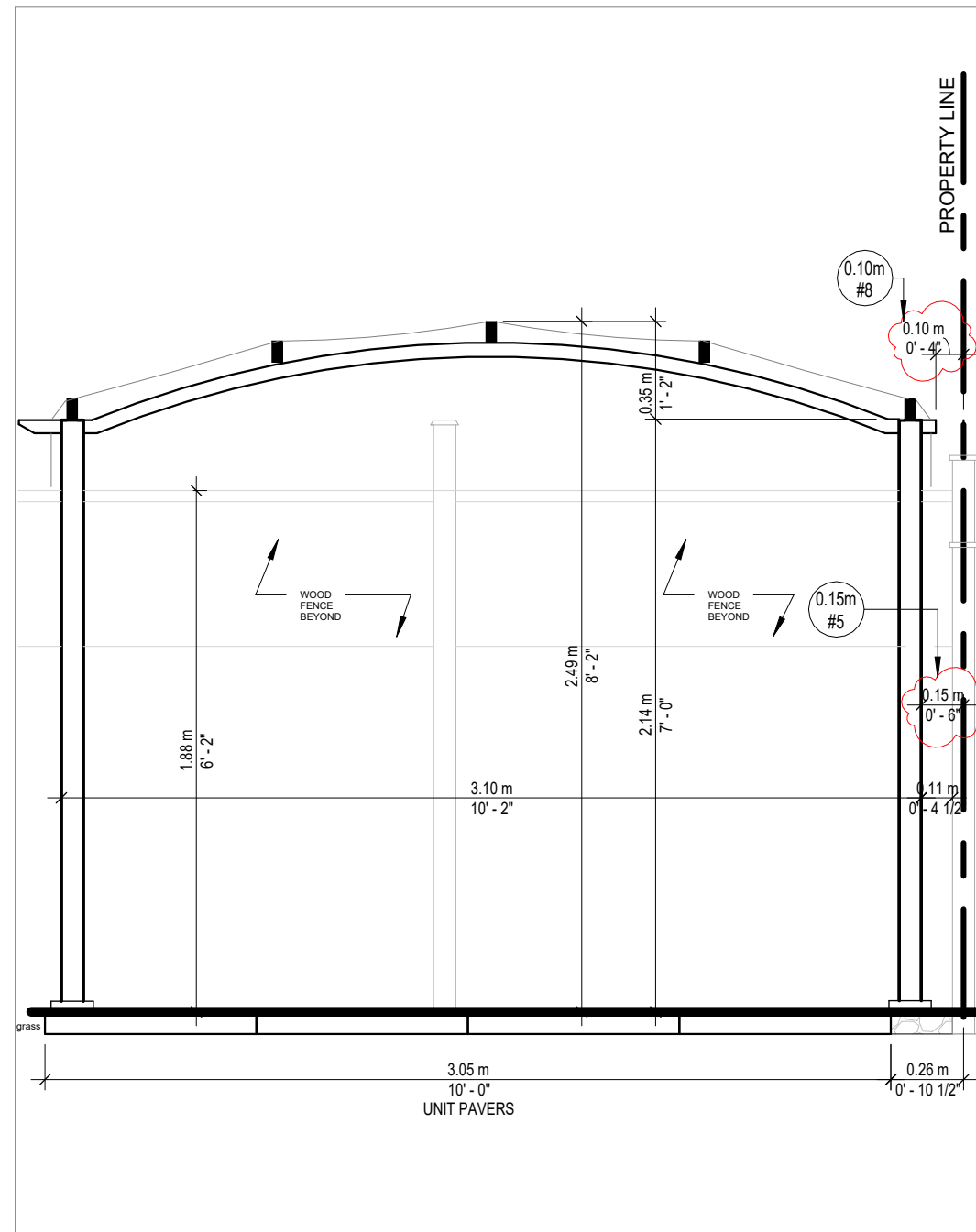
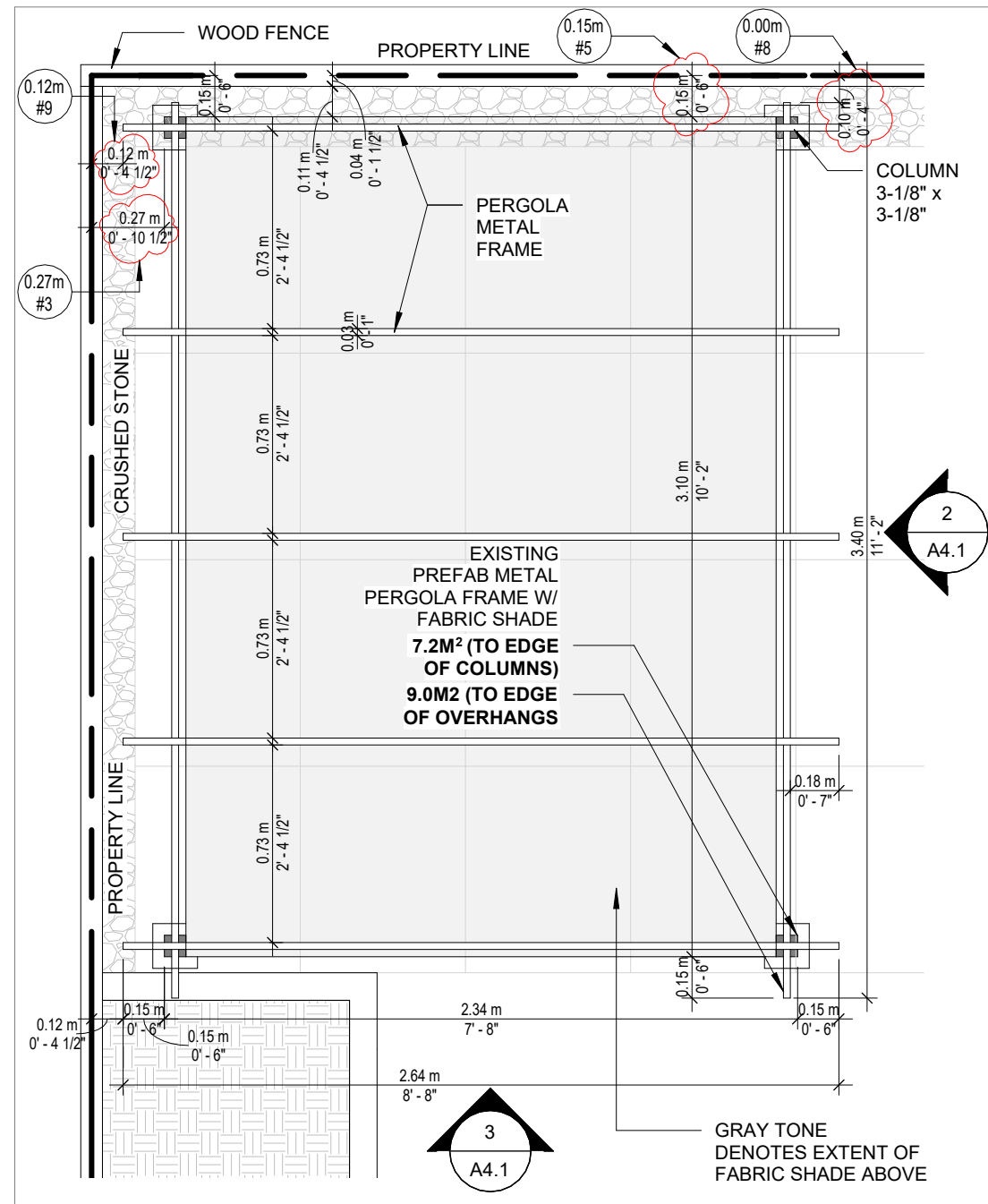
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SCALE:	1 : 50
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ

A3.1





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TORONTO, ON, M1V 5H5
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aspire.architects@outlook.com
www.aspirearchitects.ca**

PROJECT NAME:
62 BUNTING DRIVE, VAUGHAN (MINOR VARIANCE)

DRAWING TITLE:

EXISTING PERGOLA PLAN & ELEVATIONS

DATE	NO.	ISSUE
2025/06/17	01	CLIENT REVIEW
2025/06/25	02	CofA Submission

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE
AND REPORT ANY DISCREPANCY TO THE ARCHITECT
BEFORE PROCEEDING WITH THE WORK.

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CONSTRUCTION UNTIL COUNTERSIGNED AND DATED.

SCALE:	1 : 25
PROJECT NO:	25111
DATE:	16/06/25
DRAWN:	AC
CHECKED:	LGJ

A4.1

SCHEDULE D: BACKGROUND

None