

|            |   |
|------------|---|
| ITEM: 6.10 | REPORT SUMMARY<br>MINOR VARIANCE APPLICATION<br>FILE NUMBER A089/25 |
|------------|---|

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<br>*Comments Received | Conditions<br>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 checked="" type="checkbox"/> | General Comments                 |
| Forestry                                   | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments                 |
| Development Finance                        | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments                 |

| External Agencies<br>*Comments Received | Conditions<br>Required       |  | Nature of Comments<br>*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<br>(mm/dd/yyyy) | Summary |
| None   |      |         |                               |         |

| BACKGROUND (SCHEDULE D, IF REQUIRED)  |   |
|---|---|
| * Background Information contains historical development approvals considered to be related to this file.<br>This information should not be considered comprehensive. |   |
| Application No. (City File)   | Application Description<br>(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  |

|   |   |
|---|---|
|  | <b>MINOR VARIANCE APPLICATION</b><br><b>FILE NUMBER A089/25</b> |
|---|---|

|   |   |
|---|---|
| CITY WARD #:                              | 3   |
| APPLICANT:                                | Mahwash Waris Khan & Ryan Edwin Thompson  |
| AGENT:                                    | Hickory Dickory Decks Vaughan   |
| PROPERTY:                                 | 8 Keystar Court Townhouse 4, 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 to permit the construction of a deck in the rear yard. Relief is also being requested to permit reduced soft landscaping requirements in the front yard. |

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

The subject lands are zoned RT – Townhouse Residential Zone and subject to the provisions of Exception 14.862 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021  | Variance requested   |
|---|---|--|
| 1 | An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs is permitted to encroach a maximum of <b>2.4m</b> into a minimum required rear yard.<br><b>[4.13]</b>             | To permit an uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs to encroach a maximum of <b>4.47m</b> into the minimum required rear yard. |
| 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 <b>60%</b> shall be soft landscaping.<br><b>[Section 4.19.1.2.a]</b> | To permit a minimum front yard landscape of 33% of which <b>27%</b> (2.6m²) shall be soft landscape.   |

| HEARING INFORMATION   |
|---|
| <b>DATE OF MEETING:</b> Thursday, August 21, 2025<br><b>TIME:</b> 6:00 p.m.<br><b>MEETING LOCATION:</b> Vaughan City Hall, Woodbridge Room (2 <sup>nd</sup> Floor), 2141 Major Mackenzie Drive<br><b>LIVE STREAM LINK:</b> <a href="https://vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a>  |
| PUBLIC PARTICIPATION  |
| <p>If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the <a href="#">Request to Speak Form</a> and submit to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p><b>Email:</b> <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></p> <p><b>Mail:</b> City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p> <p>To speak electronically, pre-registration is required by completing the <a href="#">Request to Speak Form</a> on-line and submitting it to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> no later than NOON on the last business day before the meeting.</p> |

| HEARING INFORMATION  |  |
|--|--|
| THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING. |  |

| INTRODUCTION  |  |
|---|--|
| <p>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.</p> <p>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:</p> <p>That the general intent and purpose of the by-law will be maintained.<br/>That the general intent and purpose of the official plan will be maintained.<br/>That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.<br/>That the requested variance(s) is/are minor in nature.</p> <p>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.</p> |  |

| COMMITTEE OF ADJUSTMENT   |  |
|---|--|
| Date Public Notice Mailed:  | August 7, 2025   |
| Date Applicant Confirmed Posting of Sign:   | July 22, 2025  |
| Applicant Justification for Variances:<br><small>*As provided in Application Form</small>   | The dimensions of the proposed deck exceed the distance allowable for setback. |
| Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:<br><small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>            |
| COMMENTS:   |  |
| None  |  |
| Committee of Adjustment Recommended Conditions of Approval:   | None   |

| BUILDING STANDARDS (ZONING)                               |  |
|---|--|
| **See Schedule B for Building Standards (Zoning) Comments |  |
| Building Standards Recommended Conditions of Approval:    |  |

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

| DEVELOPMENT ENGINEERING  |      |
|--|------|
| <a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>  |      |
| The proposed work by the Owner/Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer. |      |
| Development Engineering Recommended Conditions of Approval:  | None |

| PARKS, FORESTRY & HORTICULTURE (PFH)    |      |
|---|------|
| No comments received to date            |      |
| PFH Recommended Conditions of Approval: | None |

| 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 |
|  | None                |           |
| <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  |
|--|
| <b>CONDITIONS:</b> 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 ( <b>see condition chart above for contact</b> ). 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. |
| <b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.  |
| An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.   |
| A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.                         |
| Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.                                     |
| Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.  |
| <b>DEVELOPMENT CHARGES:</b> 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.  |

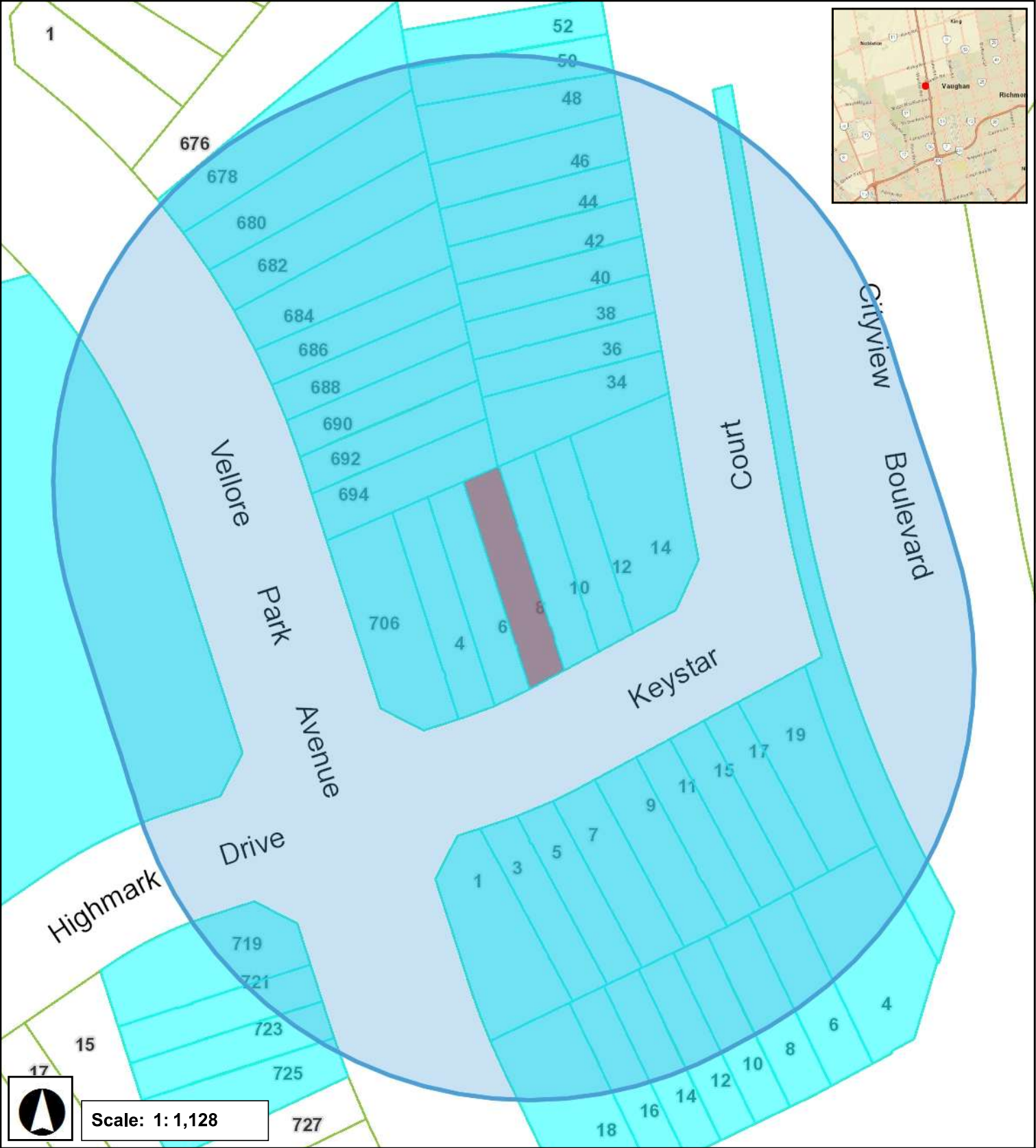
| IMPORTANT INFORMATION   |  |
|---|--|
| That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment  |  |
| 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.  |  |
| <b>NOTICE OF DECISION:</b> 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 <b>not</b> receive notice. |  |

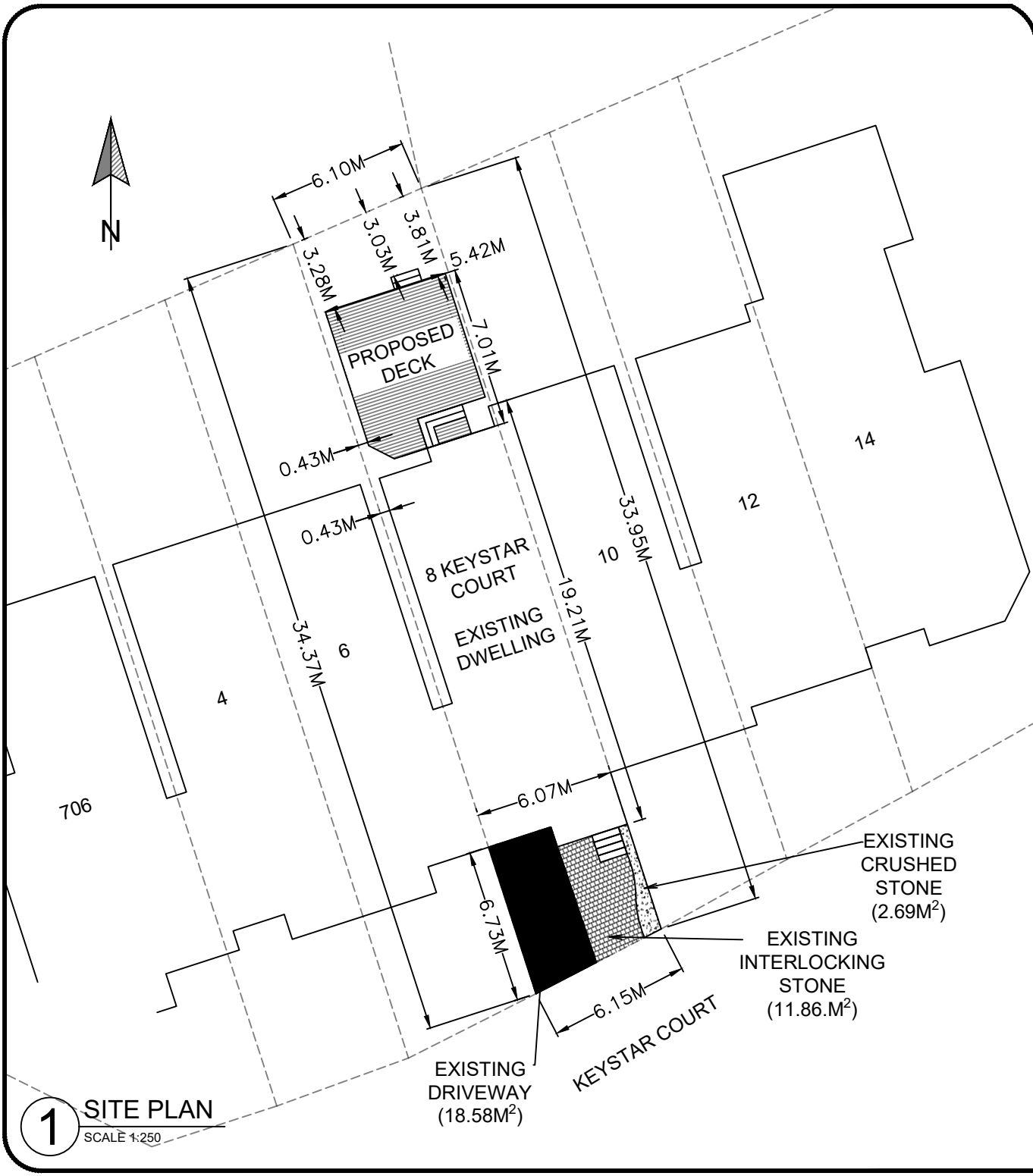
**SCHEDULE A: DRAWINGS & PLANS**





Minor Variance Application A089/25



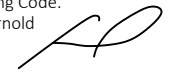


**1 SITE PLAN**  
SCALE 1:250

Hickory  
Dickory  
Decks



Head Office  
115 Dundas St W  
Dundas, On L9H 7L6  
905-689-4774  
hddoffice@gmail.com

|  |            |
|--|------------|
| Project Name: <b>MAHWASH KHAN</b>  |            |
| Project Address: <b>8 KEYSTAR COURT<br/>WOODBIDGE, ON, L4H 0G9</b>   |            |
| I have reviewed and take responsibility for the design and am qualified in the appropriate category as a designer under subsection 3.2.5 of Division C of the Ontario Building Code.<br>Name: Brad Arnold<br>BCIN #: 24758<br>Signature:  |            |
| Drawn By: <b>STEPHANIE ALLEN</b>   | <b>SP1</b> |
| Date: <b>REVISED JULY 16, 2025</b>   | <b>01</b>  |



SCHEDULE B:

COMMENTS FROM AGENCIES, BUILDING STANDARDS & DEVELOPMENT PLANNING

| Internal Departments<br>*Comments Received | Conditions<br>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 |

| External Agencies<br>*Comments Received | Conditions<br>Required       |  | Nature of Comments<br>*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  |

**Date:** July 23<sup>rd</sup> 2025

**Attention:** **Faegheh Gholami**

**RE:** Request for Comments

**File No.:** **A089-25**

**Related Files:**

**Applicant:** Hickory Dickory Decks Vaughan

**Location** 8 Keystar court Town house 4

**COMMENTS:**

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

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

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

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

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

**References:**

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

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

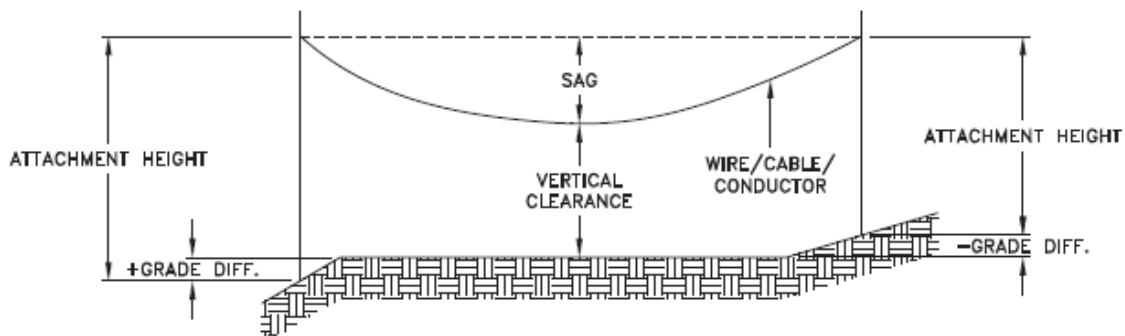
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

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

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

**Email:** [Mitchell.Penner@alecrautilities.com](mailto:Mitchell.Penner@alecrautilities.com)

| LOCATION OF WIRES, CABLES OR CONDUCTORS                                   | SYSTEM VOLTAGE                           |                        |                                      |       |
|---|--|------------------------|--------------------------------------|-------|
|   | SPAN GUYS AND COMMUNICATIONS WIRES       | UP TO 600V AND NEUTRAL | 4.16/2.4kV TO 27.6/16kV (SEE NOTE 1) | 44kV  |
|   | MINIMUM VERTICAL CLEARANCES (SEE NOTE 2) |                        |                                      |       |
| OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u> | 442cm                                    | 442cm                  | 480cm                                | 520cm |
| OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS 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"             |

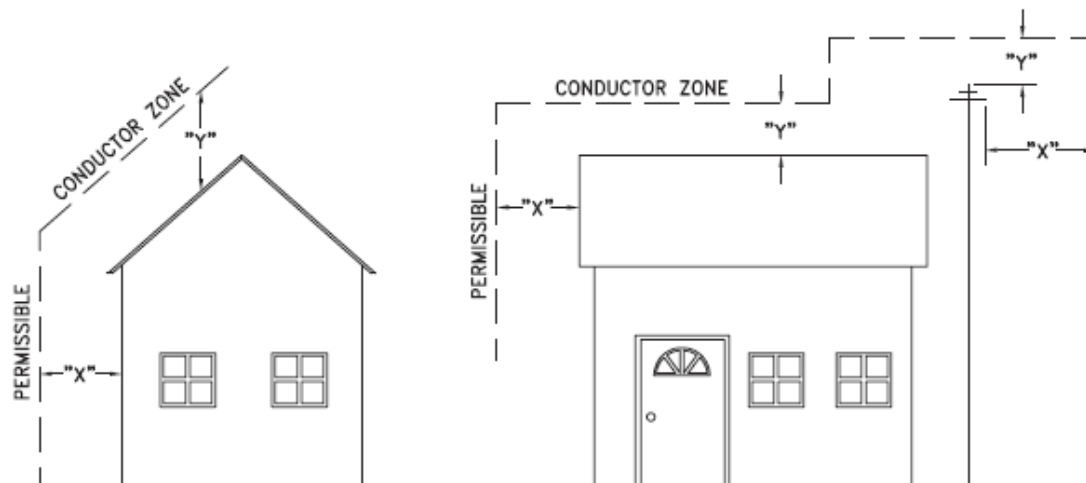
**REFERENCES**

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<br>UNDER MAXIMUM SWING CONDITIONS<br>DIMENSION "X"<br>(SEE NOTES 1, 3 & 4) | MINIMUM VERTICAL CLEARANCE<br>UNDER MAXIMUM DESIGN SAG CONDITIONS<br>DIMENSION "Y"<br>(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: D. Dadwani

**To:** Committee of Adjustment

**From:** Faegheh Gholami, Building Standards Department

**Date:** July 23, 2025

**Applicant:** Hickory Dickory Decks Vaughan

**Location:** 8 Keystar Court Townhouse 4  
PLAN 65M3914 Block 181  
PLAN 65R29648 Part 23-26

**File No.(s):** A089/25

**Zoning Classification:**

The subject lands are zoned RT – Townhouse Residential Zone and subject to the provisions of Exception 14.862 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021  | Variance requested   |
|---|---|--|
| 1 | An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs is permitted to encroach a maximum of <b>2.4m</b> into a minimum required rear yard.<br><b>[4.13]</b>             | To permit an uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs to encroach a maximum of <b>4.47m</b> into the minimum required rear yard. |
| 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 <b>60%</b> shall be soft landscaping.<br><b>[Section 4.19.1.2.a]</b> | To permit a minimum front yard landscape of 33% of which <b>27%</b> (2.6m <sup>2</sup> ) shall be soft landscape.  |

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

Building Permit No. 25-114770 for Street Townhouse - Deck, Issue Date: (Not Yet Issued)

**Other Comments:**

| General Comments |  |
|------------------|--|
| 1                | The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/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.



**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development and Parks Planning

**Date:** August 12, 2025

**Name of Owners:** Mahwash Waris Khan, Ryan Edwin Thompson

**Location:** 8 Keystar Court

**File No.(s):** A089/25

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**Proposed Variance(s):**

1. To permit an uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs to encroach a maximum of **4.47m** into the minimum required rear yard.
2. To permit a minimum of **27%** (2.6m<sup>2</sup>) of the front yard landscaping to be soft landscaping.

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

1. An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs is permitted to encroach a maximum of **2.4 m** into a minimum required rear yard.
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.

**Official Plan:**

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

**Comments:**

The Owners are seeking relief to permit a deck in the rear yard and reduced soft landscaping in the front yard with the above noted variances.

The Development and Parks Planning Department has no objections to Variance 1 to permit an increased encroachment of the proposed deck into the minimum required rear yard. The proposed 4.47 m encroachment represents a 3.03 m setback from the rear lot line, which provides sufficient space for access and landscaping opportunities. The majority of the proposed deck is 0.56 m in height and is not anticipated to incur any impact on neighbouring properties.

The Development and Parks Planning Department has no objections to Variance 2 to reduce the minimum required soft landscaping from 60% of all landscaping to 27% of all landscaping in the front yard. The deficiency represents approximately 3.1 m<sup>2</sup> in area, and will not have visual impacts from the public realm. Development Engineering staff have reviewed the soft landscaping reduction and do not have concerns with its impact on stormwater management.

Accordingly, the Development and Parks Planning Department supports the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development and Parks Planning Department recommends approval of the application.

**Conditions of Approval:**

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

None

**Comments Prepared by:**

Harry Zhao, Planner

Janany Nagulan, Senior Planner

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A089/25 - 8 KEYSTAR COURT - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Wednesday, July 23, 2025 10:44:56 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](mailto:cameron.mcdonald@trca.ca)

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



**From:** [Development Services](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A089/25 - 8 KEYSTAR COURT - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Wednesday, July 23, 2025 9:55:28 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

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

**O:** 905-830-4444 ext. 71538 | [developmentservices@york.ca](mailto:developmentservices@york.ca) |

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**From:** [Lee, Matthew](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] A089/25 - 8 KEYSTAR COURT  
**Date:** Tuesday, July 22, 2025 10:06:37 AM  
**Attachments:** [image001.png](#)

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To whom it may concern,

Thank you for the circulation. YRDSB currently has no objections to the proposed application. If further information or clarification is required, please contact this office.

Thank you,

**Matthew Lee**

Planner, Planning Services

York Region District School Board

[matthew.lee@yrdsb.ca](mailto:matthew.lee@yrdsb.ca)

905-727-0022 Ext. 209



**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

None



SCHEDULE D: BACKGROUND

None