

<b>ITEM: 6.1</b>	<b>REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A006/26</b>
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Report Date: April 2, 2026

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

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

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

**BACKGROUND (SCHEDULE D, IF REQUIRED)**

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

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

**ADJOURNMENT HISTORY**

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

Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

**SCHEDULES**

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Comments from Agencies, Building Standards & Development Planning
<b>Schedule C</b> (if required)	Public & Applicant Correspondence
<b>Schedule D</b> (if required)	Background



## MINOR VARIANCE APPLICATION FILE NUMBER A006/26

<b>CITY WARD #:</b>	3
<b>APPLICANT:</b>	Rex Lo
<b>AGENT:</b>	NV Studio
<b>PROPERTY:</b>	67 Alba Avenue, Woodbridge
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan ("VOP 2010"): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the zoning by-law is being requested to permit the re-construction of an existing deck in the rear yard.

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

The subject lands are zoned R2(EN)– **Second Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.693 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	Access stairs, open, unenclosed are permitted to encroach a maximum of <b>1.8 m</b> into the minimum required front yard. <b>[Section 4.13, Table 4-1, Bill17]</b>	To permit access stairs, open, unenclosed to encroach a maximum of <b>2.34 m</b> into the minimum required front yard.
2	A minimum distance of <b>0.6 m</b> shall be required from any permitted encroachment to the nearest lot line <b>[Section 4.13.3]</b>	To permit a minimum distance of <b>0.36 m</b> from the access stairs to the front lot line.
3	An uncovered platform, with a floor height greater than 1.2 m as measured at any point from grade and including access stairs is permitted to encroach <b>2.4 m</b> into the minimum required rear yard. <b>[Section 4.13, Table 4-1, Bill17]</b>	To permit an uncovered platform, with a floor height greater than 1.2 m as measured at any point from grade and including access stairs to encroach a maximum of <b>3.02 m</b> into the required rear yard.
4	Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be <b>50%</b> , of which 60% shall be soft landscape for a yard in which a driveway is located. <b>[Section 4.19.1.2a]</b>	To permit the minimum landscape to be <b>45.9%</b> , of which 60% shall be soft landscape for a yard in which a driveway is located.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, April 9, 2026

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto:cofa@vaughan.ca)

## HEARING INFORMATION

**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](mailto: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

<b>Date Public Notice Mailed:</b>	March 26, 2026
<b>Date Applicant Confirmed Posting of Sign:</b>	March 23, 2026
<b>Applicant Justification for Variances:</b> <small>*As provided in Application Form</small>	The existing deck is encroaching more into rear setback.
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <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"/>
<b>COMMENTS:</b>	
None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

## BUILDING STANDARDS (ZONING)

<b>**See Schedule B for Building Standards (Zoning) Comments</b>	
<b>Building Standards Recommended Conditions of Approval:</b>	None

## DEVELOPMENT PLANNING

<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	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 Owner / Applicant shall ensure that the proposed deck (uncovered platform) does not negatively impact neighbours due to surface water runoff. The property should be properly graded, ensuring that surface water from the proposed addition does not flow onto adjacent lots. The Development Engineering Department does not object to the Minor Variance application A006/26.	
<b>Development Engineering Recommended Conditions of Approval:</b>	None

## PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date
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**PARKS, FORESTRY & HORTICULTURE (PFH)**

**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

**IMPORTANT INFORMATION**

**CONDITIONS:** It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

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

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

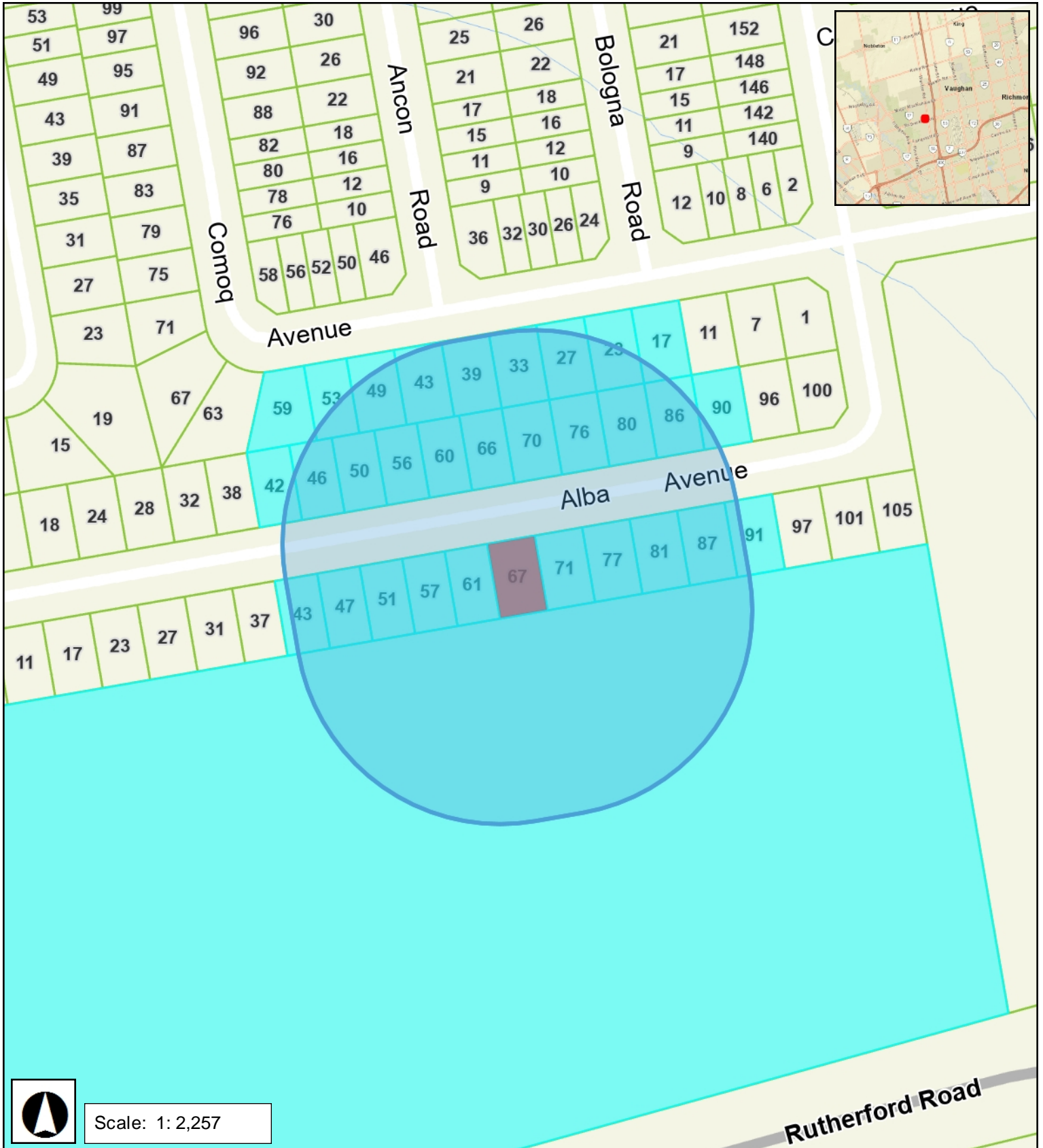
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

## IMPORTANT INFORMATION

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**SCHEDULE A: DRAWINGS & PLANS**



**RECEIVED**

By russog at 9:27 am, Mar 18, 2026

**67 ALBA AVE, WOODBRIDGE, L4H 2B3**

**PROPOSED DECK**

**GENERAL NOTES**

THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL AND ENSURING COMPLIANCE WITH APPROVED DESIGN DRAWINGS

**DRAWINGS**

1. CONTRACTOR TO VERIFY ALL SITE DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWING
3. IF ANY CONFLICT OR DISCREPANCY EXISTS IN THE CONTRACT DOCUMENTS, THE FOLLOWING IS TO OCCUR:  
REFER TO MUNICIPALITY APPROVED DRAWINGS SET
4. MECHANICAL AND ELECTRICAL CONTRACTORS ARE TO CROSS REFERENCE THE ARCHITECTURAL AND ENGINEERING DRAWINGS THROUGHOUT THE COURSE OF THE PROJECT AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.

**PERMITS & INSPECTIONS**

1. NO DEMOLITION OR CONSTRUCTION IS TO START WITHOUT ISSUANCE OF A BUILDING PERMIT
2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PAY FOR AND OBTAIN A SIGNED RELEASE FROM THE MUNICIPALITY HAVING JURISDICTION INDICATING THAT THE WORK IS COMPLETE AND THE PERMIT IS SIGNED OFF
3. THE CONTRACTOR SHALL GIVE ALL REQUIRED NOTICES FOR INSPECTION AS REQUIRED BY THE BUILDING PERMIT AND ALL AUTHORITIES HAVING JURISDICTION

**COOPERATION & PROTECTION**

1. EACH CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY SCOPE REQUIRED BY THEIR RESPECTIVE TRADES TO ENSURE COMPLETION OF THE WORK
2. PROTECTION: THE GENERAL CONTRACTOR SHALL PROTECT ALL FINISHED WORK FROM CONSTRUCTION. ANY DAMAGE ARISING FROM ANY CAUSE SHALL BE MADE GOOD BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DESIGNER, AT THE CONTRACTOR'S EXPENSE.

**SITE STAFF & COMMUNICATIONS**

1. THE GENERAL CONTRACTOR WILL DO THE FOLLOWING DURING THE CONSTRUCTION PHASE:  
CALL, CHAIR, AND MINUTE CONSTRUCTION MEETINGS  
REVIEW, UPDATE AND COMMUNICATE WITH DESIGNER/CLIENT ON PROJECT BUDGET ON A WEEKLY BASIS  
REVIEW, UPDATE AND COMMUNICATE WITH DESIGNER/CLIENT ON PROJECT SCHEDULE ON A WEEKLY BASIS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AND DISTRIBUTING MINUTES OF THESE MEETINGS
3. IF THERE ARE NO SITE MEETINGS DURING ANY GIVEN WEEK, THE CONTRACTOR IS TO ISSUE A WEEKLY REPORT ADDRESSING THE FOLLOWING ITEMS:  
PROJECT BUDGET  
PROJECT SCHEDULE  
COMPLETED ACTIVITIES OF THE PREVIOUS WEEK  
PLANNED ACTIVITIES FOR THE COMING WEEK

**SUBSTITUTIONS**

NO SUBSTITUTION FOR ANY PRODUCT OR MATERIAL WILL BE ACCEPTED UNLESS AUTHORIZED BY THE DESIGNER IN THE FORM OF AN ADDENDUM

**LEGAL**

DRAWING(S) ISSUED BY ATLAS DESIGNS ARE FOR ILLUSTRATION AND DESIGN INTENT PURPOSES ONLY. ALL ARCH/MECH/ELEC/PLUMB/STRUCTURAL/SPRINKLER SUPPRESSION SYSTEM(S) AND LIFE SAFETY ITEMS ARE TO BE FOLLOWED AS PER OUTLINED IN MUNICIPAL PERMIT APPROVED DRAWINGS AS ISSUED BY THE MUNICIPALITY

**REVISION BLOCK**

REV	DESCRIPTION	DATE	BY
0	ISSUED FOR PERMIT	08/18	GS



THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

**INDIVIDUAL BCIN 116262  
FIRM BCIN 122999**

*Georgia Sreed*

**CONTRACTOR SHALL  
VERIFY SITE DIMENSIONS**



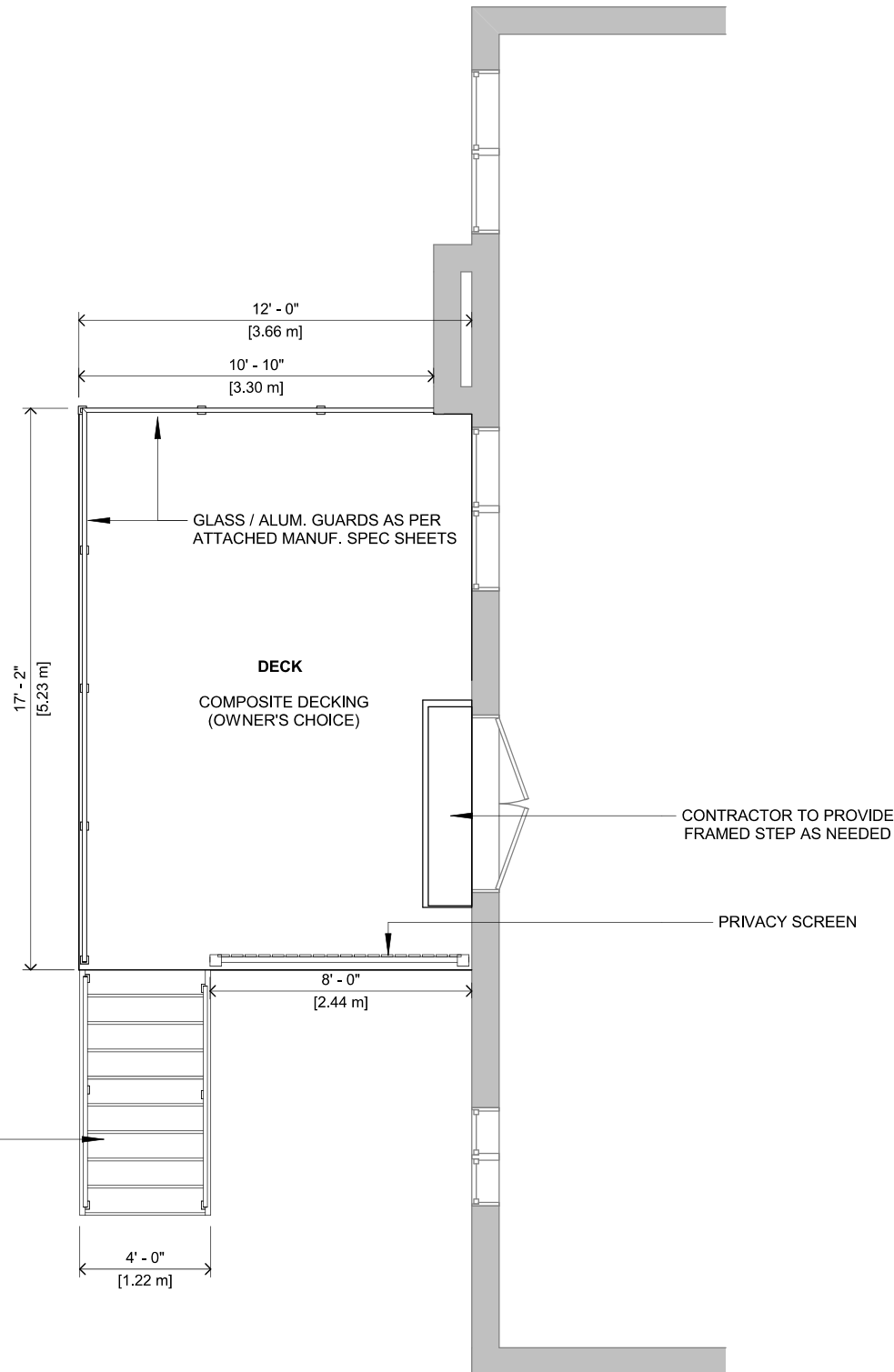
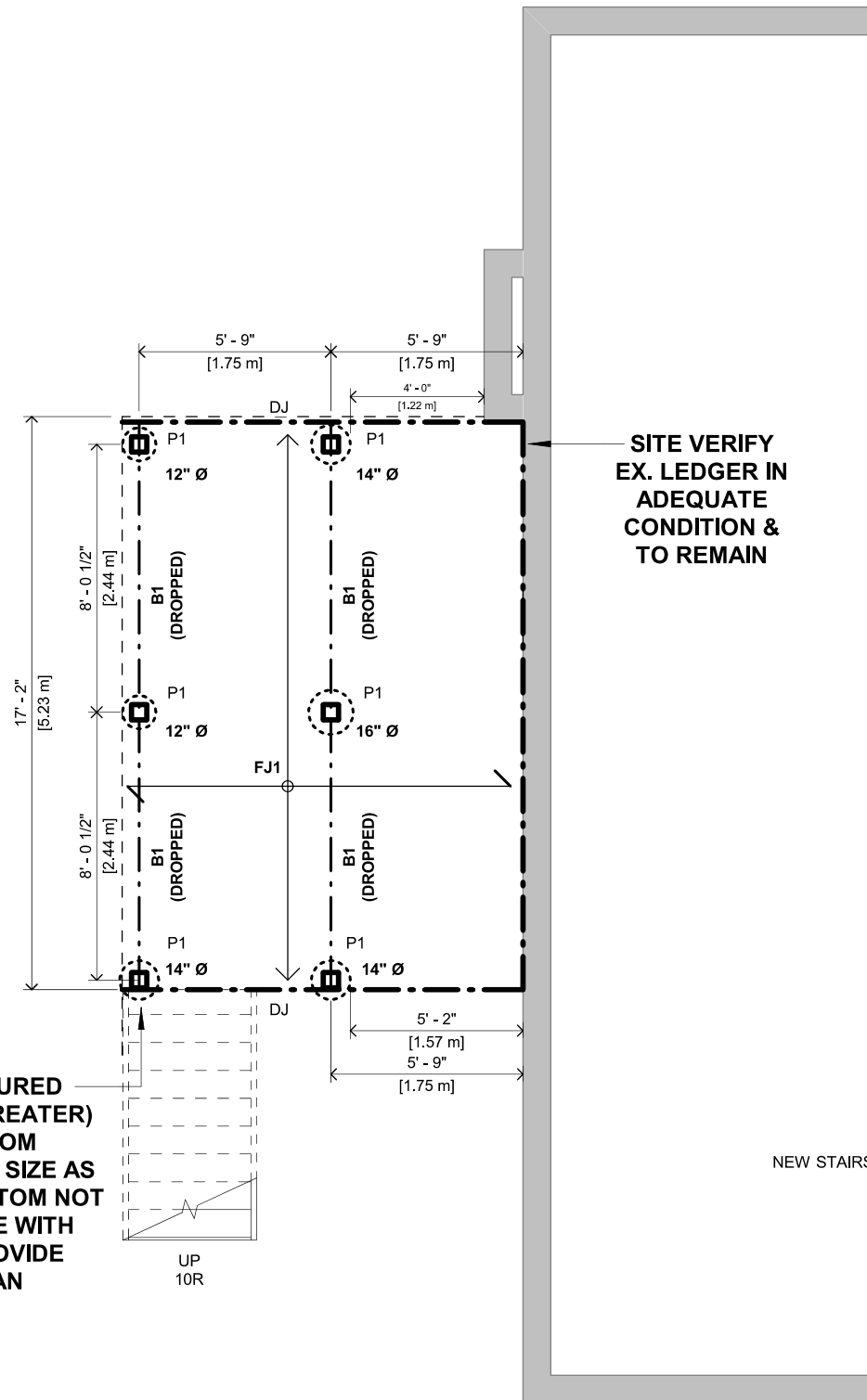
FJ1: 2X8 P.T DECK JOISTS @16" O/C

B1: DROPPED 3-PLY 2X10 P.T BEAM

P1: 6X6 P.T POST ANCHORED TO PIER AS SPECIFIED

DJ: DOUBLE JOIST (PRESSURE TREATED) MATCHING ADJACENT JOIST SIZE & SPEC (TYP.)

\* MIN. 125 kPa SOIL BEARING CAPACITY \*



REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR PERMIT	08/18	GS

**67 ALBA AVE, WOODBRIDGE,  
L4H 2B3**

**PROPOSED DECK**

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

INDIVIDUAL BCIN 116262  
FIRM BCIN 122999  
*Georgia Saad*

Project No.	24055
Date	2025-07-02
Drawn by	AB
Scale	3/16" = 1'-0"

**NEW FLOOR PLANS**

**A2.0**



① NEW REAR ELEVATION  
3/16" = 1'-0"

② NEW SIDE ELEVATION  
3/16" = 1'-0"



REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR PERMIT	08/18	GS

**67 ALBA AVE, WOODBRIDGE,  
L4H 2B3**  
  
**PROPOSED DECK**

**CONTRACTOR SHALL  
VERIFY SITE DIMENSIONS**

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER, QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

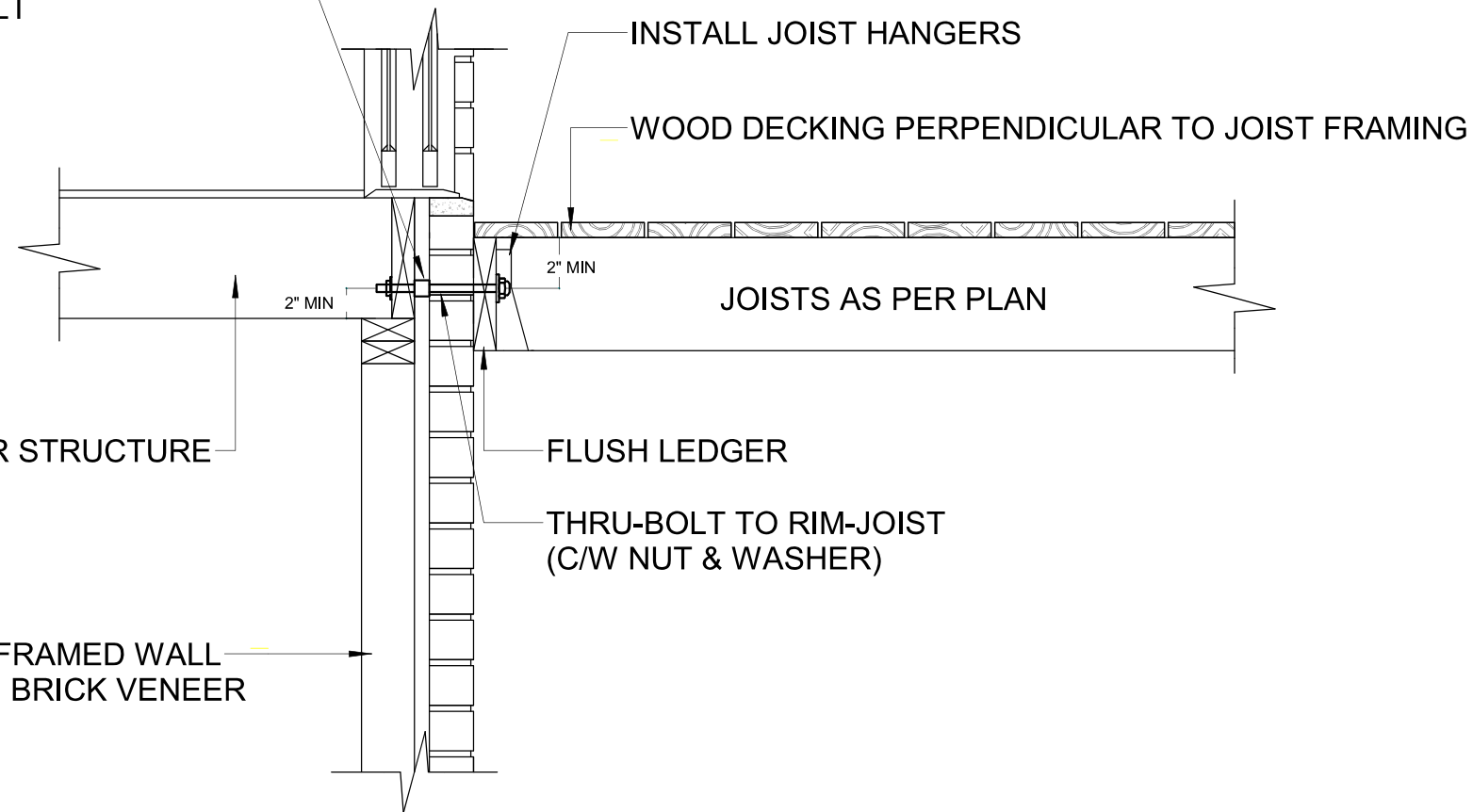
**INDIVIDUAL BCIN 116262  
FIRM BCIN 122999**  
*Georgia Saeed*

Project No.	24055
Date	2025-07-02
Drawn by	AB
Scale	3/16" = 1'-0"

**NEW ELEVATIONS**

**A3.0**

INSTALL NON-CORROSIVE STEEL SPACER IN BETWEEN BRICK VENEER AND FRAMED STRUCTURE TO FACILITATE TIGHTENING OF BOLT



INSTALL JOIST HANGERS

WOOD DECKING PERPENDICULAR TO JOIST FRAMING

JOISTS AS PER PLAN

EXISTING FLOOR STRUCTURE

FLUSH LEDGER

THRU-BOLT TO RIM-JOIST (C/W NUT & WASHER)

EXISTING STUD-FRAMED WALL ASSEMBLY WITH BRICK VENEER

# DECK LEDGER CROSS SECTION



REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR PERMIT	08/18	GS

**67 ALBA AVE, WOODBRIDGE,  
L4H 2B3**

**PROPOSED DECK**

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

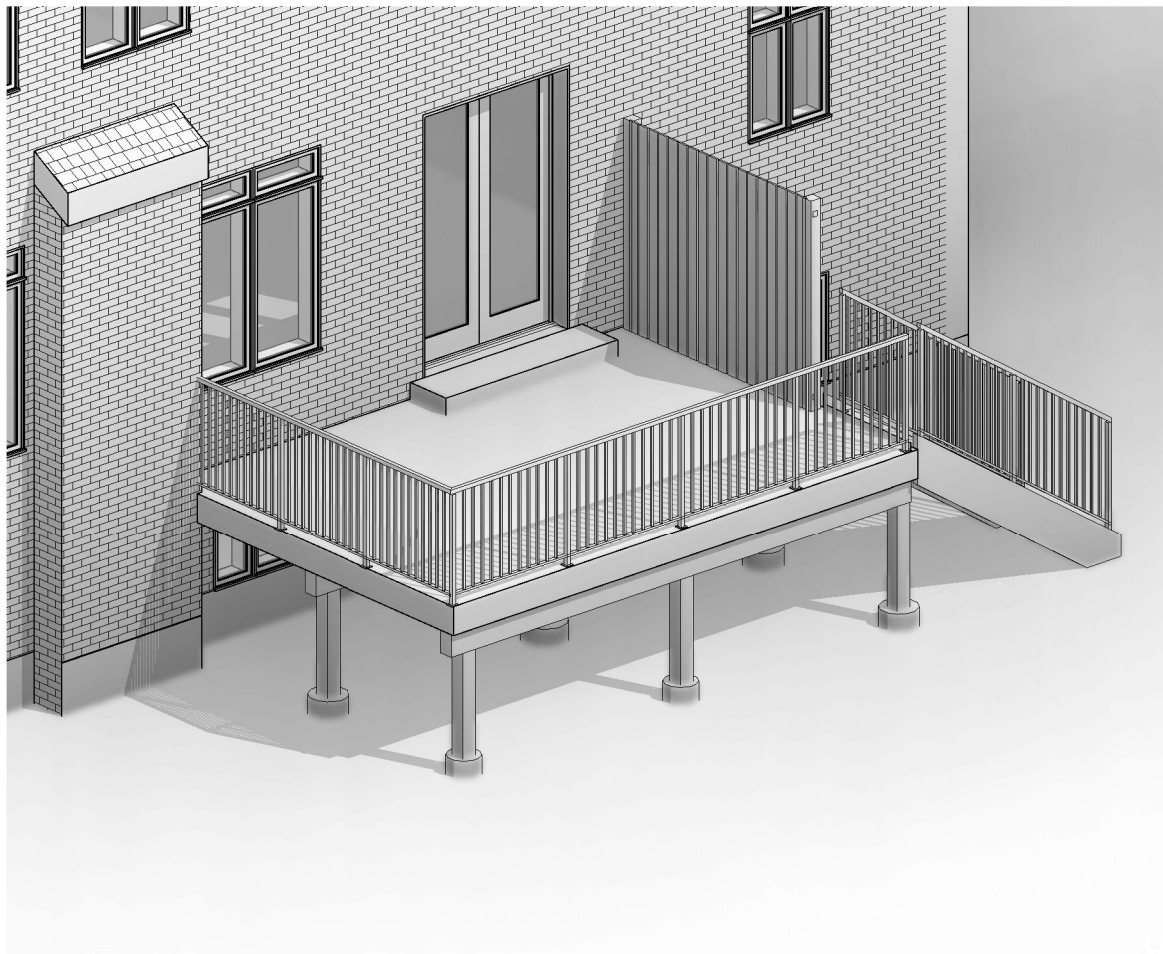
INDIVIDUAL BCIN 116262  
FIRM BCIN 122999

*Georgia Saeed*

Project No.	24055
Date	2025-07-02
Drawn by	GS
Scale	1" = 1'-0"

**SECTION DETAIL**

**A3.1**



REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR PERMIT	08/18	GS

**67 ALBA AVE, WOODBRIDGE,  
L4H 2B3**

**PROPOSED DECK**

**CONTRACTOR SHALL  
VERIFY SITE DIMENSIONS**

THE UNDERSIGNED HAS REVIEWED  
AND TAKES THE RESPONSIBILITY  
FOR THIS DESIGN, AND HAS THE  
QUALIFICATIONS AND MEETS THE  
REQUIREMENTS SET OUT IN THE  
ONTARIO BUILDING CODE TO BE A  
DESIGNER. QUALIFICATION  
INFORMATION REQUIRED UNLESS  
DESIGN IS EXEMPT UNDER 2.17.5.1.  
OF THE BUILDING CODE

**INDIVIDUAL BCIN 116262  
FIRM BCIN 122999**

*Georgia Saeed*

Project No.	24055
Date	2025-07-02
Drawn by	AB
Scale	

**3D VIEWS**

**A4.0**

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

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

Copy and Paste Agency Table from Summary Sheet

**Date:** March 9<sup>th</sup> 2026

**Attention:** **Sareh Daneshian**

**RE:** Request for Comments

**File No.:** **A006-26**

**Related Files:**

**Applicant** NV Studio

**Location** 67 Alba Avenue



Discover the possibilities

**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.

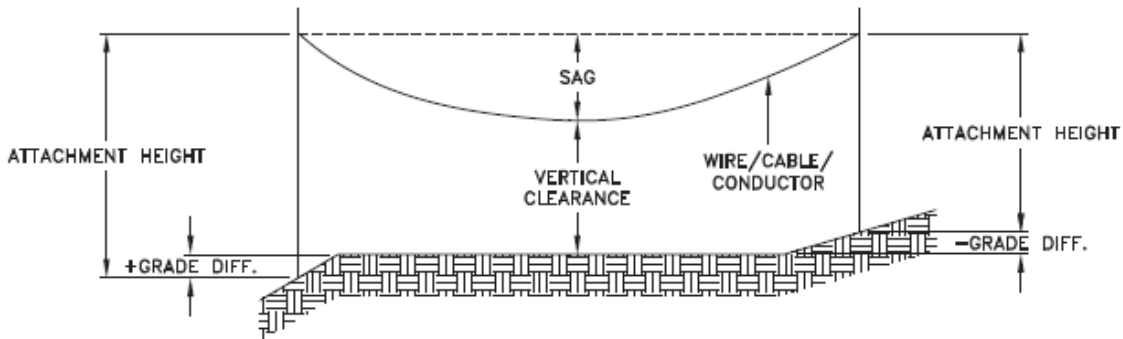
**References:**

- 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:

<b>ALECTRA UTILITIES CONTACT INFORMATION</b>		
	<b>EAST (WEST OF KEELE)</b>	<b>EAST (EAST OF KEELE)</b>
<b>Municipality:</b>	Alliston, Aurora, Barrie, Beeton, Bradford West Gwillimbury, Penetanguishene, Thornton, Tottenham, Vaughan (West of Keele)	Markham, Richmond Hill, Vaughan (East of Keele)
<b>Contact Name:</b>	Azadeh Johardar	Randy Mustachi
<b>Title:</b>	Supervisor	Supervisor
<b>Office Address:</b>	161 Cityview Boulevard, Vaughan, ON, L4H 0A9	161 Cityview Boulevard, Vaughan, ON, L4H 0A9
<b>Phone:</b>	416.230.3239	416.902.5162
<b>Email:</b>	<a href="mailto:Azadeh.Johardar@Alectrautilities.com">Azadeh.Johardar@Alectrautilities.com</a>	<a href="mailto:Randy.Mustachi@AlectraUtilities.com">Randy.Mustachi@AlectraUtilities.com</a>

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



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

**NOTES:**

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

**CONVERSION TABLE**

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

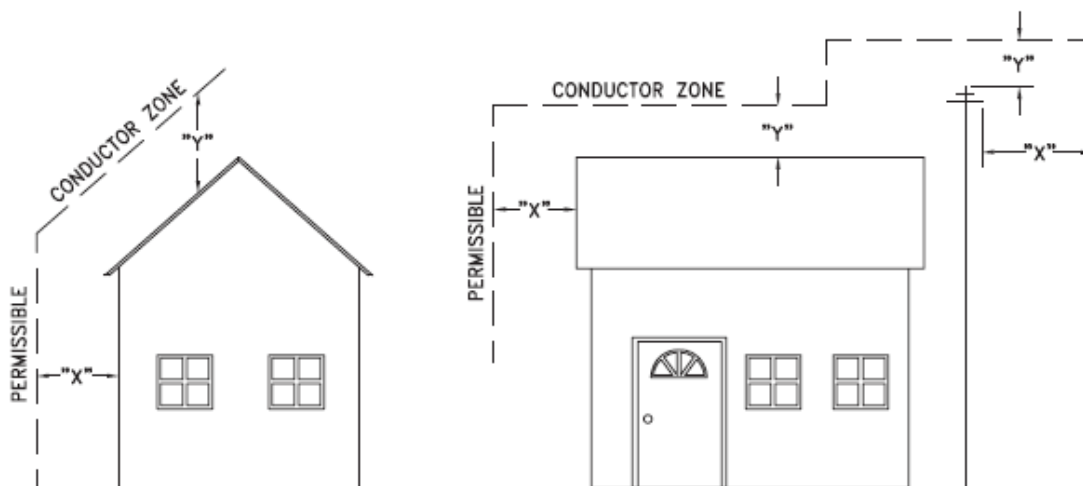
**REFERENCES**

SAGS AND TENSIONS SECTION 02

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

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

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



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

**NOTES**

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).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)**

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

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 11:20:02 AM, Adobe PDF

**To:** Committee of Adjustment  
**From:** Sareh Daneshian, Building Standards Department  
**Date:** March 20, 2026  
**Applicant:** NV Studio  
**Location:** 67 Alba Avenue  
PLAN 65M3359 Lot 153  
**File No.(s):** A006/26

**Zoning Classification:**

The subject lands are zoned R2(EN)– Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.693 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	Access stairs, open, unenclosed are permitted to encroach a maximum of <b>1.8 m</b> into the minimum required front yard. <b>[Section 4.13, Table 4-1, Bill17]</b>	To permit access stairs, open, unenclosed to encroach a maximum of <b>2.34 m</b> into the minimum required front yard.
2	A minimum distance of <b>0.6 m</b> shall be required from any permitted encroachment to the nearest lot line <b>[Section 4.13.3]</b>	To permit a minimum distance of <b>0.36 m</b> from the access stairs to the front lot line.
3	An uncovered platform, with a floor height greater than 1.2 m as measured at any point from grade and including access stairs is permitted to encroach <b>2.4 m</b> into the minimum required rear yard. <b>[Section 4.13, Table 4-1, Bill17]</b>	To permit an uncovered platform, with a floor height greater than 1.2 m as measured at any point from grade and including access stairs to encroach a maximum of <b>3.02 m</b> into the required rear yard.
4	Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be <b>50%</b> , of which 60% shall be soft landscape for a yard in which a driveway is located. <b>[Section 4.19.1.2a]</b>	To permit the minimum landscape to be <b>45.9%</b> , of which 60% shall be soft landscape for a yard in which a driveway is located.

**Staff Comments:**

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The requirements have been updated in accordance with Bill 17.

**Conditions of Approval:**

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

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

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development and Parks Planning  
**Date:** March 31, 2026  
**Name of Owner:** Rex Lo  
**Location:** 67 Alba Avenue  
**File No.(s):** A006/26

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**Proposed Variance(s):**

1. To permit access stairs, open, unenclosed to encroach a maximum of **2.34 m** into the minimum required front yard.
2. To permit a minimum distance of **0.36 m** from the access stairs to the front lot line.
3. To permit an uncovered platform, with a floor height greater than 1.2 m as measured at any point from grade and including access stairs to encroach a maximum of **3.02 m** into the required rear yard.
4. To permit the minimum landscape to be **45.9%**, of which 60% shall be soft landscape for a yard in which a driveway is located.

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

1. Access stairs, open, unenclosed are permitted to encroach a maximum of **1.8 m** into the minimum required front yard.
2. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.
3. An uncovered platform, with a floor height greater than 1.2 m as measured at any point from grade and including access stairs is permitted to encroach **2.4 m** into the minimum required rear yard.
4. Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be **50%**, of which 60% shall be soft landscape for a yard in which a driveway is located.

**Official Plan:**

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

**Comments:**

The Owner is seeking relief to permit a deck in the rear yard and an encroachment of access stairs in front yard with the above-noted variances.

The Development and Parks Planning Department has no objections to Variances 1 and 2 to permit access stairs to encroach a maximum of 2.34 m into the minimum required front yard and to permit a minimum distance of 0.36 m from the access stairs to the front lot line. The proposed encroachment of 2.34 m into the required front yard is not anticipated to negatively have impact on the existing streetscape along Alba Avenue or the pedestrian sidewalk within the municipal boulevard. The proposed setback of 0.36 m from the front lot line to the access stairs maintains space from the municipal boulevard and will allow for functional access to the dwelling.

The Development and Parks Planning Department has no objection to Variance 4 to permit the minimum landscape to be 45.9%, of which 60% shall be soft landscape for a yard in which a driveway is located. The proposed reduced landscaping in the front yard is not anticipated to negatively have impact on the streetscape of Alba Avenue. The reduction is minor and will maintain a sufficient mix of both hard and soft landscaping.

The Development and Parks Planning Department has no objection to Variance 3 to permit an uncovered deck greater than 1.2 m as measured at any point from grade and including access stairs to encroach a maximum of 3.02 m into the required rear yard. The proposed uncovered deck is approximately 1.62 m in height. The proposed deck is not anticipated to negatively impact the abutting City-owned lands or adjacent neighbours. The proposed encroachment of the deck maintains sufficient space for access, maintenance, usability of the rear yard, and is not considered overdevelopment of the lot.

Development Engineering staff have reviewed the proposed and the Owner is to ensure that the proposed deck does not negatively impact neighbouring properties due to surface water runoff. The property should be properly graded, ensuring that surface water from the proposed addition does not flow onto adjacent lots, as such Development Engineering has no concerns.

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

**Recommendation:**

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

**Conditions of Approval:**

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

None.

**Comments Prepared by:**

Cordell Smith-Palmer, Planner 1  
Janany Nagulan, Senior Planner

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A006/26 (67 Alba Avenue) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** March-09-26 2:45:31 PM  
**Attachments:** [image001.png](#)

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Hello,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from the TRCA.

Based on the above, we have no comments/requirements.

Regards,

**Cameron McDonald**

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:(416)661-6600)

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: A006/26 (67 Alba Avenue) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** March-13-26 11:23:21 AM

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Hello,

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

Regards,

**Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.**

**Mya Mistry** (she/her) | Planning Assistant, Development Planning | Economic and Development Services Branch | Corporate Services

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1-877-464-9675

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## SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

## SCHEDULE D: BACKGROUND

None