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| ITEM: 6.7 | REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A022/26 |
|------------------|--|

Report Date: April 24, 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 type="checkbox"/> | Application Under Review |
| Development Engineering | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Development Finance | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Forestry | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Condition TBD |

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

| PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C) | | | | |
|---|------|---------|--|---------|
| <p>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.</p> | | | | |
| Correspondence Type | Name | Address | Date Received <small>(mm/dd/yyyy)</small> | Summary |
| N/A | | | | |

| BACKGROUND (SCHEDULE D, IF REQUIRED) | |
|--|--|
| <p style="text-align: center;"><small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small></p> | |
| Application No. (City File) | Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small> |
| N/A | N/A |

| ADJOURNMENT HISTORY | |
|--|---|
| <p style="text-align: center;"><small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small></p> | |
| Hearing Date | Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small> |
| 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 A022/26**

| | |
|--|--|
| CITY WARD #: | 1 |
| APPLICANT: | Matthew Sadeghi & Yalda Ghani Varzaneh |
| AGENT: | Nexxture |
| PROPERTY: | 315 Woodland Acres Crescent, Maple |
| ZONING DESIGNATION: | See below. |
| VAUGHAN OFFICIAL PLAN (2010) DESIGNATION: | “Oak Ridges Moraine Countryside” |
| RELATED DEVELOPMENT APPLICATIONS: | N/A |
| PURPOSE OF APPLICATION: | Relief from the Zoning By-law is being requested to permit a 2-storey single detached dwelling with an accessory structure (shed). |

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

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.79 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|--|
| 1 | A minimum interior side yard of 5.93 m is required. [Section 4.5.2b, Bill 17] | To permit a minimum interior side yard of 5.58 m . |
| 2 | A maximum height of 9.5 m is permitted. [Section 4.5.1] | To permit a maximum height of 11.34 m . |
| 3 | Access stairs, open, unenclosed are permitted to encroach a maximum of 0.3 m into the minimum required interior side yard. [Section 4.13, Table 4-1] | To permit access stairs, open, unenclosed to encroach a maximum of 0.8 m into the minimum required interior side yard. |
| 4 | An accessory building or structure with a height of 2.8 m or greater shall be setback a minimum of 2.16 m to the interior side lot line. [Section 4.1.2 1b, Bill 17] | To permit an accessory building (shed) with a height of 2.8 m or greater to be setback a minimum of 1.57 m to the interior side lot line. |

HEARING INFORMATION

DATE OF MEETING: Thursday, April 30, 2026
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

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: | April 16, 2026 |
| Date Applicant Confirmed Posting of Sign: | April 15, 2026 |
| Applicant Justification for Variances: <small>*As provided in Application Form</small> | The proposed building height exceeds the permitted maximum by approximately 1.5 m, which triggers an increased interior side yard setback requirement that cannot be fully achieved in all locations due to site constraints. |
| Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| COMMENTS: | |
| None | |
| Committee of Adjustment Recommended Conditions of Approval: | None |

BUILDING STANDARDS (ZONING)

| | |
|--|------|
| **See Schedule B for Building Standards (Zoning) Comments | |
| Building Standards Recommended Conditions of Approval: | None |

DEVELOPMENT PLANNING

| | |
|---|------------|
| **See Schedule B for Development Planning Comments. | |
| Development Planning Recommended Conditions of Approval: | TBD |

DEVELOPMENT ENGINEERING

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

Development Engineering has reviewed the proposed new detached dwelling. A complete Grading Permit application, including a Site Grading Plan prepared, sealed, and signed by a Professional Engineer or Ontario Land Surveyor, must be approved prior to any grading, excavation, site alteration, or construction. The Site Grading Plan shall at minimum:

- Be in metric units; label the municipal address, full property lines, driveway location and width, and street name(s).
- Show all existing and proposed structures (including accessory structures to be removed or relocated) and hardscape/softscape elements, with dimensions and a minimum 0.6 m setback from the property line.
- Show existing and proposed grades at lot corners (geodetic elevations), directional slopes with percentage, swales, limits of excavation, and confirm all internal swales are within the property boundary.
- Identify all retaining walls, including height, setback, and top/bottom-of-wall elevations; walls exceeding 1 m in height must be certified by a Professional Engineer.
- Show rear-yard catch basins, silt fence around the entire site perimeter, and all utilities (hydrants, poles, pedestals, catch basins, etc.).
- Show storm and sanitary connection locations at the lot line, including invert elevations; confirm inverts are below the underside of footing.
- Show driveway location, width, culverts, and any proposed changes within the right-of-way, including construction access location.
- Show proposed/existing downspout locations, entrances, risers, and water box location within a grassed area.
- Comply with City Lot Grading Notes. Apply for the Grading Permit via the City of Vaughan's Permits page (Permits | City of Vaughan). For inquiries, email DEPermits@vaughan.ca. The Development Engineering Department does not object to Minor Variance Application A022/26.

DEVELOPMENT ENGINEERING

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

| | |
|--|------|
| Development Engineering Recommended Conditions of Approval: | None |
|--|------|

PARKS, FORESTRY & HORTICULTURE (PFH)

| | |
|--|--|
| Recommended condition of approval: | |
| PFH Recommended Conditions of Approval: | Applicant to provide an updated Arborist Report and Tree Protection Plan that includes trees 20cm dbh and over and 5cm dbh and over for city owned trees, that are within 6m of the property boundary. |

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 Planning Alesia.lamaj@vaughan.ca | TBD |
| 2 | Forestry kari.sthyrhansen@vaughan.ca | Applicant to provide an updated Arborist Report and Tree Protection Plan that includes trees 20cm dbh and over and 5cm dbh and over for city owned trees, that are within 6m of the property boundary. |

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for 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.

IMPORTANT INFORMATION

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

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

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

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

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

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

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

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

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

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

SCHEDULE A: DRAWINGS & PLANS

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

| Internal Departments <small>*Comments Received</small> | 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 type="checkbox"/> | Application Under Review |

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

Date: April 2nd 2026

Attention: Sarah Scauzillo

RE: Request for Comments

File No.: A022-26

Related Files:

Applicant Nexxture

Location 315 Woodland Acres Crescent



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.

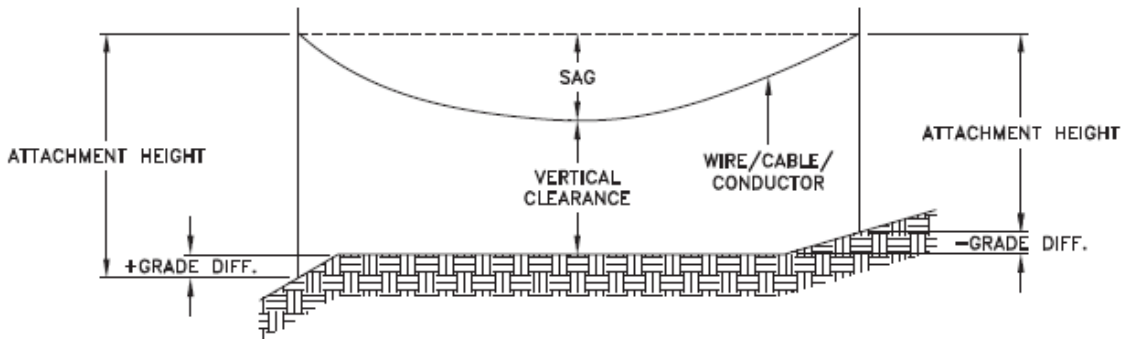
References:

- 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:

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

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



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

NOTES:

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

CONVERSION TABLE

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

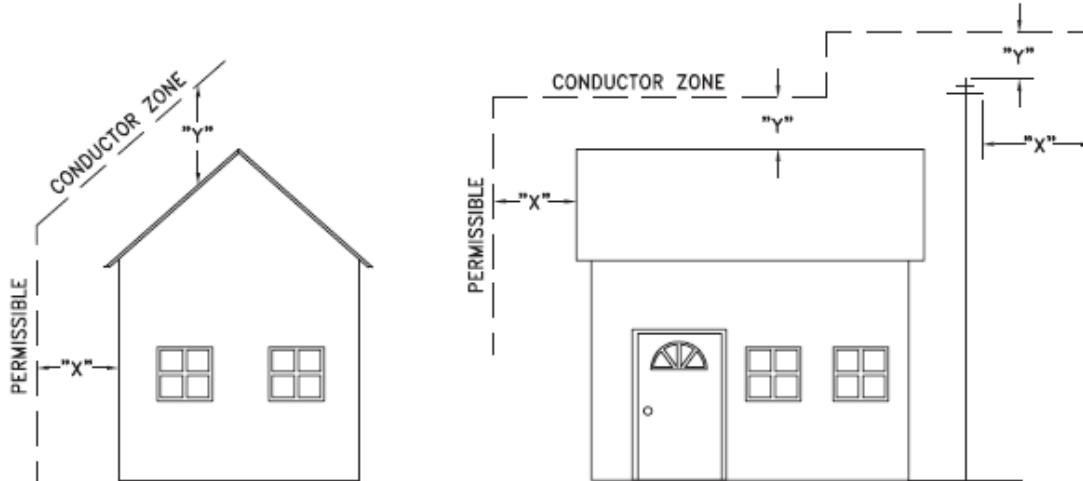
REFERENCES

SAGS AND TENSIONS SECTION 02

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

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

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



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

NOTES

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

| 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:
P:\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 9:27:02 AM, Adobe PDF

To: Committee of Adjustment
From: Sarah Scauzillo, Building Standards Department
Date: April 14, 2026
Applicant: Nexxture
Location: 315 Woodland Acres Crescent
 PLAN M1732 Lot 32
File No.(s): A022/26

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.79 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|--|
| 1 | A minimum interior side yard of 5.93 m is required. [Section 4.5.2b, Bill 17] | To permit a minimum interior side yard of 5.58 m . |
| 2 | A maximum height of 9.5 m is permitted. [Section 4.5.1] | To permit a maximum height of 11.34 m . |
| 3 | Access stairs, open, unenclosed are permitted to encroach a maximum of 0.3 m into the minimum required interior side yard. [Section 4.13, Table 4-1] | To permit access stairs, open, unenclosed to encroach a maximum of 0.8 m into the minimum required interior side yard. |
| 4 | An accessory building or structure with a height of 2.8 m or greater shall be setback a minimum of 2.16 m to the interior side lot line. [Section 4.1.2 1b, Bill 17] | To permit an accessory building (shed) with a height of 2.8 m or greater to be setback a minimum of 1.57 m to the interior side lot line. |

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 adjusted 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.

From: [Patel, Parthvi R.](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A022/26 (315 Woodland Acres Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, April 7, 2026 10:22:16 AM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

The Regional Municipality of York has reviewed minor variance application A022/26 for 315 Woodland Acres Crescent and has no comments.

Please provide a copy of the Notice of Decision for our records.

Thank you,

Parthvi Patel
York Region Development Services | Economic and Development Services, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71550 | developmentservices@york.ca | 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

Confidentiality: The information contained in this communication is confidential and is intended only for the use of the individual or entity to whom/ which it is addressed. The contents of this communication may also be subject to legal privilege, and all rights of that privilege are expressly claimed and not waived. Any distribution, use or copying of this communication, or the information it contains, by anyone other than the intended recipient, is unauthorized. If you have received this communication in error, please notify us immediately and destroy the communication without making a copy. Thank you.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

| Correspondence Type | Name | Address | Date Received (mm/dd/yyyy) | Summary |
|---------------------|------|---------|-------------------------------|---------|
| N/A | | | | |

SCHEDULE D: BACKGROUND

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