

ITEM: 6.12	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A037/26
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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 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 (mm/dd/yyyy)	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 (to be obtained from NOD_ADJ)
N/A	N/A

SCHEDULES

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



MINOR VARIANCE APPLICATION FILE NUMBER A037/26

CITY WARD #:	3
APPLICANT:	Nicole & Sheldon Thomas
AGENT:	Utes Inc
PROPERTY:	130 Keystar Court, Townhouse 1
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the zoning by-law is being requested to permit reduced parking and landscaping requirements to accommodate a proposed additional residential unit.

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

The subject lands are zoned RT Townhouse Residential Zone and subject to the provisions of Exception 14.866 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 3 parking spaces is required, 2 for the principal dwelling unit and 1 for the additional residential unit. [Section 5.21.3]	To permit a minimum of 2 parking spaces for the principal dwelling unit and the additional residential unit.
2	Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape requirement shall be 33% , of which 60% shall be soft landscape for a yard in which a driveway is located. [Section 4.19.1.2a]	To permit the minimum landscape to be 33% , of which 57.5% shall be soft landscape for a yard in which a driveway is located.

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 14, 2026
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Compliance is not feasible due to the limited area available within the front yard. The existing site constraints restrict our ability to accommodate the required elements while maintaining the minimum soft landscaping area and providing the additional parking space. As a result, relief is being requested.
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:	None

DEVELOPMENT ENGINEERING

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

Development Engineering has reviewed the proposed additional dwelling unit in the basement with entrance in the sideyard. The property shall be graded to ensure that surface water drainage from the proposed cabana does not adversely impact adjacent properties. The Owner/Applicant shall demonstrate through the Grading Permit application process that the proposed sideyard entrance will not increase surface water runoff to adjacent properties and that adequate alternative drainage provisions have been incorporated to replace the function of the original property grading. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The final Lot Grading Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: [Permits | City of Vaughan](#) to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca In recognition of the Provincial direction to support and facilitate the creation of Additional Residential Units (ARUs), Transportation Engineering acknowledges that applications may proceed despite deficiencies in meeting the Zoning By-law parking requirements, on the basis that occupants of ARUs may rely on alternative modes of transportation. It is noted that while the subject property does not meet the minimum on-site parking requirement (2 spaces for the principal dwelling and 1 additional space per ARU), there appears to be physical space within the extended portion of the driveway located in the City's right-of-way that may accommodate an additional vehicle. However, parking within the boulevard is not formally permitted and remains subject to potential

DEVELOPMENT ENGINEERING

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

enforcement by the City's By-law and Compliance, Licensing and Permit Services. In cases where a sidewalk is present along the frontage, Transportation Engineering does not support additional parking that may result in obstruction of the sidewalk or encroachment into the pedestrian clear zone. Staff have no further concerns, provided the applicant is made aware of the above.

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC)

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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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.

IMPORTANT INFORMATION

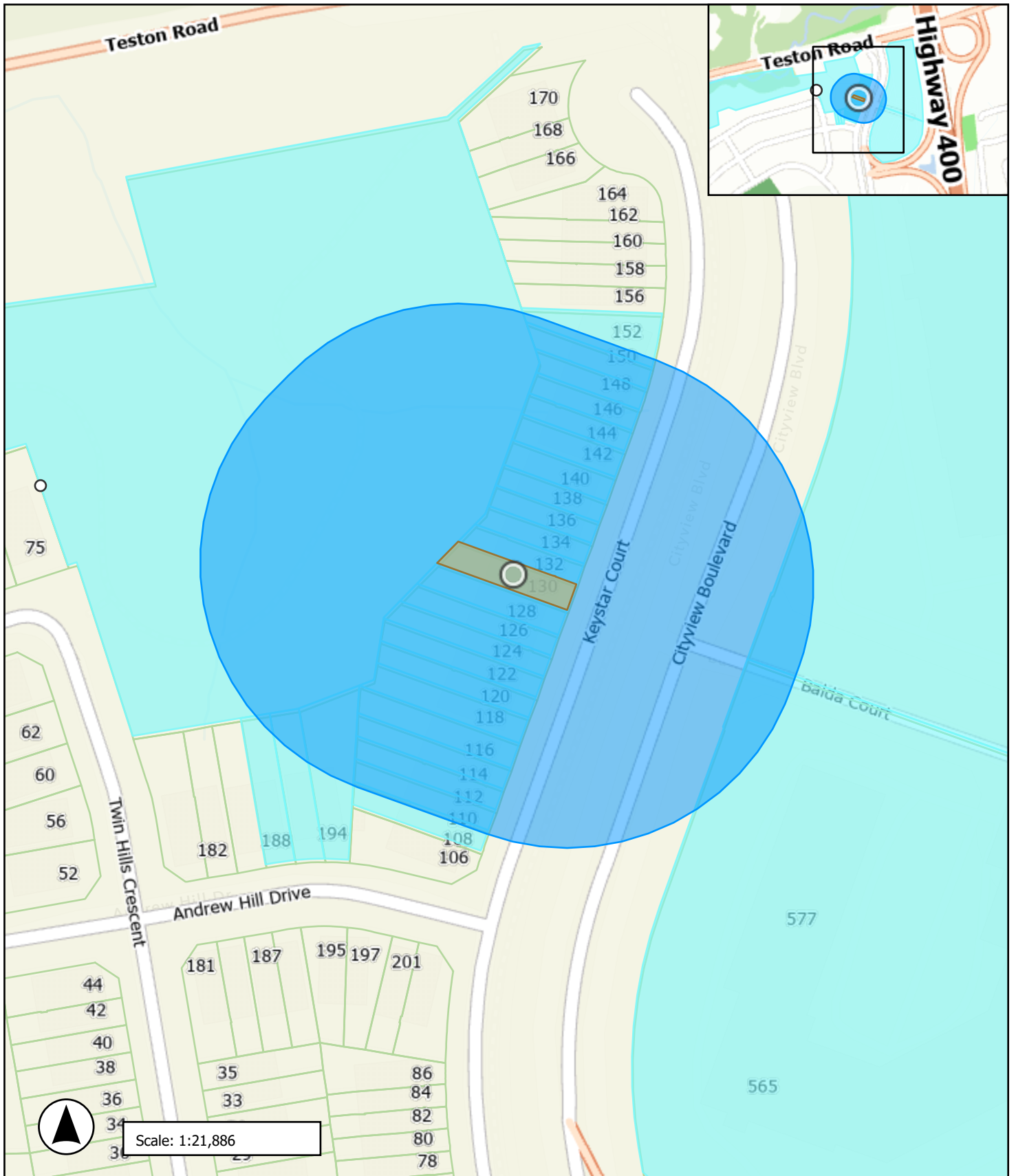
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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.

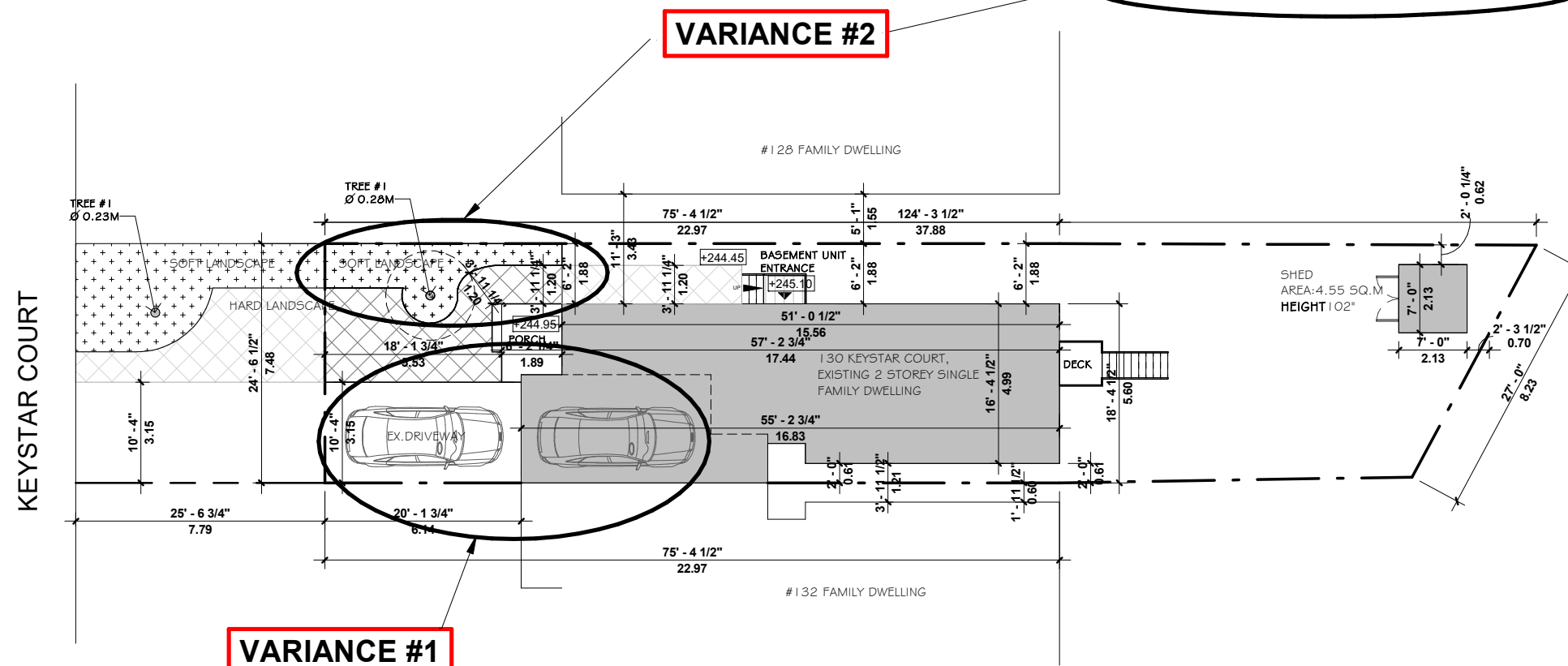
SCHEDULE A: DRAWINGS & PLANS



ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF DRAWINGS, IN WHOLE OR IN PARTS IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATIONS OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 3 parking spaces is required, 2 for the principal dwelling unit and 1 for the additional residential unit. [Section 5.21.3]	To permit a minimum of 2 parking spaces for the principal dwelling unit and the additional residential unit.
2	Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape requirement shall be 33%, of which 60% shall be soft landscape for a yard in which a driveway is located. [Section 4.19.1.2a]	To permit the minimum landscape to be 33%, of which 57.5% shall be soft landscape for a yard in which a driveway is located.

FRONT YARD LANDSCAPING	AREA
TOTAL FRONT YARD	51.16 sq ²
EXISTING PORCH	4.79sq ²
HARD LANDSCAPING	17.23 sq ²
SOFT LANDSCAPING	9.79sq ²
DRIVEWAY	19.34sq ²
ALLOWABLE LANDSCAPE 33%	16.88sq ²
ALLOW. SOFT LANDSCAPE 60% OF 16.88SQM	10.13sq ²
PROPOSED LANDSCAPE 62.19%	31.82sq ²
PROPOSED SOFT LANDSCAPING 57.5%	9.79sq ²



7 ISSUED FOR CoA	APR 15, 2026
6 ISSUED FOR CoA	APR 13, 2026
5 ISSUED FOR CoA	APR 10, 2026
4 ISSUED FOR CoA	MAR 25, 2026
3 ISSUED FOR CoA	MAR 04, 2026
2 ISSUED FOR REVIEW	FEB 10, 2026
1 ISSUED FOR REVIEW	DEC 11, 2025
NO. Description	Date

UTES
DESIGN & BUILD
805- 4789 Yonge St, Toronto, M2N 0G3
T: 647-372-2721 C:416-6685838

Project :
Keystar. Residence
130 Keystar Ct, Vaughan, ON L4H 0G8

Drawing Name:
SITE PLAN

Date: SEP 10, 2025
Scale: 1/16" = 1' - 0"
Project: PS2573

Sheet No:
A0.01

**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 checked="" type="checkbox"/>	Recommend Approval/No Conditions

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

Date: March 31st 2026

Attention: **Maksuda Bhamjee**

RE: Request for Comments

File No.: **A037-26**

Related Files:

Applicant Utes Inc.

Location 130 Keystar Court Townhouse 1



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.

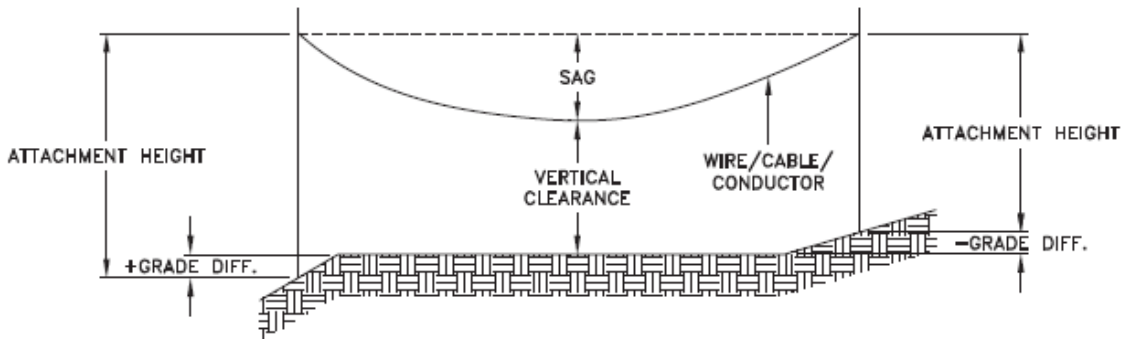
References:

- 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

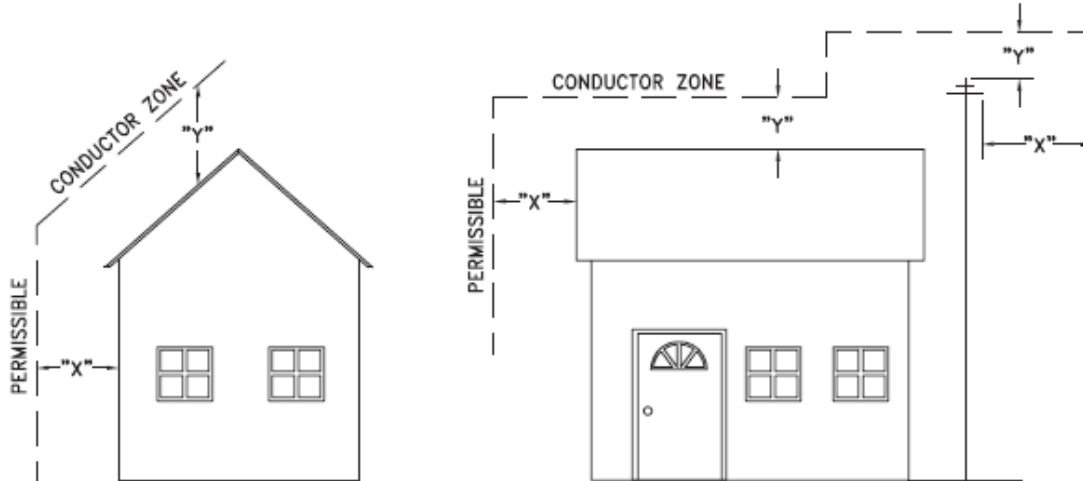
Certificate of Approval

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: Maksuda Bhamjee, Building Standards Department
Date: April 15, 2026
Applicant: Utes Inc
Location: 130 Keystar Court Townhouse 1
 PLAN 65M4101 Part of Block 26
File No.(s): A037/26

Zoning Classification:

The subject lands are zoned RT Townhouse Residential Zone and subject to the provisions of Exception 14.866 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 3 parking spaces is required, 2 for the principal dwelling unit and 1 for the additional residential unit. [Section 5.21.3]	To permit a minimum of 2 parking spaces for the principal dwelling unit and the additional residential unit.
2	Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape requirement shall be 33% , of which 60% shall be soft landscape for a yard in which a driveway is located. [Section 4.19.1.2a]	To permit the minimum landscape to be 33% , of which 57.5% shall be soft landscape for a yard in which a driveway is located.

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. 25-146184 for Townhouse Dwelling – Secondary Suite, 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.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

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: April 17, 2026
Name of Owner: Nicole Adornie Thomas & Sheldon Conrad Thomas
Location: 130 Keystar Court Townhouse 1
File No.(s): A037/26

Proposed Variance(s):

1. To permit a minimum of **2 parking spaces** for the principal dwelling unit and the additional residential unit.
2. To permit the minimum landscape to be 33%, of which **57.5%** shall be soft landscape for a yard in which a driveway is located.

By-Law 001-2021 Requirement(s):

1. A minimum of **3 parking spaces** is required, 2 for the principal dwelling unit and 1 for the additional residential unit. [Section 5.21.3]
2. Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape requirement shall be 33%, of which **60%** shall be soft landscape for a yard in which a driveway is located. [Section 4.19.1.2a]

Official Plan:

Vaughan Official Plan ("VOP 2010"): "Low-Rise Residential" and "Natural Areas"

Comments:

The Owner is seeking relief to permit an Additional Residential Unit (ARU) and reduced front yard soft landscaping with the above noted variances.

The Development and Parks Planning Department has no objection to Variance 1 to permit a minimum of 2 parking spaces for the principal dwelling unit with an ARU. One parking space is provided within an integrated garage, and one parking space is provided within the single-width driveway. The full length of the driveway is sufficient to accommodate two (2) standard Zoning By-law compliant parking spaces. However, a variance is required as 6.14 m of the driveway is located on the property, and the remaining 7.79 m of the driveway is located within the City-owned boulevard. Per Parking By-law 064-2019, parking is permitted on the City-owned boulevard as long as the motor vehicle does not encroach into a sidewalk or a municipal highway. The City-owned boulevard does not contain a pedestrian sidewalk, therefore, the integrated garage and the full extent of the driveway are able to accommodate a total of three (3) parking spaces as permitted by the in-effect Parking By-law. The variance thereby meets the general intent of the required parking provision.

The Development and Parks Planning Department has no objection to Variance 2 to permit the minimum landscape to be 33%, of which 57.5% shall be soft landscape for a yard in which a driveway is located. The proposed reduced soft landscaping in the front yard is a minor deviation from the requirement of 60% and is not anticipated to negatively impact the streetscape of Keystar Court or adjacent properties. Development Engineering staff have reviewed the application and will require a Grading Permit as such Development Engineering staff have 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: RE: [External] FW: A037/26 - 130 KEYSTAR COURT - TOWNHOUSE 1 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, March 20, 2026 3:02:21 PM
Attachments: [image001.png](#)

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Hello,

My apologies for the typo. These comment pertain to Minor Variance A037/26 located at 130 Keystar Court.

Thank you,

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

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



Committee of Adjustment, City of Vaughan
Cofa@vaughan.ca
905-832-8504

When responding to this email please copy cofa@vaughan.ca

From: Cameron McDonald <Cameron.McDonald@trca.ca>
Sent: Thursday, March 19, 2026 3:31 PM
To: Committee of Adjustment Mailbox <cofa@vaughan.ca>
Subject: [External] FW: A037/26 - 130 KEYSTAR COURT - TOWNHOUSE 1 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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Good afternoon,

A portion of the subject property is within TRCA’s Regulated Area due to a valley corridor to the rear of the subject property, associated with the Don River Watershed. Given that the proposed parking space and associated hard landscaping is outside of TRCA’s Regulated Area and sufficiently setback from regulated hazards, I have no concern with Minor Variance Application A130/26.

Thank you,

Cameron McDonald
Planner I
Development Planning and Permits | Development and Engineering Services

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E: cameron.mcdonald@trca.ca
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From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A037/26 - 130 KEYSTAR COURT - TOWNHOUSE 1 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, March 24, 2026 8:11:08 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

Gabrielle Hurst MCIP, RPP

Associate Development Specialist, Development Services, Economic and Development Services Branch
Corporate Services Department

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

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

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: BACKGROUND

None