



**File:** A030/20

**Applicant:** LINMAC

**Address:** 79 Valleyview Court, Kleinburg

**Agent:** Ian Robertson Design

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Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

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Background History: None

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Staff Report Prepared By: Lenore Providence  
Hearing Date: Thursday, July 9, 2020



**Minor Variance  
Application**

Agenda Item: 9

**A030/20**

Ward: 1

**Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, July 9, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

- Applicant:** LINMAC
- Agent:** Ian Robertson Design
- Property:** **79 Valleyview Court, Kleinburg**
- Zoning:** The subject lands are zoned RR 9(117) and subject to the provisions of Exception under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" & "Natural Areas"
- Related Files:** DA.19.080.
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed single family dwelling, cabana and gazebo. Relief is also required to facilitate site plan application DA.19.080.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. The maximum lot coverage of 10% is permitted.	1. To permit a maximum lot coverage of 10.99%.
2. The maximum height permitted for any accessory building or structure shall be 4.5 metres measured from the highest point.	2. To permit the maximum height of an accessory building (Gazebo) of 5.65 metres.
3. The maximum height permitted for any accessory building or structure shall be 4.5 metres measured from the highest point.	3. To permit the maximum height of an accessory building (Cabana) of 7.49 metres.
4. The nearest part of the roof shall not be more than 3.0 metres above finished grade.	4. To permit the nearest part of the roof of an accessory building (Cabana) above finished grade of 3.99 metres.

**Background (previous applications approved by the Committee on the subject land):** N/A

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

**Adjournment History:** N/A

**Staff & Agency Comments**

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

**Committee of Adjustment:**

Public notice was mailed on June 24, 2020

Applicant confirmed posting of signage on June 10, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC
Cabana	TBC
Gazebo	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s):  
 It is not possible to comply because the homeowner requires additional amenity spaces for outdoor living. The intention for the cabana is to be an extension of the dwelling, therefore soffit lines and roof lines have been determined based on proportions of the main dwelling. Reducing these heights would not be complimentary to the overall design.

**Adjournment Request:** None.

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval. The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

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

The Owner is proposing to construct a new 2-storey single-family dwelling with a pool, attached cabana and gazebo with the above-noted variances, as proposed through Site Development File DA.19.080. The subject property is located in the Kleinburg-Nashville Heritage Conservation District and received Heritage Vaughan approval on May 25, 2020.

Variance 1 is considered minor in nature as the dwelling with attached cabana, lanai, porch and loggia constitutes a combined lot coverage of 7.5%, which is under the maximum lot coverage requirement for the zone. The excess lot coverage comes from the detached motorcourt and gazebo. The resulting total lot coverage of 10.99% is appropriate for the lot size and will not have adverse impacts on the streetscape.

With a proposed height of 5.65 m, the open and unenclosed gazebo will be located at least 11.2 m from the interior lot line and will have no adverse impacts on the neighbouring property. As such, Variance 2 is considered minor in nature and desirable for the appropriate development of the land.

Variance 3 and 4 are considered minor in nature as the cabana is attached to the dwelling below grade. This attachment is demonstrated from the left side elevation of the dwelling along the easterly interior lot line. As the proposed height of the cabana does not exceed the height of the main dwelling and is setback 21.7 m from the neighbouring property, variances 3 and 4 have no adverse impacts to the neighbouring property.

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

The Development Planning Department recommends approval of the application, subject to the following condition:

1. That Site Development File DA.19.080 be approved to the satisfaction of the Development Planning Department.

**Cultural Heritage (Urban Design):**

Urban Design Staff reviewed the 1<sup>st</sup> circulation of proposed development concept for the above-mentioned site, received on March 27, 2020, and provides the following comments.

Arborist report and tree protection:

- Please provide light duty hoarding for tree#1471-C
- Please revise the tree protection plan to include a light duty hoarding at mandatory tree protection zone for the public trees # 1356 & 1345 and a heavy duty hoarding at the proposed location. Also, in the arborist report include that any activities inside the mandatory protection zone needs to be supervised by a certified arborist on site.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A030/20 subject to the following condition(s):

The owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading and/or servicing approval and to pay the required fee.

**Parks, Forestry and Horticulture Operations:**

The applicant will be entering into a Tree Protection Agreement with the Development Planning Department, to identify the standards and procedures required by the City to protect public and private trees through the development review processes as indicated in the Tree Protection Protocol;

Forestry has reviewed the proposed Landscape Plan from Fossil Landscapes Ltd. and approve the 39 proposed replacement trees;

Confirmed the signed letter of consent was received from neighbor of 55 Valleyview Court for proposed removal/injury to trees #1342, 1357, 1361 and 1384;

Refer to Urban Design comments regarding securities hold back for value of trees # 1345 & 1356 (City Trees) to be included into the compensation costs for the tree protection agreement's LC;

Revise Tree Protection Plan regarding tree 1471C, to have ULA 110B Light Duty fencing installed at least at the property line, to tie in the existing fencing all the way out to the road or at least to the required TPZ of tree 1471C;

Tree Protection Fencing Details shall be current according to the City of Vaughan's latest specifications dated April 7, 2016 or newer, either ULA 110A/ULA 110B or MLA 107A/MLA 107B as per By-Law 052-2018;

Tree Protection Fencing is to be installed to minimize the impact on the trees (over 20cm at base) to be preserved prior demolition/construction and is to remain until the construction is completed. (applicable to Private and Public trees) as per By-Law 052-2018;

MLA 107A or ULA 110A Heavy Duty Tree protection fencing (plywood) is to be installed prior to construction and is to remain until construction is completed, as per By-Law 052-2018;

MLA 107B or ULA 110B Light Duty Tree protection fencing (Snow Fence) may be used where traffic sight lines will be affected within the road allowance, as per By-Law 052-2018;

No construction activity, grade changes, surface treatment, excavations of any kind or material storage is permitted within the Tree Protection Zone;

Applicant shall inform Vaughan Forestry or Development Planning Department Once Tree Protection has been installed, for Vaughan Forestry to inspect and approve according to specifications;

Urban Design is the issuing body for the Tree Removal & Protection Permit, which they will hold all LC's for any costs;

**By-Law and Compliance, Licensing and Permit Services:**

No Response.

**Financial Planning and Development Finance:**

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

**Schedule D - Previous Approvals (Notice of Decision)**

N/A

**Staff Recommendations:**

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

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:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Jason Pham  905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	The owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading and/or servicing approval and to pay the required fee.
2	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:Brandon.Bell@vaughan.ca">Brandon.Bell@vaughan.ca</a>	That Site Development File DA.19.080 be approved to the satisfaction of the Development Planning Department.

**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. 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.

**Please Note:**

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

**Notice to the Applicant – 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 to Public**

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](http://www.vaughan.ca)

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information 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.

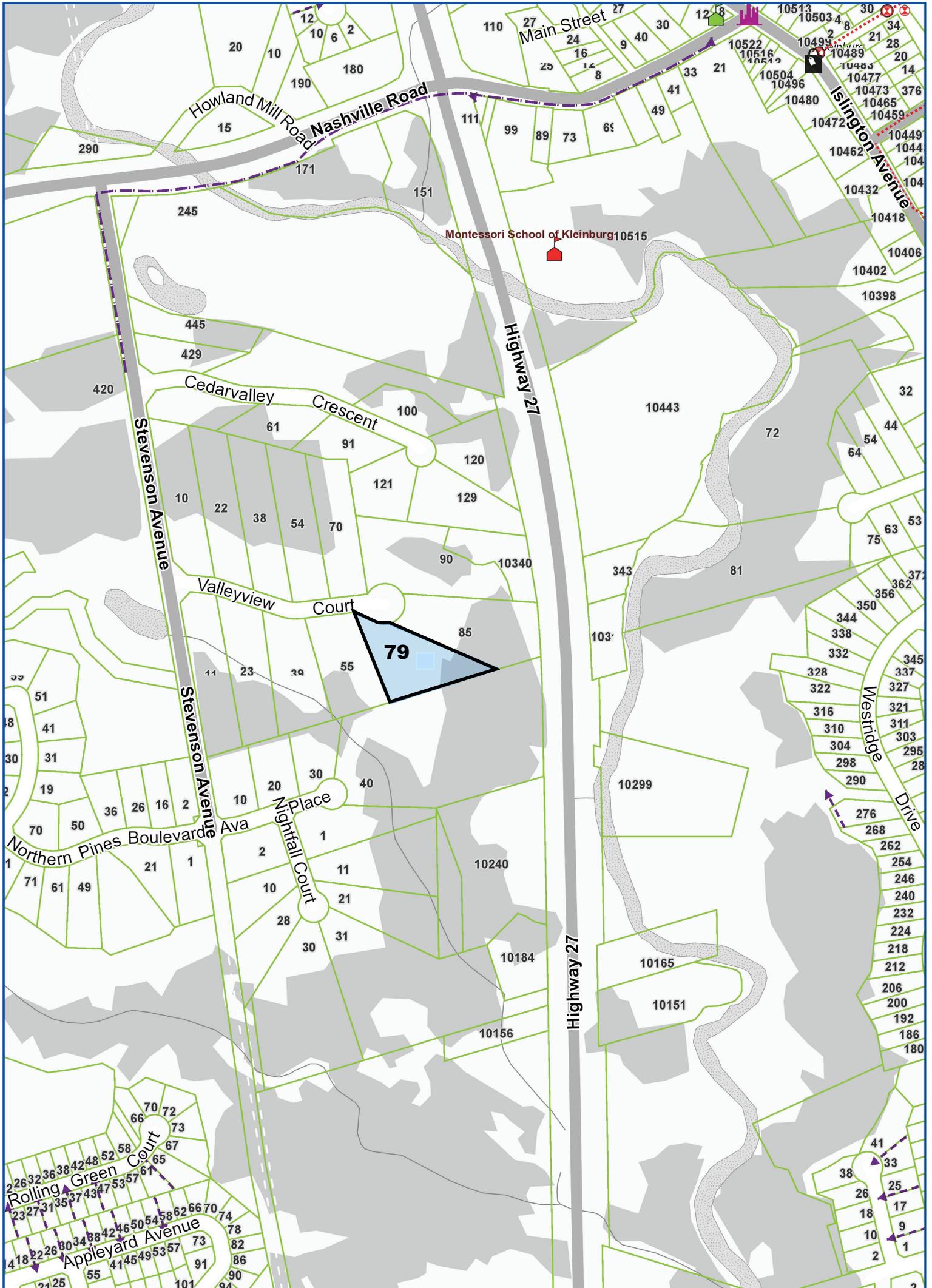
**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request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

**For further information please contact the City of Vaughan, Committee of Adjustment**  
**Adriana MacPherson**  
T 905 832 8585 Extension 8360  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

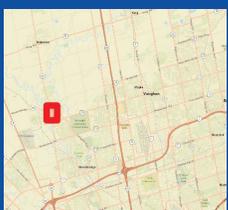
## **Schedule A: Plans & Sketches**

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map**  
**Plans & Sketches**



**Map Information:**



**Title:**

**79 VALLEYVIEW COURT, KLEINBURG**

**LOCATION MAP - A030/20**

**Disclaimer:**

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



**Scale:** 1:5,938

0 0.09 km



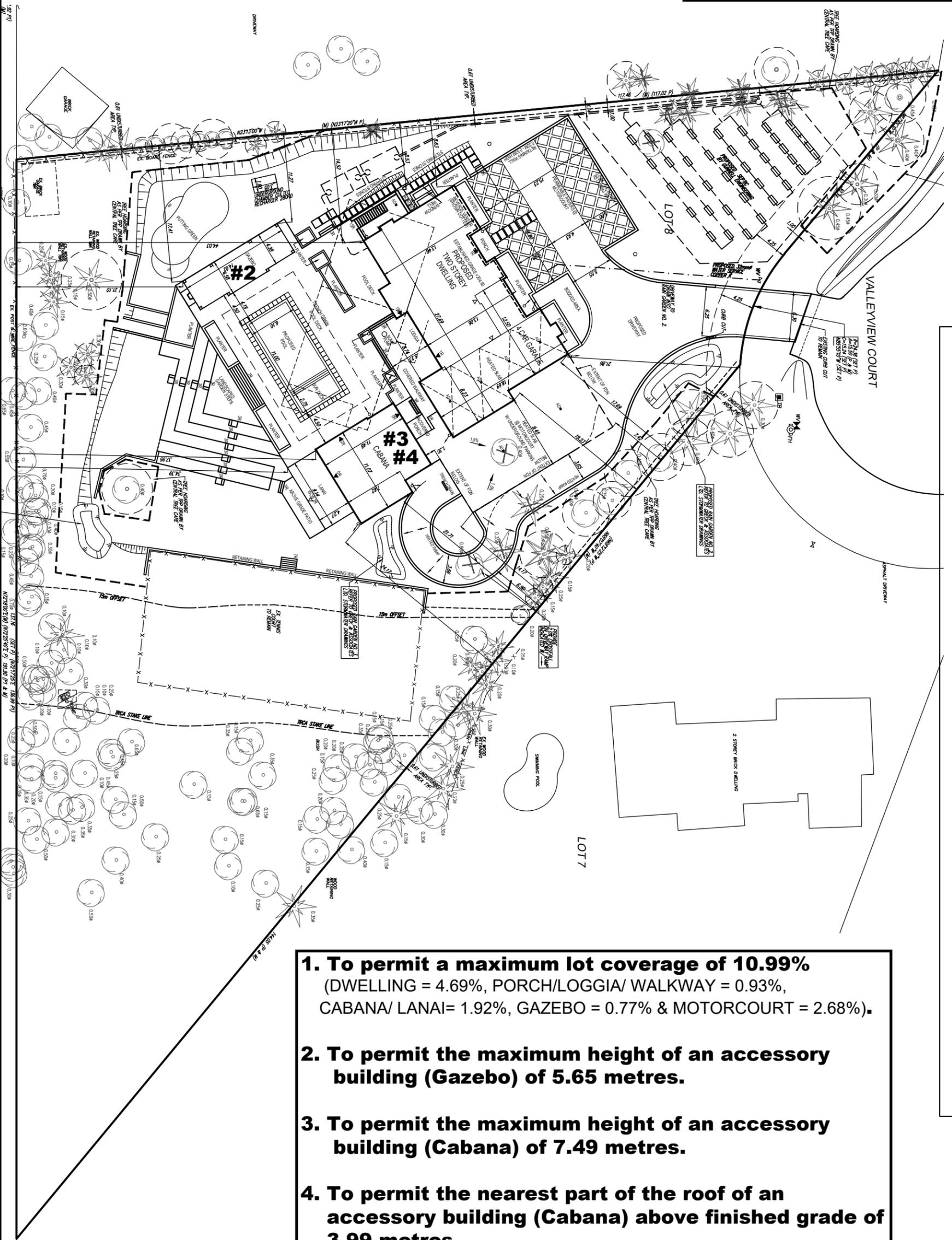
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Infrastructure Delivery  
Department  
March 12, 2020 4:03 PM

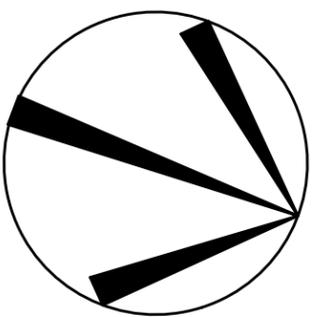
**Projection:**  
NAD 83  
UTM Zone  
17N

# A030/20

# LOT 8 - 79 VALLEYVIEW COURT



- 1. To permit a maximum lot coverage of 10.99%**  
(DWELLING = 4.69%, PORCH/LOGGIA/ WALKWAY = 0.93%, CABANA/ LANAI = 1.92%, GAZEBO = 0.77% & MOTORCOURT = 2.68%).
- 2. To permit the maximum height of an accessory building (Gazebo) of 5.65 metres.**
- 3. To permit the maximum height of an accessory building (Cabana) of 7.49 metres.**
- 4. To permit the nearest part of the roof of an accessory building (Cabana) above finished grade of 3.99 metres.**



ZONING	
BY-LAW 1-88	PROPOSED
LOT FRONTAGE	45.0 M
LOT AREA	4000.00 M <sup>2</sup>
FRONT YARD SETBACK	15.0 M
SIDE YARD SETBACK	4.50 M
REAR YARD SETBACK	15.0 M
REAR YARD SETBACK	37.95 M (CABANA)
REAR YARD SETBACK	54.95 M (CABANA)
GROUND FLOOR AREA	229.81 M <sup>2</sup>
FINISHED BASEMENT AREA	232.29 M <sup>2</sup>
UNDERGROUND HALLOWAY/STORAGE	68.28 M <sup>2</sup>
UNDERGROUND PARKING	354.13 M <sup>2</sup>
ACCESSORY BLDG	158.68 M <sup>2</sup> (CABANA)
ACCESSORY BLDG (ALL FLOORS)	63.82 M <sup>2</sup> (GAZEBO)
GROSS FLOOR AREA	222.50 M <sup>2</sup> (TOTAL)
NOTHING PORCH	4.69%
NOTHING PORCH	0.10%
LOT COVERAGE OF FRONT PORCH	0.83%
LOT COVERAGE OF CABANA/ LANAI	1.92%
LOT COVERAGE OF MOTORCOURT	0.77%
TOTAL COVERAGE	10%
TOTAL BUILDING AREA	10.99%
BLDG HEIGHT TO PEAK	9.43 M
ACCESSORY BLDG	3.99 M CABANA
ACCESSORY BLDG	7.49 M CABANA
ACCESSORY BLDG HEIGHT	5.65 M GAZEBO
FAVE PROJECTION	0.46 M
PROJ. YARD AREA	1588.11 M <sup>2</sup>
MOTORCOURT AREA	255.06 M <sup>2</sup>
STEPPING STONES	6.50 M <sup>2</sup>
RETAINING WALLS	9.31 M <sup>2</sup>
LANDSCAPING	1043.33 M <sup>2</sup>
FRONT YARD SOFT LANDSCAPING	1026.89 M <sup>2</sup>
TOTAL AREA OF PROPERTY	10.99%
AREA OF ALL BUILDINGS & STRUCTURES	8.68%
MOTORCOURT, DRIVEWAY & POOL DECK	4.27%
GARDEN TERRACE & STEPS	2.58%
LANDSCAPING PLANTERS	1.07%
LANDSCAPING PLANTERS	1.39%
WALK-UP	0.76%
STEPPING STONES	0.32%
RETAINING WALLS	2.86%
SOILED AREA	63.08%
TOTAL LOT AREA	100%

**DARREN & DANIELLE MCNAIR**

**LOT 8**

**79 VALLEYVIEW COURT**  
CITY OF VAUGHAN

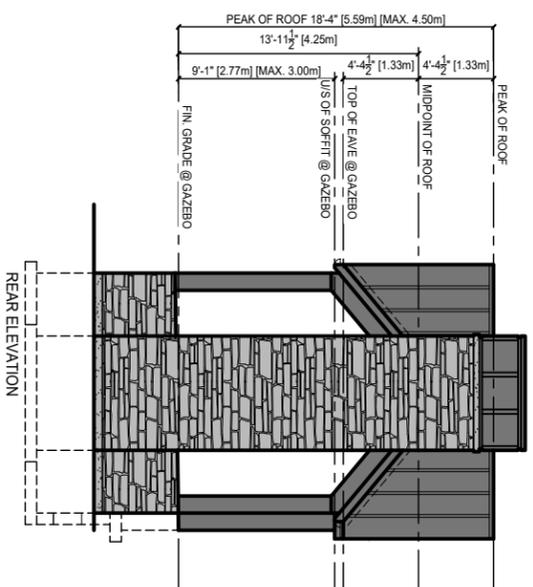
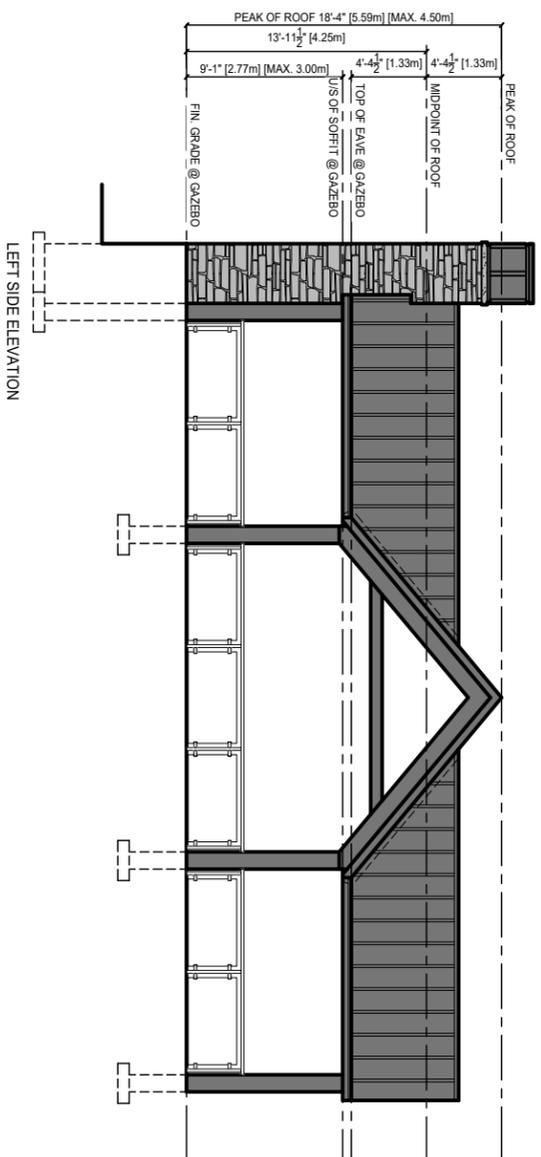
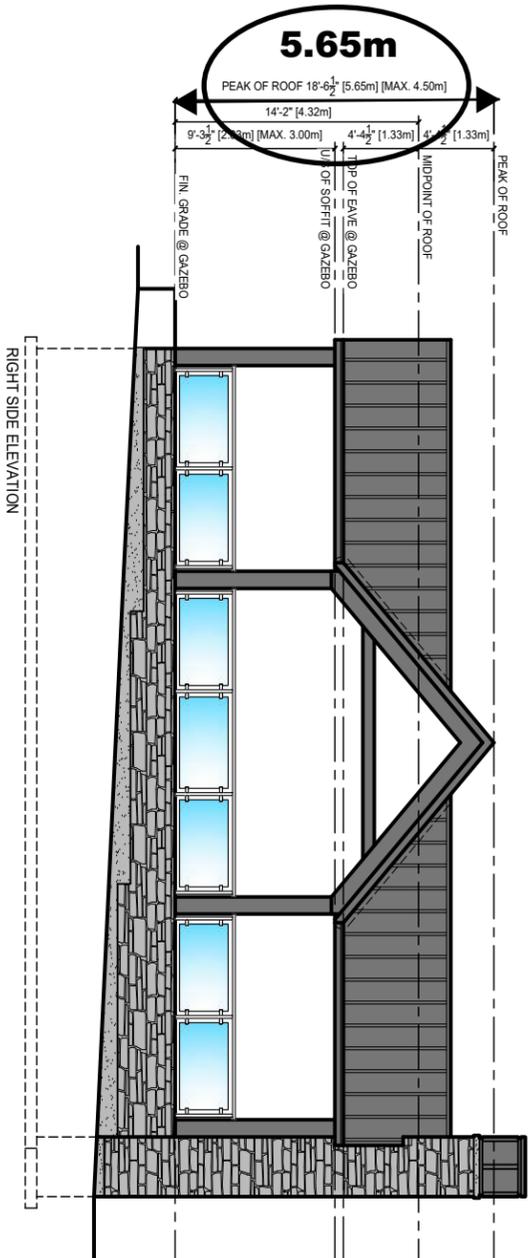
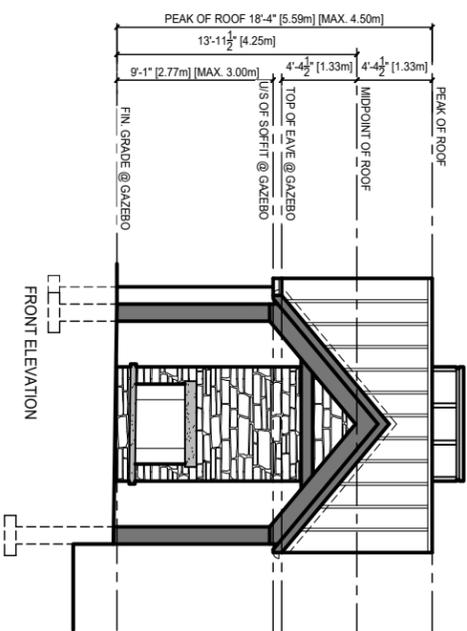
**SITE PLAN**

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Date: 06/13/19

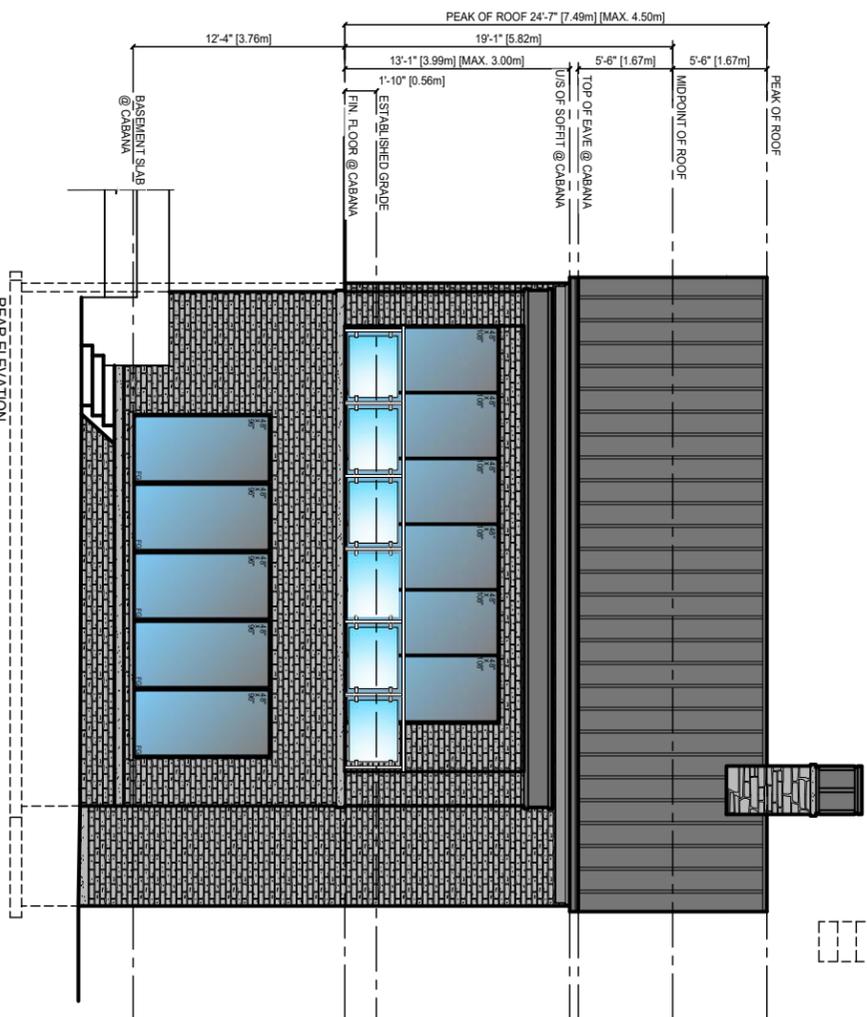
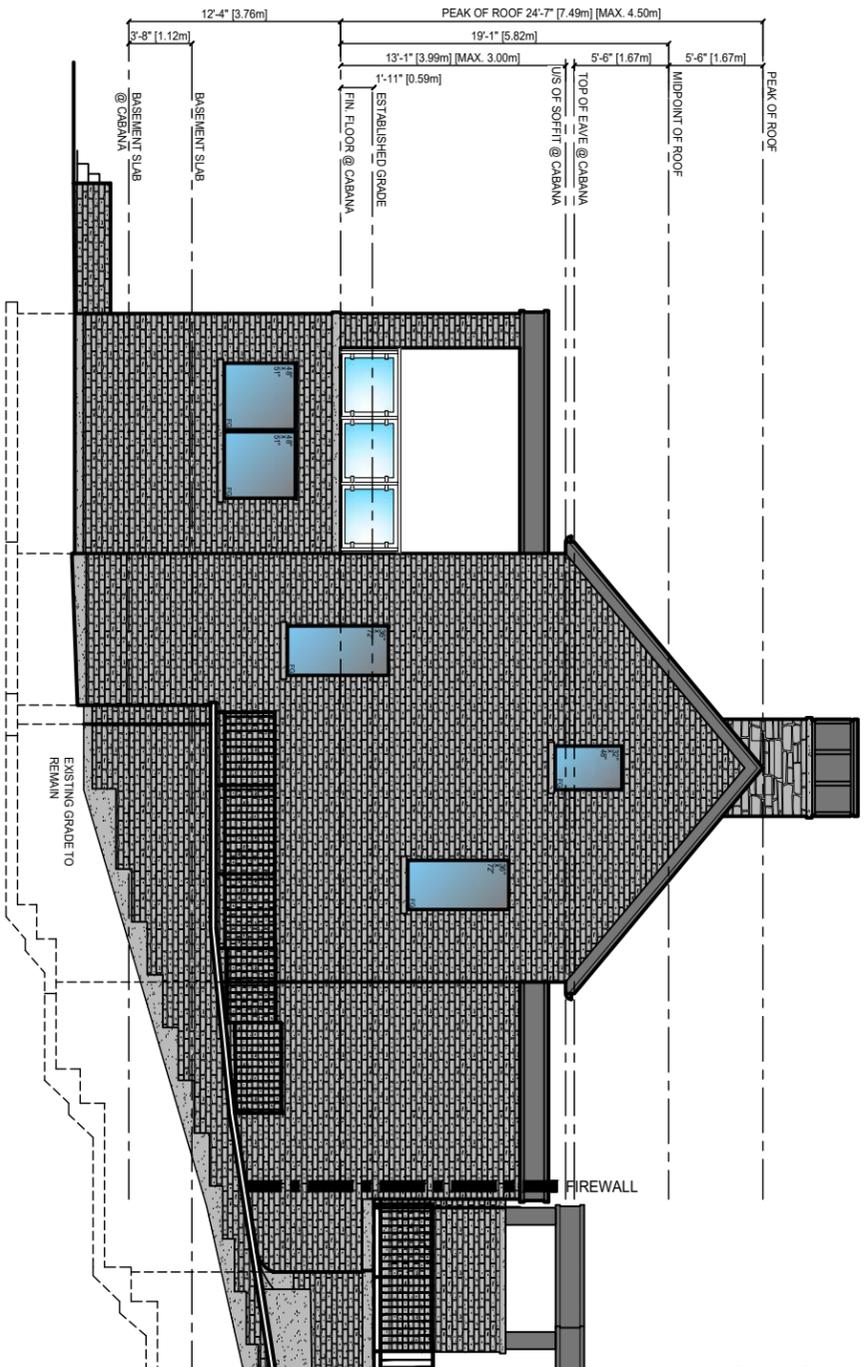
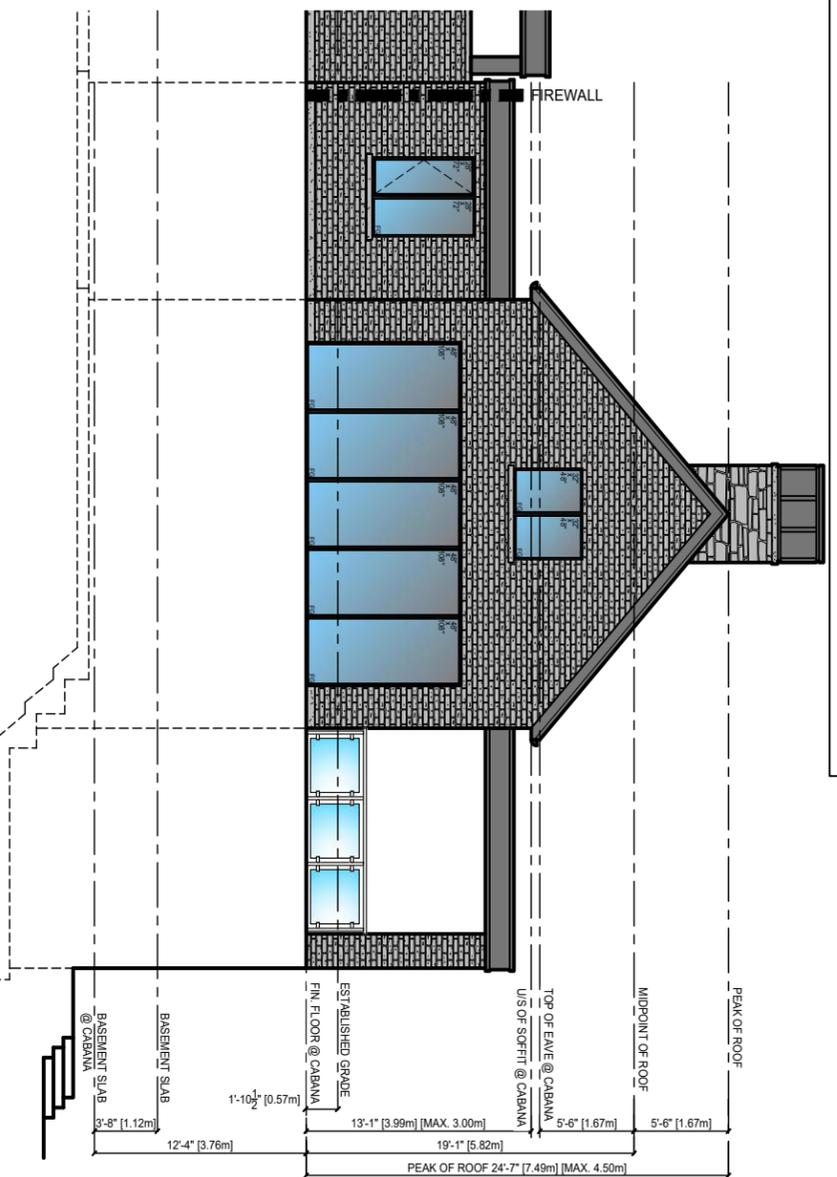
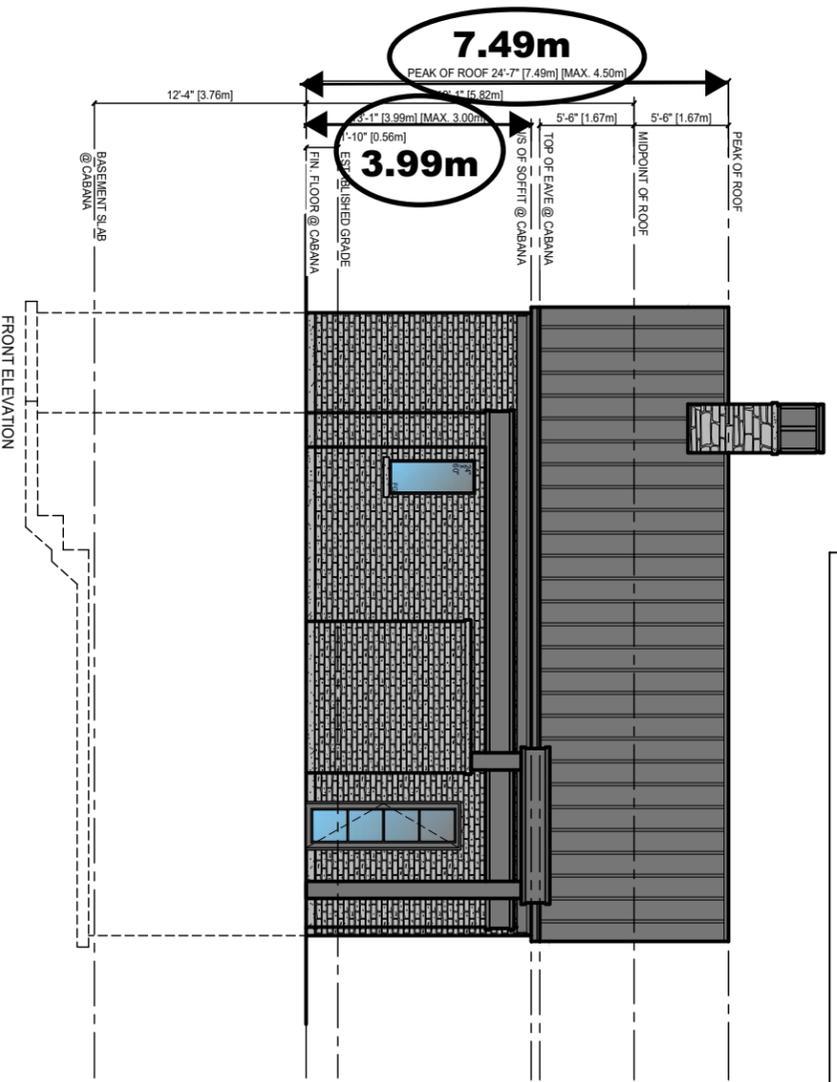
Page: 1 OF 1

## LOT 8 - 79 VALLEYVIEW COURT



Client:	DARREN & DANIELLE MCNAIR		
Lot:	LOT 8		
Address:	79 VALLEYVIEW COURT CITY OF VAUGHAN		
Sheet Title:	GAZEBO ELEVATIONS		
Drawn by:	BM	Date:	06/13/19
Project No.:	18-11	Page:	12 OF 12
Scale:	3/32" = 1'0"		

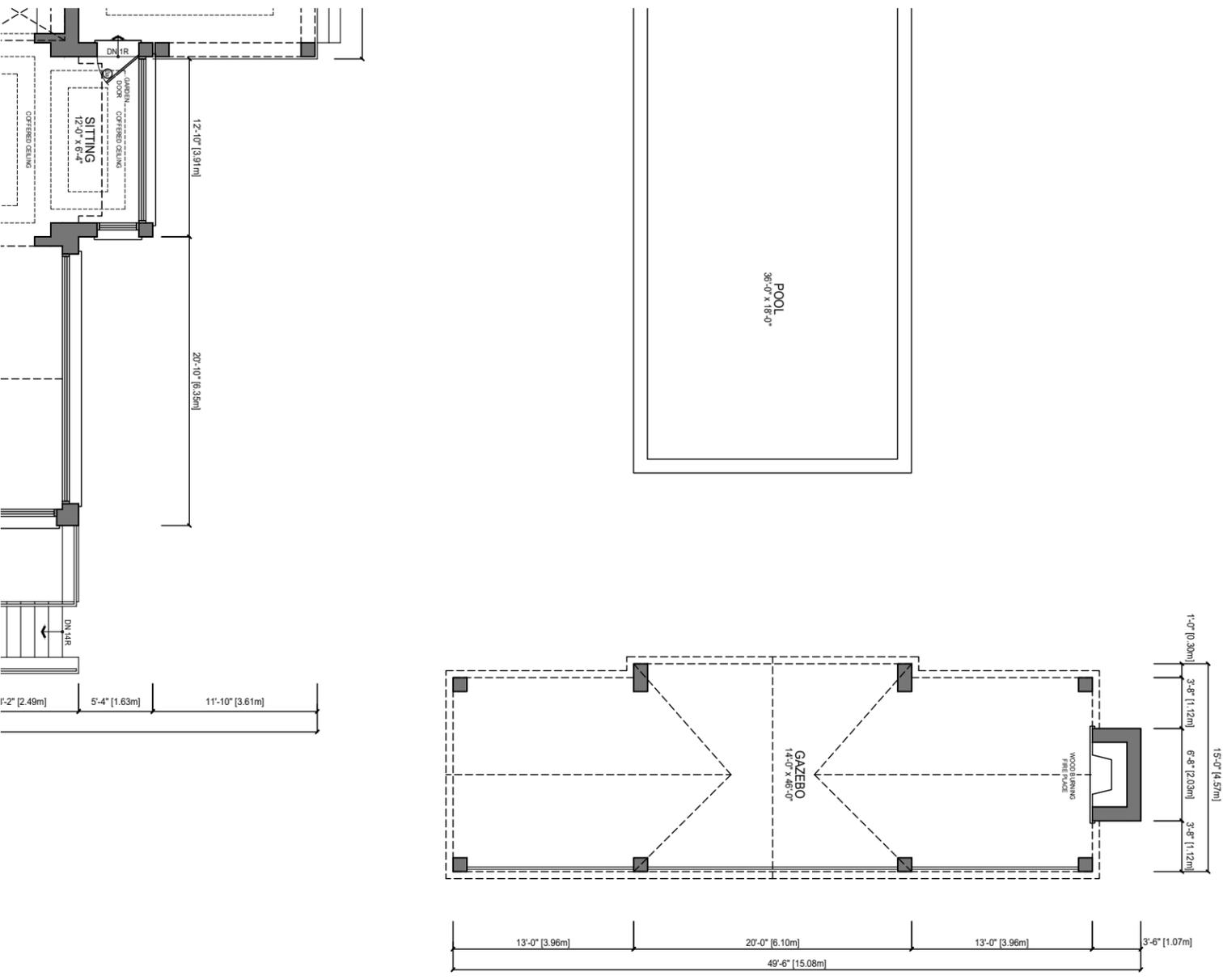
## LOT 8 - 79 VALLEYVIEW COURT



Client:	DARREN & DANIELLE MCNAIR		
Lot:	LOT 8		
Address:	79 VALLEYVIEW COURT CITY OF VAUGHAN		
Sheet Title:	CABANA ELEVATIONS		
Drawn by:	BM	Date:	06/13/19
Project No.:	18-11	Page:	11 OF 12
Scale:	3/32" = 1'0"		

# LOT 8 - 79 VALLEYVIEW COURT

GROUND FLOOR PLAN	
GROUND FLOOR AREA	= 2481 sq. ft.
OPEN TO BELOW	= 0 sq. ft.
CABANA AREA	= 1288 sq. ft.
LAVAI AREA	= 420 sq. ft.
LOGGIA AREA	= 731 sq. ft.
GARAGE AREA	= 1686 sq. ft.
PORCH AREA	= 91 sq. ft.
GAZEBO AREA	= 687 sq. ft.
COVERAGE (HOUSE, GARAGE, PORCH)	= 7384 sq. ft.
CABANA, GAZEBO)	
COVERAGE (HOUSE & GARAGE)	= 4167 sq. ft.
BUILDING AREA	
LEFT SIDE (STORAGE GARAGE)	= 3757 sq. ft. (349.04 m <sup>2</sup> )
RIGHT SIDE (HOUSE/ LOGGIA)	= 4898 sq. ft. (455.04 m <sup>2</sup> )
REAR (CABANA/ LAVAI)	= 1708 sq. ft. (158.68 m <sup>2</sup> )
SECOND FLOOR AREA	= 2718 sq. ft.
<b>TOTAL AREA</b>	<b>= 5199 sq. ft.</b>
SECOND FLOOR AREA	= 3260 sq. ft.
<b>TOTAL AREA</b>	<b>= 5741 sq. ft.</b>
<b>(W/ UNFINISHED STORAGE)</b>	



Client:	DARREN & DANIELLE MCNAIR		
Lot:	LOT 8		
Address:	79 VALLEYVIEW COURT CITY OF VAUGHAN		
Drawn by:	BM	Date:	06/13/19
Project No.:	18-11	Page:	5 OF 12
Scale:	3/32" = 1'0"		

# LOT 8 - 79 VALLEYVIEW COURT

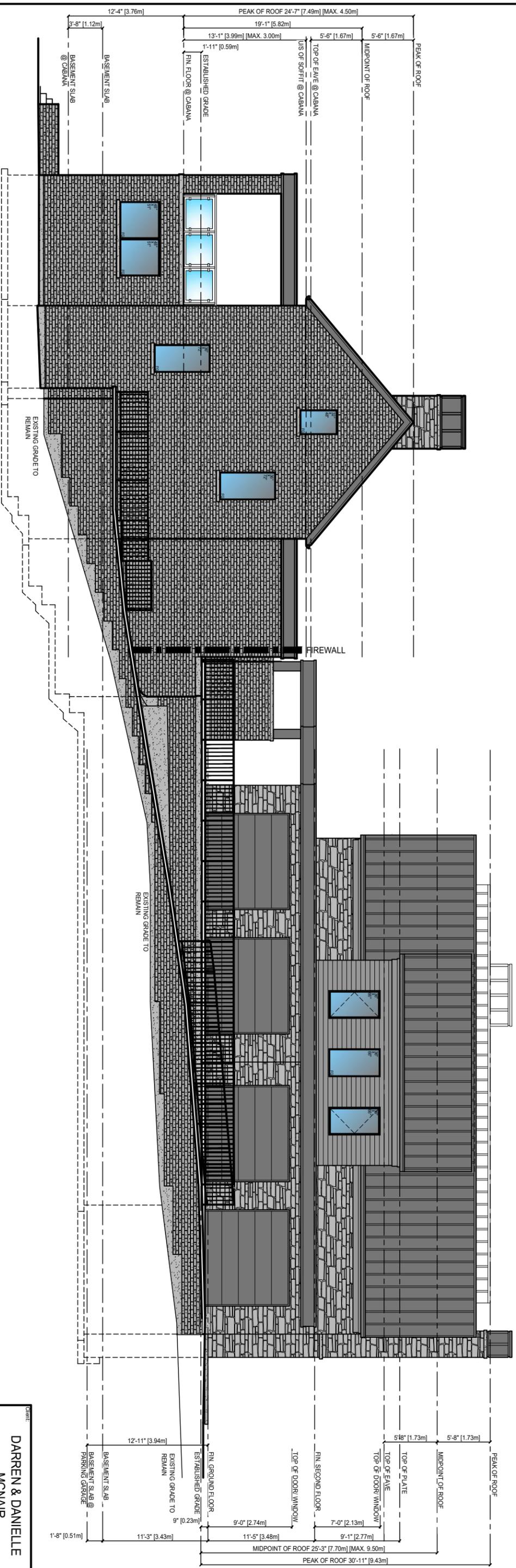


PEAK OF ROOF  
 MIDPOINT OF ROOF 5'-8" [1.73m]  
 TOP OF PLATE 5'-8" [1.73m]  
 TOP OF FAHIE 9'-1" [2.77m]  
 TOP OF DOOR WINDOW 7'-0" [2.13m]  
 FIN. SECOND FLOOR 11'-5" [3.48m]  
 TOP OF DOOR WINDOW 9'-0" [2.74m]  
 FIN. GROUND FLOOR 9" [0.23m]  
 FIN. FINISHED GRADE  
 PEAK OF ROOF 30'-11" [9.43m]  
 MIDPOINT OF ROOF 25'-3" [7.70m] [MAX. 9.50]  
 BASEMENT SLAB @ PARKING GARAGE 11'-3" [3.43m]  
 BASEMENT SLAB 1'-8" [0.51m]

Client: **DARREN & DANIELLE MCNAIR**  
 Lot: **LOT 8**  
 Address: **79 VALLEYVIEW COURT CITY OF VAUGHAN**  
 Sheet No: \_\_\_\_\_  
**FRONT ELEVATION**

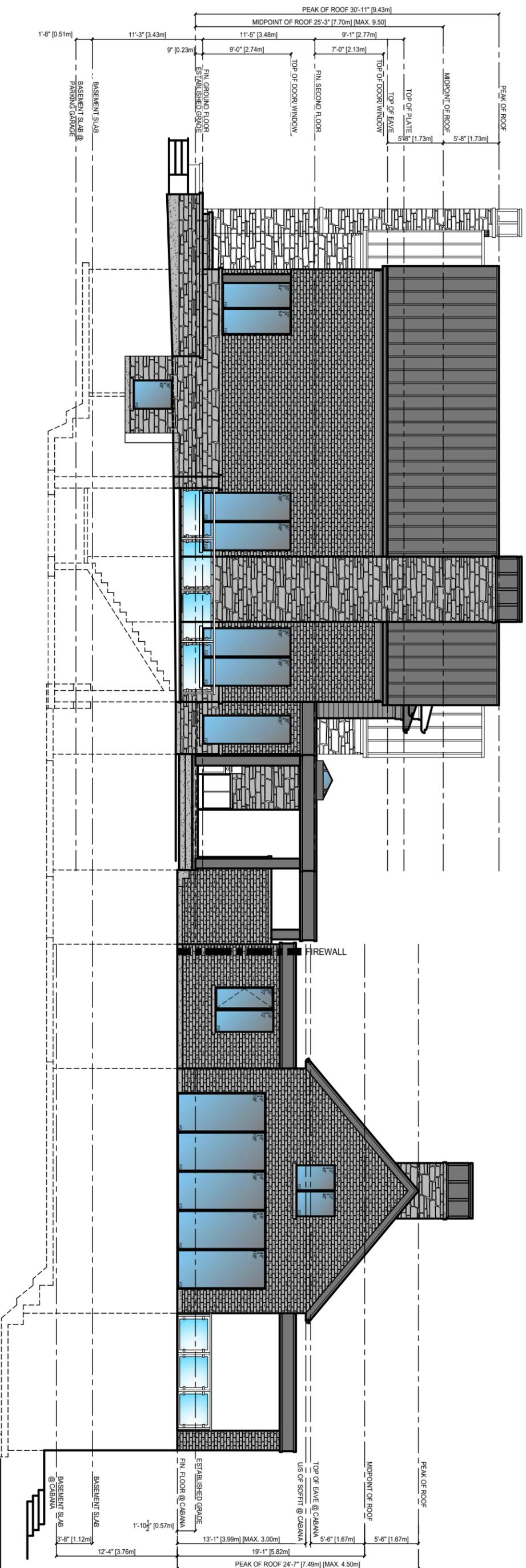
Drawn by: <b>BM</b>	Date: <b>06/13/19</b>
Project No: <b>18-11</b>	Page: <b>7 OF 12</b>
Scale: <b>3/32" = 1'0"</b>	

# LOT 8 - 79 VALLEYVIEW COURT



Client:	DARREN & DANIELLE MCNAIR	
Lot:	LOT 8	
Address:	79 VALLEYVIEW COURT CITY OF VAUGHAN	
Sheet No:	LEFT SIDE ELEVATION	
Drawn by:	BM	Date: 06/13/19
Project No:	18-11	Page: 8 OF 12
Scale:	3/32" = 1'0"	

# LOT 8 - 79 VALLEYVIEW COURT



Client:  
**DARREN & DANIELLE MCNAIR**

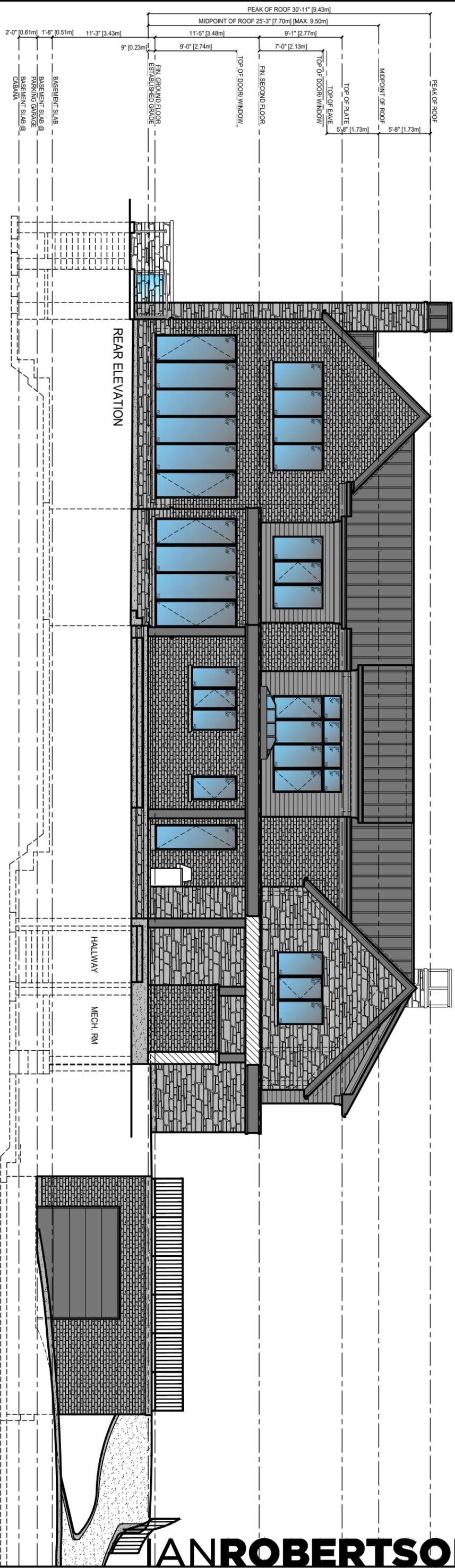
Lot:  
**LOT 8**

Address:  
**79 VALLEYVIEW COURT  
CITY OF VAUGHAN**

Sheet No:  
**RIGHT SIDE ELEVATION**

Drawn by: <b>BM</b>	Date: <b>06/13/19</b>
Project No: <b>18-11</b>	Page: <b>9 OF 12</b>
Scale: <b>3/32" = 1'0"</b>	

# LOT 8 - 79 VALLEYVIEW COURT



REAR ELEVATION

HALLWAY

MECH. RM

REAR ELEVATION

Client: **DARREN & DANIELLE MCNAIR**

Lot: **LOT 8**

Address: **79 VALLEYVIEW COURT  
CITY OF VAUGHAN**

Drawn by: <b>BM</b>	Date: <b>06/13/19</b>
Project No: <b>18-11</b>	Page: <b>10 OF 12</b>
Scale: <b>3/32" = 1'0"</b>	

## **Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

**None**

## **Schedule C: Agency Comments**

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

**Alectra (Formerly PowerStream) – No concerns or objections**  
**Region of York – No concerns or objections**



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### COMMENTS:

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

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

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

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

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

### References:

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

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

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

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

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

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Providence, Lenore

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**Subject:** FW: A030-20 - REQUEST FOR COMMENTS (VAUGHAN Committee of Adjustment)

**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

**Sent:** March-23-20 12:24 PM

**To:** Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Subject:** [External] RE: A030-20 - REQUEST FOR COMMENTS (VAUGHAN Committee of Adjustment)

Good afternoon Lenore,  
The Regional Municipality of York has completed review of the above minor variance and has no comment.  
Regards,

*Gabrielle*

Gabrielle Hurst mcip rpp | Associate Planner, Community Planning and Development Services | Corporate Services  
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877 464 9675 ext | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)