



**File:** A169/19

**Applicant:** Frank LaForgia

**Address:** 24 Rainbow Dr Woodbridge

**Agent:** Peter Del Grosso

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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"/>	<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)		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

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Background History: N/A

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Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, August 20, 2020



**Minor Variance Application**

Agenda Item: 6

**A169/19**

Ward: 2

**Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday , August 20, 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:** Frank LaForgia
- Agent:** Peter Del Grosso
- Property:** **24 Rainbow Dr Woodbridge**
- Zoning:** The subject lands are zoned R3, Residential Zone, under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
- Related Files:** Consent Application B037/19 & Minor Variance A170/19
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit reduced lot area and frontage on the **severed land** to facilitate Consent Application B037/19.

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

By-law Requirement	Proposal
1. A minimum Lot frontage of 12 metres is required.	1. To permit minimum Lot frontage of 9.16 metres.
2. A minimum Lot area of 360 square metres is required.	2. To permit a minimum Lot area of 356.08 square 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 August 5, 2020

Applicant confirmed posting of signage on August 2, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	1932 (Purchase September 27, 2017)

Applicant has advised that they cannot comply with By-law for the following reason(s): Lot severed does not comply with min. lot frontage and lot area.

**Adjournment Request:** None

Recommended condition of approval:

1. That Consent Application B037/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted.

**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 10m<sup>2</sup>.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The purpose of this application is to facilitate the proposed severance under file B037/19.

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

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

The Owner is proposing the demolition of an existing dwelling and detached garage on the subject lands to facilitate the development of two new single-family dwellings on the proposed severed and retained lands, with the above-noted variances. The subject property is in a low-rise residential neighbourhood to the west of Kipling Avenue and north of Highway 7.

The proposed lot sizes, while narrower across the frontage, will be compatible with the adjacent lots and will facilitate dwellings complying with the building setbacks and lot coverage requirements for the R3 – Residential Zone. The proposed lot areas of 356.08m<sup>2</sup> and 356.21m<sup>2</sup> are minor deviations from the by-law requirement of 360m<sup>2</sup>. The existing low-rise residential neighbourhood features a variety of dwelling shapes and sizes, including small bungalows and narrow two-storey dwellings. The proposed dwellings are keeping in with the neighbourhood character and streetscape as their proposed massing is consistent with other lots within the immediate neighbourhood where dwellings and/or garages extend further into the rear yard.

The proposed severance will complement the existing neighbourhood by maintaining the low-rise character of the neighbourhood and will represent a form of limited intensification in a Community Area that is compatible with the character, form and planned function of the surrounding neighbourhood (VOP 2010, Policy 2.2.3.3). The subject lands represent one of the few remaining lots with sufficient frontage and area to appropriately accommodate the creation of a new lot while maintaining the established character of the neighbourhood. Furthermore, in keeping with the policies of the Provincial Policy Statement 2020 ('PPS 2020'), the proposed severance represents an appropriate form of intensification within the existing settlement area and promotes an efficient land use pattern while utilizing existing public infrastructure.

The Owner submitted a Tree Inventory and Preservation Plan from Thomson Watson Consulting Arborists Inc. dated June 8, 2020 and was reviewed by the Urban Design and Cultural Heritage Division. Minor revisions are required prior to final approval of the plans. A condition to this effect has been included. The Development Planning Department has reviewed the Planning Justification Report, prepared by Blackthorn Development Corp., dated June 2020, and concurs with its recommendations.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of the severance policies in VOP 2010 and the consent criteria stipulated in Section 51(24) of the *Planning Act*, R.S.O. 1990, c P.13. The Development Planning

Department is also of the opinion that the required variances for the lot areas and frontages of each of the severed and retained lands are 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 lands.

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

That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division.

**Development Engineering:**

The owner/applicant shall obtain a curb cut permit through the Transportation Services Division.

The Development Engineering (DE) Department does not object to variance application A169/19 subject to the following condition(s):

1. The Owner/applicant shall submit the final Lot Grading/Servicing Plan to Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/servicing approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/servicing approval.
2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.

**Parks, Forestry and Horticulture Operations:**

Under Review.

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

No comment no concerns

**Financial Planning and Development Finance:**

No comment no concerns

**Fire Department:**

No comment no concerns

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

None (see B037/19 for Planning Justification)

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

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

None

**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:

	Department/Agency	Condition
1	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>	That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division.

	Department/Agency	Condition
2	Development Engineering Jason Pham  905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading/Servicing Plan to Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/servicing approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/servicing approval.  2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.
3	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:Christine.vigneault@vaughan.ca">Christine.vigneault@vaughan.ca</a>	1. That Consent Application B037/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.  2. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted.

**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.

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**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**

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

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

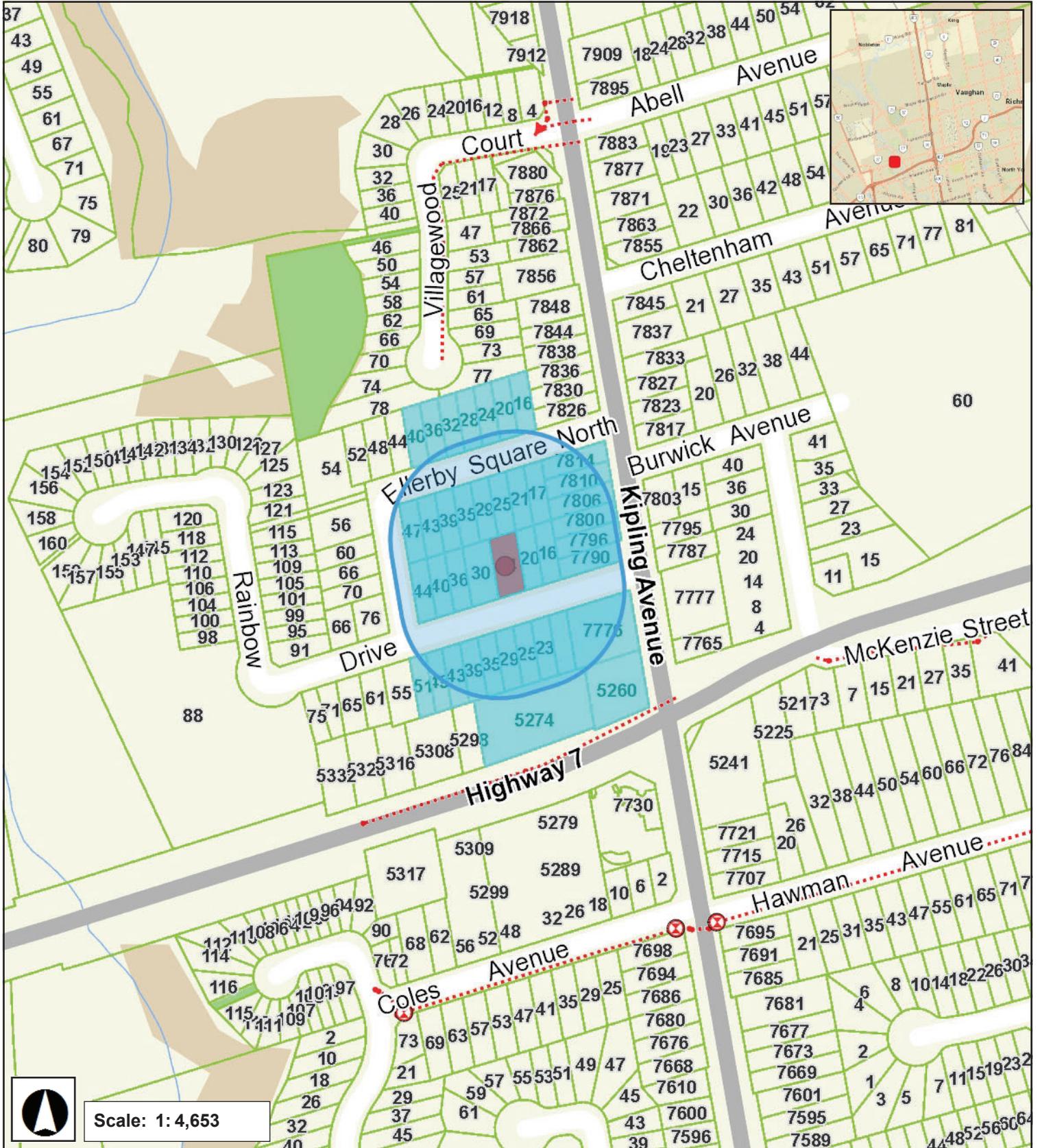
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map  
Plans & Sketches**



# LOCATION MAP B037/19, A169/19 & A170/19

24 RAINBOW DRIVE, WOODBRIDGE



- STORM CONNECTION
- SANITARY CONNECTION
- W WATER CONNECTION
- H HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- HYDRANT
- ⊗ VALVE AND CHAMBER

- ▲ ENTRANCE DOOR LOCATION
- ▲ GARAGE DOOR LOCATION
- ✱ ENGINEERED FILL LOT
- SANITARY MANHOLE
- STORM MANHOLE
- MAIL COMMUNITY MAILBOX
- DOWNSPOUT LOCATION
- SWALE DIRECTION

- STREET LIGHT
- ▲ TRANSFORMER
- ⊗ CABLE TV PEDESTAL
- BELL PEDESTAL
- ⊕ HYDRO METER
- ⊕ GAS METER
- ⊕ AIR-CONDITIONING UNIT
- ⊕ TELECOM. JUNCTION BOX

- F.FLR. FINISHED FLOOR ELEVATION
- T/WALL TOP OF FOUNDATION WALL
- F.SLAB FIN. BASEMENT FLOOR SLAB
- U/FTG. UNDERSIDE FOOTING ELEVATION
- ▬ PROPOSED BERM
- 100.00 PROPOSED GRADE
- 100.00 EXISTING GRADE
- SW
- ×100.00 PROPOSED SWALE GRADE

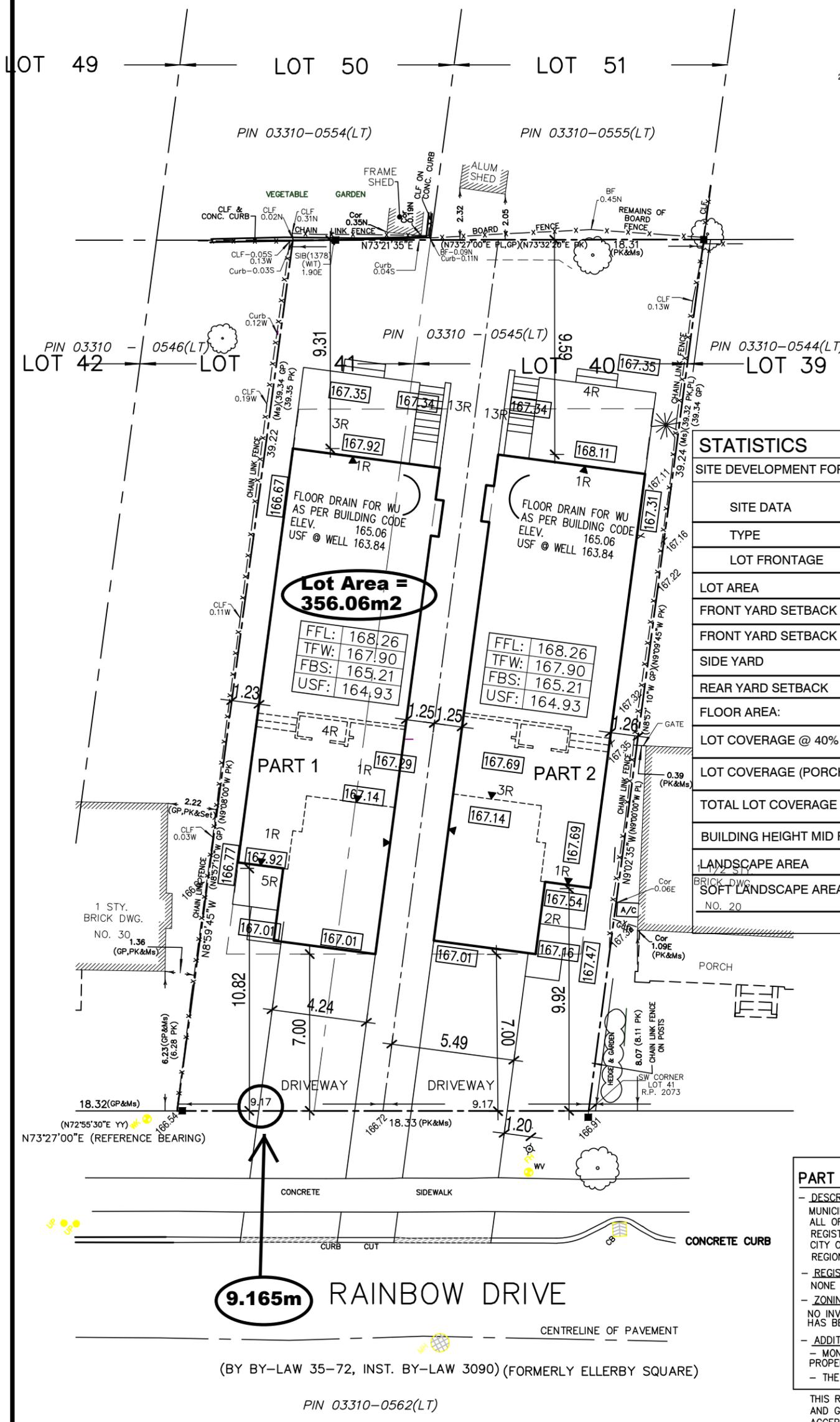
LEGEND



**A169/19**

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1  
 PLAN OF  
 LOT 40 AND PART OF LOT 41  
 REGISTERED PLAN 2073  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:200  
 2.0m 0 2.0 10.0metres



LEGEND:

- CB DENOTES CATCH BASIN
- MH MAN HOLE
- D/S DOOR SILL
- G/S GARAGE SILL
- UP UTILITY POLE
- WV WATER VALVE
- FH FIRE HYDRANT
- WK WATER KEY
- OH- OVERHEAD WIRE
- N,S,E,W NORTH, SOUTH, EAST, WEST
- 100.00 EXISTING ELEVATION
- DECIDUOUS TREES
- ✱ CONIFEROUS TREES

STATISTICS

SITE DEVELOPMENT FOR OF LOT 224 ZONING:- R3

SITE DATA	REQUIRED	EXISTING	PROPOSED	
			PART 1	PART 2
TYPE	SINGLE	SINGLE		
LOT FRONTAGE	12.0m	18.33m	9.17m	9.17m
LOT AREA	360.0m <sup>2</sup>	712.29m <sup>2</sup>	356.08m <sup>2</sup>	356.21m <sup>2</sup>
FRONT YARD SETBACK HOUSE	4.5m	8.15m	10.82m	9.92m
FRONT YARD SETBACK GARAGE	6.4m	21.27m	7.0m	7.0m
SIDE YARD	1.20m	9.0m/ 0.81m	1.20m	1.20m
REAR YARD SETBACK	7.5m	20.93m	9.31m	9.59m
FLOOR AREA:	N/A	71.99m <sup>2</sup>	244.06m <sup>2</sup>	
LOT COVERAGE @ 40% (DWELLING)	144.0m <sup>2</sup>	119.73m <sup>2</sup> (16.8%)	137.87m <sup>2</sup> (38.7%)	137.87m <sup>2</sup> (38.7%)
LOT COVERAGE (PORCH)			3.81m <sup>2</sup> (1.1%)	3.81m <sup>2</sup> (1.1%)
TOTAL LOT COVERAGE			141.68m <sup>2</sup> (39.8%)	141.68m <sup>2</sup> (39.8%)
BUILDING HEIGHT MID ROOF	9.5m	5.3m	9.00m	
LANDSCAPE AREA			68.11m <sup>2</sup>	65.69m <sup>2</sup>
BRICK DWG SOFT LANDSCAPE AREA NO. 20			37.01m <sup>2</sup> 54.3%	34.40m <sup>2</sup> 52.4%

PART 2 - SURVEY REPORT

- DESCRIPTION  
 MUNICIPALLY KNOWN AS NO. 24 RAINBOW DRIVE  
 ALL OF LOT 40 AND PART OF LOT 41  
 REGISTERED PLAN 2073  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
 NONE
- ZONING COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS  
 NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING REQUIREMENT  
 HAS BEEN MADE IN CONNECTION WITH THIS REPORT
- ADDITIONAL REMARKS  
 - MONUMENTS SHOWN AS "WIT" ARE WITNESS MONUMENTS AND ARE NOT AT THE  
 PROPERTY CORNER.  
 - THE FENCES, CURBS AND WALLS ARE AS SHOWN ON THE SURVEY PLAN

THIS REPORT HAS BEEN PREPARED FOR "MR. FRANK LAFORGIA"  
 AND GUIDO PAPA SURVEYING - A DIVISION OF J. D. BARNES LIMITED  
 ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON  
 SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE  
 REPORTED TO PETER DEL GROSSO PRIOR TO COMMENCEMENT OF WORK.

PETER DEL GROSSO IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY,  
 STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR  
 CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER  
 TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

PETER DEL GROSSO HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF  
 THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE  
 CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE  
 WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND IS THE  
 PROPERTY OF PETER DEL GROSSO. THIS DRAWING IS NOT TO BE SCALED.

24 RAINBOW DRIVE

PROJ. No. 19-24	DATE: AUG. 15/19	SCALE: 1:200
LOT No. 40/41	MUNICIPAL ADDRESS VAUGHAN, ONTARIO	
REG. PLAN 2073		

**PETER DEL GROSSO**  
 ARCHITECTURAL TECHNOLOGIST

The undersigned has reviewed and takes responsibility for this  
 design, and has the qualifications and meets the requirements  
 set out in the Ontario Building Code to design the work shown  
 on the attached documents

QUALIFICATION INFORMATION  
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C,  
 SUBSECTION 3.2.4 OF THE BUILDING CODE  
 PETER DEL GROSSO 20567

REGISTRATION INFORMATION  
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C,  
 SUBSECTION 3.2.4 OF THE BUILDING CODE  
 PETER DEL GROSSO 27288

1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 68R-  
RECEIVED AND DEPOSITED

DATE: AUGUST 30, 2019

DATE:

VALERIO G. PAPA  
ONLAND LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (No. 69)

PART	LOT	REG'D PLAN	ALL OF P.N.	AREA(m <sup>2</sup> )
1	PART OF LOT 41	2073	02310-0549(L1)	558.08
2	ALL OF LOT 40	2073	02310-0549(L1)	528.29

PLAN OF SURVEY OF  
LOT 40 AND PART OF LOT 41  
REGISTERED PLAN 2073  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

SCALE = 1:1180m

LETTER 'D' DISTANCES AND COORDINATES SHOWN HEREON ARE IN 2011 CANADIAN METRIC UNITS - A DIVISION OF ALL SHOWN DISTANCES

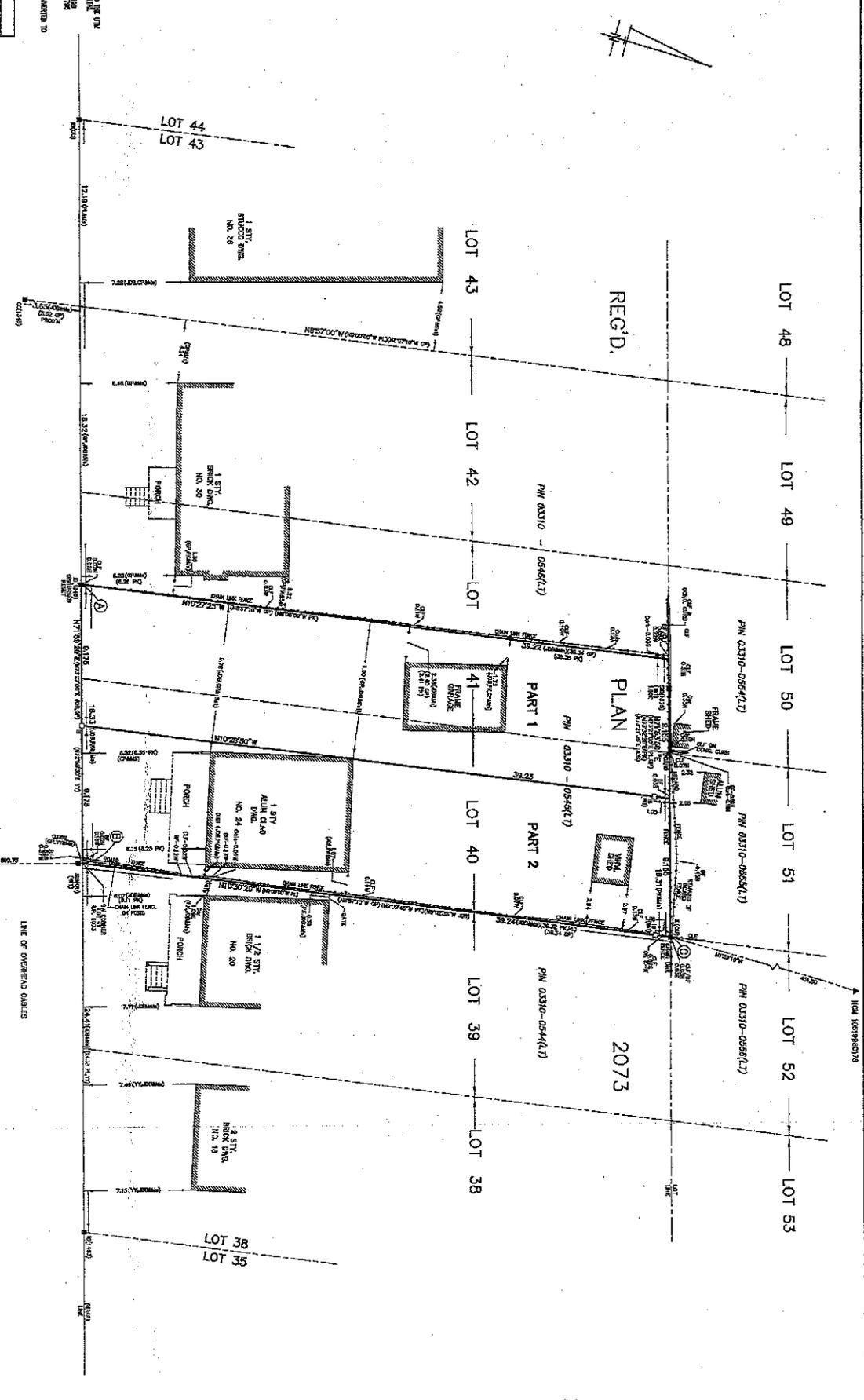
1. THE SURVEY AND PLAN ARE IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF AUGUST, 2019.

DATE: AUGUST 30, 2019  
VALERIO G. PAPA  
ONLAND LAND SURVEYOR

NOTE: THIS PLAN, WHEN DEPOSITED, WILL BE REFERRED TO AS THE SURVEY PLAN. THE SURVEY PLAN IS THE SOURCE OF INFORMATION FOR THE LAND TITLES DIVISION OF YORK.

- SURVEYOR'S CERTIFICATE
- I CERTIFY THAT:
  - THIS SURVEY AND PLAN ARE IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE REGULATIONS MADE THEREUNDER.
  - THE SURVEY WAS COMPLETED ON THE 29th DAY OF AUGUST, 2019.
- DATE: AUGUST 30, 2019  
VALERIO G. PAPA  
ONLAND LAND SURVEYOR



INTERSECTION DATA

LINE	COMPONENTS SHOWN HEREON ARE REFERRED TO THE P.M.N. GRID COORDINATE SYSTEM, HIGH-PRECISION SURVEY.	
POINT ID	NORTHING	EASTING
PCP ①	464632.438	612768.000
PCP ②	4646326.114	612768.876
PCP ③	4646486.879	612778.822

COMPONENTS SHOWN HEREON ARE REFERRED TO THE P.M.N. GRID COORDINATE SYSTEM, HIGH-PRECISION SURVEY.

RAINBOW DRIVE  
(BY BY-LAW 25-72, INST. BY-LAW 2090)  
(FORMERLY EILEEN SQUARE)  
P.N. 02310-0549(L1)

QUIDO PAPA SURVEYING SURVEYING  
A Division of J.D. Barnes Limited

1001 SHEPPARD AVENUE EAST, SUITE 101, SCARBOROUGH, ONTARIO M1S 1T7  
TEL: (416) 291-5555 FAX: (416) 291-5556 WWW.JDBARNES.COM

DATE: AUGUST 30, 2019  
DRAWN BY: V.A.P.  
CHECKED BY: V.A.P.  
REFERENCE NO.: 19-01-118-01

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**LOT 40 AND PART OF LOT 41**  
**REGISTERED PLAN 2073**  
**CITY OF VAUGHAN**  
**REGIONAL MUNICIPALITY OF YORK**

SCALE = 1:150m

METRIC DISTANCES SHOWN HEREON IN METERS AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTE:** GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LIMITED, IS NOT  
 LIABLE FOR USE OF THIS REPORT BY ANY PARTY OR FOR ANY  
 FUTURE TRANSACTIONS OR FOR ANY UNLAWFUL PURPOSES.  
 THIS REPORT RELAYS INFORMATION AS SHOWN ON THE SURVEY PLAN, UPON THE  
 DATE OF THE SURVEYOR'S CERTIFICATE.

**SURVEYOR'S CERTIFICATE**

1. I, SURVEYOR GUIDO PAPA, DO HEREBY CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.  
 2. THE SURVEY WAS COMPLETED ON THE  
 20th DAY OF JULY, 2019

DATE: JULY 23, 2019  
 GUIDO PAPA  
 CHIEF LAND SURVEYOR

**NOTE:** METRIC DISTANCES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO THE ACCURACY OF  
 THE SURVEYING INSTRUMENTS USED. METRIC DISTANCES SHOWN ARE APPROXIMATE  
 AND ARE SUBJECT TO THE ACCURACY OF THE SURVEYING INSTRUMENTS USED.

LEGEND:

- 1. 1.0000
- 2. 2.0000
- 3. 3.0000
- 4. 4.0000
- 5. 5.0000
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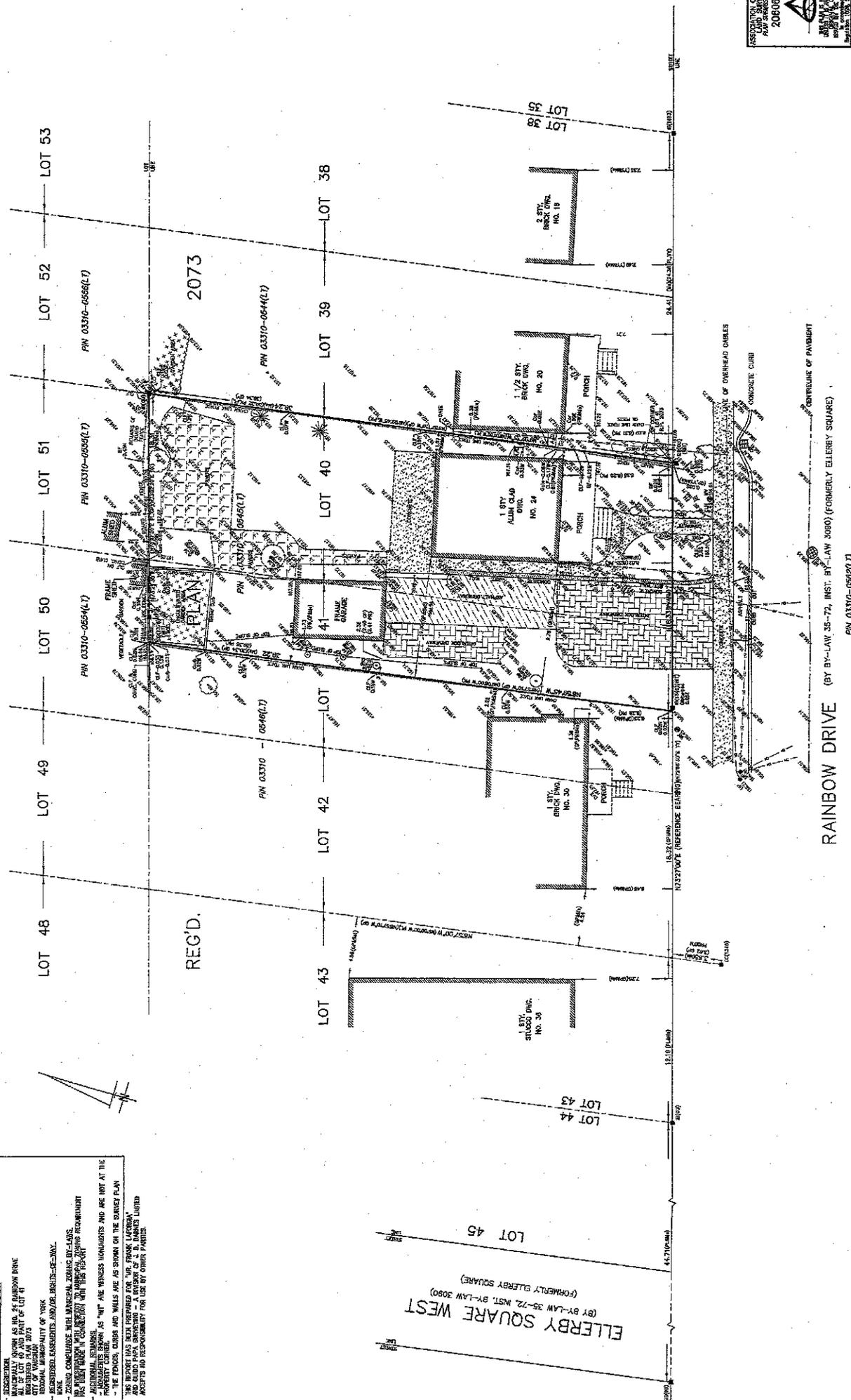
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LEGEND: (BY BY-LAW 35-72, INST. BY-LAW 3080) (FORMERLY ELLERBY SQUARE)  
 RAINBOW DRIVE (BY BY-LAW 35-72, INST. BY-LAW 3080) (FORMERLY ELLERBY SQUARE)

GUIDO PAPA SURVEYING  
 A DIVISION OF J.D. BARNES LIMITED  
 2060617  
 200 CHESTER RD. WOODBRIDGE, ON L4L 8S5  
 T: (905) 244-2527 F: (905) 244-2528  
 www.guidopapasurveying.com

**PART 2 - SURVEY REPORT**  
 - DESCRIPTION: THIS REPORT HAS BEEN PREPARED FOR THE CITY OF VAUGHAN AND THE REGIONAL MUNICIPALITY OF YORK.  
 - ADDITIONAL INFORMATION: THIS REPORT HAS BEEN PREPARED FOR THE CITY OF VAUGHAN AND THE REGIONAL MUNICIPALITY OF YORK.  
 - THE PROPERTY OWNERS AND WALLS ARE AS SHOWN ON THE SURVEY PLAN.  
 - THE PROPERTY OWNERS AND WALLS ARE AS SHOWN ON THE SURVEY PLAN.  
 - THE PROPERTY OWNERS AND WALLS ARE AS SHOWN ON THE SURVEY PLAN.



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 GUIDO PAPA SURVEYING  
 A DIVISION OF J.D. BARNES LIMITED  
 2060617  
 200 CHESTER RD. WOODBRIDGE, ON L4L 8S5  
 T: (905) 244-2527 F: (905) 244-2528  
 www.guidopapasurveying.com  
 DRAWN BY: D.S.S. CHECKED BY: V.B.P. REVISION NO.: 19-16-10-00





**COMPLIANCE PACKAGE "A1"**

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having jurisdiction.

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This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

Issued for Construction:

Signature: \_\_\_\_\_ PETER DEL GROSSO

Date: \_\_\_\_\_

NO.	DATE	REVISION

DRAWING TITLE:

**SECOND FLOOR PLAN**

PROJECT:

**PROPOSED SINGLE**

24 RAINBOW DRIVE  
WOODBRIDGE, ONTARIO

**PETER DEL GROSSO**  
**ARCHITECTURAL TECHNOLOGIST**

45 Silverado Trail  
Woodbridge, Ontario L4H 1W4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

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2.	XXX	ISSUED FOR BUILDING PERMIT
1.	DEC. 21/9	ISSUED FOR APPROVAL
NO.	DATE	REVISION

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**

Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 209667

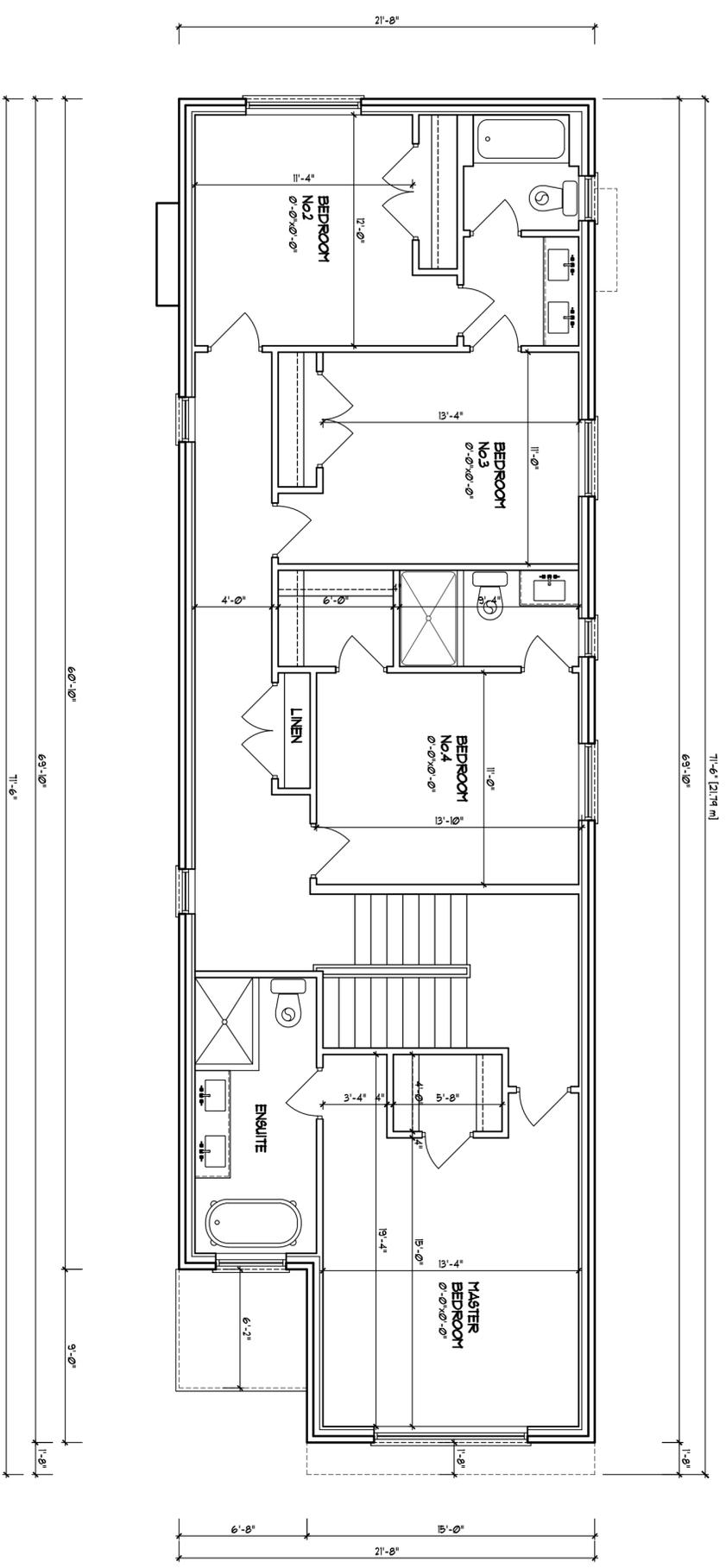
**REGISTRATION INFORMATION**

Required unless design is exempt under Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



AREA:	2627 SQ.FT.	DRAWING NO.:	A-3
SCALE:	3/16" = 1'-0"		
DRAWN BY:	PDG		
DATE:	JULY 2/19		
PROJECT NO.:	19-19		



**SECOND FLOOR PLAN**

REFER TO TRADE SHOP DRAWINGS FOR COMPLETE TRADE LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURERS SPECIFICATIONS FOR JOIST TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS) IS MORE THAN 2" @

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**COMPLIANCE PACKAGE "A1"**  
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Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable codes and requirements of Authorities Having Jurisdiction.  
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This drawing is not to be scaled.  
This drawing is not to be used for construction unless signed by the Architectural Technologist.

Issued for Construction:

Signature: \_\_\_\_\_ PETER DEL GROSSO

Date: \_\_\_\_\_

NO.	DATE	REVISION:

DRAWING TITLE:  
**FRONT ELEVATION**

PROJECT:

**PROPOSED SINGLE**

24 RAINBOW DRIVE  
WOODBRIIDGE, ONTARIO

**PETER DEL GROSSO**  
ARCHITECTURAL TECHNOLOGIST

45 Silverado Trail  
Woodbridge, Ontario L4H 1W4  
T: 416 453 9985  
e-mail: peterd@pdtdesign.ca  
www.pdtdesign.ca

NO.	DATE	REVISION:
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2.	XXX	ISSUED FOR BUILDING PERMIT
1.	DEC. 21/9	ISSUED FOR APPROVAL

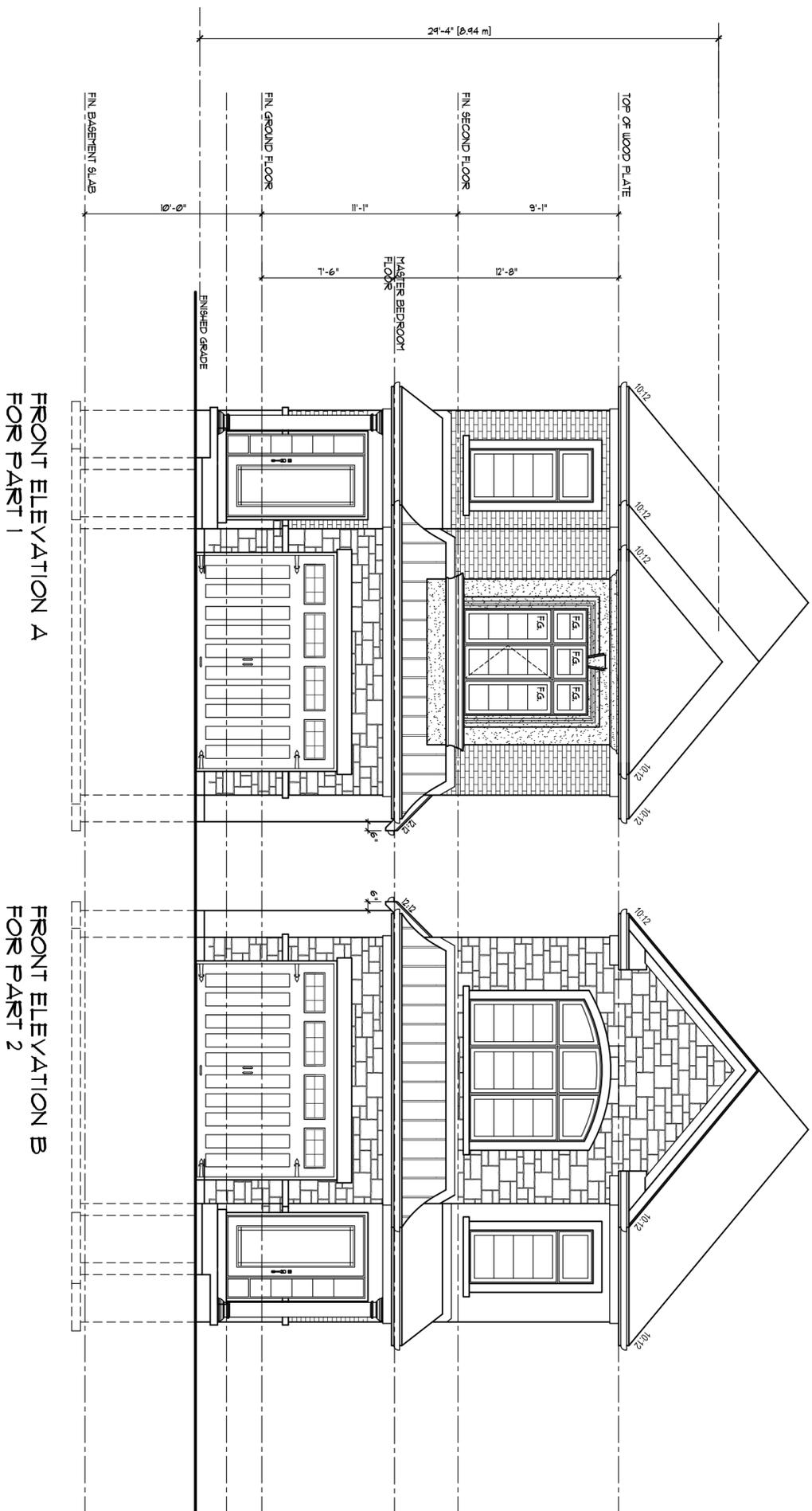
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 209672

**REGISTRATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



**FRONT ELEVATION A  
FOR PART 1**

**FRONT ELEVATION B  
FOR PART 2**

**FRONT  
ELEVATION**

AREA: 2627 SQ.FT.	DRAWING NO.: A-4
SCALE: 3/16" = 1'-0"	
DRAWN BY: PDG	
DATE: JULY 2/19	
PROJECT NO.: 19-19	

REFER TO TRUSS SHOP DRAWINGS FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURERS SPECIFICATIONS FOR JOIST TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS) IS MORE THAN 2'-0"

**COMPLIANCE PACKAGE "A1"**

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This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

Issued for Construction:

Signature: \_\_\_\_\_ PETER DEL GROSSO

Date: \_\_\_\_\_

NO. DATE REVISION:

NO.	DATE	REVISION:

DRAWING TITLE:  
**RIGHT SIDE ELEVATION**

PROJECT:

**PROPOSED SINGLE**

24 RAINBOW DRIVE  
WOODBRIIDGE, ONTARIO

**PETER DEL GROSSO**  
ARCHITECTURAL TECHNOLOGIST

45 Silverado Trail  
Woodbridge, Ontario L4H 1W4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

NO.	DATE	REVISION:
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2.	XXX	ISSUED FOR BUILDING PERMIT
1.	DEC. 2019	ISSUED FOR APPROVAL

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20967

**REGISTRATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



AREA: 2627 SQ. FT.

SCALE: 3/16" = 1'-0"

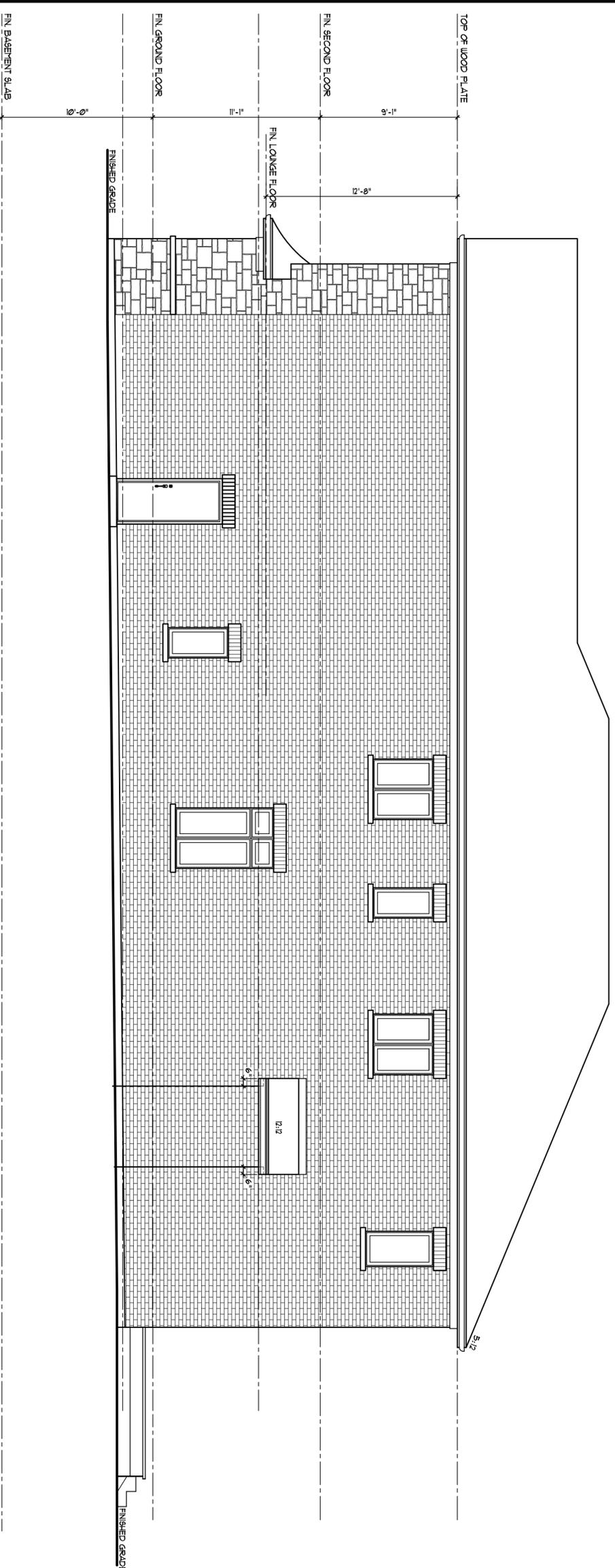
DRAWN BY: PDG

DATE: JULY 2/19

PROJECT NO.: 19-19

DRAWING NO.:  
**A-5**

**RIGHT SIDE  
ELEVATION**



**COMPLIANCE PACKAGE "A1"**

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This drawing is not to be scaled.  
This drawing is not to be used for construction unless signed by the Architectural Technologist.

Issued for Construction:  
Signature: \_\_\_\_\_ PETER DEL GROSSO  
Date: \_\_\_\_\_

NO.	DATE	REVISION:

DRAWING TITLE:  
**LEFT SIDE ELEVATION**

PROJECT:  
**PROPOSED SINGLE**  
24 RAINBOW DRIVE  
WOODBRIIDGE, ONTARIO

**PETER DEL GROSSO**  
ARCHITECTURAL TECHNOLOGIST  
45 Silverado Trail  
Woodbridge, Ontario L4H 1W4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

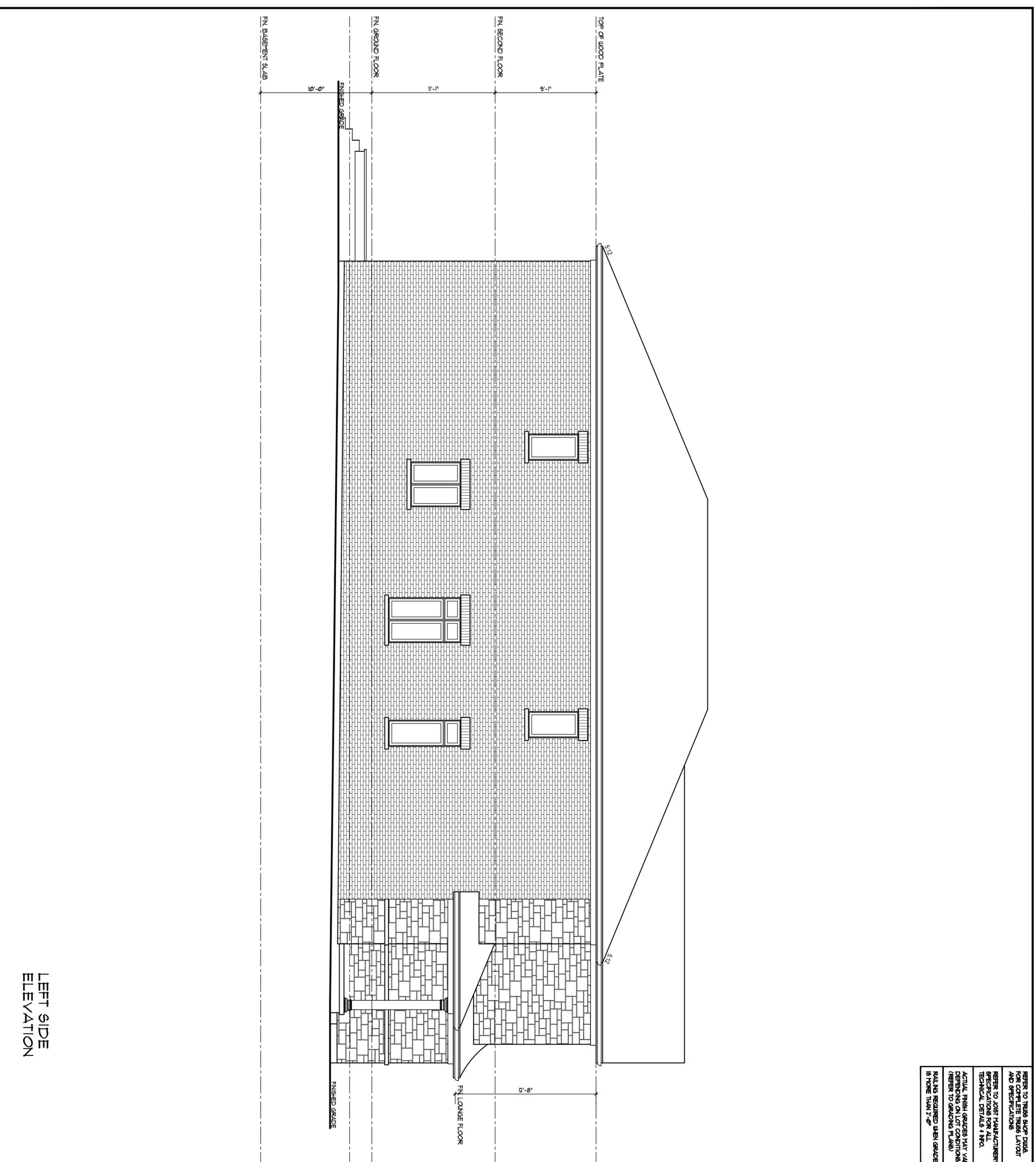
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1.	DEC 2019	ISSUED FOR APPROVAL

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.  
**QUALIFICATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code  
PETER DEL GROSSO  
20967

**REGISTRATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.4 of The Building Code  
PETER DEL GROSSO  
27288

AREA: 2627 SQ.FT.  
SCALE: 3/16" = 1'-0"  
DRAWN BY: PDG  
DATE: JULY 2/19  
PROJECT NO.: 19-19

**A-6**



REFER TO TRUSS SHOP DRAWINGS FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS  
REFER TO JOIST MANUFACTURERS SPECIFICATIONS FOR JOIST TECHNICAL DETAILS & INFO.  
ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS) IS MORE THAN 2'-0"

LEFT SIDE ELEVATION

**COMPLIANCE PACKAGE "A1"**

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable codes and requirements of Authorities Having Jurisdiction.

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This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

Issued for Construction:

Signature: \_\_\_\_\_ PETER DEL GROSSO

Date: \_\_\_\_\_

NO.	DATE	REVISION

DRAWING TITLE:  
**REAR ELEVATION**

PROJECT:  
**PROPOSED SINGLE**  
24 RAINBOW DRIVE  
WOODBRIIDGE, ONTARIO

**PETER DEL GROSSO**  
ARCHITECTURAL TECHNOLOGIST

45 Silverado Trail  
Woodbridge, Ontario L4H 1W4  
T: 416 453 9985  
e-mail: peterd@pdtdesign.ca  
www.pdtdesign.ca

NO.	DATE	REVISION
1.	DEC. 21/19	ISSUED FOR BUILDING PERMIT
2.	XXX	ISSUED FOR APPROVAL
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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code

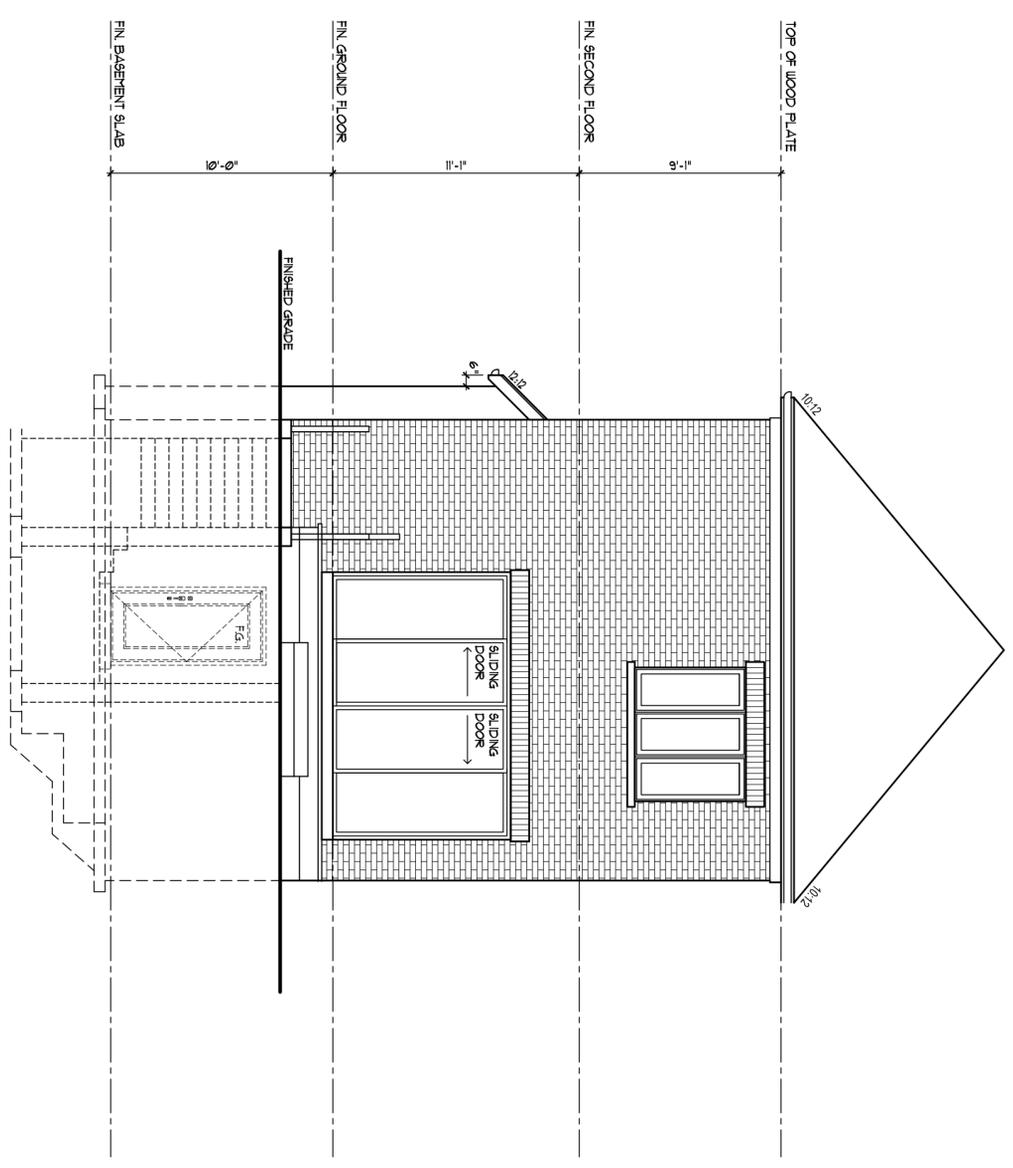
PETER DEL GROSSO  
209672

**REGISTRATION INFORMATION**  
Required unless design is exempt under Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO  
27288

AREA: 2627 SQ. FT.  
SCALE: 3/16" = 1'-0"  
DRAWN BY: PDG  
DATE: JULY 2/19  
PROJECT NO.: 19-19

DRAWING NO.:  
**A-7**



**REAR ELEVATION**

**REFER TO TRADE SHOP DRAWINGS FOR COMPLETE TRADE LAYOUT AND SPECIFICATIONS**

**REFER TO JOIST MANUFACTURERS SPECIFICATIONS FOR TECHNICAL DETAILS & INFO.**

**ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GEODING PLANS) FALLS REQUIRED WHEN GRADE IS MORE THAN 2'-0"**

## **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**

**MTO – Located outside of MTO permit control area**



### 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  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions & New Services  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Attwala, Pravina

---

**Subject:** FW: RESPONSE: A169/19 - 24 RAINBOW DRIVE - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

---

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

**Sent:** July-09-20 12:23 PM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>

**Subject:** [External] RESPONSE: A169/19 - 24 RAINBOW DRIVE - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Good afternoon Pravina,

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 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 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

**Attwala, Pravina**

---

**Subject:** FW: A169/19 - 24 RAINBOW DRIVE - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

---

**From:** Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

**Sent:** June-30-20 3:50 PM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>

**Subject:** [External] RE: A169/19 - 24 RAINBOW DRIVE - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Good Afternoon Pravina,

The MTO has reviewed the subject land(s) and area. The subject lands are located outside of MTO Permit Control Area, as a result, a permit from this office is not required.

Best Regards,

**Alexander Hajjar**

*Transportation Technician*

*Highway Corridor Management Section*

*Ministry of Transportation, MTO*

*416.235.4504*