



File: A075/20

Applicant: Claudia Mantia

Address: 75 Creedmore Ct Kleinburg

Agent: Glen Schnarr & Associates Inc.

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"/>	
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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

Background History: N/A



Minor Variance
Application

Agenda Item: 13

A075/20

Ward: 1

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, October 1, 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](https://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

To make an electronic deputation at the meeting please contact the Committee of Adjustment at 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: Claudia Mantia

Agent: Mark Condello , Glen Schnarr & Associates Inc.

Property: 75 Creedmore Court, Kleinburg

Zoning: The subject lands are zoned RD1, Residential and subject to the provisions of Exception9 (1316) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 (‘VOP 2010’): “Low-Rise Residential”

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana to be located in the rear and northerly side yard.

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

By-law Requirement	Proposal
An accessory building (cabana) shall be located entirely in the rear yard.	To permit an accessory building (cabana) not to be entirely located in a rear yard.

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. 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 September 16, 2020

Applicant confirmed posting of signage on September 14, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	2018-2019 (purchased 2018)

Applicant has advised that they cannot comply with By-law for the following reason(s): Refer to Schedule B

Adjournment Request: None

Building Standards (Zoning Review):

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

Building Permit No. 18-000601 for Single Detached Dwelling - New (Infill Housing), Issue Date: Apr 26, 2018
Building Permit No. 20-108515 for Shed/Gazebo - New, (Not Yet Issued)
Permit 20- 367has been issued for an inground swimming pool by the Engineering Department

The Applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.

The Applicant shall be advised that in an RD1Zone, where the area of a rear yard of a lot is greater than 135 square metres, a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 square metres shall be composed of soft landscaping.

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

The Owner is requesting permission to construct a cabana on the subject property with the above-noted variance.

Variance 1 is considered minor in nature as it is a technical variance. Zoning By-law 1-88 requires the cabana to be located in the rear yard only. The rear yard is defined as "the yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of the nearest building or structure..." The cabana is not placed in the technical defined "rear yard"; however, it is placed in an area effectively used as a rear yard and has no adverse impacts on the neighbouring lots.

The subject property is partially located within Toronto and Region Conservation Authority's ('TRCA') Regulated Area; however, the proposed works including the construction of a swimming pool and cabana are not located within the regulated area. TRCA staff have no objections regarding the requested variance.

Accordingly, the Development Planning Department 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.

The Development Planning Department recommends approval of the application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A075/20.

Parks, Forestry and Horticulture Operations:

No comments or concerns

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

A075/20 – Application Cover Letter

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
TRCA – comments with conditions

Schedule D - Previous Approvals

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	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.

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

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://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

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.

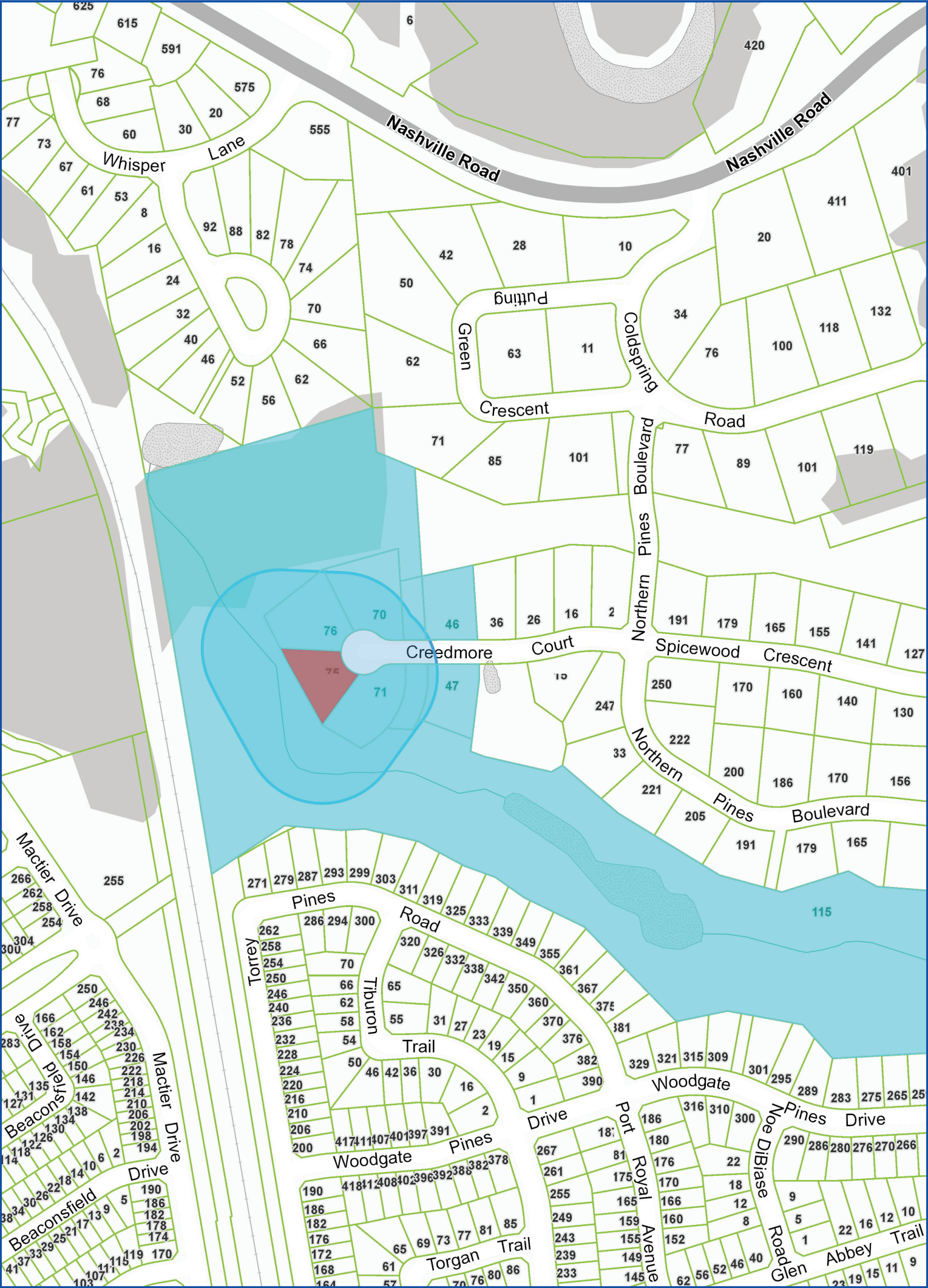
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

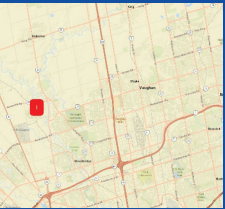
Schedule A: Plans & Sketches

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:

LOCATION MAP - A075/20

75 CREEDMORE COURT, KLEINBURG

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.



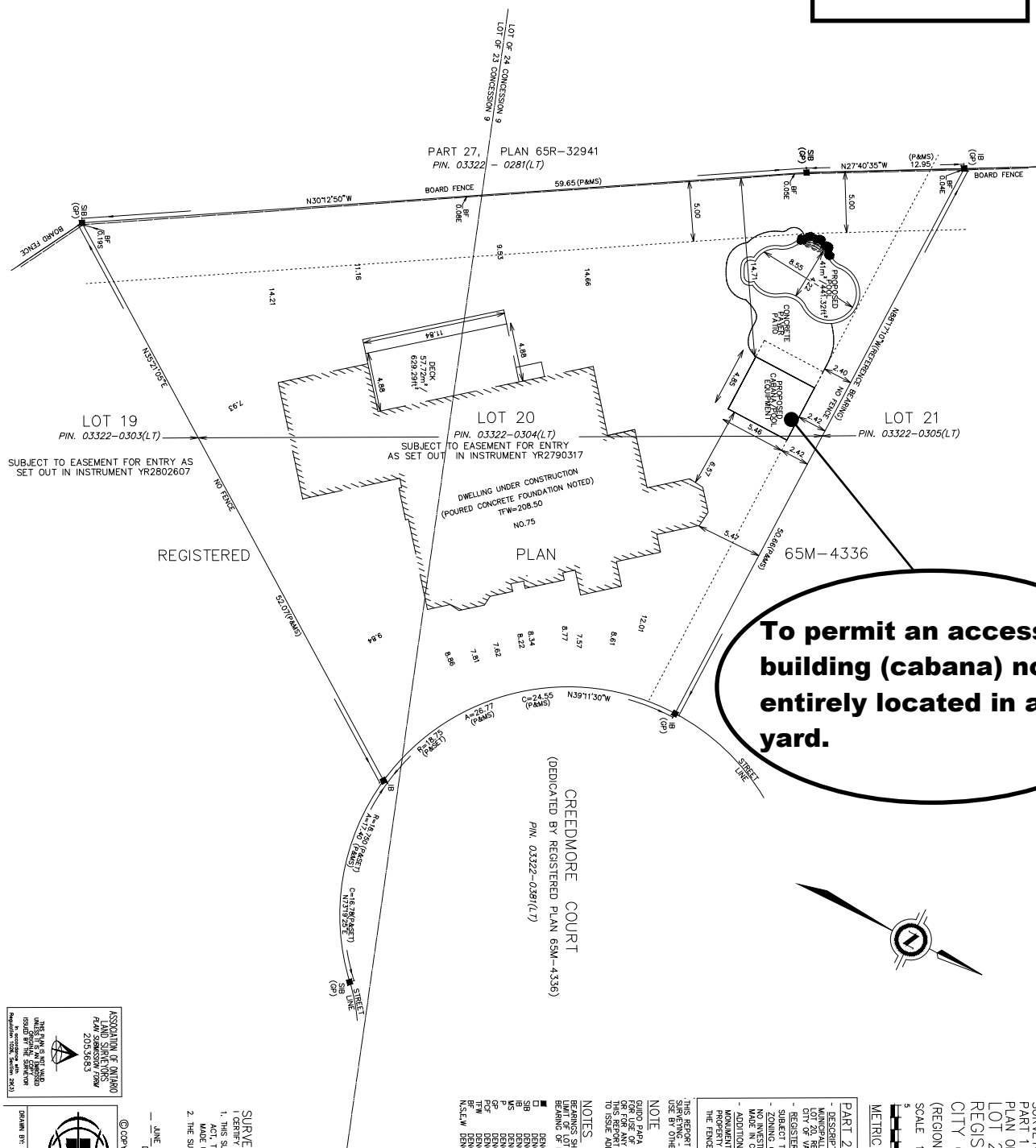
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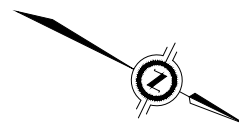
Created By:
Infrastructure Delivery
Department
August 19, 2020 4:44 PM

Projection:
NAD 83
UTM Zone
17N

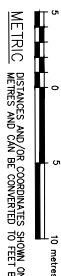
A075/20



To permit an accessory building (cabana) not to be entirely located in a rear yard.



SURETYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 20
REGISTERED PLAN 65M-4336
CITY OF VAUGHAN
(REGIONAL MUNICIPALITY OF YORK)
SCALE 1"=200'



PART 2 - SURVEY REPORT

MONUMENTS KNOWN AS NO.25 CREEDMORE COURT LOT 20, REGISTERED PLAN 65M-4355, LOT 20, HAUGHAM (REGIONAL MINORITY OF 100%), REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY SUBJECT TO EXPENSE FOR ENTRY AS SET OUT IN INSTRUMENT V62790317, 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 "W" ARE WITNESS MONUMENTS AND ARE NOT AT THE PROPERTY CORNER

THE TIES ARE AS SHOWN ON THE SURVEY PLAN.

NOTE

GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LIMITED IS NOT LIABLE FOR USE OF THIS REPORT BY ANY PARTY OR PARTIES FOR FUTURE TRANSACTIONS OR FOR ANY UNRELATED PURPOSES. THIS REPORT REFLECTS CONDITIONS AT TIME OF SURVEY. UPDATING MAY BE REQUIRED TO ISSUE ADDITIONAL COPIES SUBSEQUENT TO DATE OF SURVEYOR'S CERTIFICATE.

NOTES

[illegible]

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 31, 2018.

— JUNE 14, 2016 —
DATE

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

216 CHRISLEA RD, WOODBRIDGE, ON L4L 8S5
T: (905) 264-2727 F: (905) 264-2728 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY:	E.K.	CHECKED BY:	D.N.P.	REFERENCE NO.:	18-18-011-00
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DO NOT SCALE

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.

NO.	DATE:	REVISION	CHD
2.	30Apr14	PER ZONING REPORT	GR.

NOTES:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION - 32531 OF THE 2006 ONTARIO BUILDING CODE (OR 21741 OF THE 1997 ONTARIO BUILDING CODE)

DAVID MATHIESON 50777 28555

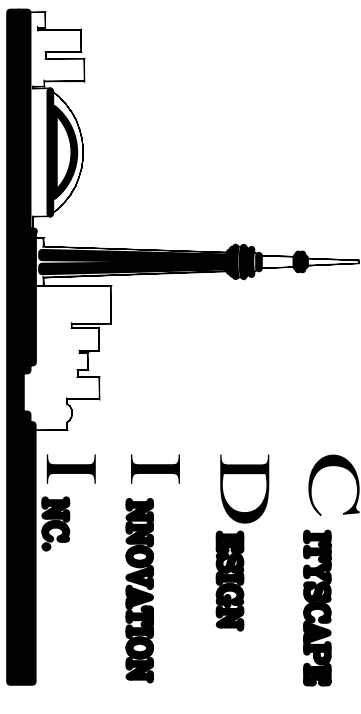
REGISTRATION INFORMATION

REQUIRED: UNLESS DESIGN IS DEPICT UNDER DIVISION C - 32531 OF THE 3241 OF THE 2006 ONTARIO BUILDING CODE (OR 21741 OF THE 1997 ONTARIO BUILDING CODE)

CITYSCAPE DESIGN INNOVATIONS 32631

FROM: NAME: BORN: 50777 28555

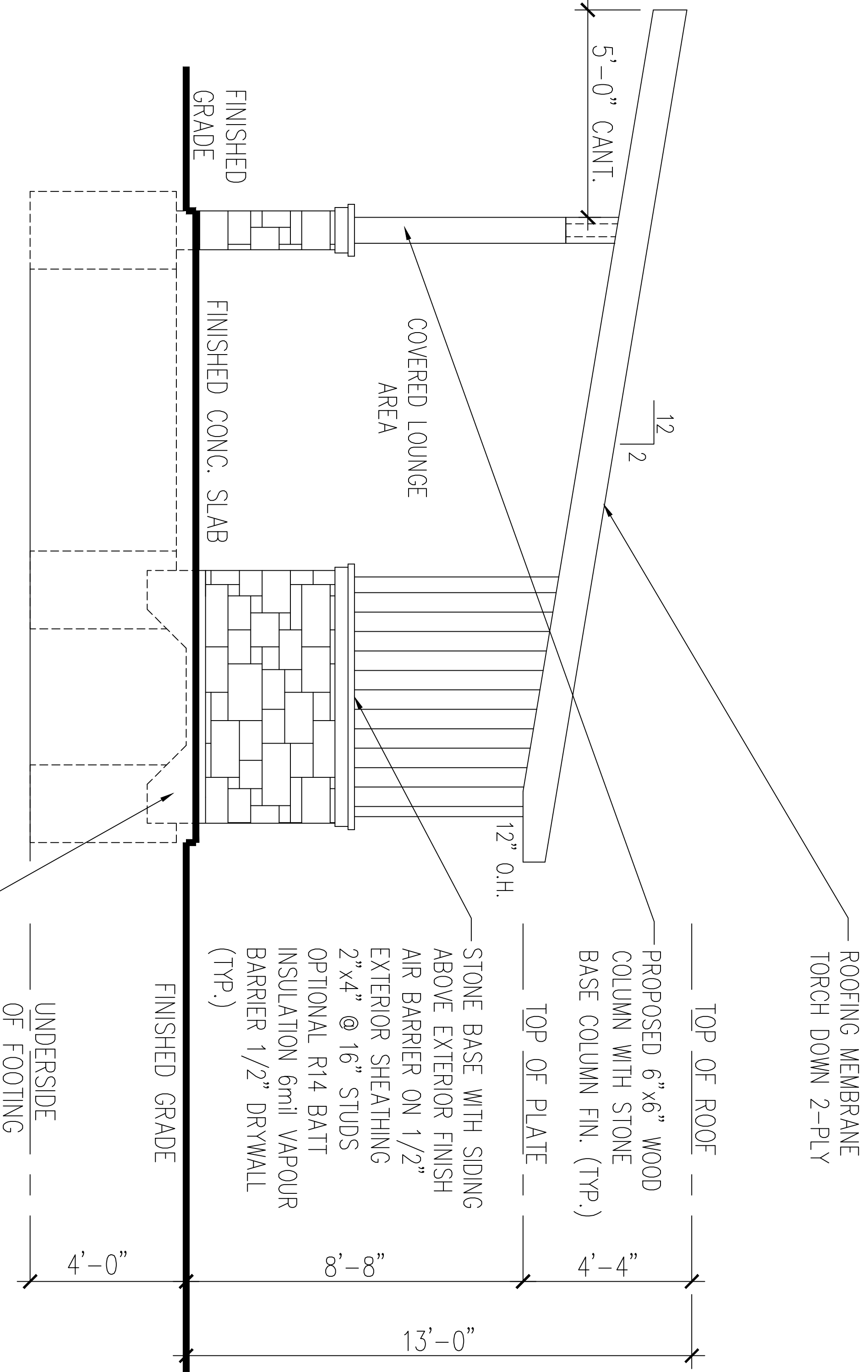
- ISSUED FOR CONSTRUCTION
- ISSUED FOR PRICING
- ISSUED FOR BLDG. PERMIT
- ISSUED FOR PRELIM. REVIEW



Client/Project

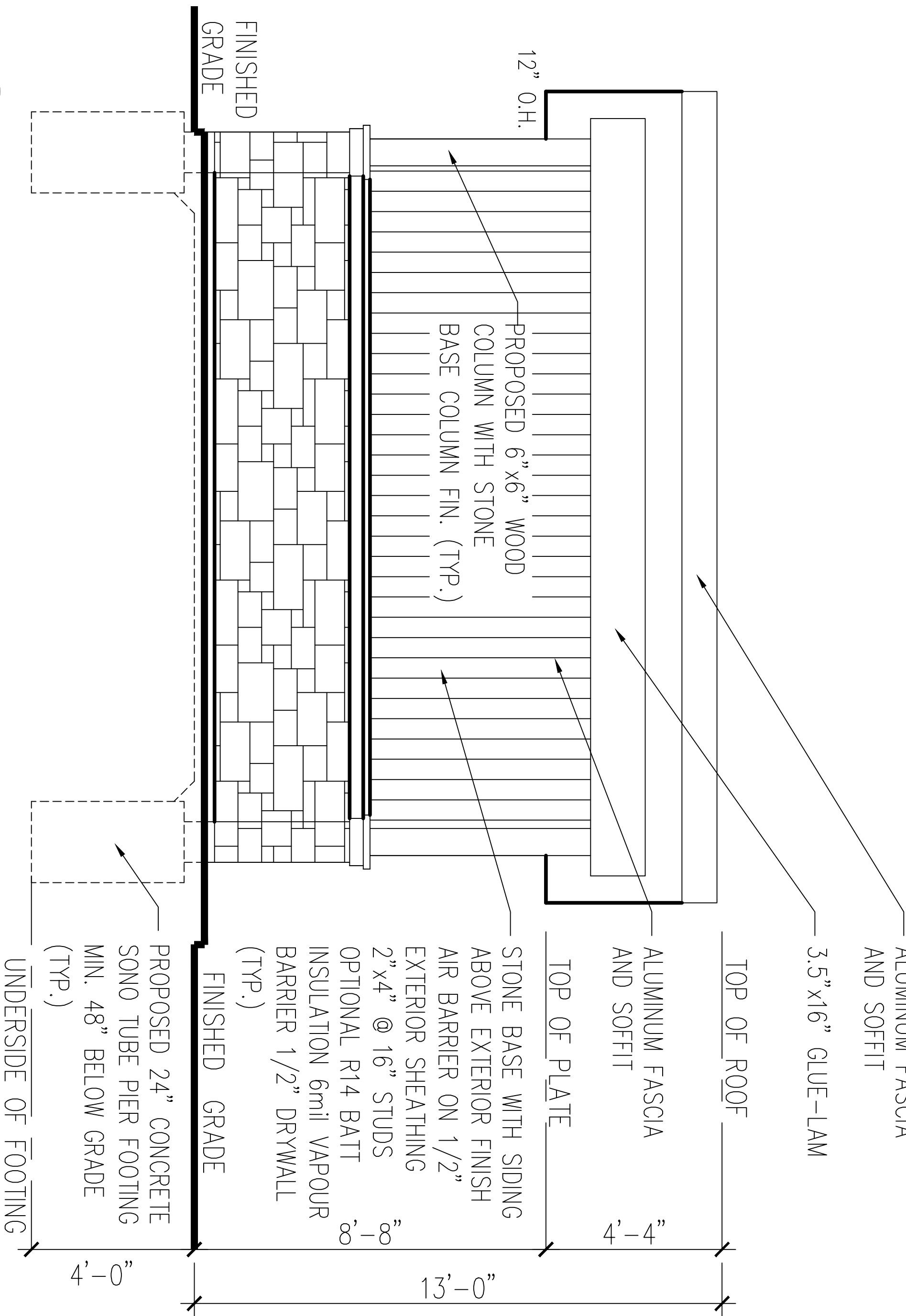
PROPOSED CABANA FOR:
75 CREEDMORE COURT
KLEINBERG, ONTARIO

Scale	Date	Sheet Number
3/16"=1'-0"	JULY 2020	A2
Drawing Title		
PROPOSED ELEVATIONS AND SECTION		



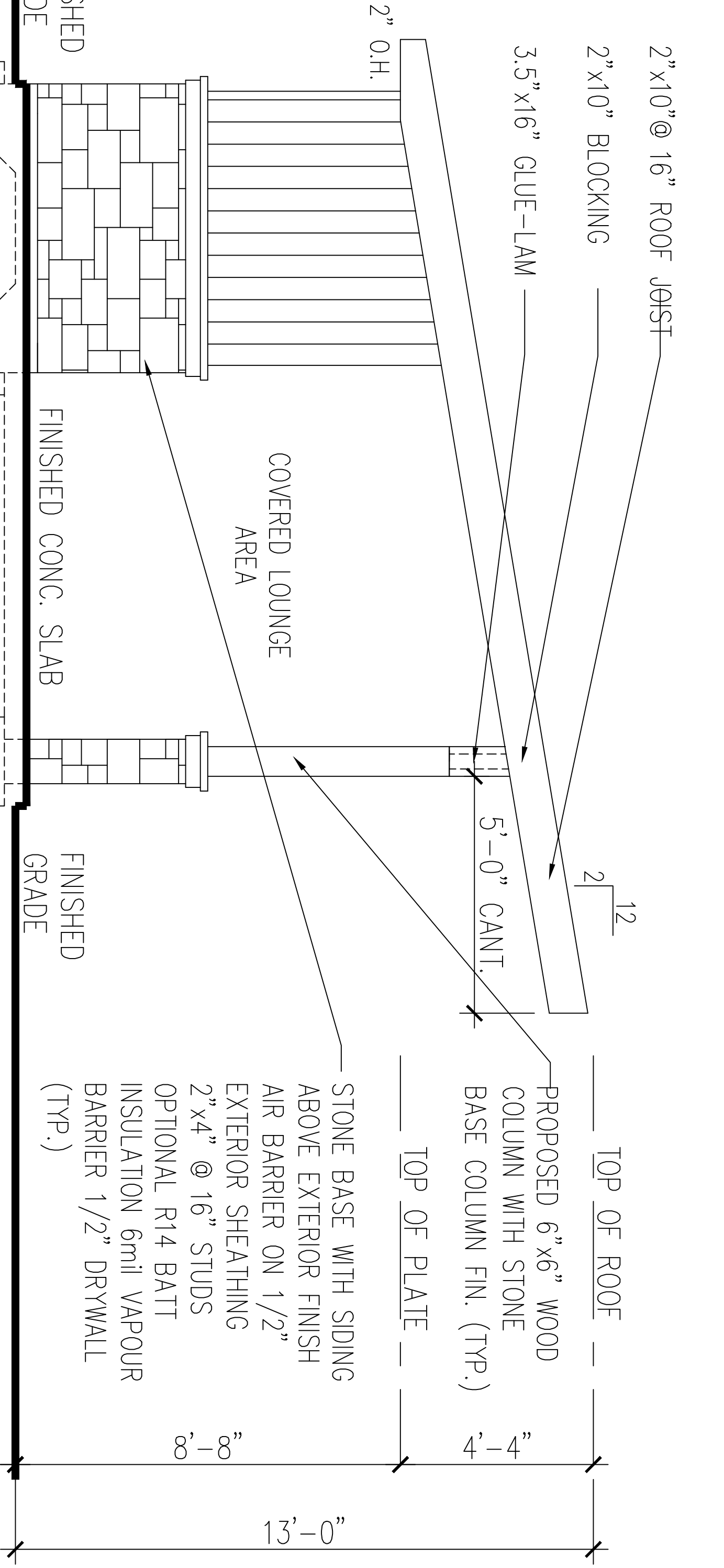
3 PROPOSED RIGHT ELEVATION

A2 3/16"=1'-0"



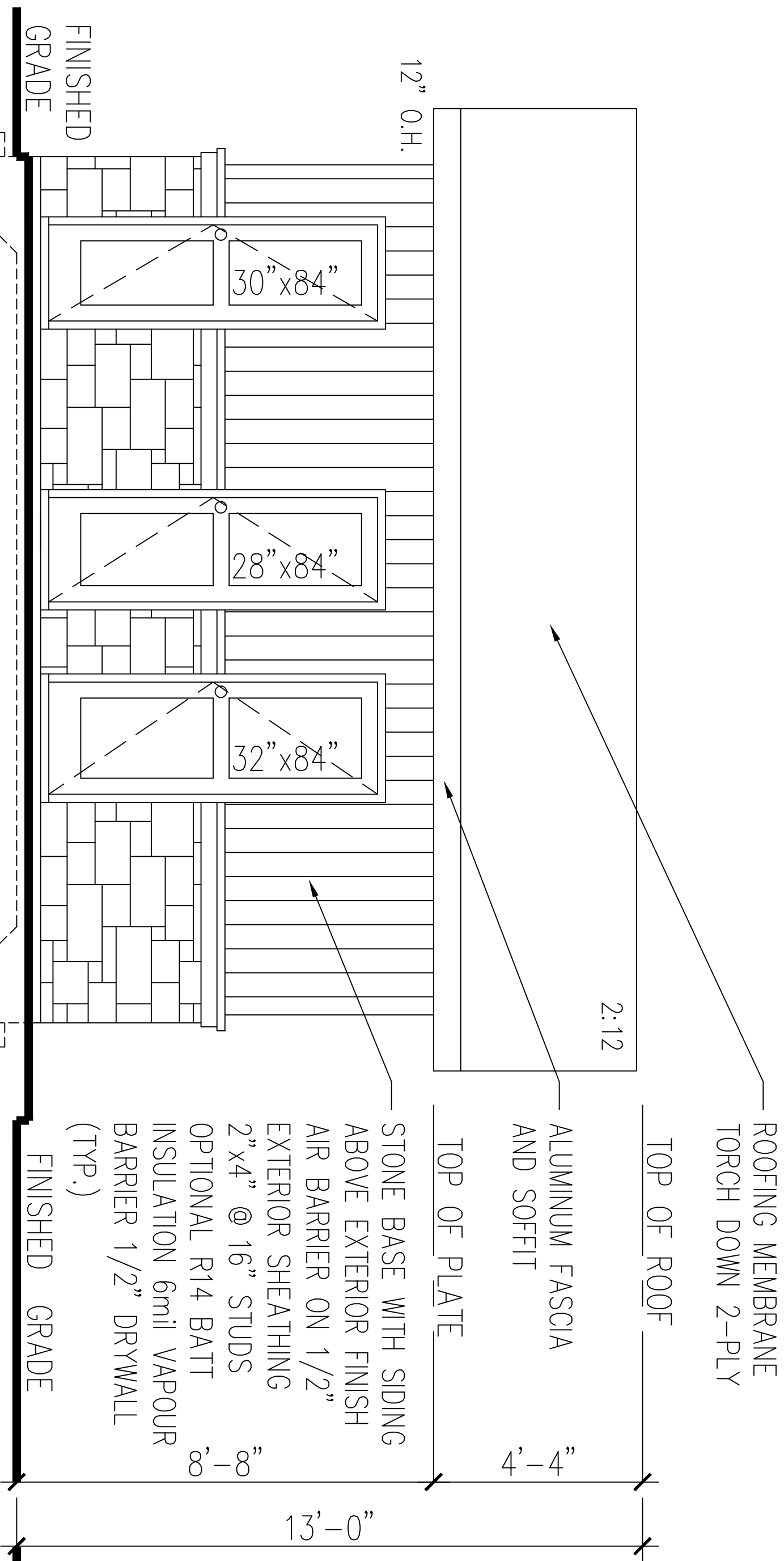
1 PROPOSED FRONT ELEVATION

A2 3/16"=1'-0"



4 PROPOSED LEFT ELEVATION

A2 3/16"=1'-0"



2 PROPOSED REAR ELEVATION

A2 3/16"=1'-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.

A075/20 – Application Cover Letter



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP
JIM LEVAC, MCIP, RPP

A075/20

August 14, 2020

GSAI File: 487-008

Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Ms. Christine Vigneault
Secretary-Treasurer

**RE: Application for Minor Variance
75 Creedmore Court
City of Vaughan**

Glen Schnarr & Associates Inc. (GSAI) are the authorized agents and planning consultants for Claudia Mantia, the registered owner of the property municipally known as 75 Creedmore Court in the City of Vaughan (herein referred to as the ‘subject property’). In this regard, we are pleased to submit the enclosed Minor Variance application.

The subject property is a triangular shaped lot and is occupied by a single detached dwelling. The subject property is legally described as:

LOT 20, PLAN 65M4336 SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR2790317
CITY OF VAUGHAN

Our client is proposing to construct an accessory structure; a pool equipment room and cabana. Through the submission of a permit application (Permit No. 20 108515 000 00 D), City staff identified that the location of the proposed accessory structure is not entirely in the rear yard, as defined by the City’s Zoning By-law and required through Section 4.1.1 c) of the Zoning By-law.

Section 4.1.1 c) states, “*Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling unit on the lot, provided that a garage or carport may be erected in a side yard or front yard...*”

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



The Zoning By-law defines rear yard and side yard as follows:

Rear Yard - Means the yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of the nearest building or structure on the lot or the nearest open storage use on the lot.

Side Yard - Means the yard between the side lot line and the nearest part of any building or structure or open storage use extending from the front yard to the rear yard of a lot.

In order to permit the accessory structure, we request the following variance:

- To permit an accessory building or structure within a side yard; whereas By-law 1-88 requires an accessory building or structure to be located entirely within the rear yard.

It is our opinion that the proposed Minor Variance satisfies the prescribed criteria outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended:

1. The proposed variance meets the general intent of the Official Plan, as the principle use of the property for residential purpose remains unchanged.
2. The proposed variance meets the general intent of the Zoning By-law. It is our understanding the intent of Section 4.1.1 c) of the Zoning By-law is to ensure the streetscape of a neighbourhood is not impacted by accessory structures and to avoid adverse interface impacts to neighbouring properties. Due to the triangular configuration of the subject property, locating the proposed accessory structure entirely within the rear yard is not feasible. It is our opinion that the proposed structure will have limited visibility from the streetscape. The proposed location of the accessory structure will not impact the adjacent property as the minimum required side yard setback is being maintained, as well as all other aspects of the proposed structure will be compliant with the applicable provisions of the Zoning By-law.
3. The proposed variance is desirable as the proposal maintains the character of the surrounding neighbourhood and does not impact the neighbouring property with regards to structure height and setbacks.
4. The proposed variance is not significant and does not compromise the character of the neighbourhood and is our opinion not considered an over development of the property, as such the variance is seen to be minor in nature.

In support of the application, please find enclosed the following:

1. Minor Variance Application;
2. Preliminary Site Plan;

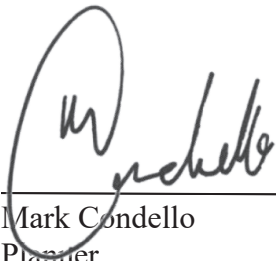


GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

3. Architectural Drawing Set prepared by Cityscape Design Innovation Inc., dated July 2020;
and,
4. USB with all materials as noted above.

Recognizing the Minor Variance application is being submitted during the COVID-19 pandemic, the application fees will be coordinated and paid via phone with City staff. We look forward to City staff's review of the enclosed application. Please contact the undersigned at ext. 265 if you require additional information.

Respectfully submitted,
GLEN SCHNARR & ASSOCIATES INC.



Mark Condello
Planner

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
- TRCA – comments with conditions



September 14, 2020

CFN 62574.19

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Ms. Christine Vigneault, Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A075/20
75 Creedmore Court, PLAN 65M4336 Lot 20
City of Vaughan, Region of York
Owner: Claudia Mantia, (Agent: Glen Shenarr & Associate Inc. c/o Mark Condello)**

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on August 19, 2020. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee of Adjustment.

Background

The purpose of application A075/20 is to request the following:

1. To permit an accessory building (cabana) not to be entirely located in a rear yard.

Applicable TRCA Policies and Regulations

Living City Policies (LCP):

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long-term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Ontario Regulation 166/06:

The subject property is partially located within TRCA's Regulated Area of the Humber River. In accordance with *Ontario Regulation 166/06 (Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses)*, development, interference or alteration may be

permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

The rear of the subject property is adjacent to an Open Space block that was established as a part of Draft Plan of Subdivision 19T-06V14. Through the subdivision process the limits of the valley and stream corridors were delineated, appropriate buffers were applied and then the lands were conveyed into public ownership. As noted above, the subject property is partially located within TRCA Regulated Area; however, the proposed works including the construction of a swimming pool and cabana are not located within the regulated area. TRCA previously provided a correspondence clearing the construction of the proposed cabana along with other ancillary works on December 9, 2020.

Based on a review of the plans submitted with this variance application, TRCA is satisfied that the noted works are consistent with the plans previously reviewed and cleared. As such, TRCA has no concerns with the proposed variance.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$580.00 (Variance-Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendation

Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A075/20, subject to the following condition:

1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I, Development Planning and Permits

HR/sb

C: Claudia Mantia <jmantia@castleridgehomes.ca>
Mark Condello <markc@gsai.ca>

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A075-20 - REQUEST FOR COMMENTS - 75 Creedmore Court, Kleinburg (Full Circulation).docx

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

Sent: August-19-20 4:01 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>; Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A075-20 - REQUEST FOR COMMENTS - 75 Creedmore Court, Kleinburg (Full Circulation).docx

Good Afternoon Lenore,

MTO has reviewed the subject land(s) located at 75 Creedmore Crt.. in the City of Vaughan. The subject lands are outside the MTO permit control area and therefore do not require a permit from this office.

Best Regards,

Alexander Hajjar

Transportation Technician

Highway Corridor Management Section

Ministry of Transportation, MTO

416.235.4504

From: Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>

Sent: August 19, 2020 3:10 PM

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

Cc: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>

Subject: FW: A075-20 - REQUEST FOR COMMENTS - 75 Creedmore Court, Kleinburg (Full Circulation).docx

Dan Della Mora

Senior Project Manager

Dan.DellaMora@ontario.ca

Providence, Lenore

Subject: FW: A075-20 - REQUEST FOR COMMENTS - 75 Creedmore Court, Kleinburg (Full Circulation).docx

From: Development Services <developmentservices@york.ca>

Sent: September-03-20 9:33 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: [External] RE: A075-20 - REQUEST FOR COMMENTS - 75 Creedmore Court, Kleinburg (Full Circulation).docx

Good Morning Lenore,

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

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | 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 | www.york.ca