



File: A082/20

Applicant: Carlo Giovanni & Antoinette Jacqueline Livolsi

Address: 136 Sandy's Dr Woodbridge

Agent: Frasca Giorgio

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 <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
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: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, February 4, 2021



**Minor Variance Application**

Agenda Item: 3

**A082/20**

Ward: 3

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

**Date & Time of Live Stream Hearing:** Thursday, February 4, 2021 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:** Carlo Giovanni & Antoinette Jacqueline Livolsi

**Agent:** Frasca Giorgio

**Property:** 136 Sandy's Dr Woodbridge

**Zoning:** The subject lands are zoned RR Rural Residential, and subject to the provisions of Exception 9(178) 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 two storey addition to the existing single family dwelling. The addition will consist of a garage on the ground floor with a bedroom on second floor.

Relief is also being requested to permit the existing accessory structures onsite (cabana & shed).

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

By-law Requirement	Proposal
1. A maximum lot coverage of 10% is permitted.	1. To permit a maximum lot coverage of 14.78% for all structures and covered areas. (7.48% dwelling; 1.12% porches; 3.0% accessory buildings; 3.18% garages)
2. A maximum of 67m2 of total floor area is permitted for accessory buildings.	2. To permit a maximum of 122.32m2 of floor area for the accessory buildings (cabana, gazebo and shed).
3. A minimum interior side yard setback of 4.5 metres is required.	3. To permit a minimum interior side yard setback of 3.35 metres to the accessory building (cabana).
4. A minimum interior side yard setback of 4.5 metres is required.	4. To permit a minimum interior side yard setback of 1.70 metres to the accessory building (shed).
5. A minimum rear yard setback of 15.0 metres is required.	5. To permit a minimum rear yard setback of 4.75 metres to the accessory building (shed).
6. A maximum building height of 9.5 metres is permitted.	6. To permit a building height of 11.46 metres for the dwelling.

**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 January 20, 2021

Applicant confirmed posting of signage on January 15, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2010

Applicant has advised that they cannot comply with By-law for the following reason: We believe the variance is too restrictive.

**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. 10-007473 for In-Ground Pool - New, Issue Date: Dec 17, 2010

Building Permit No. 17-000327 for Single Detached Dwelling - Addition, Issue Date: Jul 13, 2017

Building Permit No. 17-000327 for Single Detached Dwelling - Alteration, Issue Date: Nov 13, 2017

The total lot coverage of 14.78% has been calculated as follows:

7.48% dwelling, 1.12% 3 porches, 3.0% accessory buildings., 3.18% garages

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

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

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

The Owner is requesting permission to construct a 2-storey addition to a single-family dwelling and maintain the accessory structures in the rear with the above noted variances.

The subject lands are within an established estate residential neighbourhood with lot frontages of over 45m, thereby a maximum lot coverage of 14.78% remains compatible and consistent to other approved dwellings in the area. The main dwelling including the attached garages occupy 10.66% which is closely in line with the Zoning By-law. The remaining 4.12% lot coverage consists of the covered porches and accessory rear structures not visible from the street. The two-storey addition is considered a mansard roof and is measured from the average grade to the highest point and is compatible in terms of scale to other two-storey dwellings in the area.

The maximum floor area of 122.32 m<sup>2</sup> for all accessory buildings (includes an existing cabana, gazebo and shed) is appropriate given the size of the lot, the closest dwelling to the south (120 Sandy's Drive) being more than 8m away and is well screened by existing trees. The remaining variances are minor, as the interior side yard setback of 3.35m to the cabana only applies to the small projection. Similarly, the minimum interior side yard (1.70m) and rear yard setback (4.75m) to the shed is taken at a pinch point increasing in distance towards the south-west corner of the property.

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.

**Cultural Heritage (Urban Design):**

There are no cultural heritage concerns for this application.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A082/20 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 or contact the Development Engineering Department through email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca) or visit [https://www.vaughan.ca/services/residential/dev\\_eng/permits/Pages/default.aspx](https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx) to learn how to apply for lot grading and/or servicing approval.

**Parks Development - Forestry**

No comments or concerns

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

No comments.

**Financial Planning and Development Finance:**

No comment no concerns

**Fire Department:**

No comments.

**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)**

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 Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@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 or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.

## 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.

**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.

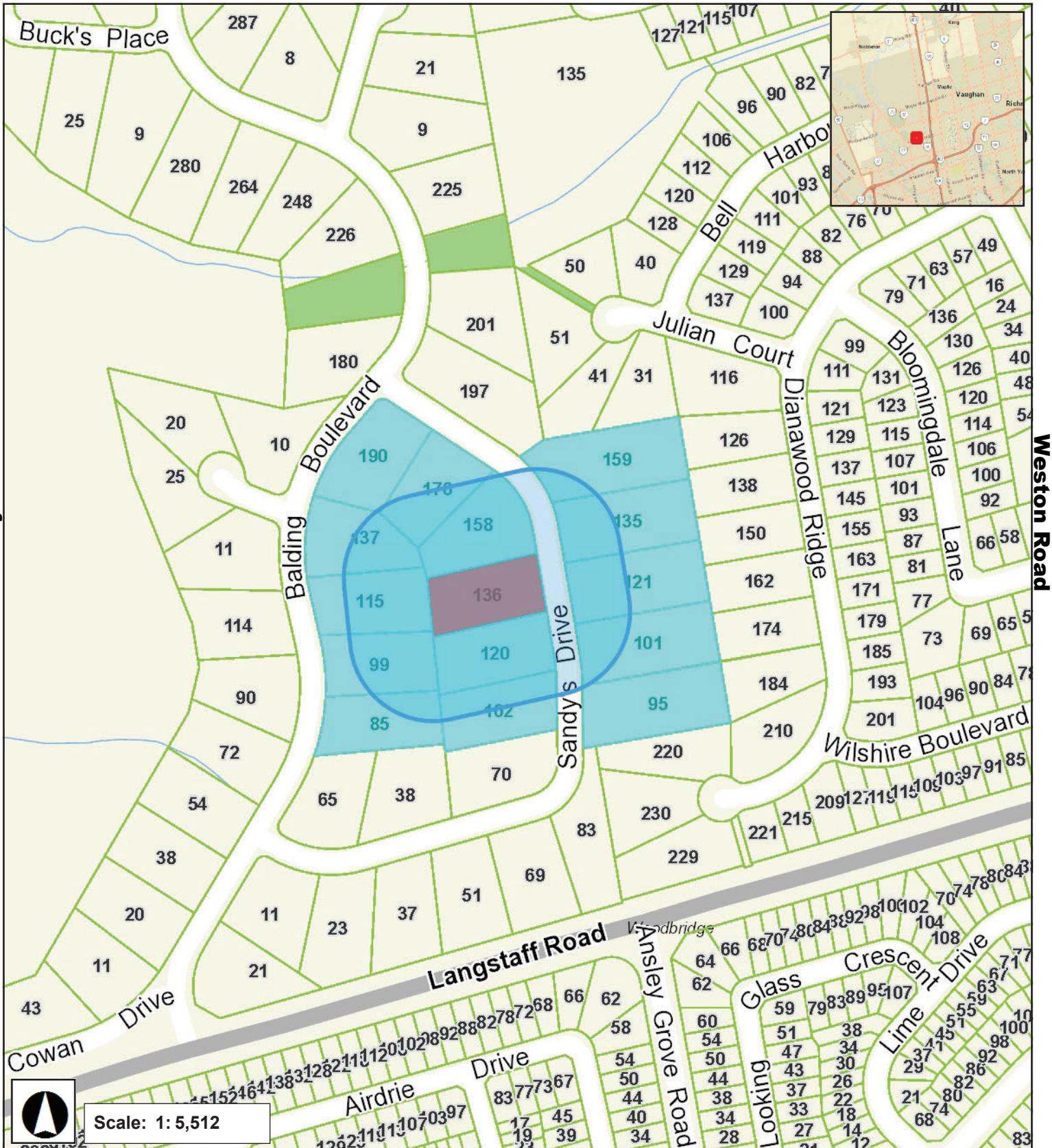
**Location Map**  
**Plans & Sketches**



# LOCATION MAP - A082/20

136 SANDY'S DRIVE, WOODBRIDGE

## Rutherford Road



**RECEIVED**

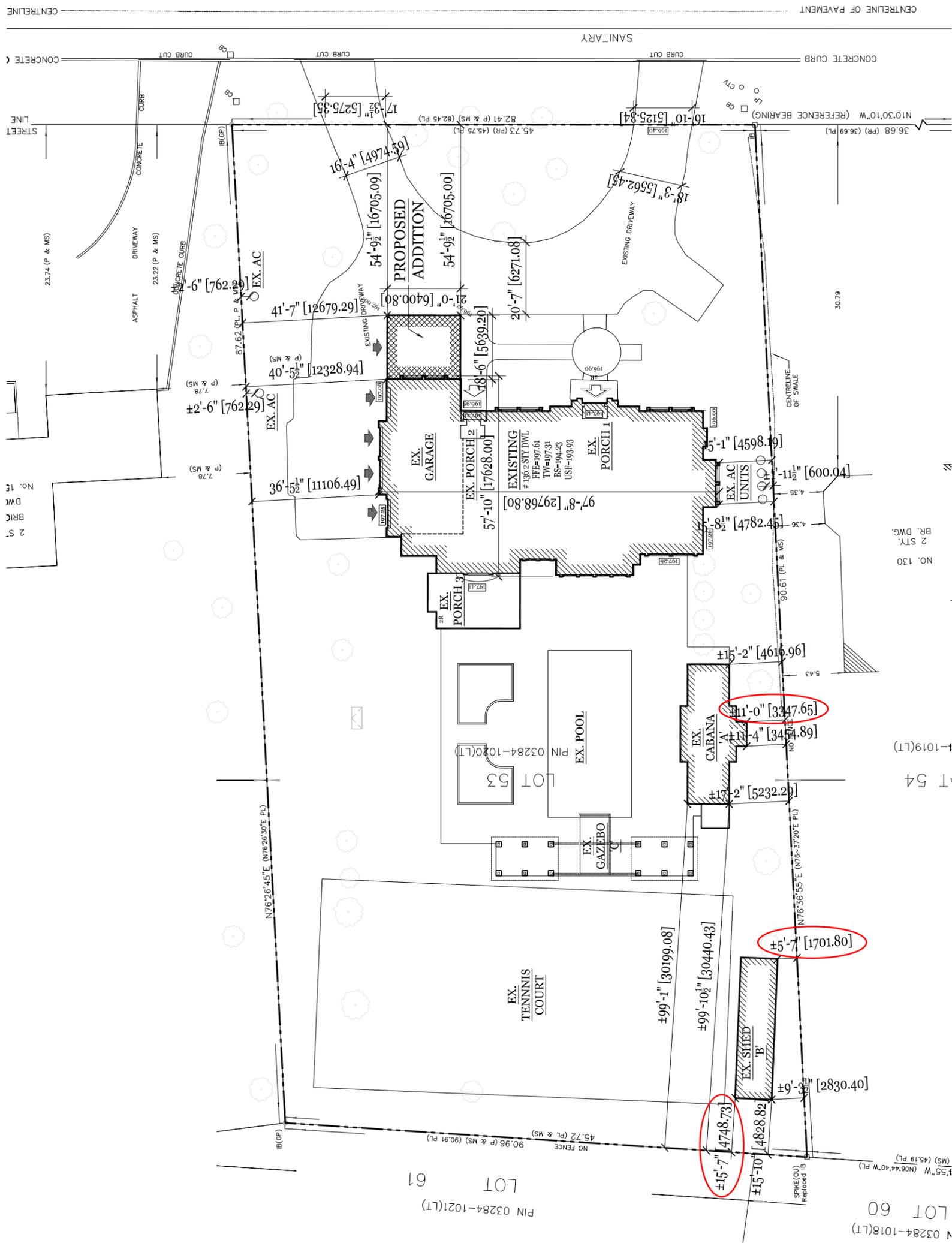
By RECEIVED at 3:24 pm, Nov 24, 2020

**A082/20**

(DEDICATED BY REGISTERED PLAN M-1800) PIN 03284-1012(LT)

SANDY'S DRIVE

STORM



LEGEND	
EXISTING SETBACK/DIMENSIONS	0.00' (0.00m)
PROPOSED SETBACK/DIMENSIONS	0.00' (0.00m)
EXISTING BUILDING	[Hatched pattern]
PROPOSED BUILDING	[Cross-hatched pattern]
DOOR ENTRANCE	[Arrow]
OVERHEAD DOOR ENTRANCE	[Arrow]
MAIN DOOR ENTRANCE	[Arrow]
PROPERTY LINE	[Dashed line]

**LOT COVERAGE = 14.78%**  
 (7.48% dwelling; 1.12% 3 porches; 3.0% accessory buildings; 3.18% garages)

**GFA = 122.32m2 (accessory buildings)**

November 23, 2020

1  
 A1  
**SITE PLAN**  
 SCALE 1/32" = 1'-0"



No.	Description	Date	By
2.	ISSUED FOR CofA (05)	NOV 9, 2020	EB
1.	ISSUED FOR CofA (04)	MAR 18, 2020	RP

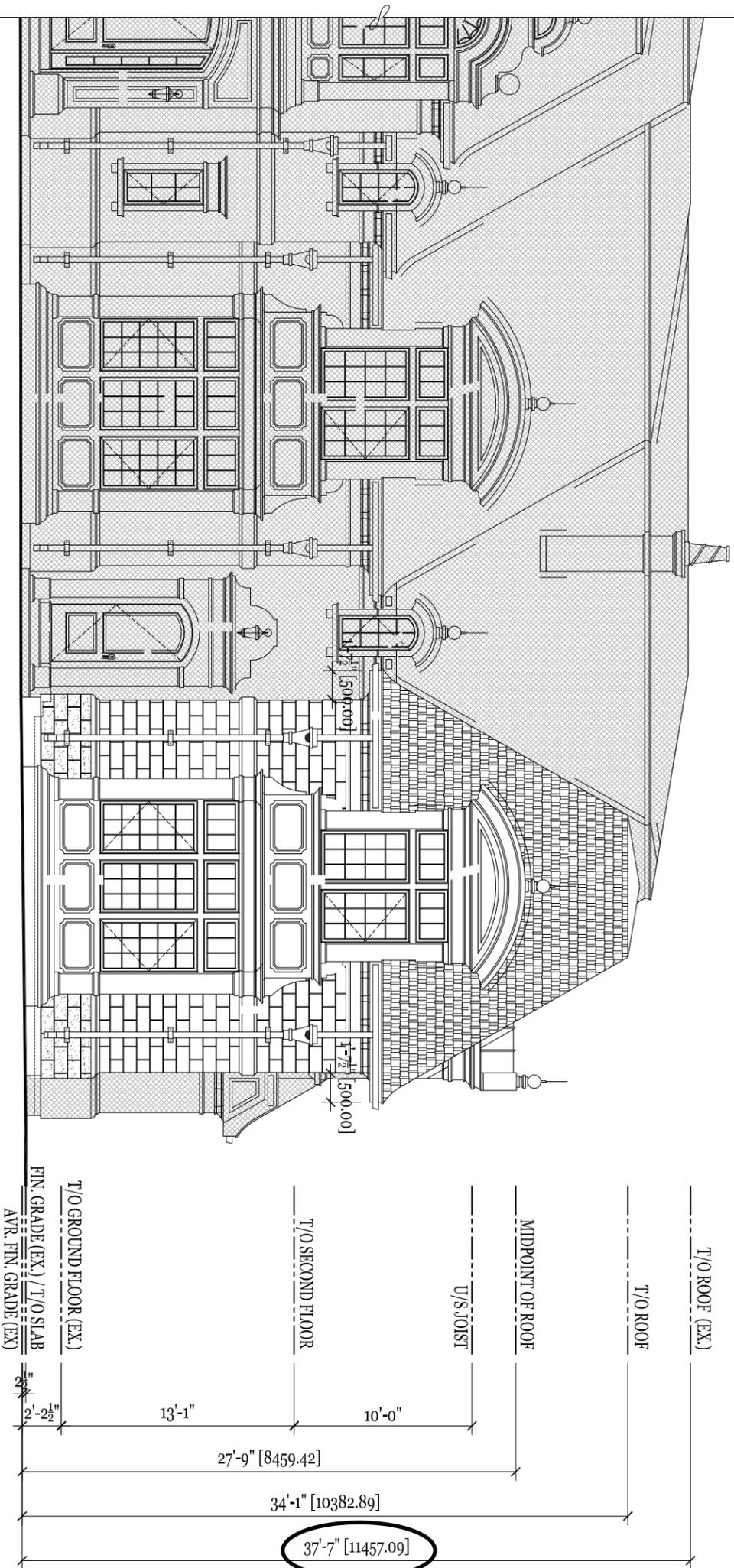
No.	Description	Date	By
2.	ISSUED FOR CofA (05)	NOV 9, 2020	EB
1.	ISSUED FOR CofA (04)	MAR 18, 2020	RP

<b>PROPOSED</b> 2 STOREY ADDITION	Project #: 16008
Project: 136 SANDY'S DRIVE, VAUGHAN, ON L4L 3E3	



2781 HIGHWAY 7, SUITE 201 VAUGHAN, ON., L4K 1W1 416.275.2024  
 2010gorgio@gmail.com & gorgio@frascadesignandplanning.com

**RECEIVED**  
By RECEIVED at 3:25 pm, Nov 24, 2020



**Building Height = 11.46m**

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED / REMOVED
	PROPOSED WALLS
	3 1/2" STONE VENEER
	ASPHALT SHINGLES

**PROPOSED**  
**2 STOREY ADDITION**

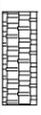
Project: 136 SANDY'S DRIVE,  
VAUGHAN, ON L4L 3E3

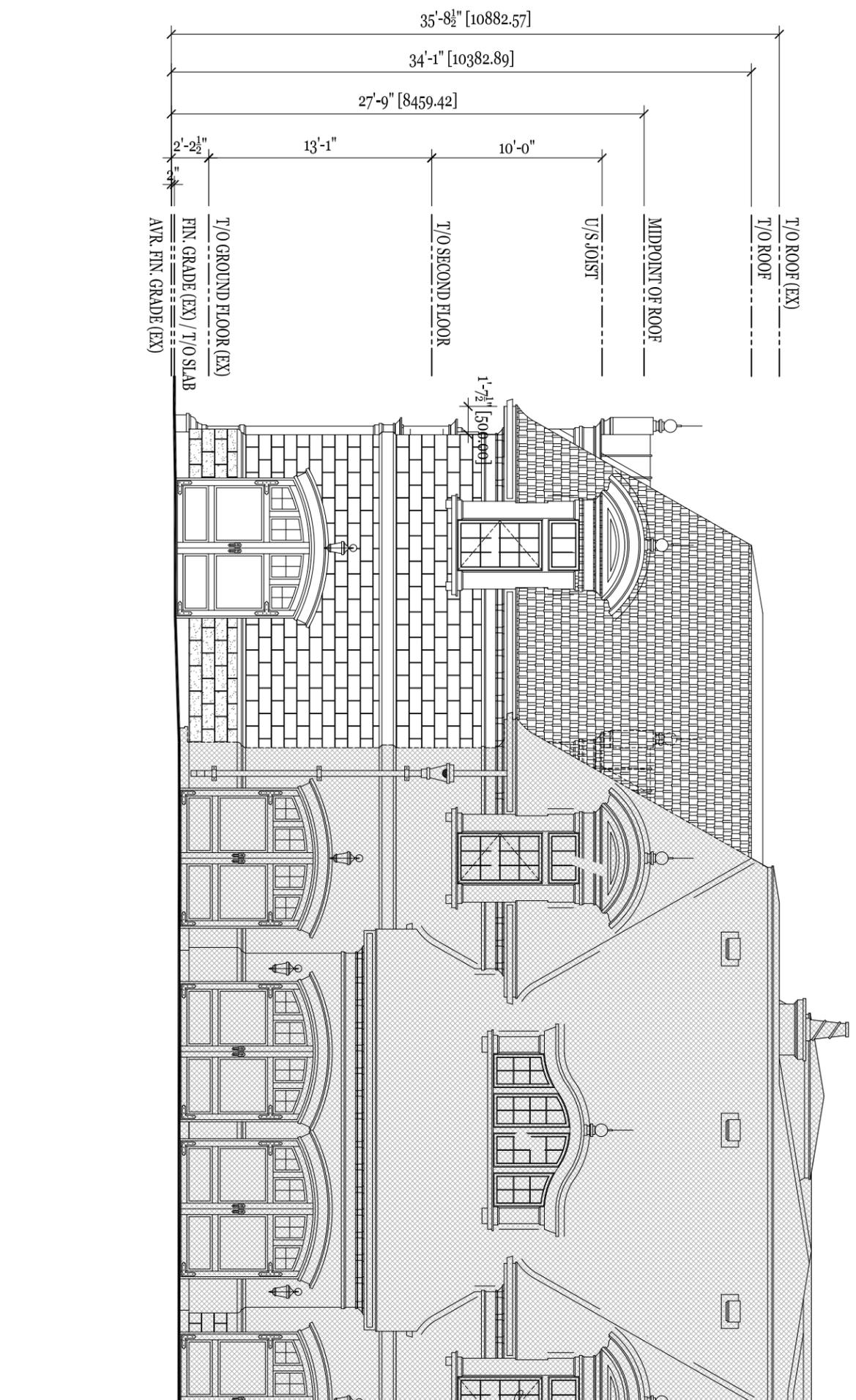
Project #: 16008

No.	Description	Date	By
2.	ISSUED FOR CoFA (05)	NOV 9, 2020	EB
1.	ISSUED FOR CoFA (04)	MAR 18, 2020	RP

**EAST ELEVATION**  
**SCALE 1/8"=1'-0"**

**1**  
**A7**

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED / REMOVED
	PROPOSED WALLS
	3 1/2" STONE VENEER
	ASPHALT SHINGLES



**PROPOSED  
2 STOREY ADDITION**

Project:  
136 SANDY'S DRIVE,  
VAUGHAN, ON L4L 3E3

Project #:  
16008

No.	Description	Date	By
2.	ISSUED FOR CoFA (05)	NOV 9, 2020	EB
1.	ISSUED FOR CoFA (04)	MAR 18, 2020	RP

**NORTH ELEVATION**

1  
A6

SCALE 1/8"=1'-0"

SITE DATA		
SINGLE FAMILY DETACHED DWELLING		
CITY OF VAUGHAN		
ZONE	RR (RURAL RESIDENTIAL)	
LOT NUMBER	53	
LOT AREA	4,058.48 SM (43,685.16 SF)	
FRONT SETBACK (EAST)	PERMITTED	PROPOSED
FRONT SETBACK (WEST)	15 M	16.07 M
SIDE SETBACK (NORTH)	4.5 M	12.32 M
REAR SETBACK (WEST)	N/A	N/A
SIDE SETBACK (SOUTH)	N/A	N/A
MAX. HEIGHT (TO ROOF PEAK)	9.5 M	10.38 M

SITE AREAS		
EXISTING	PROPOSED	
BASEMENT FLOOR	982.06 SM (10,570.91 SF)	-
GROUND FLOOR	303.88 SM (3,271.04 SF)	-
PORCHES (1+2+3)	45.55 SM (490.37 SF)	-
GARAGE	93.87 SM (1,010.46 SF)	35.61 SM (383.40 SF)
SECOND FLOOR	392.71 SM (4,227.18 SF)	36.23 SM (390.06 SF)
TOTAL GROSS FLOOR AREA**	732.84 SM (7,888.28 SF)	

\* INCLUDES COVERED FRONT PORCH  
 \*\* TOTAL GROSS FLOOR AREA DOES NOT INCLUDE GARAGE, PORCH & BASEMENT AREA.

FRONT YARD		
PERMITTED	AREAS	
1. WALKWAY (PAVERS)	-	58.33 SM (627.91 SF)
2. DRIVEWAY	-	366.73 SM (3,947.50 SF)
3. SOD	-	628.01 SM (6,759.93 SF)
TOTAL FRONT YARD AREA (1+2+3)	-	1,053.07 SM (11,339.99 SF)
LANDSCAPED AREA*	50% (MIN.)	526.53 SM (5,629.99 SF)
SOFT LANDSCAPING**	60% (MIN.) OF LANDSCAPED AREA	315.92 SM (3,377.99 SF)

\* LANDSCAPED AREA EXCLUDES DRIVEWAY  
 \*\* SOFT LANDSCAPING INCLUDES ONLY SOD

SITE AREAS		
EXISTING	PROPOSED	LOT COVERAGE
1. EX. DWELLING (3,271.04 SF)	-	7.48 %
2. EX. PORCHES (1+2+3) (490.37 SF)	-	1.12%
3. EX. CABANA 'A' (567.00 SF)	-	1.29%
4. EX. SHED 'B' (425.25 SF)	-	0.97%
5. EX. GAZEBO 'C' (324.5 SF)	-	0.74%
6. EX. GARAGE (1010.46 SF)	-	2.31%
7. PROPOSED GARAGE (383.40 SF)	35.61 SM (383.40 SF)	0.87 %
TOTAL LOT COVERAGE (1+2+3+4+5+6+7) PERMITTED LOT COVERAGE 10%		14.78 %

REAR YARD		
PERMITTED	AREAS	
TOTAL REAR YARD AREA	-	2,042.18 SM (21,981.80 SF)
SOFT LANDSCAPING*	60% (MIN.) OF LANDSCAPED AREA	1,225.31 SM (13,258.32 SF)

\* SOFT LANDSCAPING INCLUDES SOD & EXISTING POOL

**PROPOSED**  
**2 STOREY ADDITION**

Project: 136 SANDY'S DRIVE, VAUGHAN, ON L4L 3E3  
 Project #: 16008

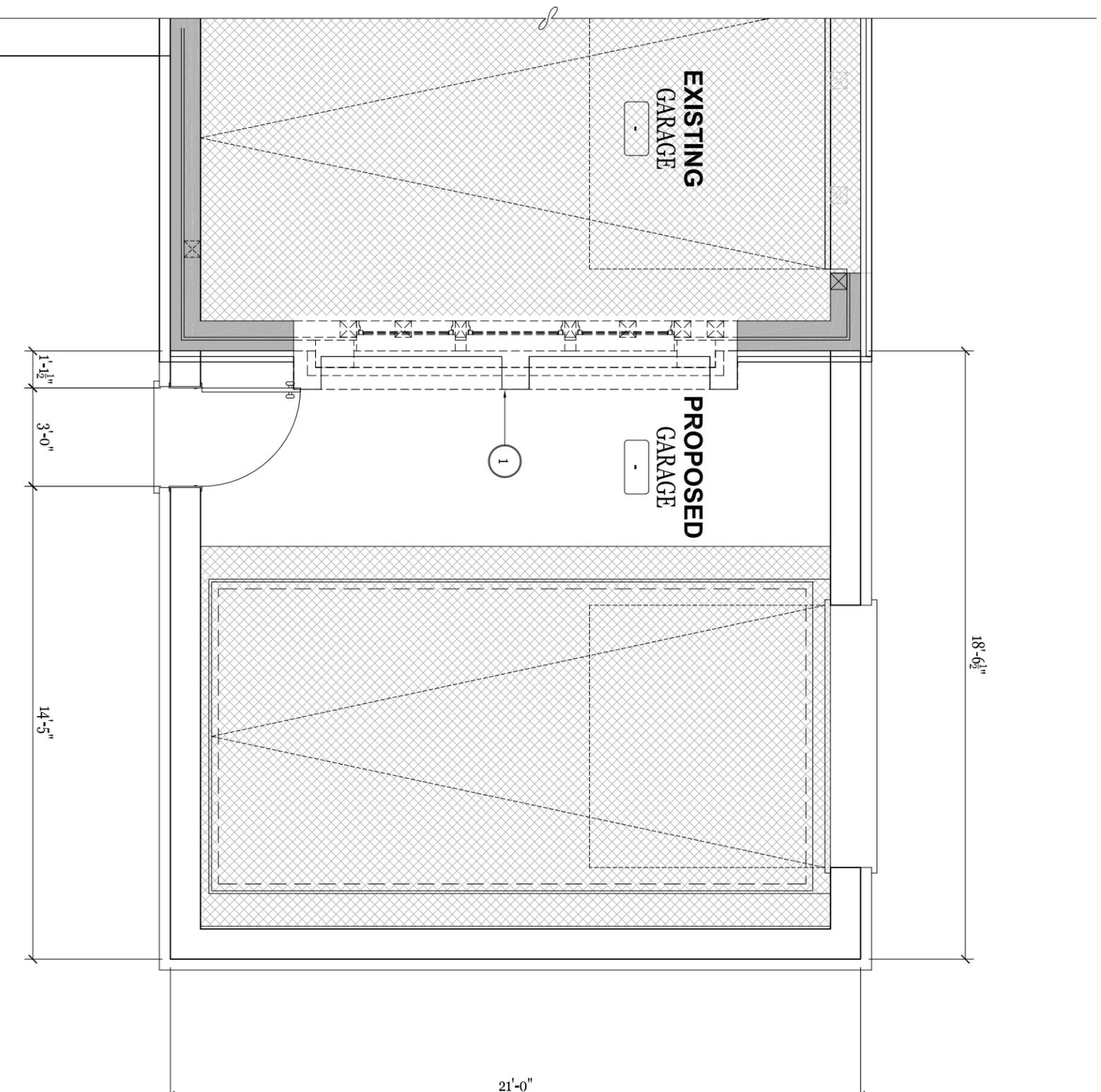
No.	Description	Date	By
1.	ISSUED FOR CoFA (04)	MAR 18, 2020	RP
2.	ISSUED FOR CoFA (05)	NOV 9, 2020	EB

**SITE STATISTICS**  
 SCALE N.T.S.



LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED / REMOVED
	PROPOSED WALLS

CONSTRUCTION NOTES	
1	REMOVE EXISTING WALL
2	N/A
3	N/A
4	N/A
5	N/A

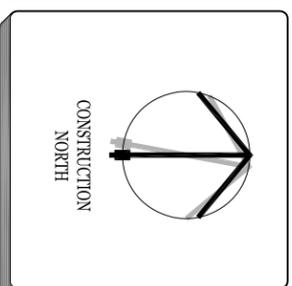
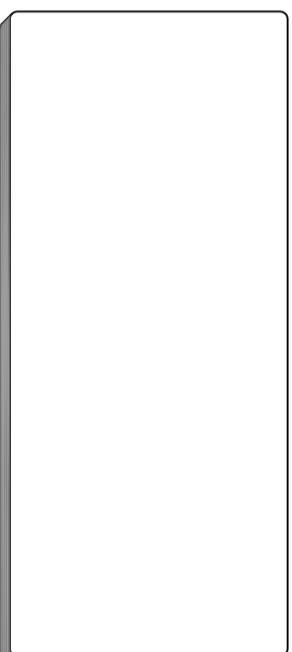


**PROPOSED**  
**2 STOREY ADDITION**

Project: 136 SANDY'S DRIVE,  
 VAUGHAN, ON L4L 3E3

Project #: 16008

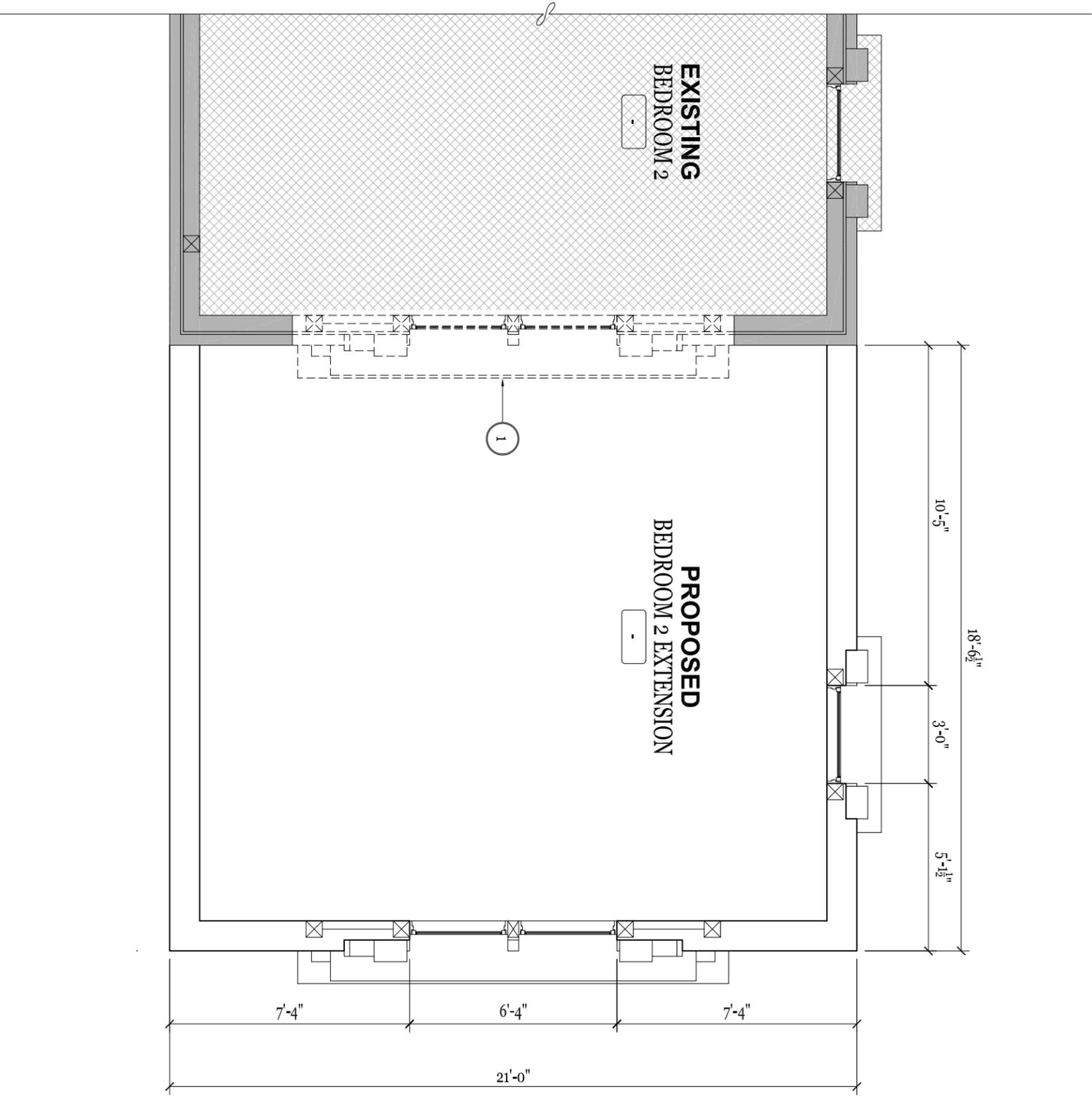
No.	Description	Date	By
2.	ISSUED FOR CoFA (05)	NOV 9, 2020	EB
1.	ISSUED FOR CoFA (04)	MAR 18, 2020	RP



**GROUND FLOOR PLAN**

SCALE 1/4" = 1'-0"

1  
A3



LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED / REMOVED
	PROPOSED WALLS

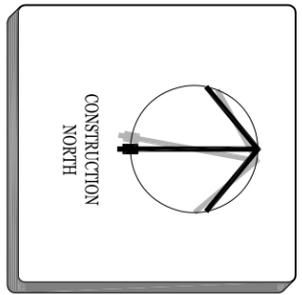
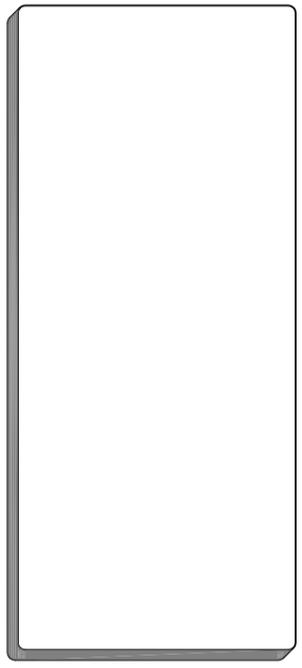
CONSTRUCTION NOTES	
1	REMOVE EXISTING WALL & WINDOWS, CUT EXISTING OPENING TO EXISTING FFL
2	N/A
3	N/A
4	N/A
5	N/A

**PROPOSED**  
2 STOREY ADDITION

Project: 136 SANDY'S DRIVE,  
VAUGHAN, ON L4L 3E3

Project #: 16008

No.	Description	Date	By
2.	ISSUED FOR CoFA (05)	NOV 9, 2020	EB
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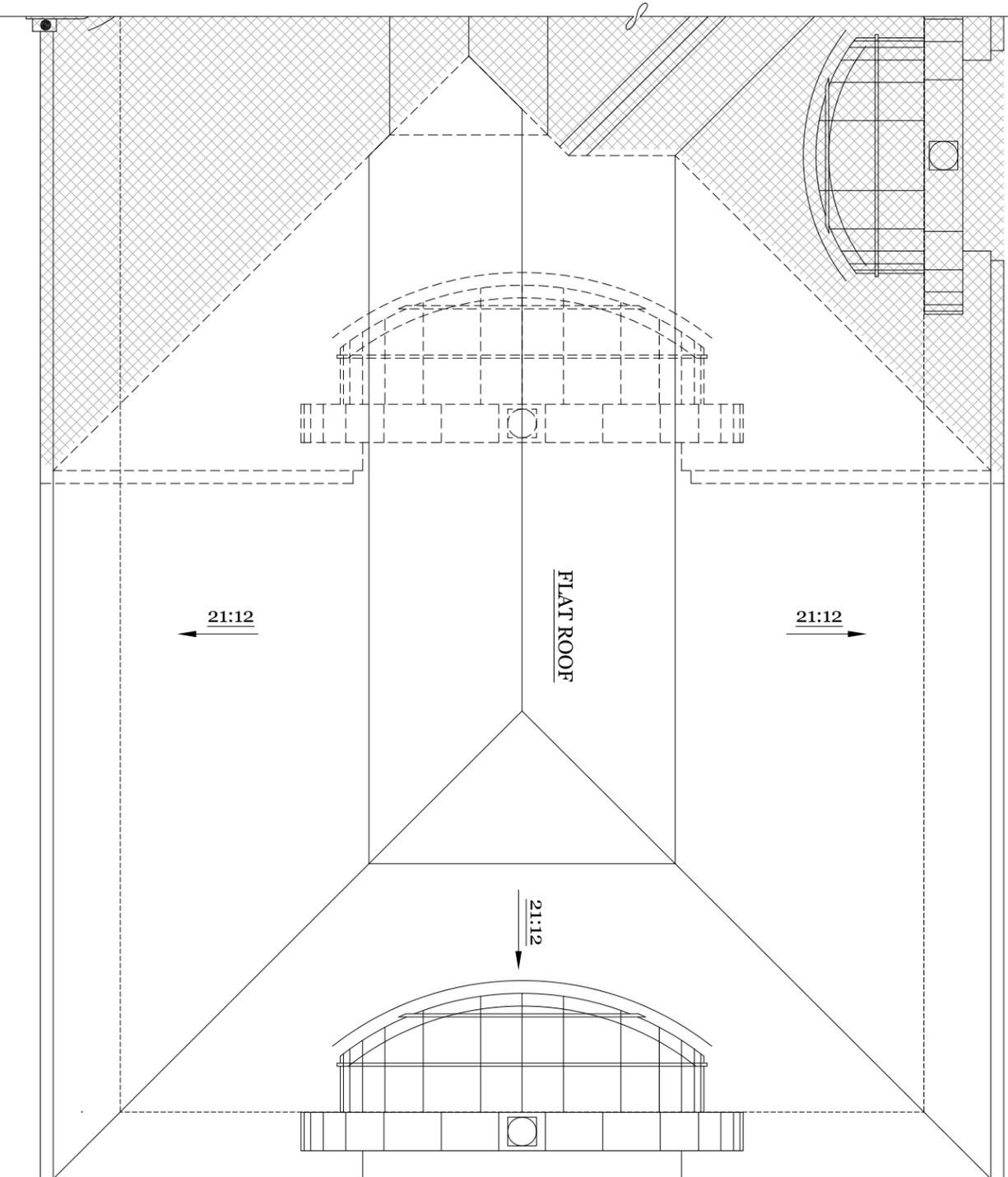


**SECOND FLOOR PLAN**

SCALE 1/4" = 1'-0"

1  
A4

LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED / REMOVED
	PROPOSED



**PROPOSED**  
**2 STOREY ADDITION**

Project: 136 SANDY'S DRIVE,  
VAUGHAN, ON L4L 3E3

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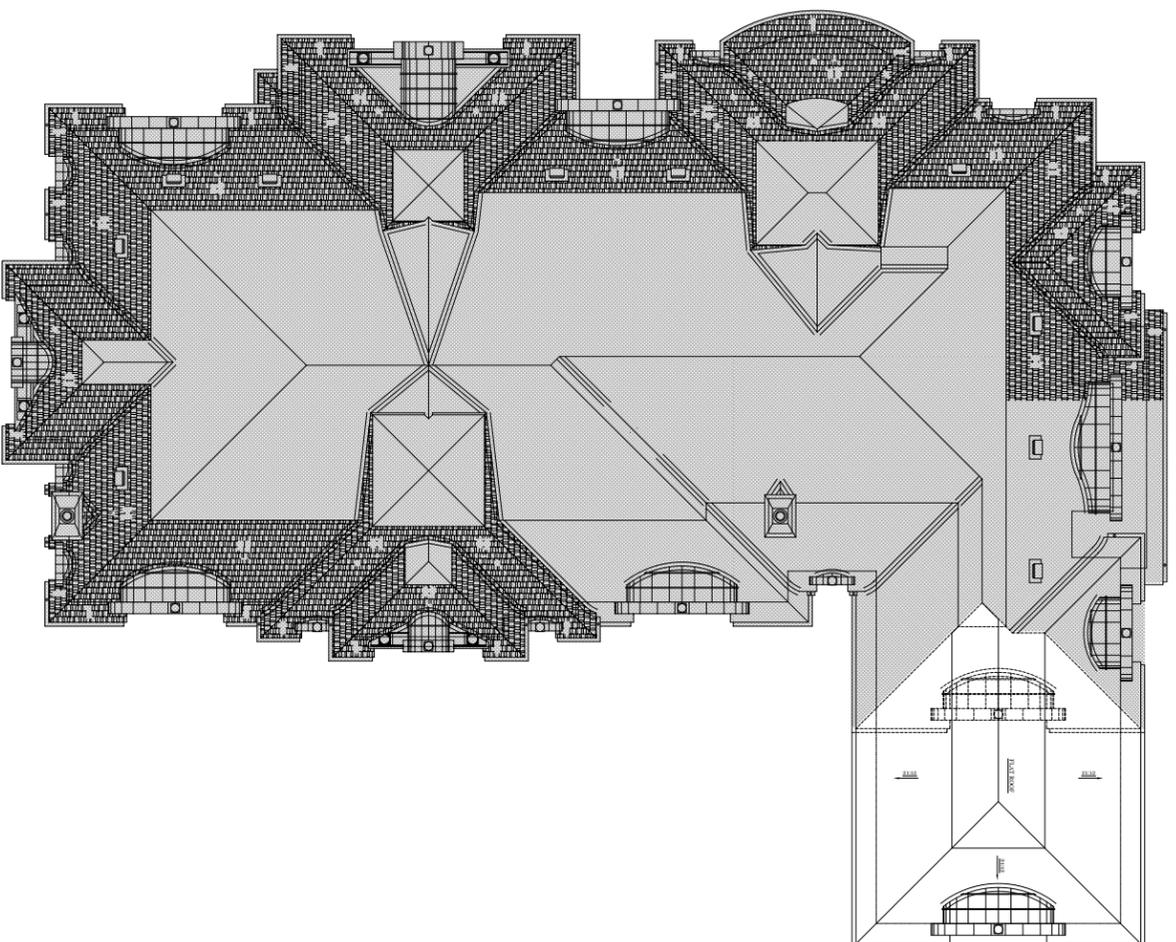


**ROOF PLAN**  
**SCALE 1/4"=1'-0"**

1  
A5

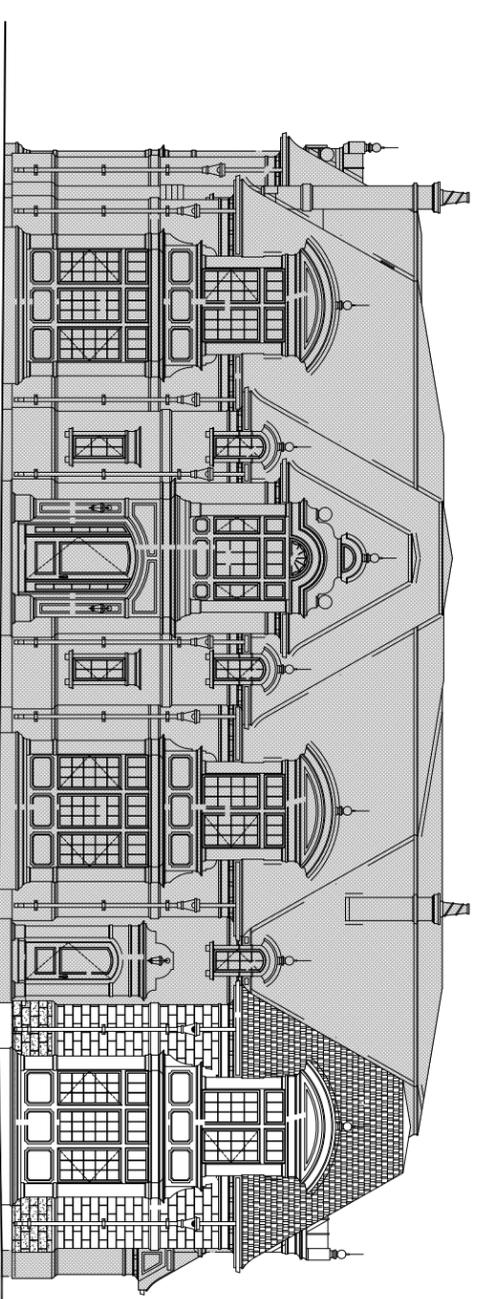






LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED / REMOVED
	PROPOSED WALLS

ROOF PLAN (FOR REFERENCE ONLY)



FRONT ELEVATION (FOR REFERENCE ONLY)

**PROPOSED**  
2 STOREY ADDITION

Project: 136 SANDY'S DRIVE,  
VAUGHAN, ON L4L 3E3

Project #: 16008

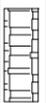
No.	Description	Date	By
2.	ISSUED FOR CoFA (05)	NOV 9, 2020	EB
1.	ISSUED FOR CoFA (04)	MAR 18, 2020	RP

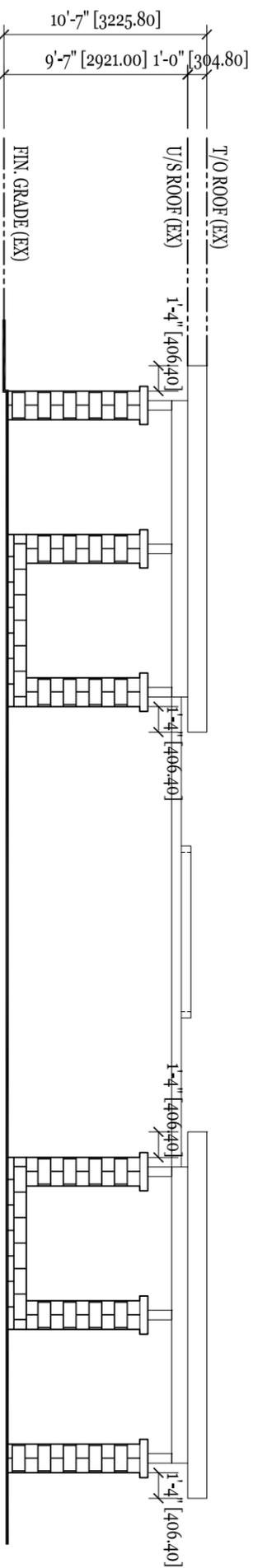


PLAN & ELEVATION  
SCALE 1/16"=1'-0"

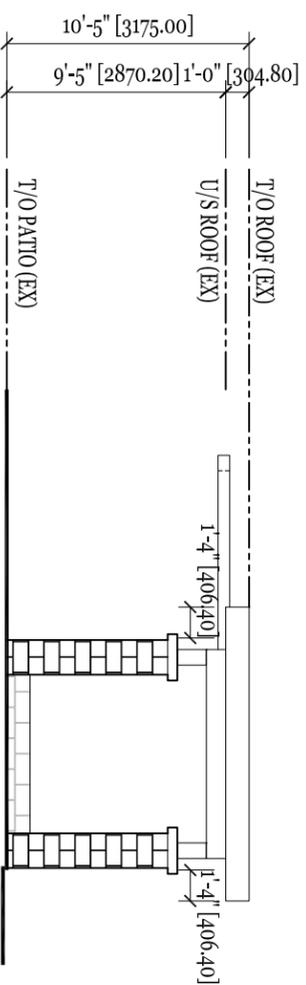
1  
A9



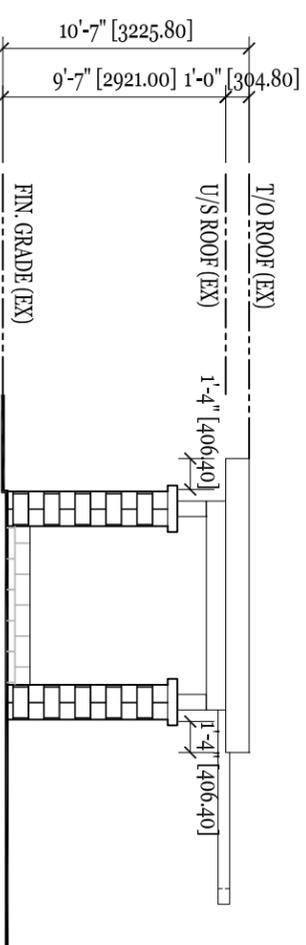
LEGEND	
	3 1/2" STONE VENER
	ASPHALT SHINGLES



**EAST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**

**PROPOSED  
2 STOREY ADDITION**

Project: 136 SANDY'S DRIVE,  
VAUGHAN, ON L4L 3E3

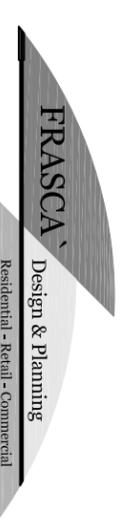
Project #: 16008

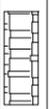
No.	Description	Date	By
2.	ISSUED FOR CoFA (05)	NOV 9, 2020	EB
1.	ISSUED FOR CoFA (04)	MAR 18, 2020	RP

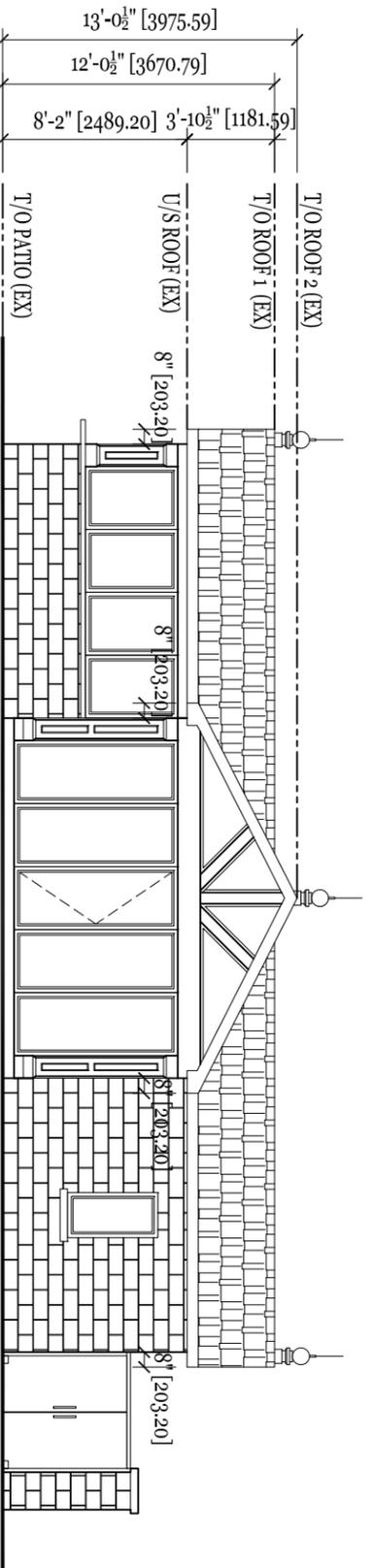
**EXISTING**

**GAZEBO ELEVATIONS**

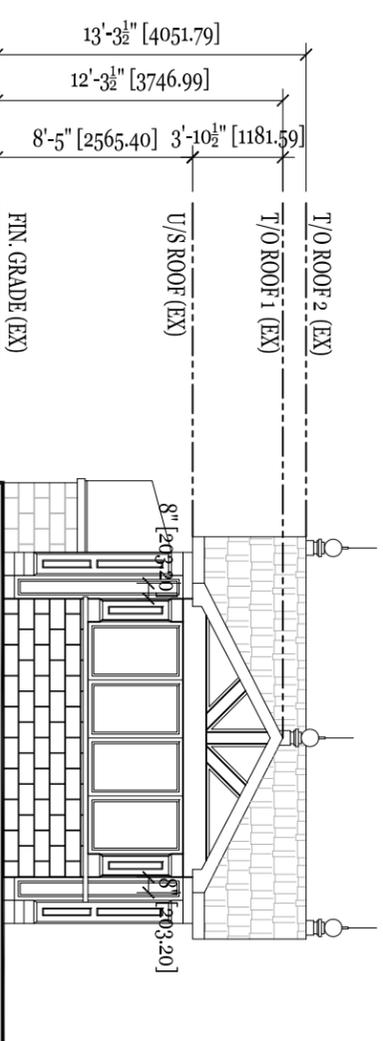
SCALE 1/8"=1'-0"



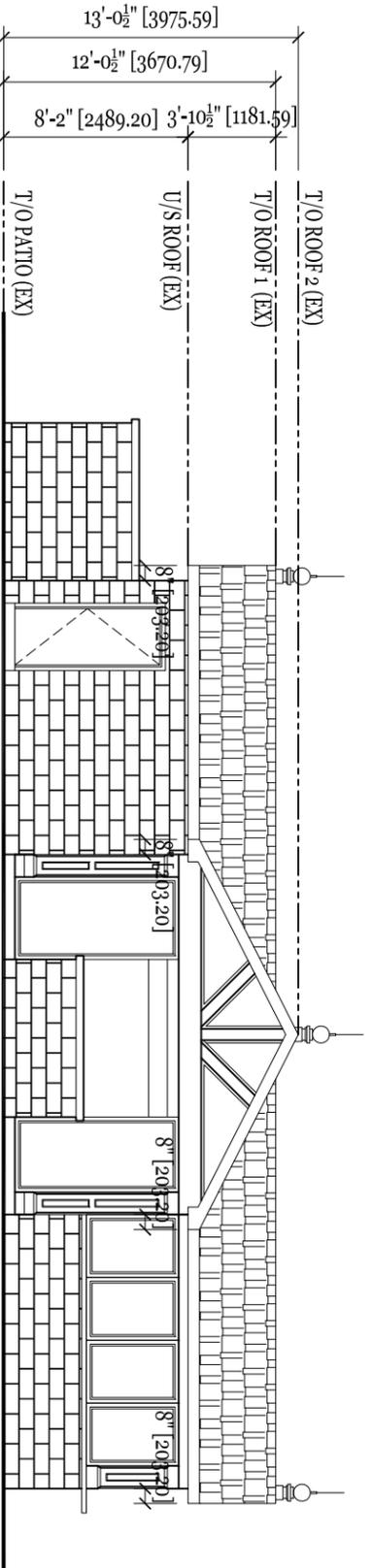
LEGEND	
	3 1/2" STONE VENER
	ASPHALT SHINGLES



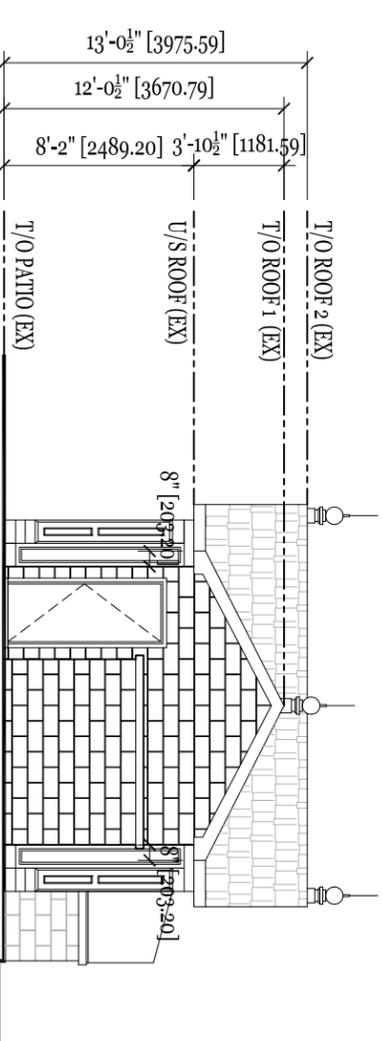
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

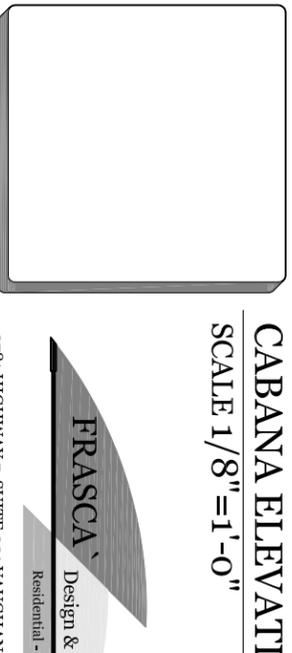
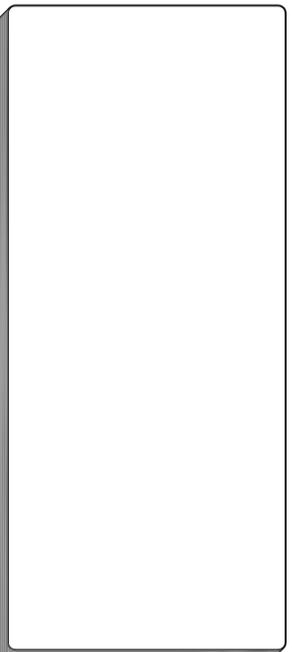


WEST ELEVATION

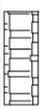
**PROPOSED**  
2 STOREY ADDITION

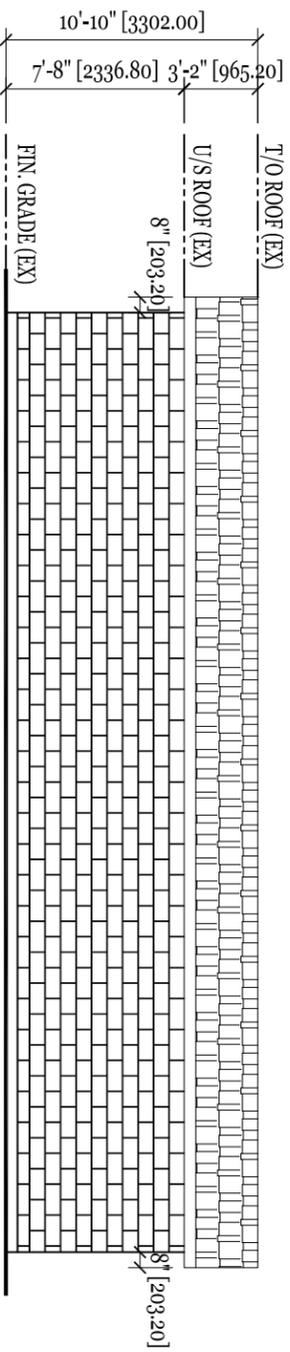
Project:	Project #:
136 SANDY'S DRIVE, VAUGHAN, ON L4L 3E3	16008

No.	Description	Date	By
2.	ISSUED FOR CoFA (05)	NOV 9, 2020	EB
1.	ISSUED FOR CoFA (04)	MAR 18, 2020	RP

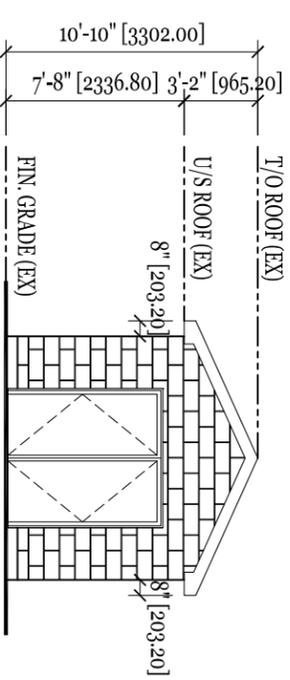


EXISTING  
CABANA ELEVATIONS  
SCALE 1/8"=1'-0"

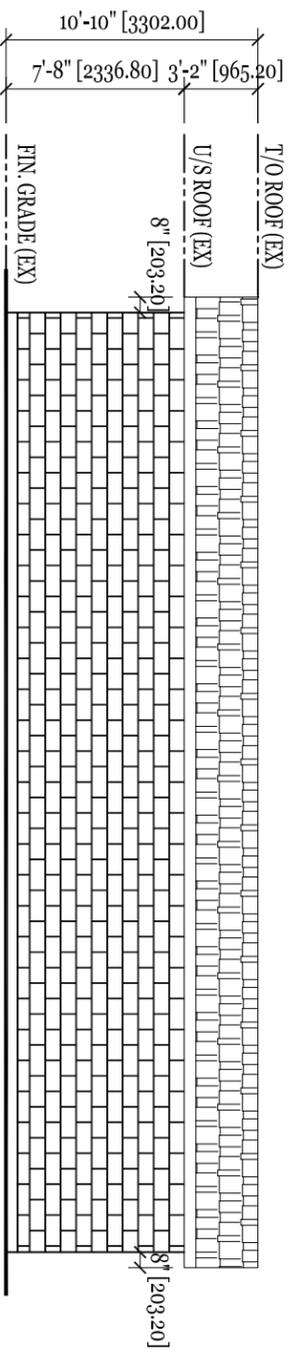
LEGEND	
	3 1/2" STONE VENEER
	ASPHALT SHINGLES



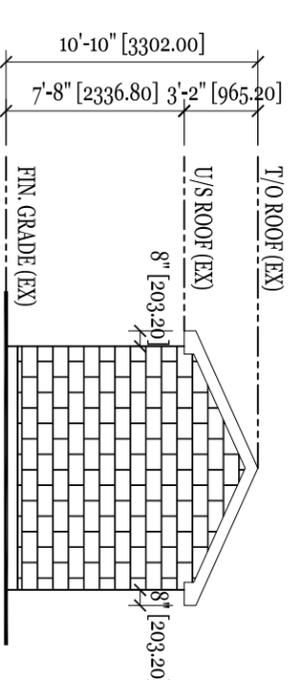
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

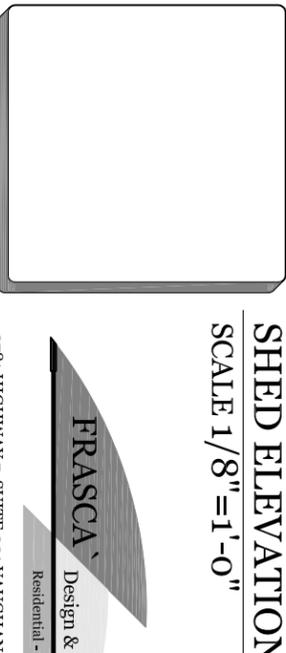
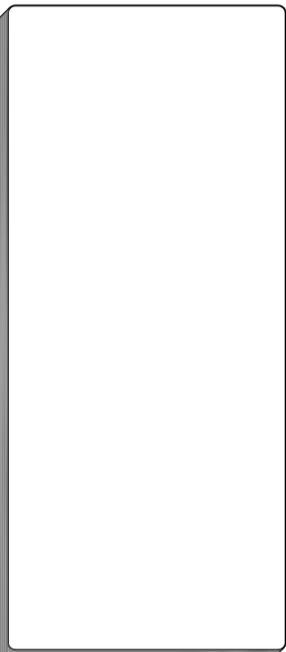


WEST ELEVATION

**PROPOSED**  
2 STOREY ADDITION

Project: 136 SANDY'S DRIVE, VAUGHAN, ON L4L 3E3  
Project #: 16008

No.	Description	Date	By
2.	ISSUED FOR CoFA (05)	NOV 9, 2020	EB
1.	ISSUED FOR CoFA (04)	MAR 18, 2020	RP



EXISTING  
SHED ELEVATIONS  
SCALE 1/8"=1'-0"

1  
A12

## **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**



Discover the possibilities

### COMMENTS:

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

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

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

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

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

### References:

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

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

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)

## Attwala, Pravina

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**Subject:** FW: A082/20 - REQUEST FOR COMMENTS

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**From:** Wong, Tiffany <Tiffany.Wong@york.ca>  
**Sent:** November-26-20 1:26 PM  
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>  
**Subject:** [External] RE: A082/20 - REQUEST FOR COMMENTS

Hello Pravina,

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

**Tiffany Wong, B.E.S.** | Associate Planner, Programs and Process Improvement,  
Planning and Economic Development, Corporate Services

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [tiffany.wong@york.ca](mailto:tiffany.wong@york.ca) | [www.york.ca](http://www.york.ca)

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