



**File:** A159/20

**Applicant:** Nicole Mandel

**Address:** 78 Napa Hill Court, Thornhill

**Agent:** Lance Kaprielian

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
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		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

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Background History: None

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Staff Report Prepared By: Lenore Providence  
Hearing Date: Thursday, February 25, 2021

*\*Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



Minor Variance  
Application

Agenda Item: 08

A159/20

Ward: 5

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, February 25, 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](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](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:** Nicole Mandel

**Agent:** Lance Kaprielian

**Property:** 78 Napa Hill Court, Thornhill ON

**Zoning:** The subject lands are zoned RV4(WS), Residential Urban Village Zone Four on a Wide and Shallow Lot, and subject to the provisions of Exception 9(1063) 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 installation of a proposed pool.

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

By-law Requirement	Proposal
A minimum Rear yard setback of 7.5 metres is required.	To permit a minimum Rear yard setback of 1.0 metres to a pool.

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

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 February 10, 2021

Applicant confirmed posting of signage on February 5, 2021.

Property Information	
Existing Structures	Year Constructed
Dwelling	2002

Applicant has advised that they cannot comply with By-law for the following reason(s): The rear yard is small and thus we cannot accommodate all the pool setbacks to the lot lines. The rear pool setback does not impact any residential neighbours.

**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.

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

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

The Owner is requesting to permit a proposed in-ground swimming pool with the above noted variances. In support of the minor variance, the Owner submitted a Vegetation Assessment Report ('VAR') dated September 2, 2020 and prepared by Kuntz Forestry Consulting Inc. as the rear yard of the subject lands abut a Parkway Belt Open Space Zone and woodland feature. As noted by Policy Planning and Environmental Sustainability ('PPES') staff, a reduction in the typical Vegetation Protection Zone ('VPZ') can be considered under Section 3.3.3.2 of VOP 2010 if an evaluation is carried out to determine whether the proposed development provides sufficient distance to maintain or enhance existing functions of the woodland. PPES concur with the findings of the VAR identifying an existing 2.5 - 3 m existing service path located between the woodland and the subject lands. Further, the closest tree associated to the woodland is approximately 8 m away from the property boundary providing sufficient distance to the woodland. Additionally, the Development Engineering Department has reviewed this application in terms of water runoff, servicing and grading and have no further comments.

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:**

Considering the supporting letters from the house owner and the adjacent neighbor which confirmed that there are no flooding issues because of the decreased setback, the Development Engineering (DE) Department does not object to variance application A166/20 subject to the following condition(s):

1. 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.

**Additional Comments:**

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. 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 the pool permit.

**Parks Development - Forestry:**

No comments received to date.

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

No comments or concerns.

**Financial Planning and Development Finance:**

No comment no concerns.

**Fire Department:**

No comments or concerns.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Public Correspondence – 49 Napa Hill Court (Letter of Support)  
Public Correspondence – 82 Napa Hill Court (Letter of Support)  
Public Correspondence – 88 Napa Hill Court (Letter of Support)  
Public Correspondence – 92 Napa Hill Court (Letter of Support)

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>	1. 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](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](https://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 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

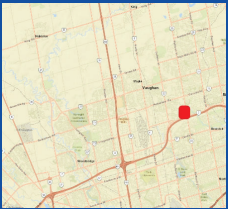
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map  
Plans & Sketches





Map Information:



Title:

# NOTIFICATION MAP - A159/20

## 78 NAPA HILL COURT, THORNHILL

Disclaimer:

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



Scale: 1:2,807

0 0.04 km



Created By:  
Infrastructure Delivery  
Department  
February 9, 2021 5:40 PM

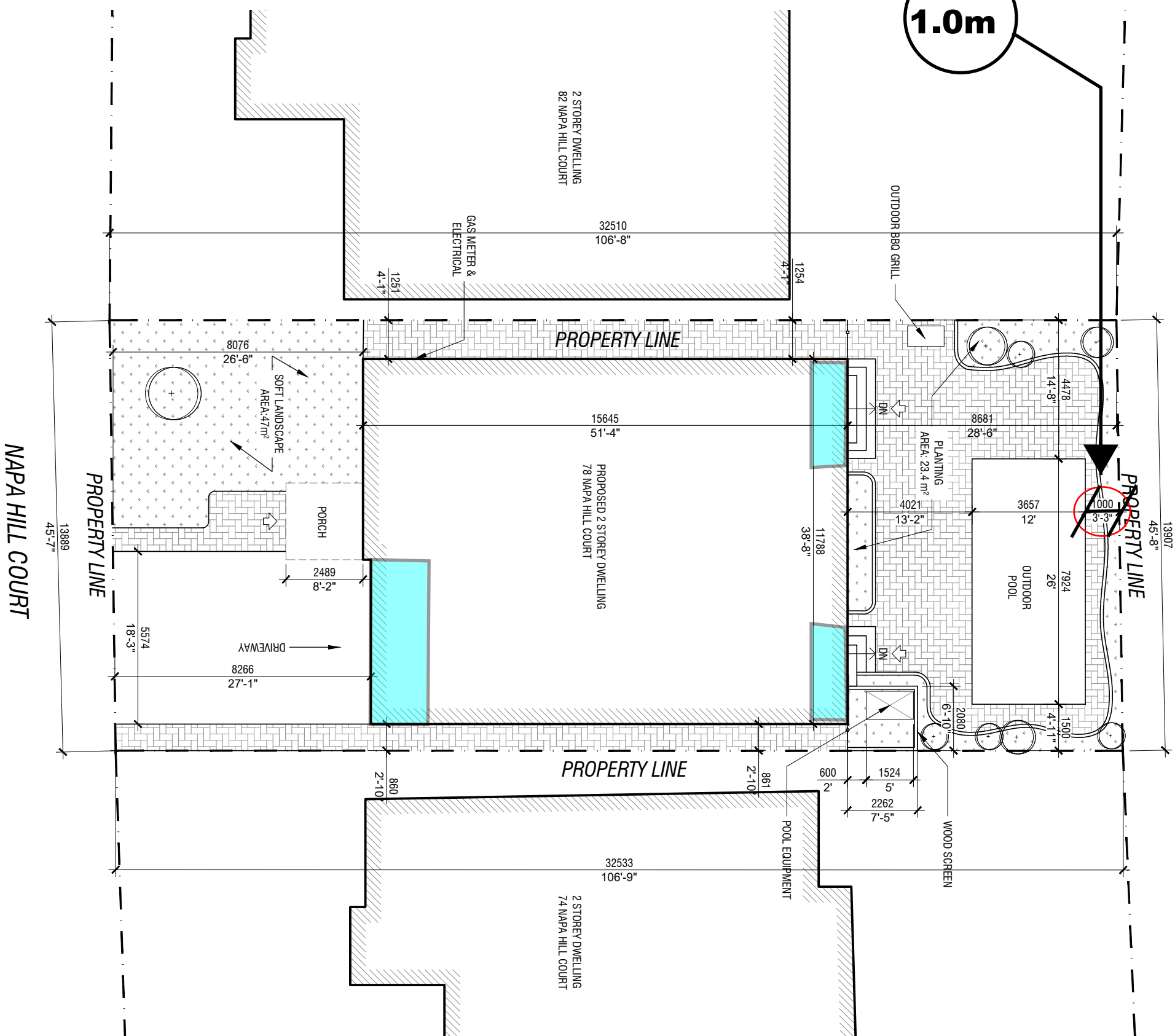
Projection:  
NAD 83  
UTM Zone  
17N

**A159/20**

# PROPOSED



**1.0m**



**SITE INFORMATION:**

- RV4 (WS) ZONE
- LOT AREA: 450 m²
- LOT FRONTAGE: 13.9 m
- MAXIMUM BUILDING HEIGHT: 9.5 m

**BUILDING INFORMATION - PROPOSED**

- FRONT YARD SET BACK: 8 m
- REAR YARD SET BACK: 8.6 m
- EAST SIDE YARD SETBACK: 1.25 m
- WEST SIDE YARD SETBACK: 0.86 m
- BUILDING HEIGHT: 9.5 m
- GROSS FLOOR AREA: 454.5 m<sup>2</sup>

**LANDSCAPE - PROPOSED:**

- FRONT YARD AREA: 114 m<sup>2</sup>
- HARD LANDSCAPE AREA: 23 m<sup>2</sup>
- SOFT LANDSCAPE AREA: 47 m<sup>2</sup>
- REAR YARD AREA: 121 m<sup>2</sup>
- HARD LANDSCAPE AREA: 68.6 m<sup>2</sup>
- SOFT LANDSCAPE AREA: 23.4 m<sup>2</sup>

**OUTDOOR POOL:**

- POOL AREA : 29 m<sup>2</sup>
- REAR LOT LINE SETBACK: 1.0 m
- SIDE LOT LINE SETBACK: 1.5 m

**STUDIO LIMINA Inc**  
t 416.451.4888  
e info@studiolimina.ca

NAPA HILL COURT

Thornhill, Vaughan, ON

# PROPOSED SITE PLAN

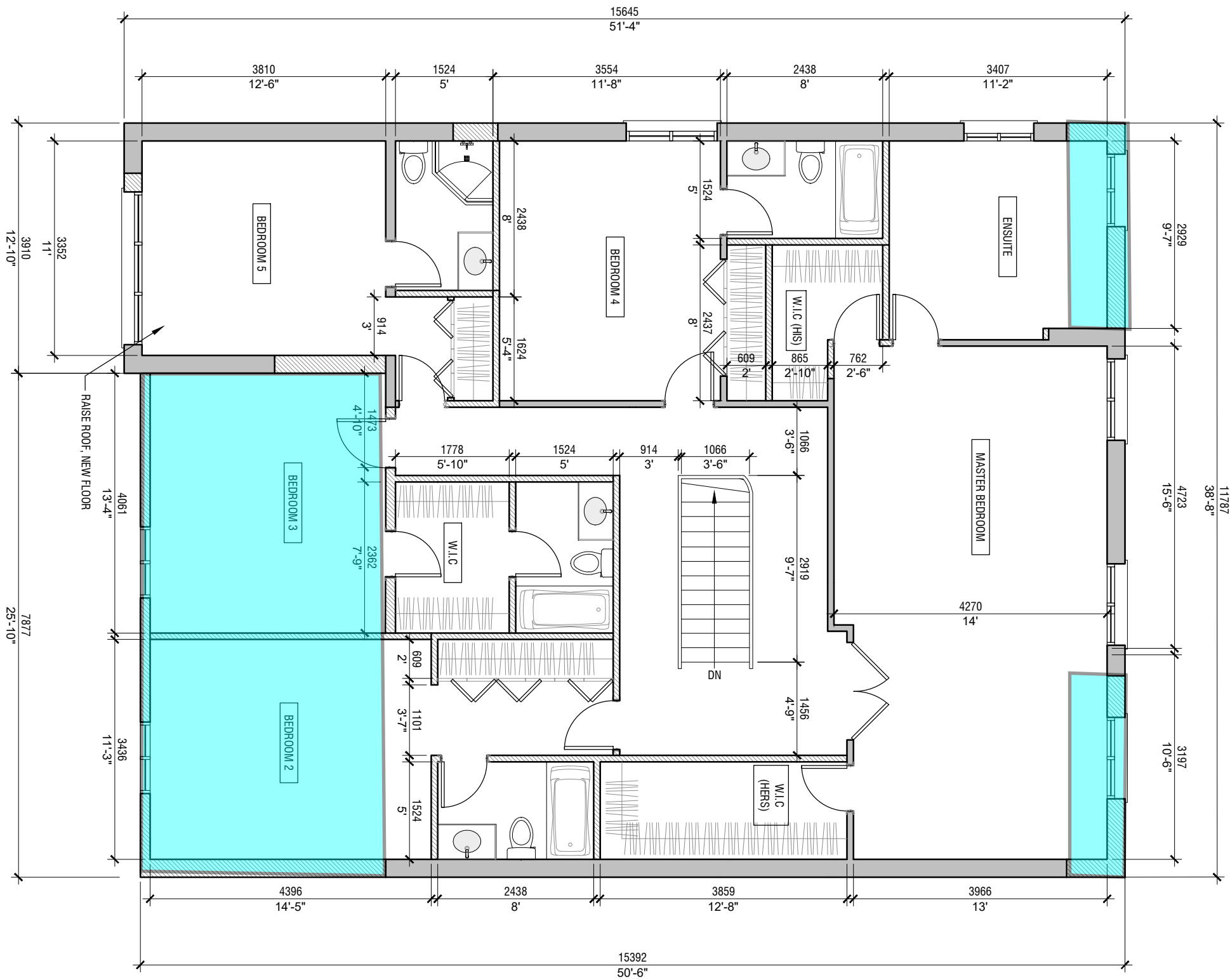


Date of Drawing: 20-29  
2020.10.14  
Project Number:  
Drawn by: RW  
Drawing Scale: 1:150

# A0.02







- PROPOSED GFA: 182 m<sup>2</sup>
- AREA ADDED: 52 m<sup>2</sup>



[illegible]

**STUDIO LIMINA Inc**  
t 416.451.4888  
e [info@studiolimina.ca](mailto:info@studiolimina.ca)

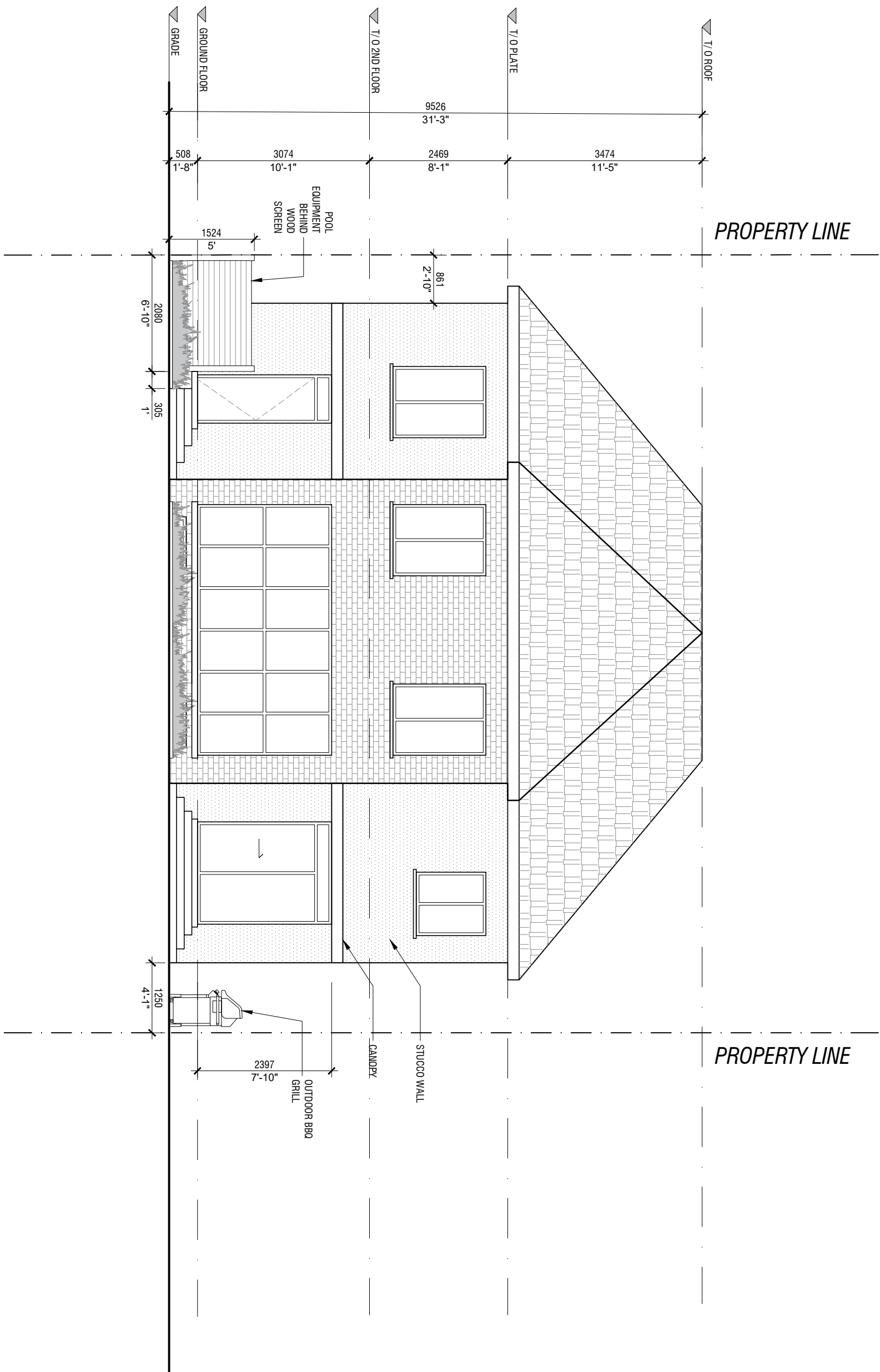
NAPA HILL COURT

Thornhill, Vaughan, ON

PROPOSED  
NORTH ELEVATION

Date of Drawing:	Project Number:
2020.10.14	20-29
Drawn by:	Drawing Scale:
RW	1:75

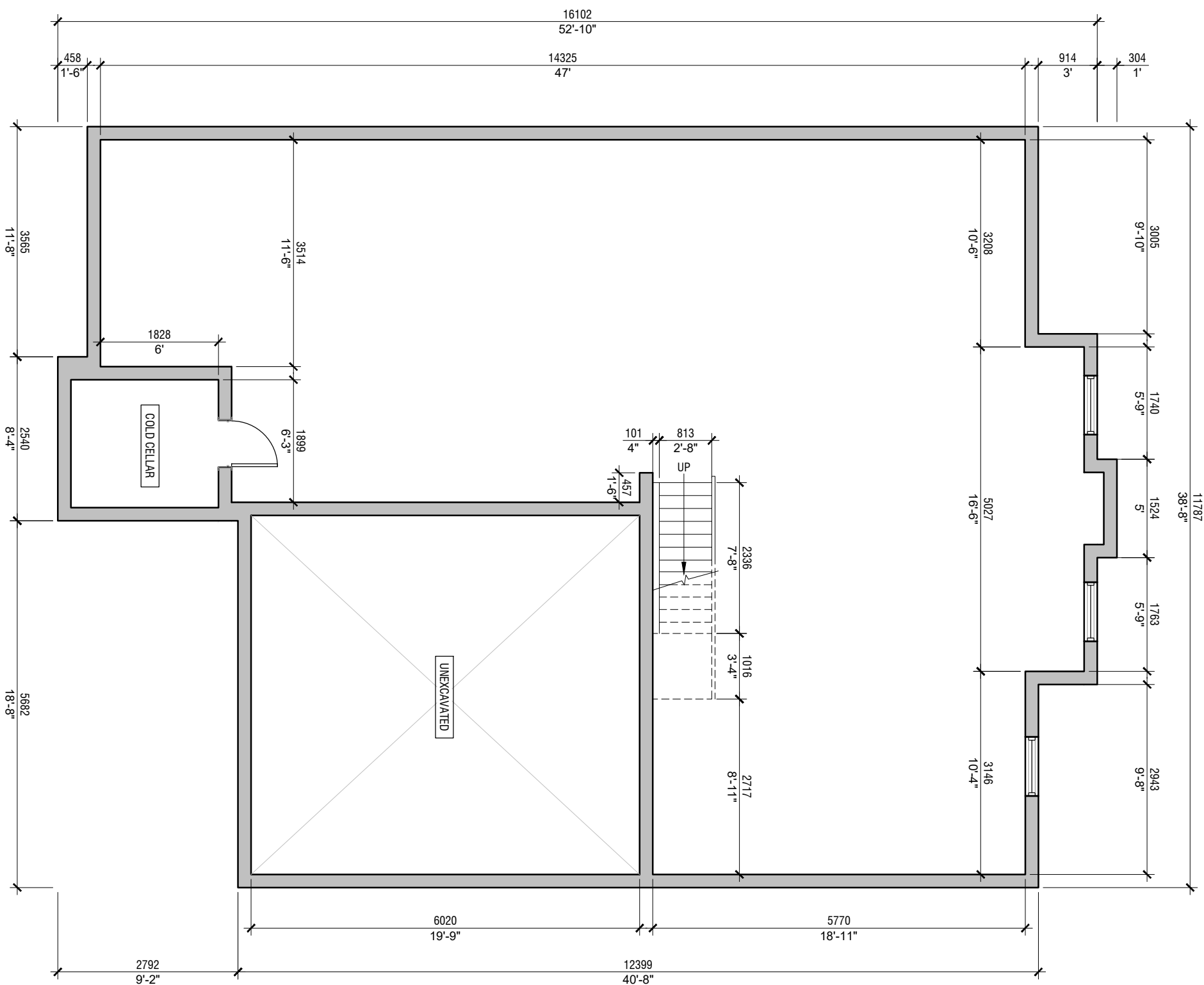
# A4.01







# EXISTING



EX. GFA: 125.5 m<sup>2</sup>

**STUDIO LIMINA Inc.**  
t 416.451.4888  
e [info@studiolimina.ca](mailto:info@studiolimina.ca)

NAPA HILL COURT

Thornhill, Vaughan, ON

**EX. BASEMENT  
PLAN**



Date of Drawing:	2020.10.14	Project Number:	20-29
Drawn by:	RW	Drawing Scale:	1:75

# A1.01

1. CONSIDERABLE EVIDENCE SUGGESTS THAT LEADERSHIP IS A BEHAVIORAL ACT, SHAPED BY THE LEADER'S PERSONALITY AND PERSONAL AND ORGANIZATIONAL BELIEFS, AND NOT AN INHERENTLY "GIVEN" PROPERTY OF THE INDIVIDUAL IN THE ROLE.
2. CONTEMPORARY LEADERSHIP RESEARCH, WITH THE EXCEPION OF THEORETICAL AND METHODOLOGICAL CONSIDERATIONS, EMPHATICALLY SUPPORTS THE NOTION OF LEADERSHIP AS A BEHAVIORAL ACT.
3. CONTEMPORARY LEADERSHIP RESEARCH, WITH THE EXCEPION OF METHODOLOGICAL CONSIDERATIONS, EMPHATICALLY SUPPORTS THE NOTION OF LEADERSHIP AS A BEHAVIORAL ACT.
4. AS LEADERSHIP IS A BEHAVIORAL ACT, THE RESEARCH THAT IS THEORETICAL AND METHODOLOGICAL IN NATURE, AND THAT IS EMPHATICALLY SUPPORTED BY CONTEMPORARY RESEARCH, IS THEORETICAL AND METHODOLOGICAL IN NATURE.
5. CONTEMPORARY LEADERSHIP RESEARCH, WITH THE EXCEPION OF METHODOLOGICAL CONSIDERATIONS, EMPHATICALLY SUPPORTS THE NOTION OF LEADERSHIP AS A BEHAVIORAL ACT.

3. CONTRACTOR SHALL COMPLY WITH THE CONTRACT DOCUMENTS, PERMITS, ORDINANCES, APPLICABLE CODES AND REGULATIONS.

4. ALL CHANGES AND OTHER MATERIAL INFORMATION CONTAINS THE DESIGN AND LABELS WORK OF "STUDIO LUNA MO" AND MUST BE SUBMITTED, USED OR SOLD, ONLY IN THE PRESENCE OF THE PRESENCE OF "STUDIO LUNA MO".

10

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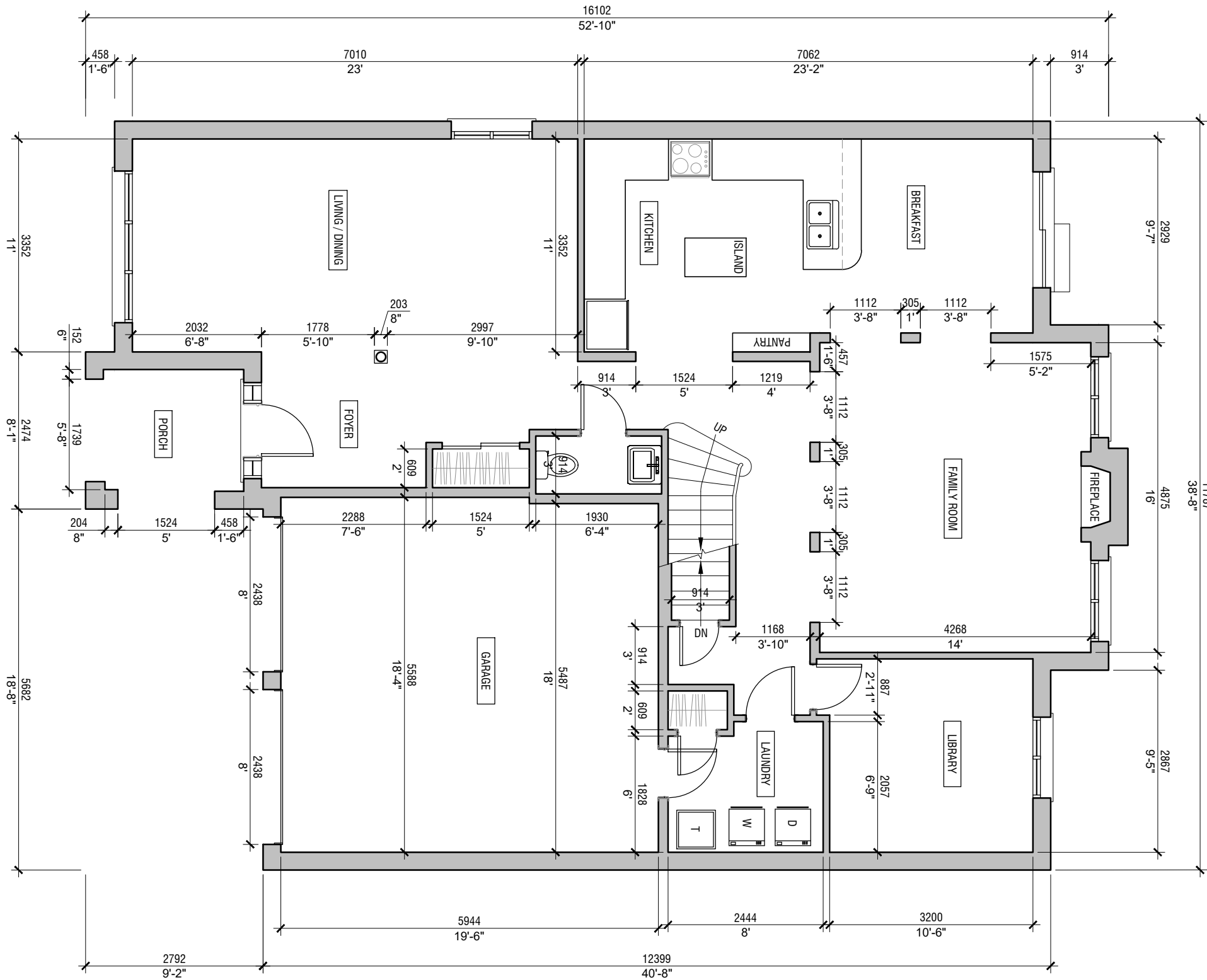
1000

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# EXISTING



EX. GFA: 125 m²

1. CONSULTING ENGINEER'S RESPONSIBILITY: The Engineer shall be responsible for the design of the building and shall ensure that the design complies with the applicable building codes and standards. The Engineer shall also be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

2. CONSULTING ENGINEER'S LIABILITY: The Engineer shall be liable for the design of the building and shall be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

3. CONSULTING ENGINEER'S INSURANCE: The Engineer shall maintain professional liability insurance and shall be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

4. CONSULTING ENGINEER'S FEES: The Engineer shall be compensated for the design of the building and shall be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

5. CONSULTING ENGINEER'S SCHEDULE: The Engineer shall complete the design of the building and shall be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

6. CONSULTING ENGINEER'S CONTACT: The Engineer shall be contacted by the owner for the design of the building and shall be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

7. CONSULTING ENGINEER'S SIGNATURE: The Engineer shall sign the design of the building and shall be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

8. CONSULTING ENGINEER'S DATE: The Engineer shall date the design of the building and shall be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

9. CONSULTING ENGINEER'S SCALE: The Engineer shall scale the design of the building and shall be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

10. CONSULTING ENGINEER'S NOTES: The Engineer shall include notes in the design of the building and shall be responsible for the preparation of the construction documents and for the supervision of the construction of the building.

STUDIO LIMINA Inc.  
1 416-451-4888  
e info@studio-limina.ca

NAPA HILL COURT

Thornhill, Vaughan, ON

EX. GROUND  
FLOOR PLAN



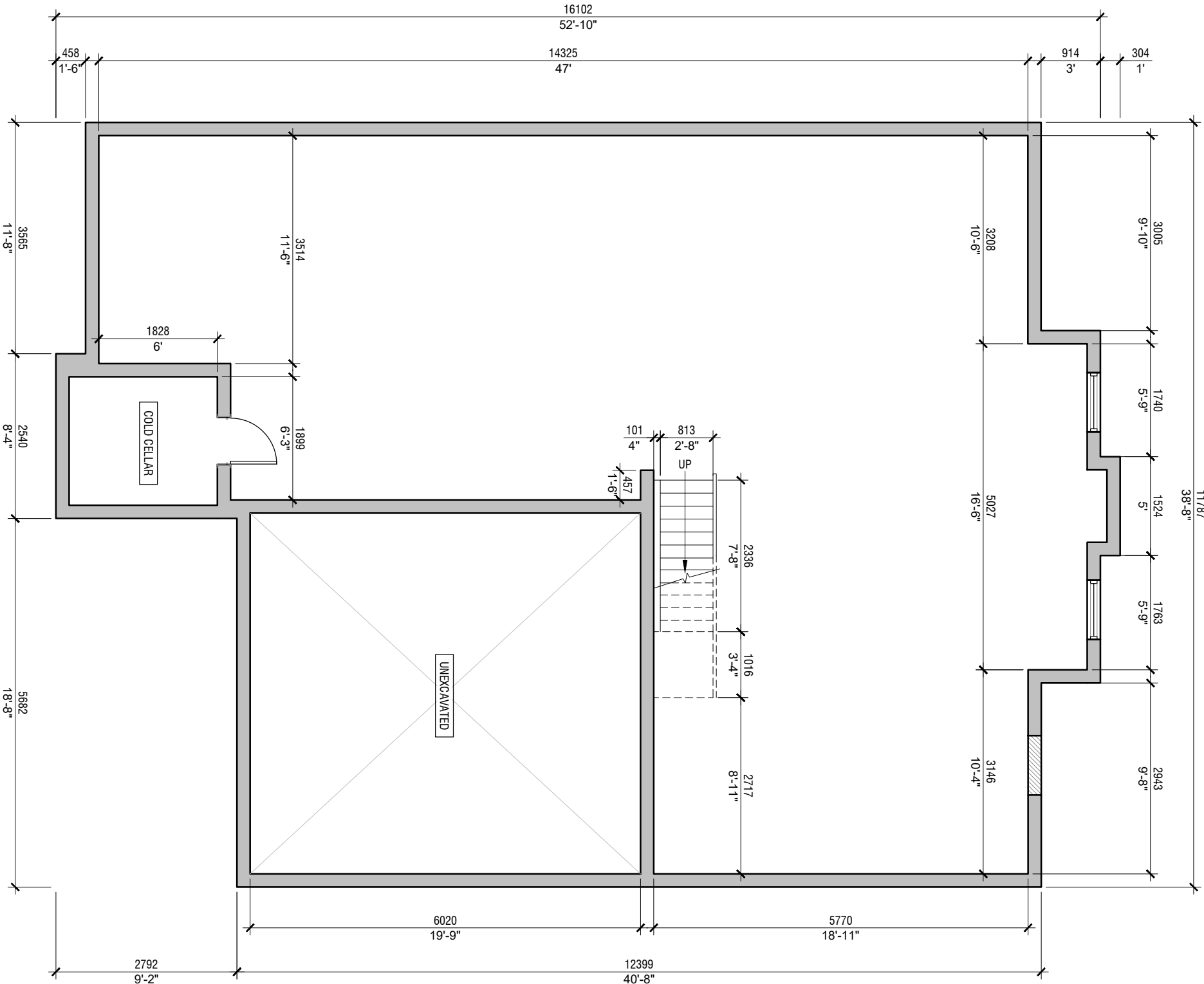
Date of Drawing: 2020.10.14  
Drawing Number: 20-29  
Drawing Scale: 1/75  
RW

A1.02





# EXISTING



PEOPSED GFA: 125.5 m²

I. CONSULTING ARCHITECTS: STUDIO LIMINA INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.STUDIOLIMINA.COM  
II. ARCHITECT: STUDIO LIMINA INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.STUDIOLIMINA.COM  
III. ENGINEER: ENGINEERING DESIGN PARTNERS INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.EDPARTNERS.COM  
IV. LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECTS INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.LANDSCAPEARCHITECTS.COM  
V. INTERIOR DESIGNER: INTERIOR DESIGN PARTNERS INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.IDPARTNERS.COM  
VI. PHOTOGRAPHER: PHOTOGRAPHY PARTNERS INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.PHOTOGRAPHYPARTNERS.COM  
VII. CURATOR: CURATOR PARTNERS INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.CURATORPARTNERS.COM  
VIII. ARTIST: ARTIST PARTNERS INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.ARTISTPARTNERS.COM  
IX. DESIGNER: DESIGN PARTNERS INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.DESIGNPARTNERS.COM  
X. ARCHITECTURAL FIRM: ARCHITECTURAL FIRM PARTNERS INC. 1100 SHEPPARD AV. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5. TEL: (416) 291-1111. FAX: (416) 291-1112. WWW.ARCHITECTURALFIRMPARTNERS.COM

STUDIO LIMINA INC.  
1100 SHEPPARD AV. EAST, SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T5  
TEL: (416) 291-1111  
FAX: (416) 291-1112  
WWW.STUDIOLIMINA.COM

STUDIO LIMINA Inc.  
1 416.451.4888  
6 info@studiolimina.ca

NAPA HILL COURT

Thornhill, Vaughan, ON

PROPOSED  
BASEMENT



Date of Drawing: 2020.10.14  
Drawn by: RMW  
Project Number: 20-29  
Drawing Scale: 1/75

A2.01

**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.

- Public Correspondence – 49 Napa Hill Court (Letter of Support)**
- Public Correspondence – 82 Napa Hill Court (Letter of Support)**
- Public Correspondence – 88 Napa Hill Court (Letter of Support)**
- Public Correspondence – 92 Napa Hill Court (Letter of Support)**



**From:** [REDACTED]  
**To:** [Committee of Adjustment](#)  
**Cc:** [REDACTED]  
**Subject:** [External] Re A159/20 Application  
**Date:** February-12-21 10:30:00 AM

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To Committee of Adjustment,

We are sending this letter in support of our neighbours, Nicole and Kevin Mandel from 78 Napa Hill Court, who are seeking a Minor Variance (A159/20) which would allow them to install a pool in their backyard.

Our family has lived at 88 Napa Hill Court since 2002.

We support the Mandel's application for this Minor Variance (A159/20).

If you require any additional information from us about this matter please feel free to reach out.

Thanks,

Laura and Victor Monaco  
88 Napa Hill Court  
Thornhill, ON  
L4J 8S2  
[REDACTED]

**From:** [REDACTED]  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] Minor Variance Application A159/20  
**Date:** Tuesday, February 16, 2021 3:16:27 PM

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Dear Committee of Adjustment,

We understand one of our neighbours on Napa Hill Court, Kevin and Nicole Mandel of 78 Napa Hill Court, are applying for a minor variance (A159/20) permitting them to install a swimming pool in their backyard.

We live at 49 Napa Hill Court and we are writing to support their application for this minor variance to allow them to put in a swimming pool.

Should you have any questions or concerns, please do not hesitate to contact us.

David and Rochelle  
49 Napa Hill Court  
Thornhill, Ontario



**From:** [REDACTED]  
**To:** [Committee of Adjustment](#)  
**Cc:** [REDACTED]  
**Subject:** [External] Re: A159/20 Application  
**Date:** Tuesday, February 16, 2021 8:41:38 AM

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February 16, 2021

Re: Minor Variance Application A159/20

Dear Committee of Adjustment,

I live at 82 Napa Hill Court. It is my understanding that our neighbours, Nicole and Kevin Mandel at 78 Napa Hill Court, are applying for a minor variance (A159/20) permitting them to install a swimming pool in their backyard.

This letter serves to support their Application for the minor variance which will enable them to install a swimming pool in their backyard.

Should you have any additional questions, please do not hesitate to contact us.

Sincerely,

Karen Scherer & Alan Greenberg

82 Napa Hill Court,  
Thornhill, Ontario.  
L4J 8S2  
[REDACTED]

**From:** [REDACTED]  
**To:** [Committee of Adjustment](#)  
**Cc:** [REDACTED]  
**Subject:** [External] Minor Variance Application - A159/20  
**Date:** February-12-21 1:15:23 PM

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Dear Committee of Adjustment,

I am writing to express our support for this minor variance application for my neighbour at 78 Napa Hill Crt. We have lived in close proximity of the Mandel family at 92 Napa Hill Crt, since 2012 .

I understand that my neighbour is planning to build a pool in their backyard. We are fully supportive of this plan and do believe that it adds to the appeal of the neighbourhood and the upkeep of the properties on our street, which in turn helps us all, as the property values get positively impacted.

Furthermore, the past year has been hard with the realities of a global pandemic and our common responsibilities to isolate and stay homebound. This development will certainly support that cause, and provides a recreational facility for the well being of my good neighbour's family.

Please do not hesitate to contact us if needed.

Bests,

Golrokh & Kamran Aminian  
92 Napa Hill Crt  
Thornhill, ON  
L4J 8S2

[REDACTED]

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

## 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, 03-9), 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](mailto:stephen.cranley@alectrautilities.com)

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

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



## Providence, Lenore

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**Subject:** FW: A159-20 - REQUEST FOR COMMENTS - 78 Napa Hill Ct Thornhill - (Full Circulation)

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

**Sent:** February-01-21 12:09 PM

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

**Subject:** [External] RE: A159-20 - REQUEST FOR COMMENTS - 78 Napa Hill Ct Thornhill - (Full Circulation)

Good afternoon 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 | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)