

File: A002/21

Applicant: Maura & Vincent Caruana

Address: 117 Hedgerow Ln Kleinburg

Agent: Blackthorn Development Corp

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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
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: 13

A002/21

Ward: 1

Staff Report Prepared By: Pravina Attwala, 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

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: Maura & Vincent Caruana

Agent: Blackthorn Development Corp

Property: 117 Hedgerow Ln Kleinburg

Zoning: The subject lands are zoned RR, Rural Residential Zone, and subject to the provisions of Exception 9(191) under By-law 1-88 as amended.

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

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 front of the existing dwelling. Relief is also being requested to permit the existing accessory structures onsite, including a cabana, pump shed and a two storey detached garage.

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 required.	1. To permit a maximum Lot Coverage of 12.06%. (7.49% dwelling; 0.5% porch; 2.68% garage; 0.71% cabana; 0.24% pump shed; 0.44% addition)
2. A minimum Front Yard setback of 15 metres is required.	2. To permit a minimum Front Yard setback of 12.85 metres to a covered porch.
3. A minimum Interior Side yard setback of 4.5 metres is required.	3. To permit a minimum Interior Side yard setback of 3.37 metres to an Accessory Structure (Detached Garage).
4. A maximum area of 67 m2 for Accessory Structures is required.	4. To permit a maximum area of Accessory Structures of 165.62 m2.
5. A maximum Building Height for an Accessory Structure of 4.5 metres is required.	5. To permit a maximum Accessory Structure Building Height of 6.5 metres (Detached Garage).

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 February 10, 2021

Applicant confirmed posting of signage on February 9, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling & Accessory Structures	2003
Garage	Unknown

Applicant has advised that they cannot comply with By-law for the following reason(s): The accessory structures are already constructed. As such relief is required from the zoning by-law. See application cover letter for detailed explanation.

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. 04-001178 for In-Ground Pool (Sfd/Semi) - New, Issue Date: Jul 07, 2004
Building Permit No. 19-000784 for Single Detached Dwelling - Addition, Issue Date: Jun 28, 2019
Building Permit No. 20-109178 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

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 where a maximum lot coverage of 12.06% (main dwelling 7.49%, 0.5% porch, 2.68% detached garage, 0.71% cabana, 0.24% pump shed and 0.44% addition) remains consistent and compatible to other approved lot coverages in the area. The reduction in minimum front yard setback of 12.85 m only applies to a small area (2-storey addition) that projects forward, while much of the homes massing complies to Zoning By-law 1-88.

In terms of variances 3, 4 and 5, the Development Planning Department does not object since they are minor and appropriate for the development of this lot. The accessory structures are internal to the site and tucked behind the main dwelling remaining concealed from the street. Additionally, any potential impact caused by the increase in height and reduction in interior side yard setback associated with the detached garage is lessened by the spacious setbacks to adjacent dwellings along with the existing vegetative screening along the periphery 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.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A002/21.

Parks Development - Forestry

No comments or concerns

Parks Development - Parks:

Access agreement required if utilizing greenspace to access property from rear lot

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 received to date.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Application Cover Letter

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
TRCA – comments with conditions

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	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.
2	Parks, Forestry and Horticulture Operations Adelina DeLuca 905-832-8585 x 6145 Adelina.deluca@vaughan.ca	Access agreement required if utilizing greenspace to access property from rear lot

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.

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

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.

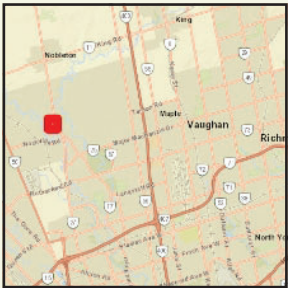
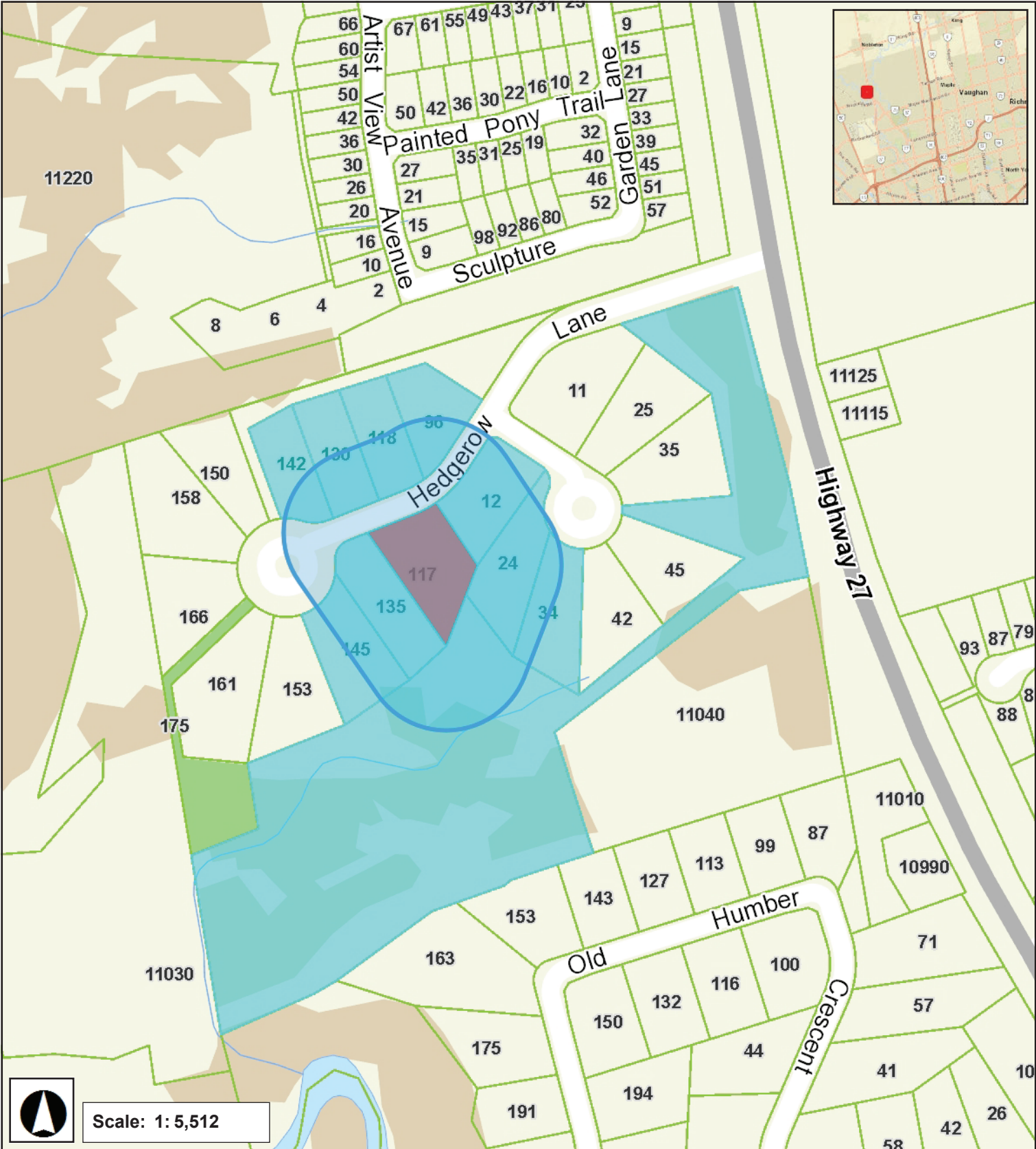
Location Map
Plans & Sketches



LOCATION MAP - A002/21

117 HEDGEROW LANE, KLEINBURG

Kirby Road



Nashville Road

LOT 137 REGISTERED PLAN 6087
CITY OF VAUGHAN – KLEINBURG
REGIONAL MUNICIPALITY OF YORK

A002/21

LOT COVERAGE = 12.06%
(7.49% dwelling; 0.5% porch; 2.68% garage; 0.71% cabana; 0.24 pump shed
0.44% addition)

Max. Area of Accessory Structures = 165.62m2

REQUESTED MINOR VARIANCES		
1. EXISTING FRONT PORCH FRONT YARD SET BACK	EXISTING 12.85m	PERMITTED 15.0m
2. EXISTING GARAGE SIDE YARD SET BACK	3.37m	4.50m
3. EXISTING LOT COVERAGE	12.06%	10.00%
4. EXISTING TOTAL ACCESSORY STRUCTURE COVERAGE	165.62m ²	67.00m ²

SITE DATA:			
LOT AREA: 4565.25m ²			
BUILDING CLASSIFICATION: GROUP-C (RESIDENTIAL)			
	GE	PROPOSED	COVERAGE
1. EXISTING HOUSE	341.86m ²	0m ²	7.49%
2. EXISTING PORCH	22.76m ²	0m ²	0.50%
3. EXISTING GARAGE	122.21m ²	0m ²	2.68%
4. EXISTING CABANA	32.25m ²	0m ²	0.71%
5. EXISTING PUMP SHED	11.16m ²	0m ²	0.24%
6. PROPOSED FRONT ADDITION	NONE	20.00m ²	0.44%
	(550.24m ²)	TOTAL COVERAGE	12.06%

NO.	DESCRIPTION	DATE
1	REVISED COVERAGE CALC	OCT-9-20.
2	REVISED COVERAGE CALC	NOV-22-20.
3		
4		

ALL DRAWINGS ARE THE PROPERTY OF THE DM DESIGN AND ENGINEERING AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.

CONTRACTOR TO CHECK AND VERIFY ALL EXISTING DIMENSIONS D JOIST SIZES AND SPAN DIRECTIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.

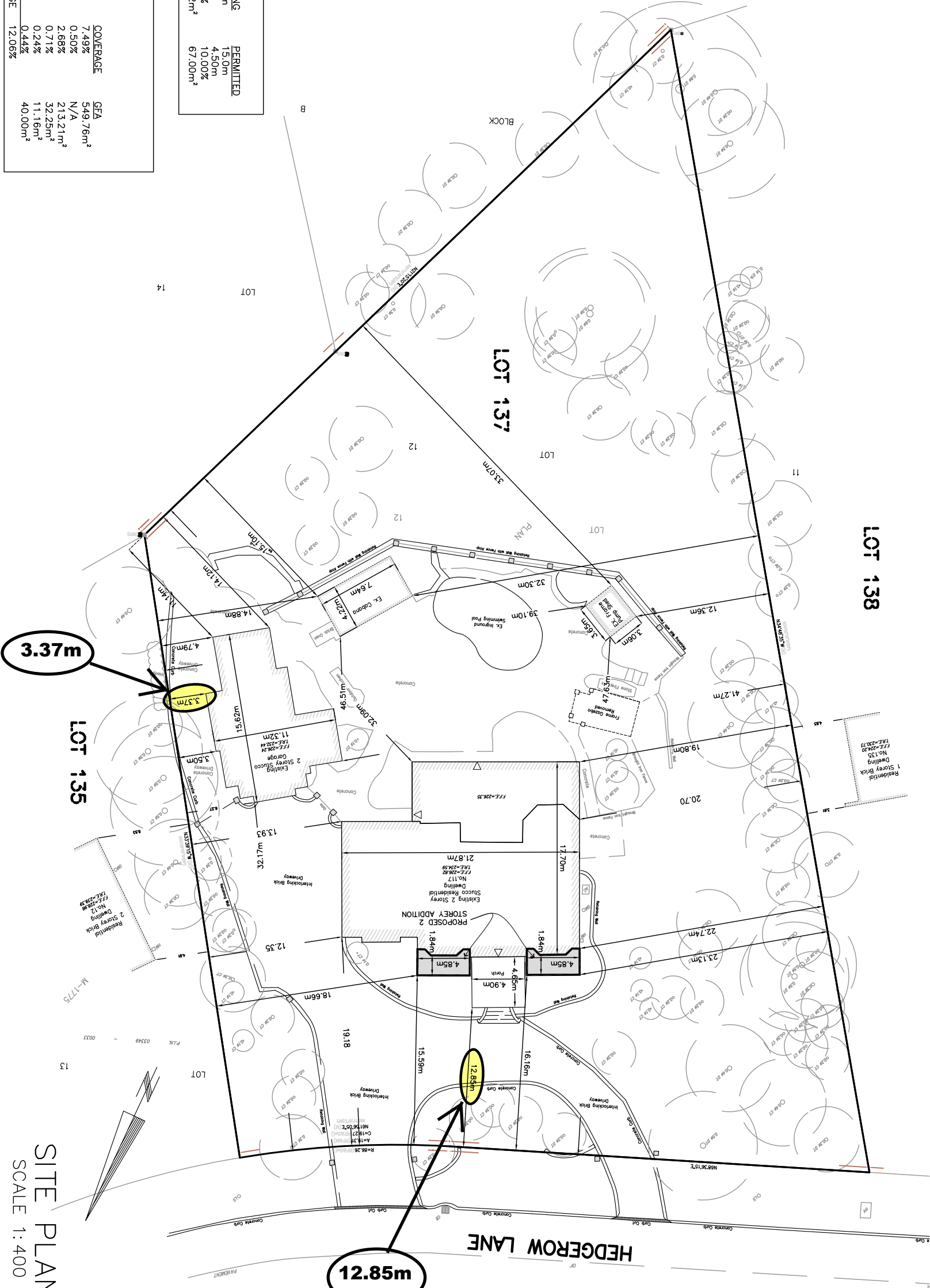
DO NOT SCALE DRAWINGS.

DM

DM DESIGN AND ENGINEERING

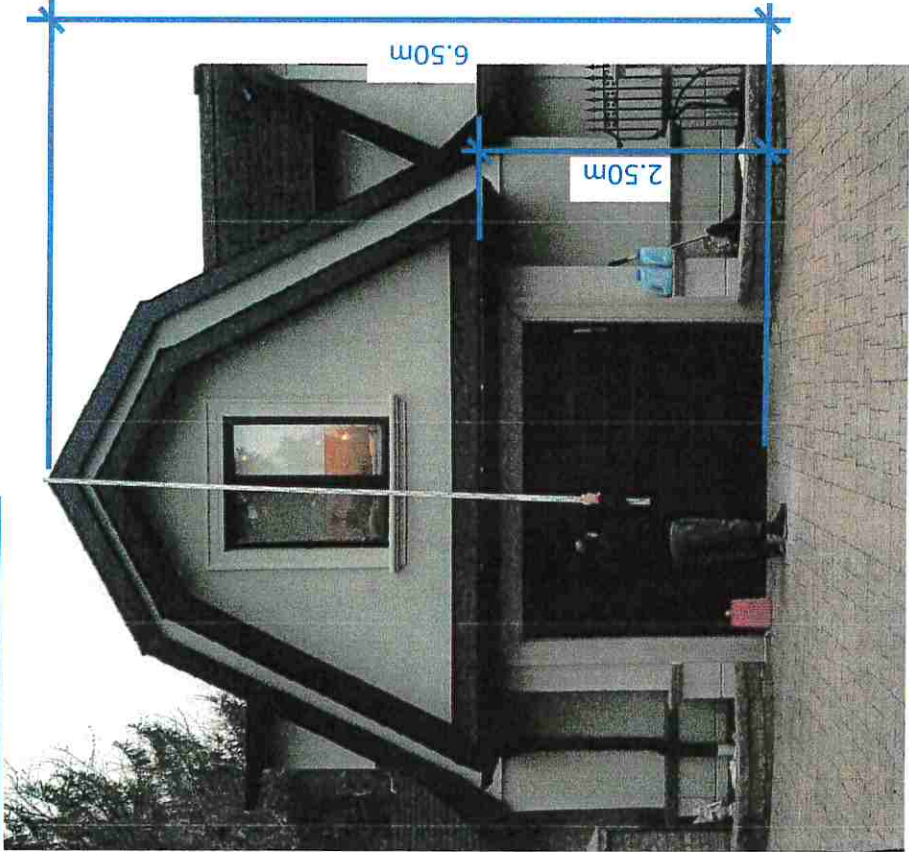
140 RUSHWORTH CRESCENT, KLEINBURG, ONTARIO,
L0J 1G0, T (905) 893-2367,
INFO.DMDE@GMAIL.COM

PROPOSED FRONT TWO STOREY ADDITION		
CARUANA RESIDENCE		
117 Hedgerow Lane Kleinburg, ON L4H 3N5		
DRAWN BY:	CHECKED BY:	SHEET:
AP	VC	
DATE:	SCALE:	FILE:
NOV 2020	AS SHOWN	18-117

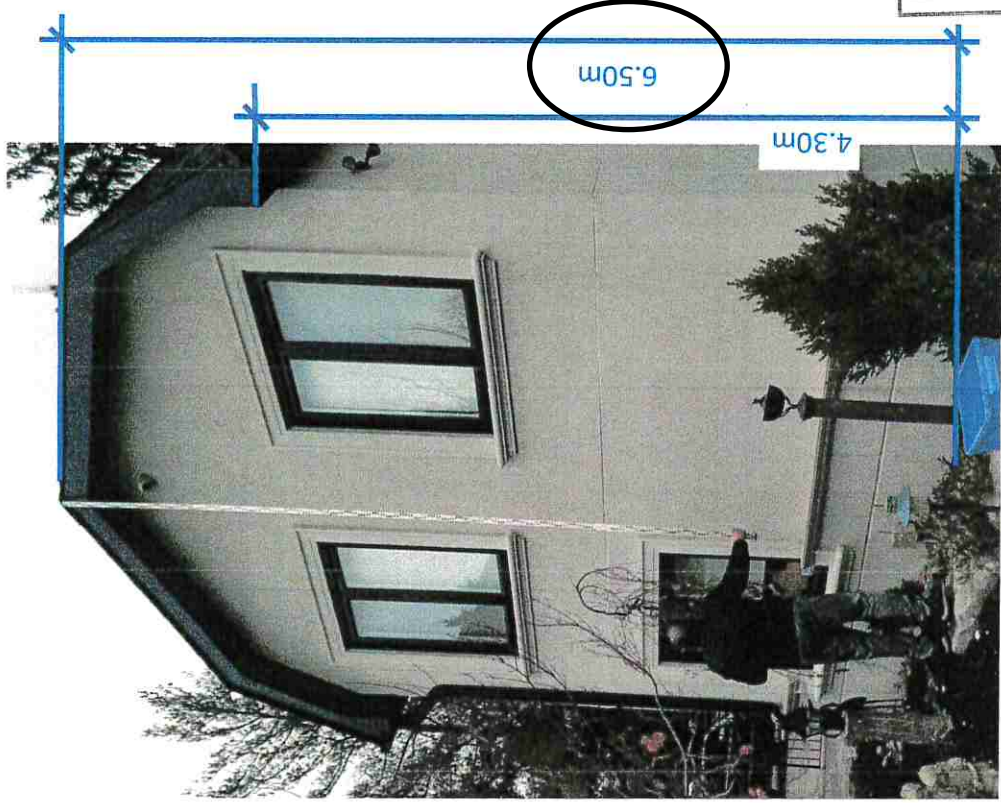


SITE PLAN
SCALE 1:400

Existing Garage Front View



Existing Garage Side View (East)



A002/21

RECEIVED
JAN - 5 2021
VAUGHAN COMMITTEE
OF ADJUSTMENT

PROJECT 13122
GIA SURVEYING INC.
7000 Steeles Ave. West, Unit 12, Thornhill, Ont. M3J 3K1
Tel: (416) 679-0222 Fax: (416) 679-0223
E-Mail: info@giasurveying.com

BEARING NOTE
ALL BEARINGS ARE GIVEN AS TRUE BEARINGS
AND ARE REFERRED TO THE
MAGNETIC NORTH BY THE
ANGLE OF DECLINATION
FOR THE YEAR 2011

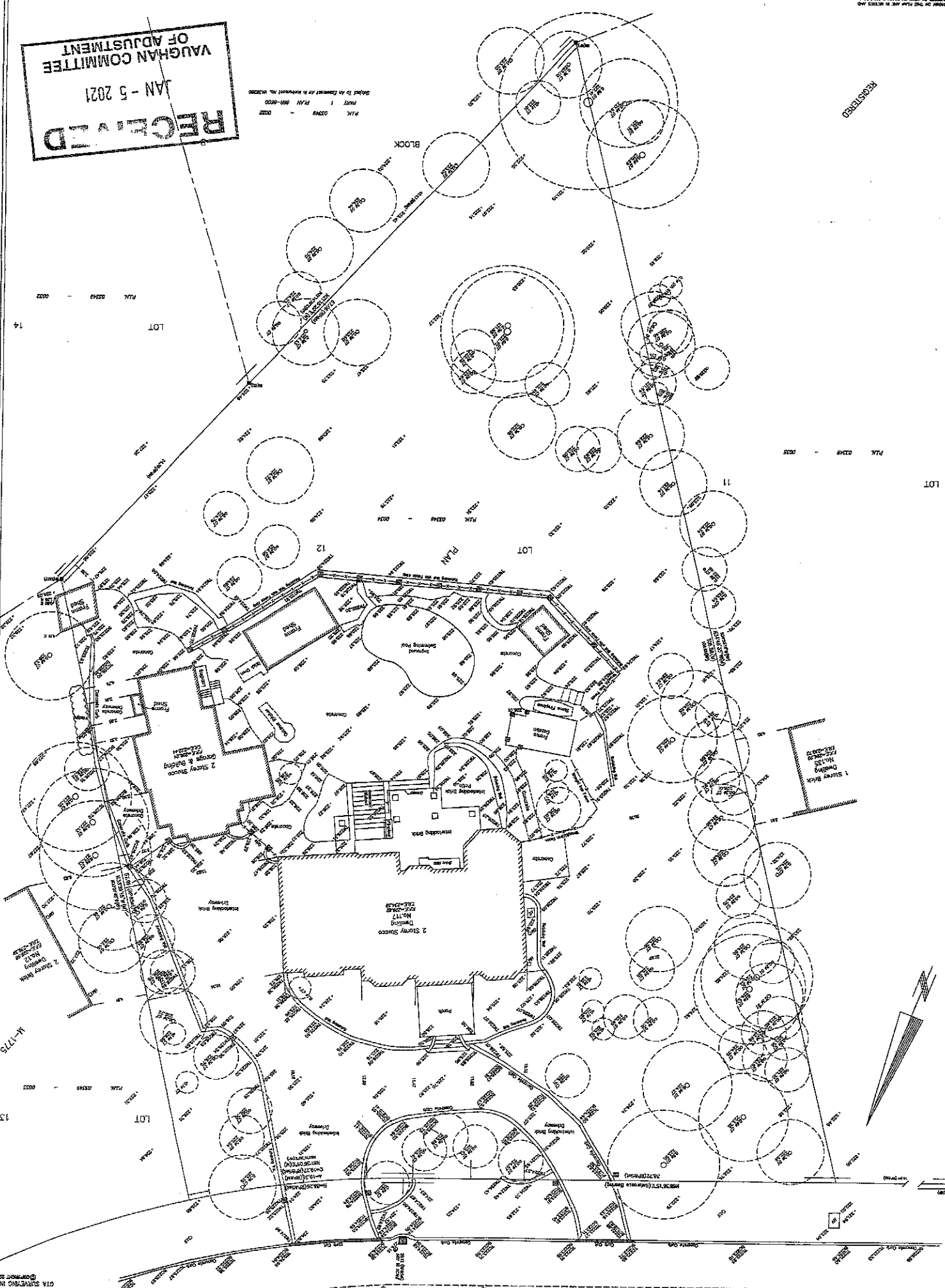
ELEVATION NOTE
ALL ELEVATIONS ARE GIVEN AS
MEAN SEA LEVEL
AND ARE REFERRED TO THE
GEOID BY THE
ANGLE OF TIDE GAUGE
FOR THE YEAR 2011

LEGEND
1. 1" = 100'
2. 1" = 100'
3. 1" = 100'
4. 1" = 100'
5. 1" = 100'
6. 1" = 100'
7. 1" = 100'
8. 1" = 100'
9. 1" = 100'
10. 1" = 100'

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed Surveyor of the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office and is a true and correct copy of the original plan as filed in my office.

RECEIVED
JAN - 5 2021
VAUGHAN COMMITTEE
OF ADJUSTMENT

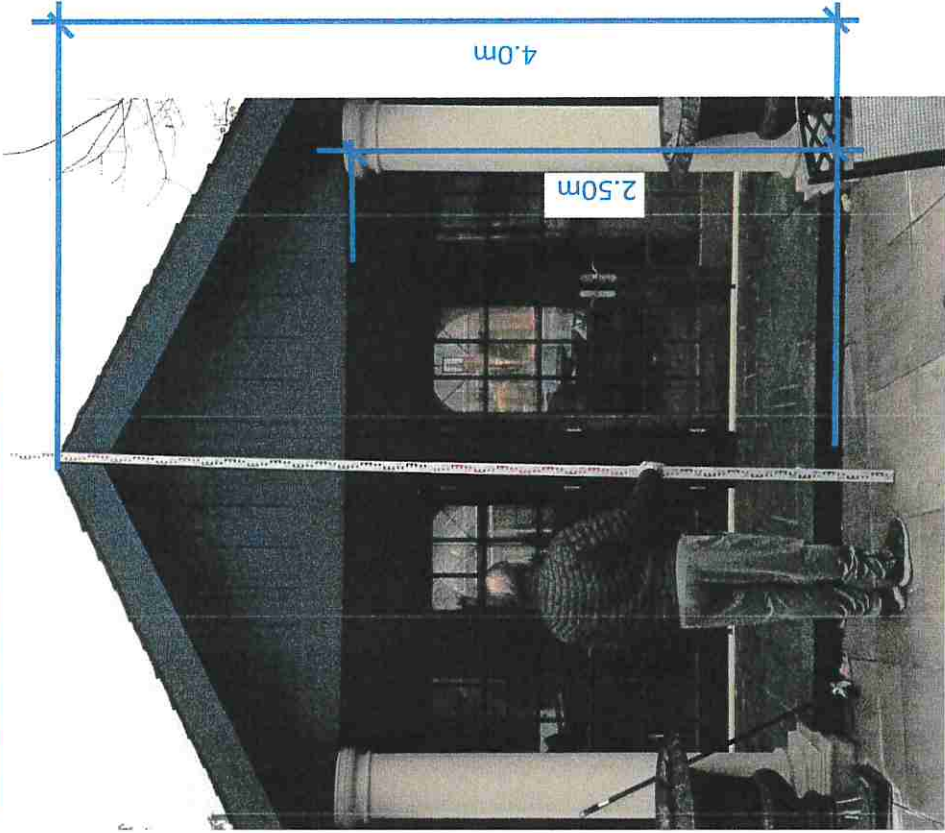
PLAT 1 PLAN 000-0000
DATED TO BE CORRECTED AS TO BEHAVIOR NO. 1000000



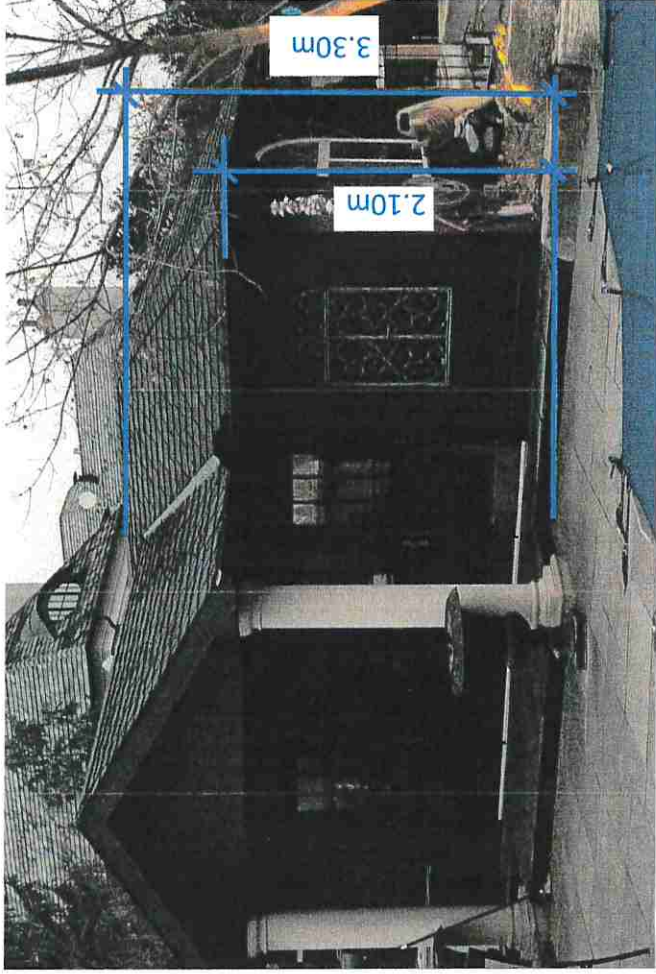
PLAN OF TOWNSHIP OF
CITY OF VAUGHAN
REGISTERED PLAN M-1775
LOT 12
REGIONAL MUNICIPALITY OF YORK
SCALE: 1" = 100'
GIA SURVEYING INC.
DATE: 2021

HEDGEROW LANE
(By Registered Plan M-1775)

Existing Cabana Front View (North)



Existing Cabana Front View (North East)

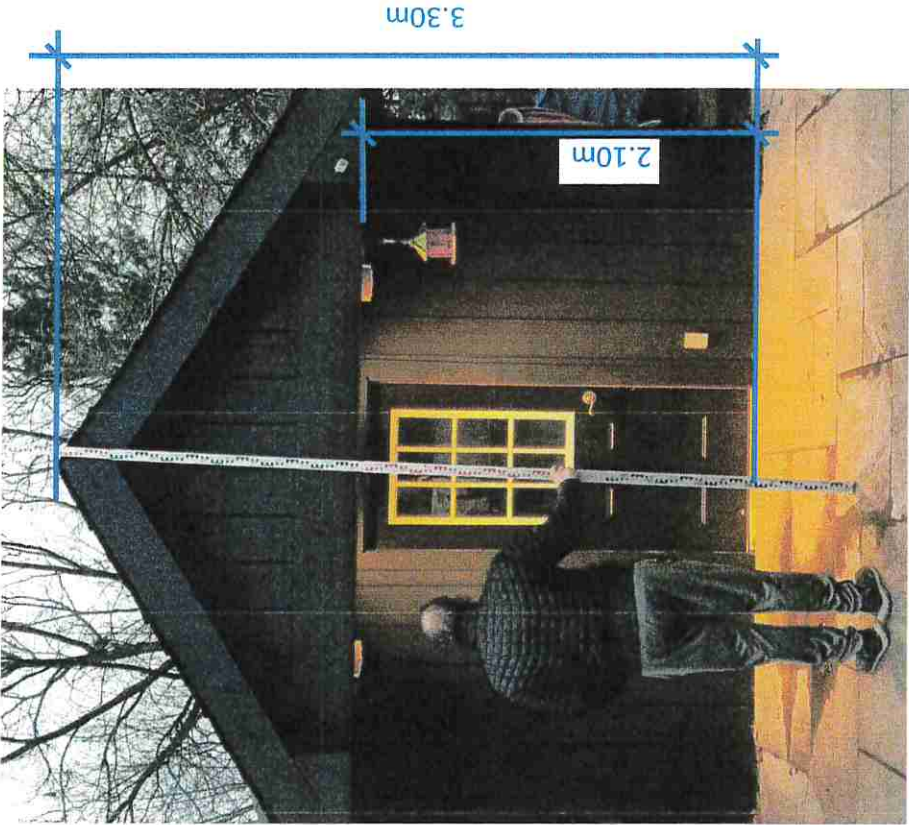


RECEIVED

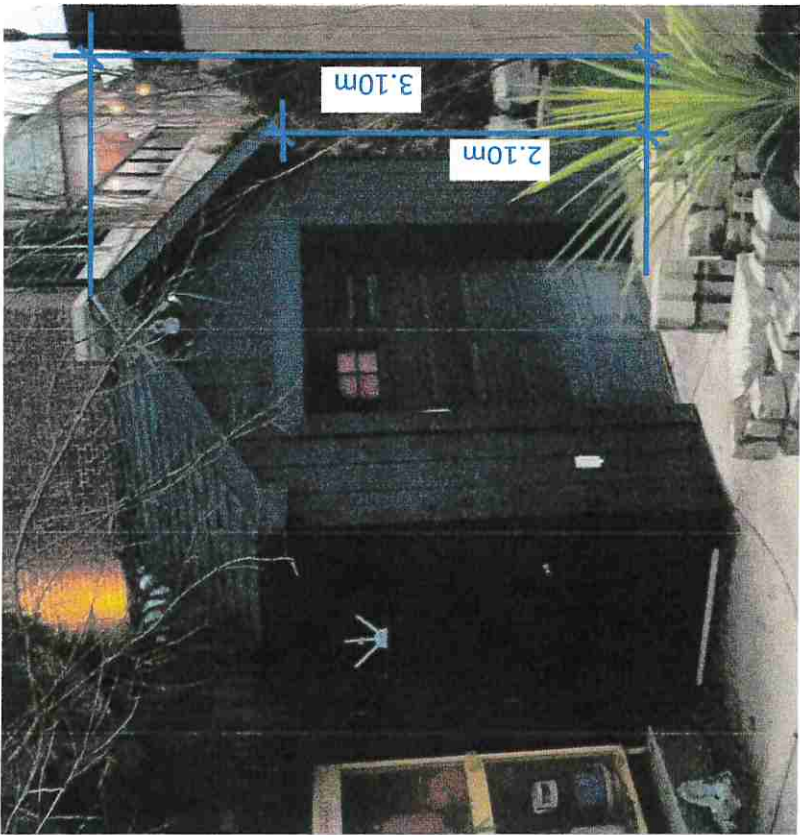
JAN - 5 2021

VAUGHAN COMMITTEE
OF ADJUSTMENT

Existing Pump Shed Front View (West)



Existing Storage Shed Front View (North East)



RECEIVED
JAN - 5 2021
VAUGHAN COMMITTEE
OF ADJUSTMENT

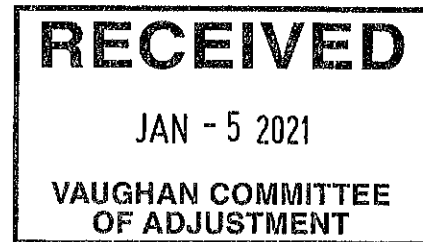
Schedule B: Public Correspondence Received

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.

Application Cover Letter



Land Development | Land Use Planning | Project Management | Government Relations



DELIVERED VIA EMAIL

December 22, 2020

City of Vaughan
Office of the Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

A002/21

**Attention: Ms. Christine Vigneault, Manager Development Services
& Secretary Treasurer Committee of Adjustment**

RE: Application for Minor Variance
117 Hedgerow Lane
City of Vaughan, Region of York

Dear Madam,

In accordance with the *Planning Act*, as amended, our office is pleased to submit a Minor Variance Application to seek relief from the *City of Vaughan Zoning By-law No. 1-88*, as amended.

The proposed Minor Variance Application specifically seeks relief from the following Bylaw requirements as per Rural Residential Zone requirements:

Front Yard Setback
Side Yard Setback
Lot Coverage
Lot Coverage Accessory Structures

The above listed deficiencies to the Bylaw were brought to light following a building permit application, which proposed the construction of a building addition to the existing single detached dwelling.

BLACKTHORN DEVELOPMENT CORP.

Property Location & Description

The lands subject to the Minor Variance Application are located within the City of Vaughan and municipally addressed as 117 Hedgerow Lane.

The Subject Lands are occupied by one (1) single detached two storey residential dwelling, one (1) detached two storey garage, one (1) inground swimming pool, one (1) one storey cabana and one (1) one storey pump shed.

The Subject Lands are legally described as Lot 137, Registered Plan No. 6087.

The Subject Lands are serviced by private services for sewage and municipal services for water.

Surrounding land uses include:

- i. Existing Residential uses abut the Subject Lands to the north and south west with minimal commercial uses to the south west;
- ii. Open Space and Agricultural uses surround the Subject Lands to the west and north east.

Land Use Policies & Regulations

The Subject Lands are subject to Provincial Plans and Policies including *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019* and *Provincial Policy Statement, 2020*.

The Subject Lands are designated 'Low Rise Residential' as per the *City of Vaughan Official Plan*.

The Subject Lands are zoned Rural Residential 'RR' per the *City of Vaughan Zoning By-law No. 1-88*, as amended.

Proposed Minor Variance

The enclosed Minor Variance Application seeks relief from the *City of Vaughan Zoning By-law No. 1-88*, as amended, arising from a building permit application, which proposed a building addition to the existing single detached residential dwelling. Per the review of the said application four (4) deficiencies to the Zoning By-law were identified, including:

BLACKTHORN DEVELOPMENT CORP.

1. Section 4.1.1 of the by-law requires the percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed ten percent (10%) or 67 square metres, whichever is the lesser. The attached Minor Variance Application seeks relief from the By-law as the actual total area of Accessory Structures is 165.62 square metres.
2. The existing single detached residential dwelling is subject to a front yard setback of 15 metres as per the *City of Vaughan Zoning By-law No.1-88*, as amended. The attached Minor Variance Application seeks relief from the By-law as the actual front yard setback is 12.85 metres.
3. The existing two storey garage is subject to an interior side yard setback of 4.5 metres as per the *City of Vaughan Zoning By-law No.1-88*, as amended. The attached Minor Variance Application seeks relief from the By-law as the actual interior side yard setback is 3.37 metres.
4. Total lot coverage permitted is 10% as per the *City of Vaughan Zoning By-law No.1-88*, as amended. The attached Minor Variance Application seeks relief from the By-law as the actual total lot coverage is 12.06%.

The above noted, required Variances were confirmed by the City's Plans Examiner on November 24th, 2020.

Planning Justification

The proposed Minor Variance Application to seek relief from the Zoning by-law for the required Front Yard Setback, Interior Side Yard Setback, Lot Coverage and Area of Accessory Structures is minor, maintains the general intent of the Official Plan, meets the general intent of the Zoning By-law, and represents an appropriate use of the Subject Lands.

Purpose and Intent of Official Plan:

As mentioned, the Subject Lands are designated 'Low Rise Residential' per the *City of Vaughan Official Plan*.

The proposed variance, to seek relief from required Front Yard Setback, Interior Side Yard Setback, Lot Coverage and Lot Coverage of Accessory Structures requirements does not conflict with the intent of the Official Plan policies for low rise residential uses and maintains the purpose and general intent of the Official Plan, in that, the proposed variances are in keeping with the surrounding area character, which consists of large lots in a low-density neighbourhood and such a character is maintained, despite the variances being requested.

BLACKTHORN DEVELOPMENT CORP.

Minor in Nature:

The proposed Minor Variances are minor in nature, as there are no negative impacts arising from the construction of the building addition and existing accessory structures.

Based on above, it is my professional land use planning opinion the Minor Variance application meets the general intent of the Official Plan, Zoning Bylaw, represents appropriate development of the subject lands and is minor in nature.

Submission Items

In support of a complete application for the Minor Variance Application, our office is pleased to provide the following Submission Items:

- One (1) PDF of a fully completed Minor Variance Application Form including Agent Authorization Form and Permission to Enter Form, as prepared by the undersigned and executed by the Registered Owner.

Please note, the Commissioner of Oaths portion of the Application will be filed under separate cover.

- One (1) PDF of a Topographical Survey depicting the Subject Lands, as prepared by Greater Toronto Acres Surveying Inc.
- One (1) PDF of a Site Plan, identifying the proposed Minor Variances, as prepared by DM Design and Engineering.
- One (1) PDF of Photographs of the Accessory Structures indicating the height of the said structures, as prepared by DM Design and Engineering.

End of Submission Items.

Please note, the required Application Fee of **\$3,060.00** made payable to the City of Vaughan, representing the required Minor Variance Application Fee will be submitted under separate cover, delivered to City Hall.

Committee of Adjustment Hearing & Public Notice

It is respectfully requested the enclosed Minor Variance Application be considered at the **February 4th, 2021** Committee of Adjustment Hearing.

BLACKTHORN DEVELOPMENT CORP.

Please contact the undersigned to provide any comments and Public Notice requirements for the enclosed Minor Variance Application.

Your assistance and attention regarding the processing of the Minor Variance Application is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy:

Client.
Lindsay Haviland, Zoning Plans Examiner, City of Vaughan, Building Standards Department.

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
- TRCA – comments with conditions

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

Attwala, Pravina

Subject: FW: A002/21 - REQUEST FOR COMMENTS

From: Development Services <developmentservices@york.ca>

Sent: January-27-21 8:46 AM

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

Subject: [External] RE: A002/21 - REQUEST FOR COMMENTS

Good morning Pravina,

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

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca

February 10, 2021

CFN 64195.01
X-Ref CFN 35483

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 Ms. Vigneault:

Re: Minor Variance Application A002-21
117 Hedgerow Lane, PLAN M1775 Lot 12
City of Vaughan, Region of York
Owner: Maura & Vincent Caruana
Agent: Blackthorn Development Corp. c/o Maurizio Rogato

This letter acknowledges receipt of the above-noted application, received by Toronto and Region Conservation Authority (TRCA) on January 20, 2021. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee of Adjustment.

Background

It is our understanding that the purpose of the above noted application is to permit the construction of a proposed addition and recognize the existing accessory structures (cabana, 2 storey garage & pump shed). Specifically,

1. To permit a maximum Lot Coverage of 12.06%.
2. To permit a minimum Front Yard setback of 12.85 metres to a covered porch.
3. To permit a minimum Interior Side yard setback of 3.37 metres to an Accessory Structure (Detached Garage).
4. To permit a maximum area of Accessory Structures of 165.62 m².
5. To permit a maximum Accessory Structure Building Height of 6.5 metres (Detached Garage).

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 the TRCA's Regulated Area of the Humber River Watershed due to the presence of a valley corridor associated with a tributary of Humber River located on the southwest corner of the lot. 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

As noted above, a portion of the subject property is located within TRCA's Regulated Area. Based on a review of the submitted materials, the proposed works are not located within TRCA's Regulated Area. As such, it is the opinion of TRCA staff that the current proposal will not impact any natural features or associated hazards and TRCA's policy interests are not affected. TRCA staff have no concerns with the proposed variances.

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 A002-21, 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.

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I
Development Planning and Permits

HR/mh

Cc: Simbana, Roberto <Roberto.Simbana@vaughan.ca>
Holyday, Margaret <Margaret.Holyday@vaughan.ca>
Maurizio Rogato <mrogato@blackthorncorp.ca>