Staff Report Summary
Ward \# 4

File:
Applicant:

## Address: 138 Sir Stevens Drive, Maple ON

## Agent:

## A010/21

Dzmitry Nikitsenka and Inna Shpirnova

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 | Positive Comment <br> Negative Comment | Condition(s) $\square$ $x$ |
| :---: | :---: | :---: |
| Committee of Adjustment | $\square$ |  |
| Building Standards | $\square$ |  |
| Building Inspection | $\checkmark$ |  |
| Development Planning | $\boxed{\square}$ |  |
| Cultural Heritage (Urban Design) | $\square$ |  |
| Development Engineering | $\boxed{\square}$ |  |
| Parks, Forestry and Horticulture Operations | $\boxed{\square}$ |  |
| By-law \& Compliance |  |  |
| Financial Planning \& Development | $\sqrt{\square}$ |  |
| Fire Department | $\boxed{\square}$ |  |
| TRCA | $\checkmark$ | $\checkmark$ |
| Ministry of Transportation | $\sqrt{\square}$ |  |
| Region of York | $\boxed{\square}$ |  |
| Alectra (Formerly PowerStream) | $\boxed{\square}$ |  |
| Public Correspondence (see Schedule B) | $x$ |  |

Adjournment History: None

## Background History: None

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, March 18, 2021

[^0]
## Minor Variance <br> Application

A010/21

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date \& Time of Live Thursday, March 18, 2021 at 6:00 p.m.
Stream Hearing:
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: Dzmitry Nikitsenka and Inna Shpirnova
Agent: $\quad$ Nasser Amer - ArchEye Architects Inc.
Property: $\quad 138$ Sir Stevens Drive, Maple ON
Zoning: $\quad$ The subject lands are zoned RD2 and subject to the provisions under By-law 1-88 as amended

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
Related Files:
None.
Purpose: $\quad$ Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool in the rear yard and an air conditioning unit in the northerly side yard.

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

| By-law Requirement | Proposal |
| :--- | :---: |
| 1) A minimum rear yard setback of 1.5 metres is <br> required to a private swimming pool. [4.1.1 i] | 1) To permit a minimum rear yard setback of 1.2 <br> metres to a private swimming pool. |
| 2) A minimum interior side yard setback of 1.5 metres <br> is required to a private swimming pool. [4.1.1 i] | 2) To permit a minimum interior side yard setback of <br> 1.2 meters to a private swimming pool. |
| 3) A minimum interior side yard setback of 0.6 metres <br> is required to an external ground mounted Heat <br> Pump(pool equipment). [3.14 h)] | 3) To permit a minimum interior side yard setback of <br> 0.3 metres to an external ground mounted Heat <br> Pump (pool equipment). |

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 March 3, 2021

| Property Information |  |  |
| :--- | :--- | :--- |
| Existing Structures | 2011 |  |
| Dwelling | Year Constructed |  |

Applicant has advised that they cannot comply with By-law for the following reason(s): For the pool equipment, Client would like to put it in the north side yard setback as the south side is the access to the backyard, and the north side is blocked by a fence and already obstructed with 2 ac units for both properties.

For the pool setback, the backyard size is small and leaving 1.5 m setback will simply leave no patio space.
Adjournment Request: N/A

## Building Standards (Zoning Review):

Stop Work $\operatorname{Order}(\mathrm{s})$ and $\operatorname{Order}(\mathrm{s})$ 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 $10 \mathrm{~m}^{2}$.

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

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.
Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation-O.Reg.413/12, Subsections 80.32 through 80.39 , which supersede the current by-law requirements in By-law 1-88 as amended.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three (3) metres above finished grade.

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 permission to construct a private swimming pool and ground mounted heat pump (pool equipment). Based on the comments provided by Development Engineering staff, the Development Planning Department is satisfied the pool equipment atop a floating pad (granular underneath the concrete tiles) will not obstruct the drainage in the area. Additionally, a 1.2 m interior and rear yard setback to the pool provides ample space to safely maneuver around the water's edge.

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.

## Development Engineering:

After reviewing the updated drawings and pictures, it appears that the AC unit is wall mounted and the pool equipment will be in a floating pad which will not obstruct the drainage in the area. Hence, Development Engineering (DE) Department does not object to variance application A010/21.

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 or visit 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 or concerns
By-Law and Compliance, Licensing and Permit Services:
No comment no 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 - 136 Sir Stevens Drive (Letter of Opposition)

## Schedule C - Agency Comments

Alectra (Formerly PowerStream) - No concerns or objections
Region of York - No concerns or objections
MTO - Located outside of MTO permit control area
TRCA - comments with conditions

## Schedule D - Previous Approvals (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:
$\checkmark$ That the general intent and purpose of the by-law will be maintained.
$\checkmark$ That the general intent and purpose of the official plan will be maintained.
$\checkmark$ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
$\checkmark$ 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 <br> Hamedeh Razavi <br> 416-661-6600 x 5256 <br> hamedeh.razavi@trca.ca | 1. That the applicant provides the required fee amount of $\$ 580.00$ payable to the Toronto and Region Conservation Authority. <br> 2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works. |

## 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.

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. 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 9058328585 Extension 8394
E CofA@vaughan.ca

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



## SIR STEVENS DRIVE

\#1 To permit a minimum rear yard setback of 1.2 metres

[^1] to a private swimming pool.
\#2 To permit a minimum interior side yard setback of 1.2 meters to a private swimming pool.
\#3 To permit a minimum interior side yard setback of 0.3 metres to an external ground mounted Heat Pump (pool equipment).



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## 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 - 136 Sir Stevens Drive (Letter of Opposition)

| From: |  |
| :--- | :--- |
| To: | Vigneault, Christine; Committee of Adjustment; Clerks@vaughan.ca |
| Subject: | Re: [External] Regarding Minor Variance Application A010/21 |
| Date: | Thursday, March 11, 2021 2:06:18 PM |
| Attachments: | image001.png |

Hello COFA and the City of Vaughan,

The letter below outlines our strong concerns and the opposition to this minor variance application(A010/21).
The owner and tenants of 136 Sir Stevens Drive will also be submitting the deputation form by noon on the last business day prior to the scheduled hearing which is on March 18th.

The owner and tenants of 136 Sir Stevens Drive would like to reiterate our strong concerns to the fact that the occupants of 138 Sir Stevens Drive are not adhering to the Bylaw principles of the city of Vaughan. Our house is directly affected by the in-ground pool construction at 138 Sir Stevens Drive as we are the next-door neighbor.
Installing a large pool of any kind is a substantial project-one which may have a major effect on neighbors, especially the next-door neighbors.
The occupants of 138 Sir Stevens Drive are not only building their private pool close to our house, but they have submitted this unnecessary variance application to position the pool even closer to us. This clearly does not adhere to the city's bylaw to have a minimum interior side yard setback of 1.5 meters and a minimum rear yard setback of 1.5 meters.

Here are the reasons why we are very concerned about this pool construction:

1. The neighbor on the other side of our house ( 130 Sir Stevens Drive) has already built an in-ground pool.
The noise level from the pool activity is extremely loud even though their pool is positioned somewhat away from our house.
If the occupants of 138 Sir Stevens Drive build their pool as close to our house as they plan, their noise level will be even louder.
2. It is unknown when this Covid-19 pandemic will end. The Ontario physical distancing guide clearly states that when people are outside, they should stay 2 meters away from each other.
The occupants of 138 Sir Stevens Drive are planning to build the pool only 1.2 meters away from our house.
This might increase the risk of Covid-19 infections between the two households.
Not only should they adhere to the bylaw's setback requirements, but they should build their pool as far away from our house as possible for the sake of the members of both families.
3. As you can see from the plan, both houses are built on a sloped lot with a walk-out basement on the back.
Because of this slope, flooding could occur if the pool owners do not know or care how to drain their pool properly.
4. We do not know exactly what impact this pool may have on our house. Digging holes in the ground is major construction, and the impact of this construction on our house may be significant. Therefore, they should build the pool as far away from our house as possible.
5.There are already many incidents reported regarding sinkholes caused by the pool water leaking. There is no guarantee that the 138 Sir Stevens Drive will properly maintain their pool and the leaks that soak into the ground can cause the devastating sinkhole.
If this variance is approved then our house will be most impacted by this in case the pool is not properly maintained.

This is not only our investment but our home and we moved to this wonderful neighborhood that city of Vaughan built for us with the understanding that all the homes must conform to the bylaw's setback requirements.

Thanks and Regards,
-The owner and tenants of 136 Sir Stevens Drive, Vaughan Ontario
Jim Hong
Myoung Lae Hong
Ku Pyo Hong

## Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

Alectra (Formerly PowerStream) - No concerns or objections
Region of York - No concerns or objections
MTO - Located outside of MTO permit control area
TRCA - comments with conditions

March 4, 2021
CFN 64195.06

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

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 A010-21 <br> 138 Sir Stevens Drive, PLAN 65M4064 Lot 24 <br> City of Vaughan, Region of York <br> Owner: Dzmitry Nikitsenka and Inna Shpirnova <br> Agent: Nasser Amer

This letter acknowledges receipt of the above-noted application, received by Toronto and Region Conservation Authority (TRCA) on February 17, 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 deck and the installation of a proposed pool. The variances requested by the proponent include:

1) To permit a minimum rear yard setback of 1.2 metres to a private swimming pool.
2) To permit a minimum interior side yard setback of 1.2 meters to a private swimming pool.
3) To permit a minimum interior side yard setback of 0.3 metres to an external ground mounted central air conditioner and heat pump (pool equipment).

## 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 Don River Watershed due to the presence of a Provincially Significant Wetland (PSW) to the west. The subject property is partially located withing the Area of Interference (AOI) of the wetland. 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. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

## Application-Specific Comments

As noted above, a portion of the subject property is located within TRCA's Regulated Area due to PSW that is located on the adjacent lands to the west. As a part of the draft plan of subdivision application (municipal file no. 19T-03V17), through which the subject lot was created, the limits of the wetland and associated Natural System were assessed, delineated and subsequently conveyed into public ownership (TRCA). As such, TRCA staff are satisfied that the proposed works will not have any negative impacts on the adjacent Natural System.

Based on the above, TRCA staff do not have any objections to the currently proposed variances. As the proposed works are located within TRCA's Regulated Area, a permit from TRCA will be required. Appendix ' $A$ ' includes a list of materials that must be submitted to facilitate the permit application.

## Fees

By copy of this letter, the applicant is advised that the 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 A010-21, 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.
2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

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,
Sazcemi

## Hamedeh Razavi

Planner I
Development Planning and Permits
HR/mh

[^2]
## TRCA Permit Application Requirements

In order to initiate TRCA permit application process, the following materials at the minimum would need to be submitted to our office via Hamedeh.Razavi@trca.ca:
1.Complete Application for Development, Interference with Wetlands \& Alterations to Shorelines \& Wat ercourses (Residential/Development Projects) (Pursuant to Ontario Regulation 166/06). The application can be downloaded from the following website: https://trca.ca/wp-content/uploads/2016/11/TRCA-PERMIT-APPLICATION-FORM new.pdf
2.The following plans/drawings:

- Site plan showing location and dimension of all proposed works;
- Landscape planting plan to include native, non-invasive tree and shrub species;
- Grading Plan;
- Erosion and Sediment Control Plan;

3. One Copy of a legal survey of the subject property;
4.Permit Review fee of $\$ 210.00$.

TRCA's fee schedule can be found by visiting the following site: https://trca.ca/planning-permits/apply-for-a-permit/

Discover the possibilities

## COMMENTS:


#### Abstract

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

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419
Email: tony.donofrio@alectrautilities.com

Subject: FW: A010-21 - REQUEST FOR COMMENTS - 138 Sir Stevens Dr Maple - (Full Circulation)
Attachments: A010-21-CIRCULATION.pdf

From: Blaney, Cameron (MTO) [Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)

## Sent: February-23-21 10:27 AM

To: Providence, Lenore [Lenore.Providence@vaughan.ca](mailto:Lenore.Providence@vaughan.ca)
Subject: [External] FW: A010-21 - REQUEST FOR COMMENTS - 138 Sir Stevens Dr Maple - (Full Circulation)

Hello Lenore,
This site is not within MTO permit control area, and MTO has no concern.
Cameron Blaney I Corridor Management Planner I Simcoe \& York
Highway Corridor Management Section - Central Operations
159 Sir William Hearst Avenue I Ministry of Transportation
$7^{\text {th }}$ Floor, Building D I Downsview, Ontario I M3M OB7
416-358-7871
Cameron.Blaney@ontario.ca

Subject:

## From: Hurst, Gabrielle [Gabrielle.Hurst@york.ca](mailto:Gabrielle.Hurst@york.ca)

## Sent: February-23-21 3:19 PM

To: Providence, Lenore [Lenore.Providence@vaughan.ca](mailto:Lenore.Providence@vaughan.ca); Attwala, Pravina [Pravina.Attwala@vaughan.ca](mailto:Pravina.Attwala@vaughan.ca);
MacPherson, Adriana [Adriana.MacPherson@vaughan.ca](mailto:Adriana.MacPherson@vaughan.ca)
Subject: [External] RE: A010-21 - REQUEST FOR COMMENTS - 138 Sir Stevens Dr Maple - (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 4649675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca


[^0]:    *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).

[^1]:    (1) Site Plan
    $1: 150$

[^2]:    Cc: Simbana, Roberto [Roberto.Simbana@vaughan.ca](mailto:Roberto.Simbana@vaughan.ca)
    Holyday, Margaret [Margaret.Holyday@vaughan.ca](mailto:Margaret.Holyday@vaughan.ca)
    Nasser Amer [namer@archeye.com](mailto:namer@archeye.com)

