



File: A038/21

Applicant: Bridgette Riga

Address: 50 Alpha Court, Woodbridge

Agent: The DAKT Group

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		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, April 8, 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:16

A038/21

Ward: 2

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, April 8, 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:** Bridgette Riga
- Agent:** The DAKT Group
- Property:** **50 Alpha Court, Woodbridge**
- Zoning:** The subject lands are zoned R1 and subject to the provisions of Exception 9(827) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
- Related Files:** None
- Purpose:** Relief from the By-law is being requested to permit a proposed gazebo, shed and in ground pool in the rear yard.

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

By-law Requirement	Proposal
1. An accessory structure shall be located in the rear yard. [4.1.1 c)]	1. The proposed accessory building (storage shed) is not located in the rear yard.
2. The maximum lot coverage shall be 35%. [4.1.9, Schedule "A"]	2. The proposed lot coverage is 39.05%. (Dwelling 32.12%, Gazebo 5.44%, Shed 1.49%)

Background (previous applications approved by the Committee on the subject land): None

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: None

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 24, 2021

Applicant confirmed posting of signage on March 24, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1996
Gazebo	TBC
Shed	TBC
In- Ground Pool	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The by-law states that the coverage allowable is 35% and with the existing dwelling and garage, the remaining area permissible does not allow for a Gazebo area that would accommodate the space required for a dining and sitting area.

Adjournment Request: N/A

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 10m².

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

Application under review, subject to completion of Urban Design review and comment.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A038/21.

Parks Development - Forestry:

Recommended condition of approval:

Applicant shall obtain a private property tree removal & protection permit from the Forestry Division, which includes tree protection (hoarding) installation prior to tree permit approval. Application received by Forestry on March 3, 2021 approval is pending hoarding installation & approval.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comments, no concerns.

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Petition in Support (56 Alpha Court, 42 Alpha Court and 88 Harvester Crescent)

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 Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Application under review.
2	Parks Development - Forestry Patrick Courchesne 905-832-8585 x 3617	Applicant shall obtain a private property tree removal & protection permit from the Forestry Division, which includes tree protection (hoarding) installation prior to tree permit approval. Application received by Forestry on March 3, 2021 approval is pending hoarding installation & 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

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.

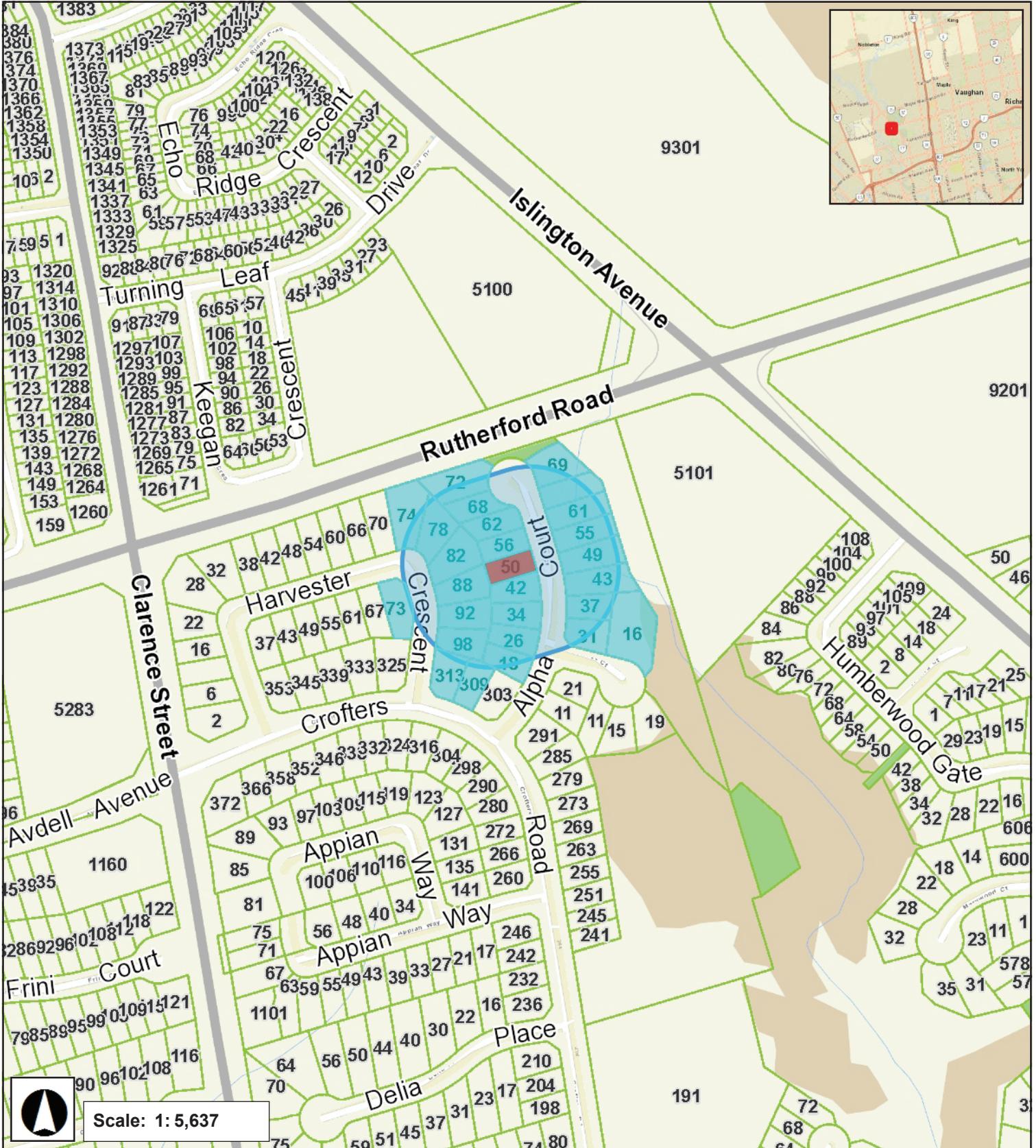
For further information please contact the City of Vaughan, Committee of Adjustment
Adriana MacPherson
T 905 832 8585 Extension 8360
E CofA@vaughan.ca

Schedule A: Plans & Sketches

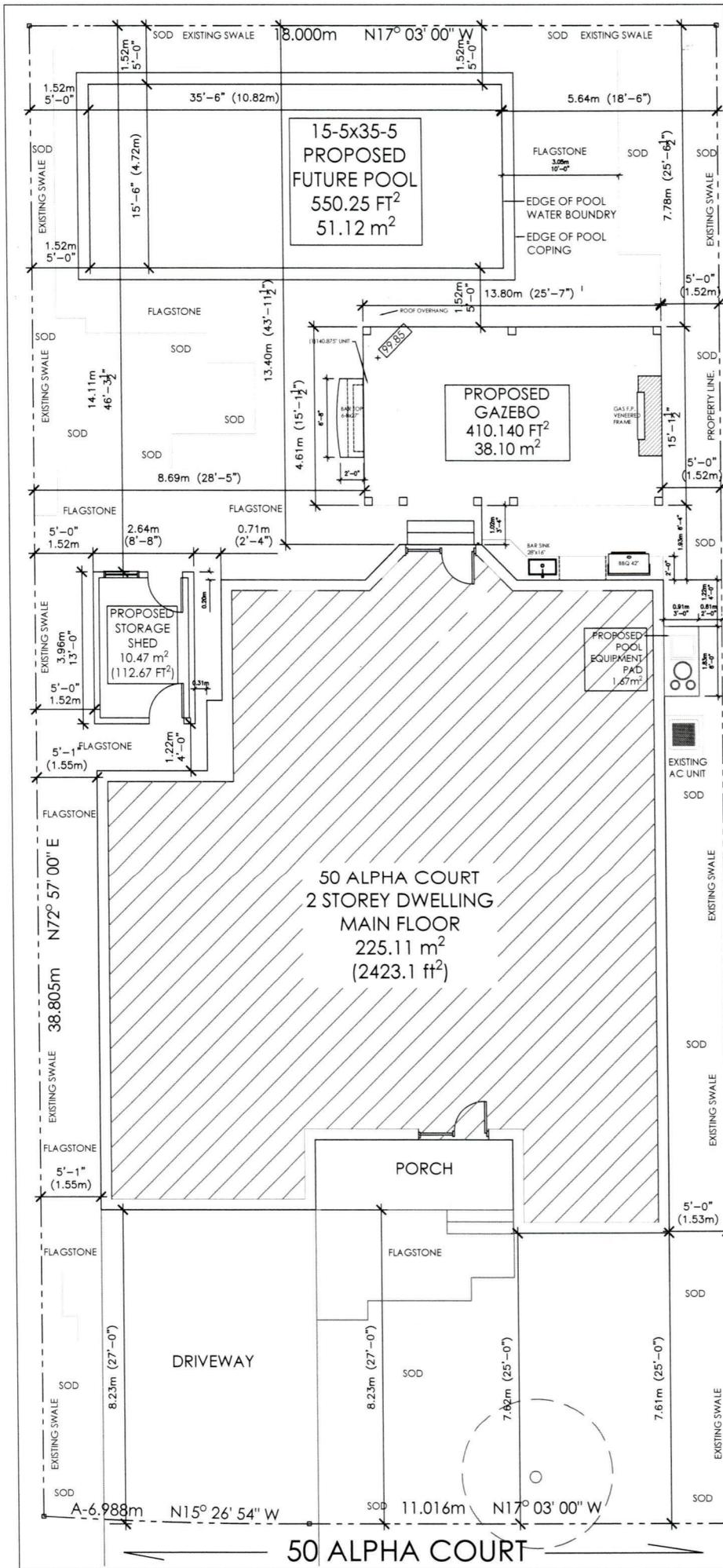
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches

50 Alpha Court, Woodbridge



A038121



PROPERTY DESCRIPTION

50 ALPHA COURT
LOT 40, PLAN 65M-2975
CITY OF VAUGHAN

SITE STATISTICS	EXISTING	PROPOSED
LOT AREA =	700.9332 m ²	700.9332 m ²
BUILDING AREA =	225.11 m ²	273.68 m ²
GAZEBO AREA =	N/A	38.10 m ²
GAZEBO HEIGHT =	N/A	4.50 m
SHED AREA =	N/A	10.47 m ²
SHED HEIGHT =	N/A	3.45 m
LOT COVERAGE (ACTUAL) =	32.12%	39.05%
COVERAGE ALLOWABLE =	35.0%	39.05%
SETBACKS:		
-REAR YARD (to SWELLING)	13.41m	8.535m
-FRONT YARD (to SWELLING)	7.61m	7.61m
-NORTH SIDERYARD	1.55m	1.55m
-SOUTH SIDERYARD	1.53m	1.53m
BLDG HEIGHT =	10.00m	10.00m
STOREYS =	2 STOREYS	2 STOREYS
BLDG USE =	SINGLE DWELLING	SINGLE DWELLING

Zone Label R1

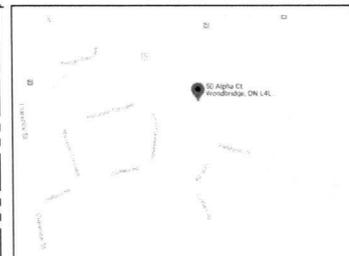
REQUESTED VARIANCES:

LOT COVERAGE:
39.05% PROPOSED vs 35.0% ALLOWABLE
DWELLING AREA = 32.12%
GAZEBO AREA = 5.44%
SHED AREA = 1.49%

GAZEBO AREA:
38.10 m² PROPOSED

SHED AREA:
10.47 m² PROPOSED vs 10.0 m² ALLOWABLE
SHED HEIGHT:
3.40m PROPOSED vs 2.50m ALLOWABLE

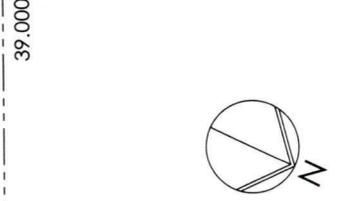
- SITE NOTES:**
1. PROPOSED GRADES BASED ON TOP OF FOUNDATION WALL REFERENCE POINT SET @ 100.00m
 2. SWALES AT PROPERTY EDGES TO BE MAINTAINED
 3. ALL DRAINAGE FOR THIS LOT TO BE ADDRESSED ON THIS PROPERTY



CONTEXT PLAN
SCALE: N.T.S.

REARYARD HARDSCAPE/SOFTSCAPE

REAR YARD AREA = 2737.00 FT²
HARD SCAPE AREA = 1538.75 FT²
SOFT SCAPE AREA = 1198.25 FT²
RATIO OF HARD TO SOFT = 56%/44%



SITE PLAN - 50 ALPHA COURT
SCALE 1:100

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the OBC
The undersigned has reviewed and takes responsibility for the design.

ANTONIO DIGIACINTO 36199
SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the OBC.

ANTONIO DIGIACINTO O/A
THE DAKT GROUP 36506
BCIN

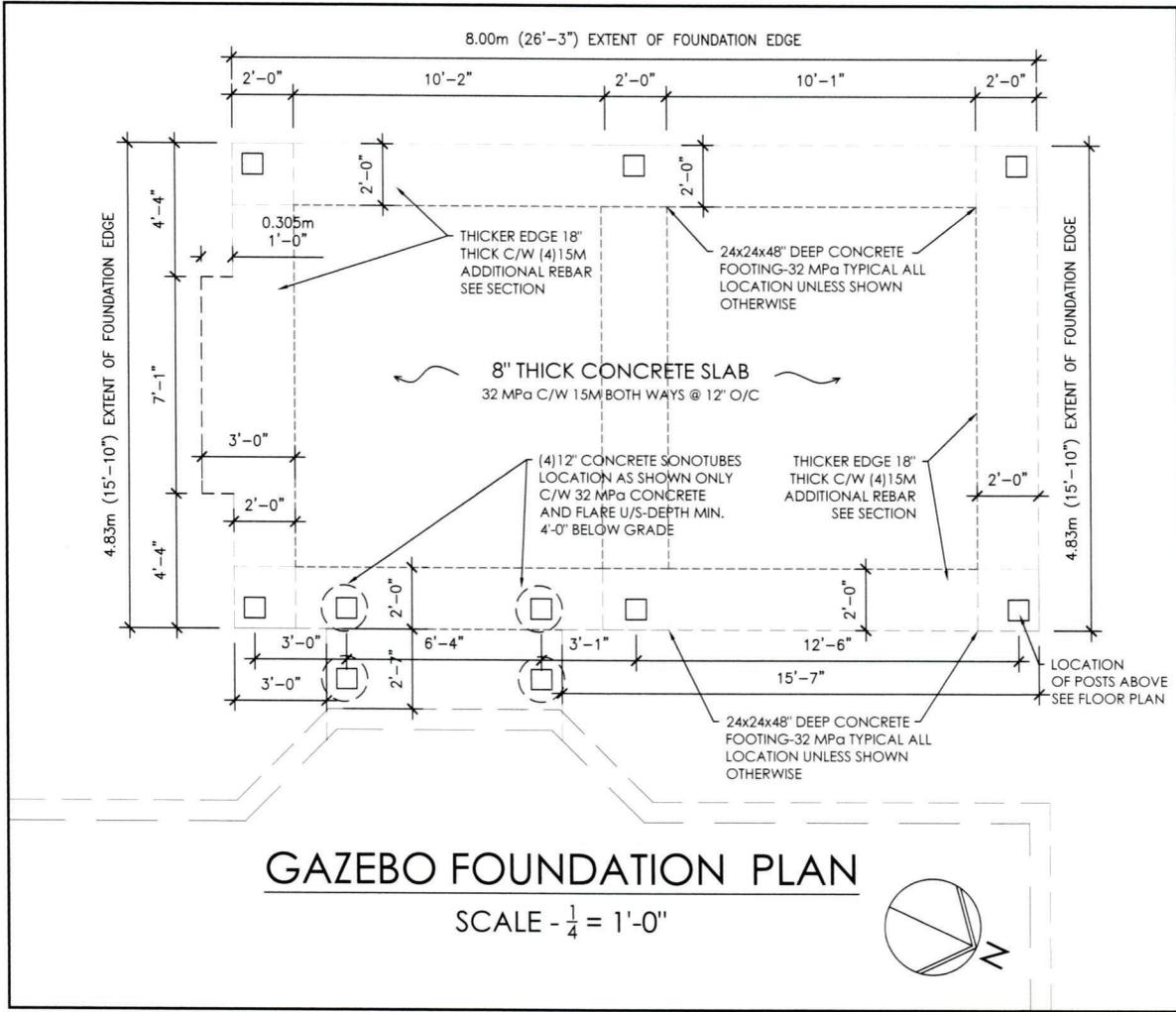
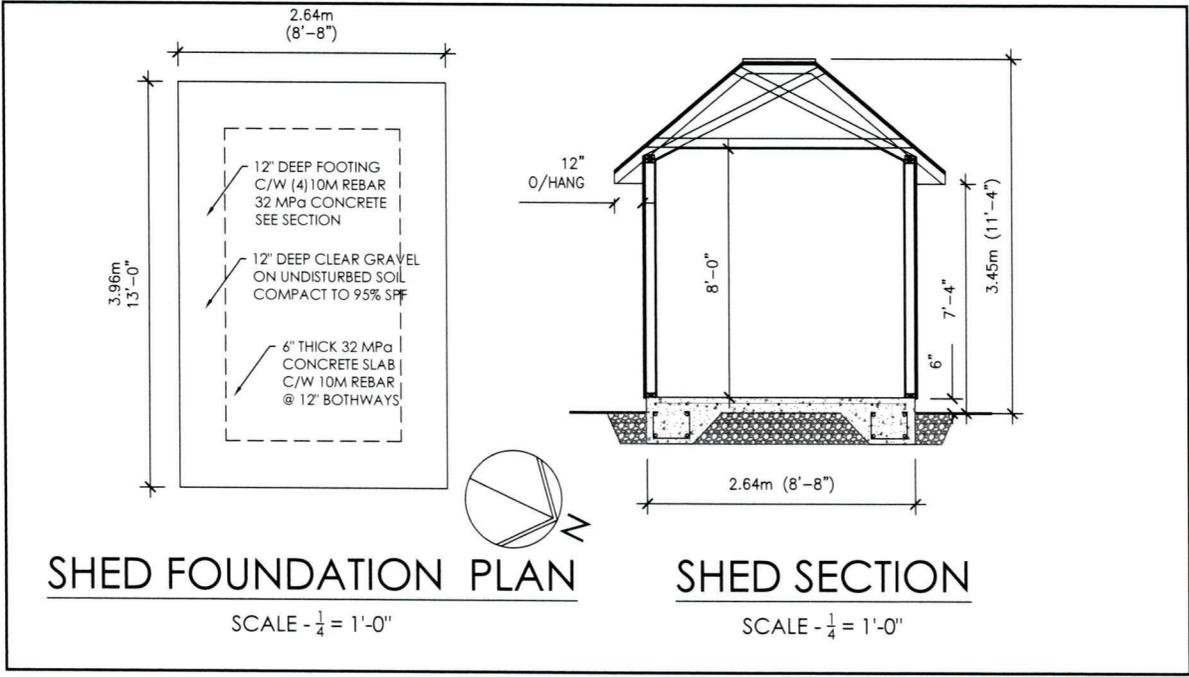
NO	REVISIONS	DATE	BY
3			
2			
1	COMMITTEE OF ADJUSTMENT APPLICATION	JAN 31 2021	ARD

PROJECT
50 ALPHA COURT
VAUGHAN, ONTARIO
PROPOSED REAR YARD
COVERED GAZEBO
AND STORAGE SHED

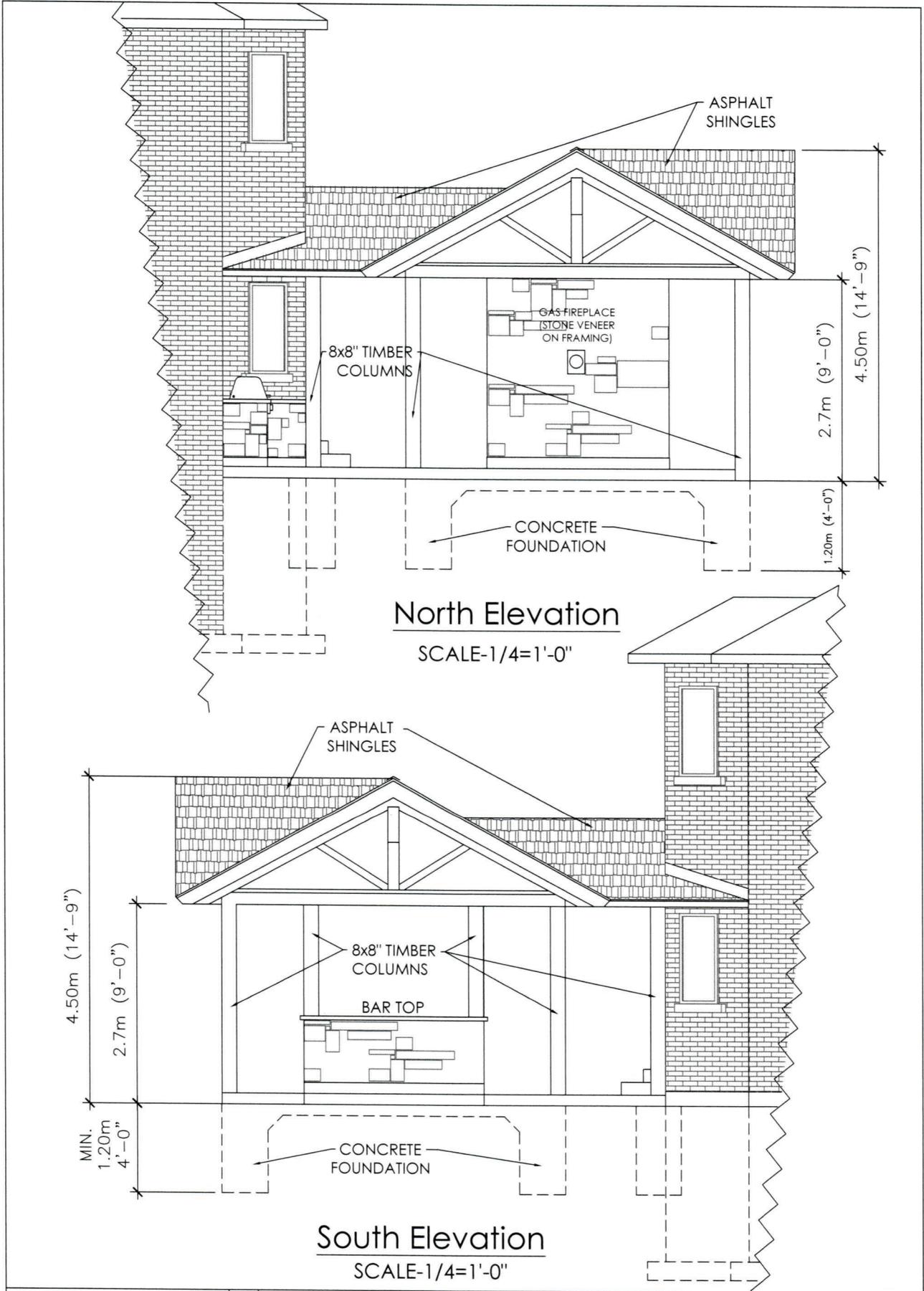
The DAKT Group Design
170 Woodwood Ave. Tel: 416.885.8907
Richmond Hill, Ont. L4E

SCALE: AS NOTED DATE: JAN 31/21 DRAWN: ARD CHECKED: TRK
PROJECT NUMBER: 050-2021

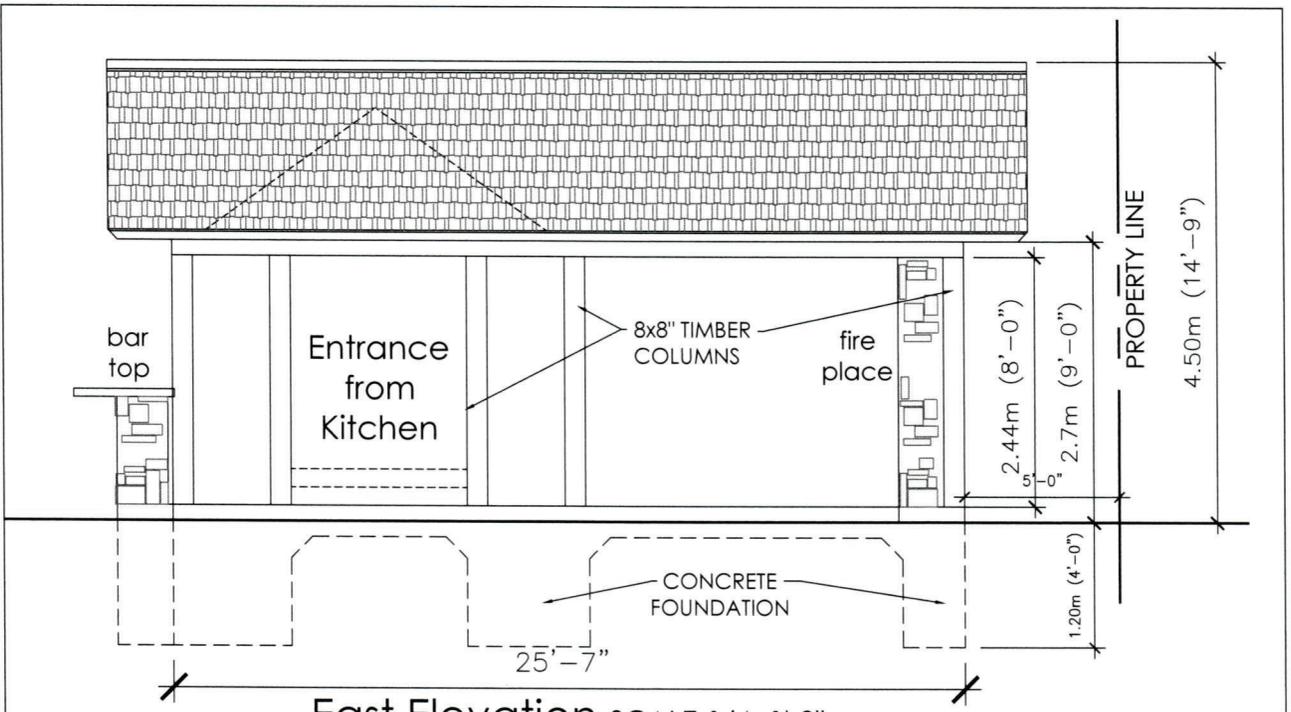
TITLE: SITE PLAN
DRAWING NO: A1



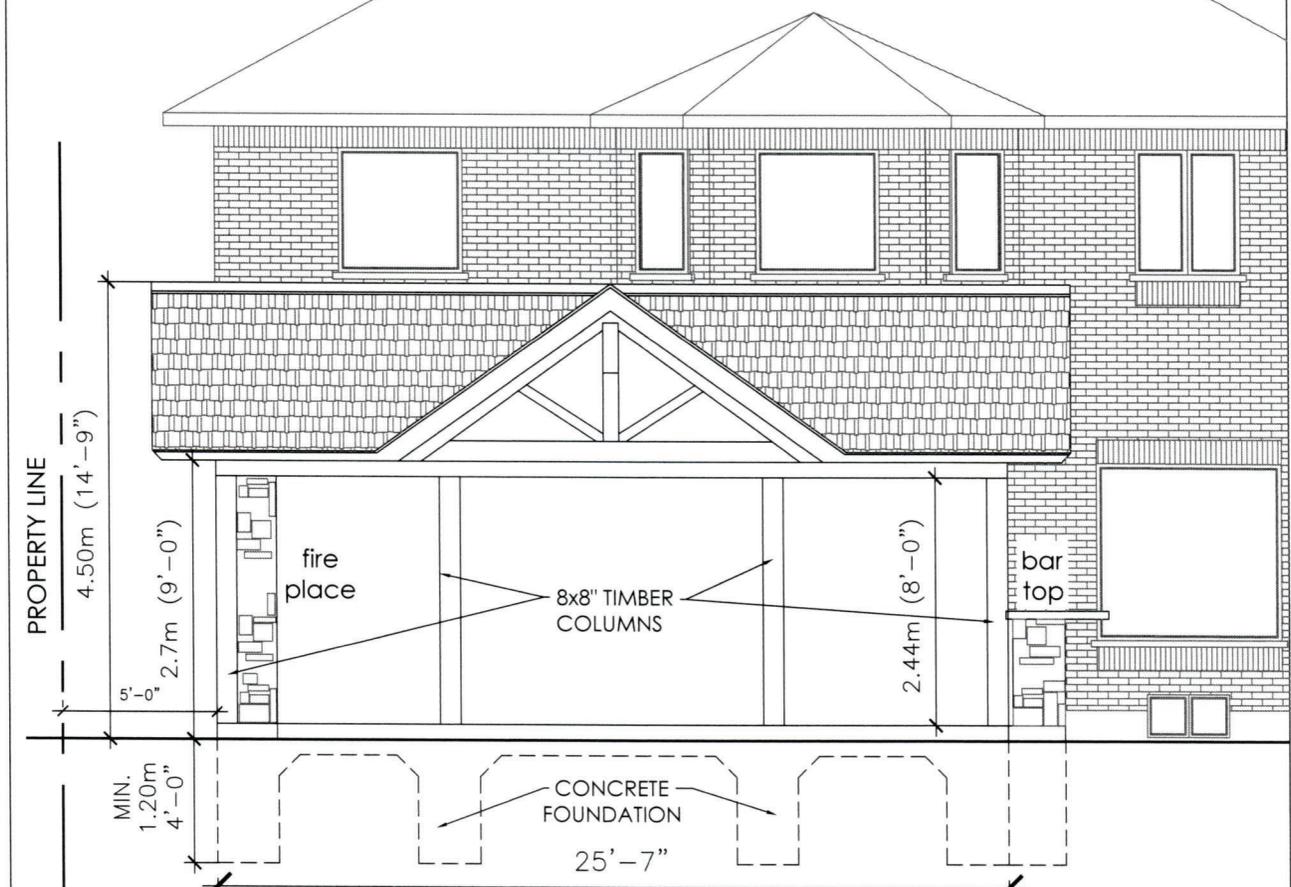
QUALIFICATION INFORMATION Required unless design is exempt under OBC 2.17.5.1								PROJECT 50 ALPHA COURT WOODBRIDGE, ONTARIO PROPOSED REAR GAZEBO AND SHED	
ANTONIO DIGIACINTO SIGNATURE		4		The DAKT Group Design		170 Wildwood Ave. Richmond Hill, Ontario L4E 4N3		TITLE PROPOSED GAZEBO & SHED FOUNDATION PLANS	
REGISTRATION INFORMATION Required unless design is exempt under OBC 2.17.4.1		3		SCALE AS NOTED		DATE FEB 11/21		DRAWN ARD	
ANTONIO DIGIACINTO O/A THE DAKT GROUP		2		DATE FEB 11 2021		BY ARD		CHECKED TKK	
NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE DESIGNER		1		COMMITTEE OF ADJUSTMENT APPLICATION		PROJECT NUMBER 050-2021		DRAWING NO. A2	
		No.		REVISIONS		DATE		BY	



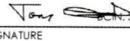
QUALIFICATION INFORMATION Required unless design is exempt under OBC 2.17.5.1								PROJECT 50 ALPHA COURT WOODBRIDGE, ONTARIO	
ANTONIO DIGIACINTO SIGNATURE		4		The DAKT Group Design		170 Wildwood Ave. Tel: 416.885.8907 Richmond Hill, Ontario L4E 4N3		PROPOSED REAR GAZEBO AND SHED	
REGISTRATION INFORMATION Required unless design is exempt under OBC 2.17.4.1		3							
ANTONIO DIGIACINTO O/A THE DAKT GROUP		2							
NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE DESIGNER		1 COMMITTEE OF ADJUSTMENT APPLICATION		FEB 11 2021		ARD		TITLE PROPOSED GAZEBO ELEVATIONS	
		No. REVISIONS		DATE BY		PROJECT NUMBER 050-2021		DRAWING NO. A4	

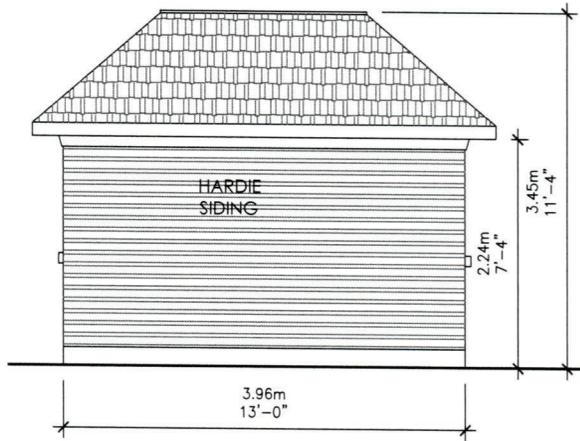


East Elevation SCALE-1/4=1'-0"
view looking at gazebo from kitchen side

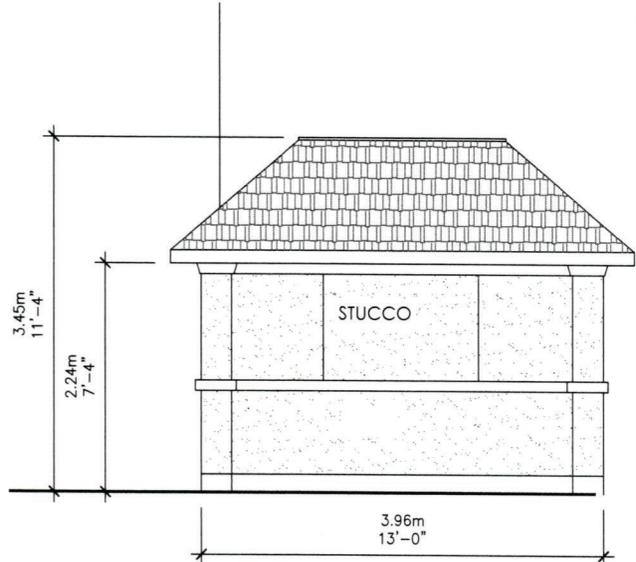


West Elevation SCALE-1/4=1'-0"
view looking at rear of house

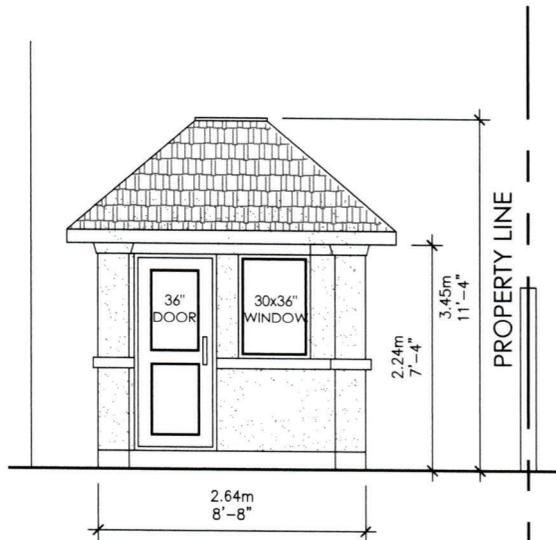
QUALIFICATION INFORMATION Required unless design is exempt under OBC 2.17.5.1				 The DAKT Group Design 170 Wildwood Ave. Tel: 416.885.8907 Richmond Hill, Ontario L4E 4N3		PROJECT 50 ALPHA COURT WOODBRIDGE, ONTARIO PROPOSED REAR GAZEBO AND SHED	
ANTONIO DIGIACINTO  SIGNATURE	BCIN: 36199	4					
REGISTRATION INFORMATION Required unless design is exempt under OBC 2.17.4.1		3					
ANTONIO DIGIACINTO O/A THE DAKT GROUP BCIN: 36506		2					
NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE DESIGNER		1	COMMITTEE OF ADJUSTMENT APPLICATION DATE: FEB 11 2021 BY: ARD				
		No.	REVISIONS	DATE	BY	SCALE: AS NOTED DATE: FEB 11/21 DRAWN: ARD CHECKED: TKK PROJECT NUMBER: 050-2021	TITLE: PROPOSED GAZEBO ELEVATIONS DRAWING NO.: A5



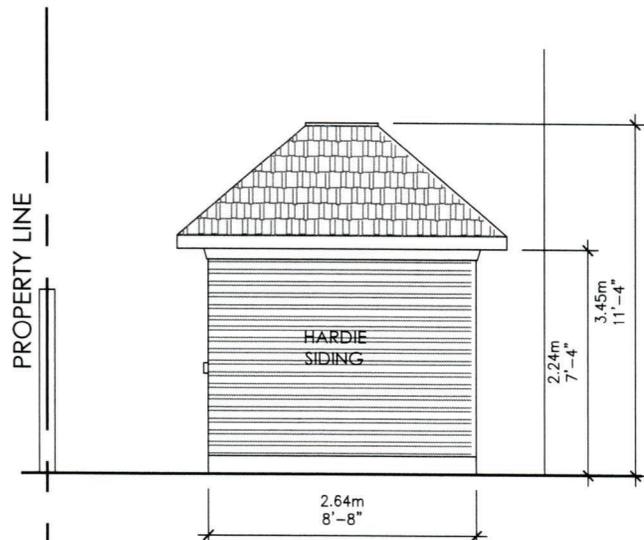
SHED NORTH ELEVATION
SCALE - 1/4" - 1'-0"



SHED SOUTH ELEVATION
SCALE - 1/4" - 1'-0"



SHED WEST ELEVATION
SCALE - 1/4" - 1'-0"

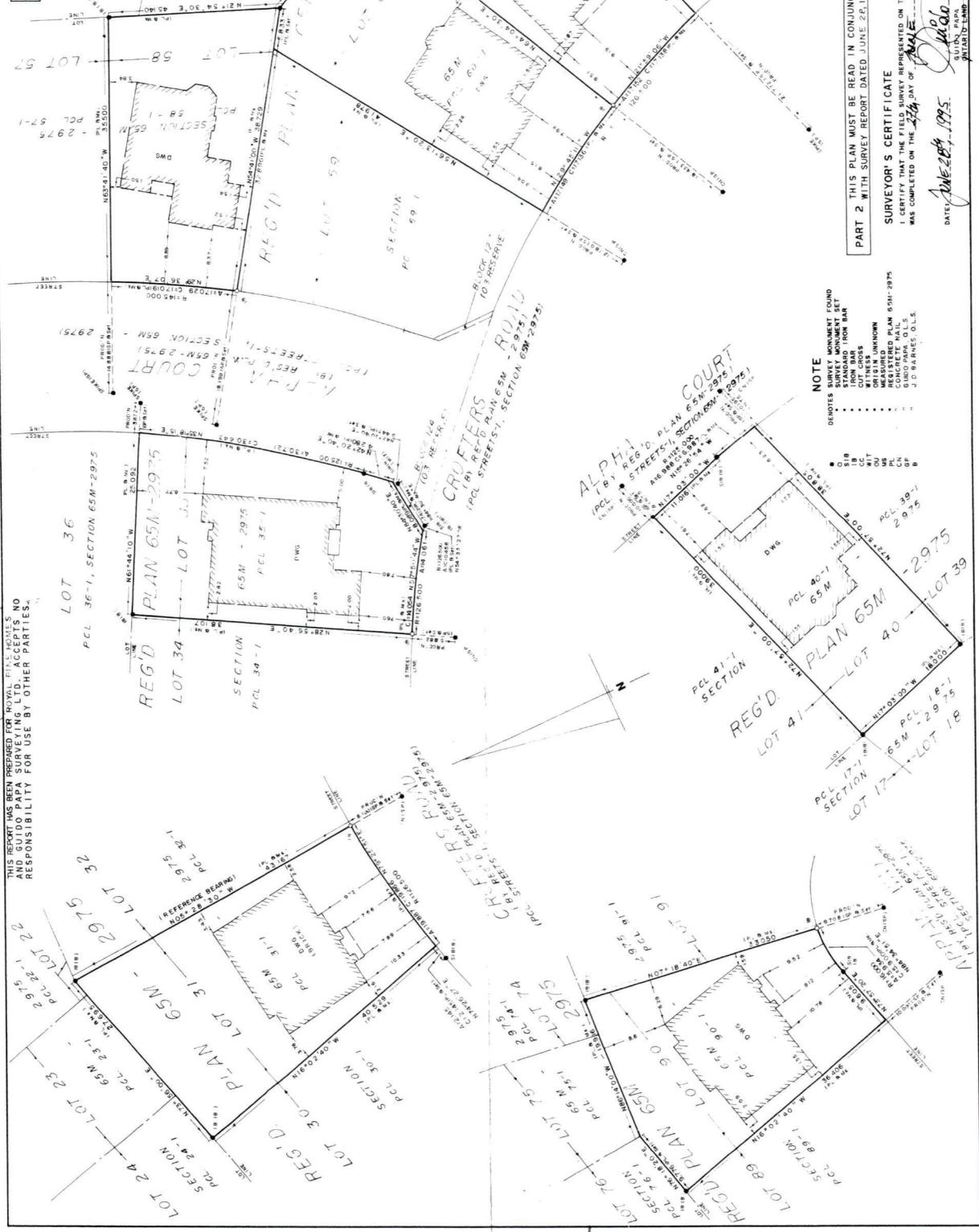


SHED EAST ELEVATION
SCALE - 1/4" - 1'-0"

QUALIFICATION INFORMATION Required unless design is exempt under OBC 2.17.5.1						 The DAKT Group Design 170 Wildwood Ave. Tel: 416.885.8907 Richmond Hill, Ontario L4E 4N3	PROJECT 50 ALPHA COURT WOODBRIDGE, ONTARIO PROPOSED REAR GAZEBO AND SHED		
ANTONIO DIGIACINTO SIGNATURE	4								
REGISTRATION INFORMATION Required unless design is exempt under OBC 2.17.4.1	3								
ANTONIO DIGIACINTO O/A THE DAKT GROUP BCIN: 36506	2								
NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE DESIGNER	1	COMMITTEE OF ADJUSTMENT APPLICATION	FEB 11 2021	ARD	SCALE AS NOTED	DATE FEB 11/21	DRAWN ARD	CHECKED TKK	
	No.	REVISIONS	DATE	BY	PROJECT NUMBER	050-2021		TITLE PROPOSED SHED ELEVATIONS	DRAWING NO. A6

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE: BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE 65M - 2975 HAVING A BEARING OF $N04^{\circ}2'10''W$



THIS REPORT HAS BEEN PREPARED FOR ROYAL FILM REPRODUCES AND GUIDO PAPA SURVEYING LTD. RESPONSIBILITY FOR USE BY OTHER PARTIES.

REG'D. PLAN 65M - 2975

LOT 22 PCL 28-1 2975

LOT 23 PCL 23-1 65M

LOT 24 PCL 24-1 65M

LOT 25 PCL 25-1 65M

LOT 26 PCL 26-1 65M

LOT 27 PCL 27-1 65M

LOT 28 PCL 28-1 2975

LOT 29 PCL 29-1 2975

LOT 30 PCL 30-1 65M

LOT 31 PCL 31-1 65M

LOT 32 PCL 32-1 2975

LOT 33 PCL 33-1 2975

LOT 34 PCL 34-1 65M

LOT 35 PCL 35-1 65M

LOT 36 PCL 36-1 65M

LOT 37 PCL 37-1 65M

LOT 38 PCL 38-1 65M

LOT 39 PCL 39-1 2975

REG'D. PLAN 65M - 2975

LOT 36 PCL 36-1 65M

LOT 37 PCL 37-1 65M

LOT 38 PCL 38-1 65M

LOT 39 PCL 39-1 2975

LOT 40 PCL 40-1 65M

LOT 41 PCL 41-1 65M

LOT 42 PCL 42-1 65M

LOT 43 PCL 43-1 65M

LOT 44 PCL 44-1 65M

LOT 45 PCL 45-1 65M

LOT 46 PCL 46-1 65M

LOT 47 PCL 47-1 65M

LOT 48 PCL 48-1 65M

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LOT 54 PCL 54-1 65M

LOT 55 PCL 55-1 65M

LOT 56 PCL 56-1 65M

LOT 57 PCL 57-1 65M

LOT 58 PCL 58-1 65M

LOT 59 PCL 59-1 65M

LOT 60 PCL 60-1 65M

REG'D. PLAN 65M - 2975

LOT 58 PCL 58-1 65M

LOT 59 PCL 59-1 65M

LOT 60 PCL 60-1 65M

LOT 61 PCL 61-1 65M

LOT 62 PCL 62-1 65M



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOTS 31, 35, 40, 58, 60, 61 and 90
REGISTERED PLAN 65M - 2975
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE = 1 : 300

NOTE: THIS REPORT CAN BE USED BY THE SURVEYOR FOR THE PURPOSES OF THE SURVEY ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

GUIDO PAPA SURVEYING LTD.
ONTARIO LAND SURVEYOR
1206 CENTRE STREET, THORNHILL, ONTARIO L4J 3M9
TEL: (905) 731-8134 FAX: (905) 734-1133

PART 2 WITH SURVEY REPORT DATED JUNE 26, 1995.
SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 24th DAY OF JUNE 1995.
DATE: June 24, 1995
GUIDO PAPA
SURVEYOR

NOTE: DENOTES SURVEY MONUMENT FOUND
IRON BAR
STANDARD IRON BAR
WITNESS
MEASURED
G.I.B.
I.B.
WIT
U.M.
P.L.
P.L.
G.B.

REGISTERED PLAN 65M - 2975
GUIDO PAPA, O.L.S.
J.D. WARRICK, O.L.S.

RECEIVED
FEB 25 2021
VAUGHAN COMMITTEE
OF ADJUSTMENT

50 ALPHA COURT
VAUGHAN, ONTARIO

PROPOSED REAR GAZEBO AND SHED

CONTENTS:

COVER SHEET
LEGAL SURVEY

A1- SITE PLAN
A1.1 - MAIN FLOOR PLAN
A2 - FOUNDATION PLANS
A3 - FLOOR PLANS
A4 - GAZEBO ELEVATIONS
A5 - GAZEBO ELEVATIONS
A6 - SHED ELEVATIONS

ISSUED: FEB 11, 2021

REV. 1

REQUESTED VARIANCES:

LOT COVERAGE:

39.05% PROPOSED vs 35.0%

ALLOWABLE

DWELLING AREA = 32.12%

GAZEBO AREA = 5.44%

SHED AREA = 1.49%

GAZEBO AREA:

38.10 m² PROPOSED

SHED AREA:

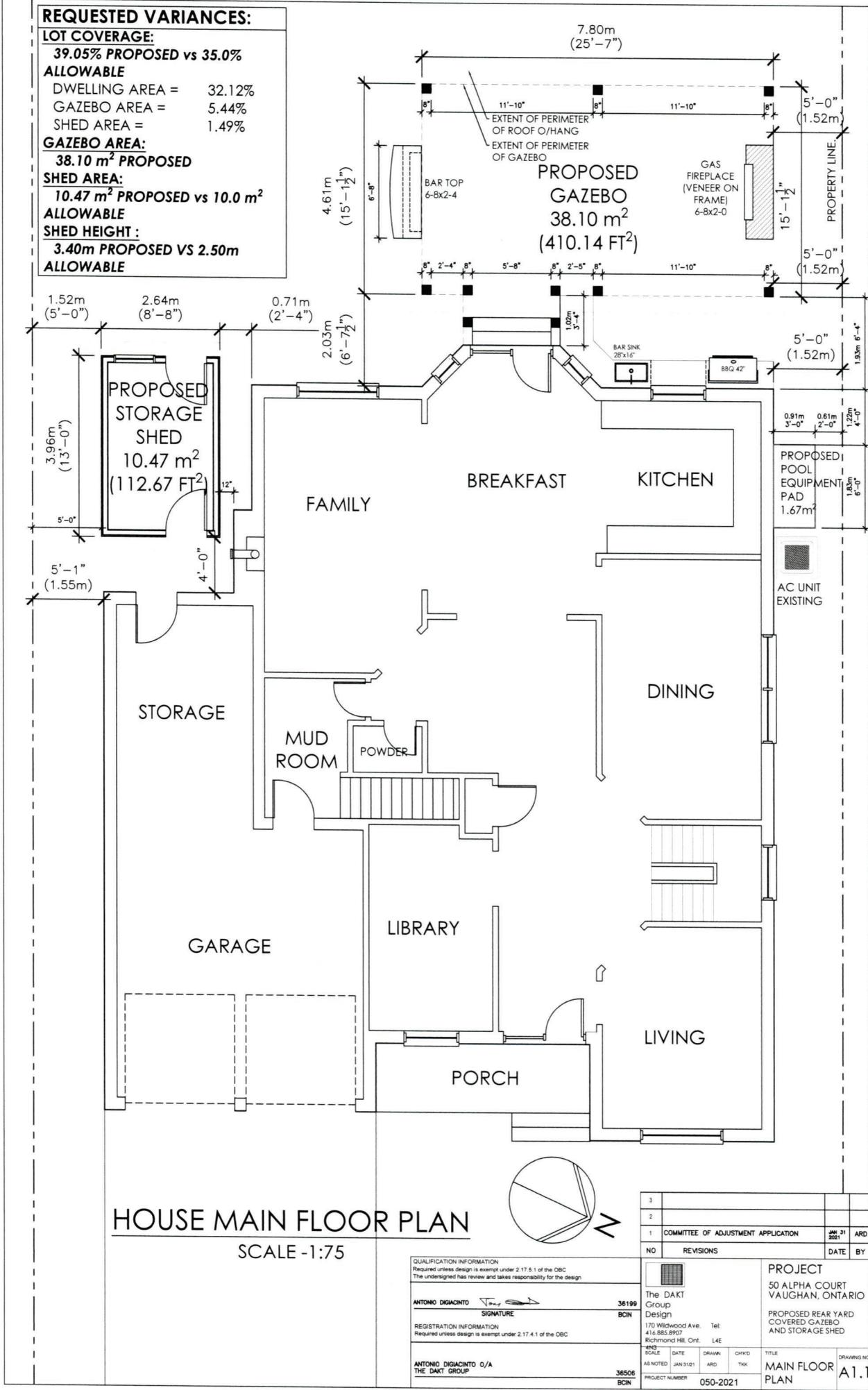
10.47 m² PROPOSED vs 10.0 m²

ALLOWABLE

SHED HEIGHT:

3.40m PROPOSED vs 2.50m

ALLOWABLE



HOUSE MAIN FLOOR PLAN
SCALE - 1:75

3			
2			
1	COMMITTEE OF ADJUSTMENT APPLICATION	JAN 31 2021	ARD
NO	REVISIONS	DATE	BY

QUALIFICATION INFORMATION Required unless design is exempt under 2.17.5.1 of the OBC The undersigned has reviewed and takes responsibility for the design.		PROJECT 50 ALPHA COURT VAUGHAN, ONTARIO PROPOSED REAR YARD COVERED GAZEBO AND STORAGE SHED	
ANTONIO DIGIACINTO SIGNATURE	36199 BCIN	The DAKT Group Design 170 Wickwood Ave. Tel: 416-885-8907 Richmond Hill, Ont. L4E	DRAWING NO MAIN FLOOR PLAN A1.1
REGISTRATION INFORMATION Required unless design is exempt under 2.17.4.1 of the OBC	ANTONIO DIGIACINTO O/A THE DAKT GROUP	36506 BCIN	PROJECT NUMBER 050-2021

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.

Petition in Support (56 Alpha Court, 42 Alpha Court and 88 Harvester Crescent)

RE: 50 Alpha Court, Minor Variance Application Request for Support

Regarding the Committee of Adjustment Minor variance application, please see the summary of supporters for the application at the above noted property and as per the attached plan.

1. **Lot Coverage: Proposed 39.05% vs Allowable 35.0%**
 - a. Dwelling Area = 32.12%
 - b. Gazebo Area= 5.44% at 38.10 sq.m.
 - c. Shed Area = 1.49%
2. **Shed Area is proposed at 10.47 sq.m. vs Allowable 10.0sq.m.**
3. **Shed Height is 3.40m proposed vs 2.50m Allowable.**

By signing this document, you acknowledge the application, and are affixing your signature in support of said application. Thank you for your support.

Name:

Address:

Signature

Vincenzo Di Chiara

56 Alpha Court

V. Di Chiara

Joe Nicoletto

42 Alpha Court

[Signature]

Alfredo Durante

88 HARVESTER CRTS

[Signature]

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

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A038/21 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: March-30-21 11:27 AM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A038/21 - Request for Comments

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

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