



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](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

**Applicant:** 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](https://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 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	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](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](https://www.vaughan.ca)

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**For further information please contact the City of Vaughan, Committee of Adjustment**  
**Adriana MacPherson**  
T 905 832 8585 Extension 8360  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

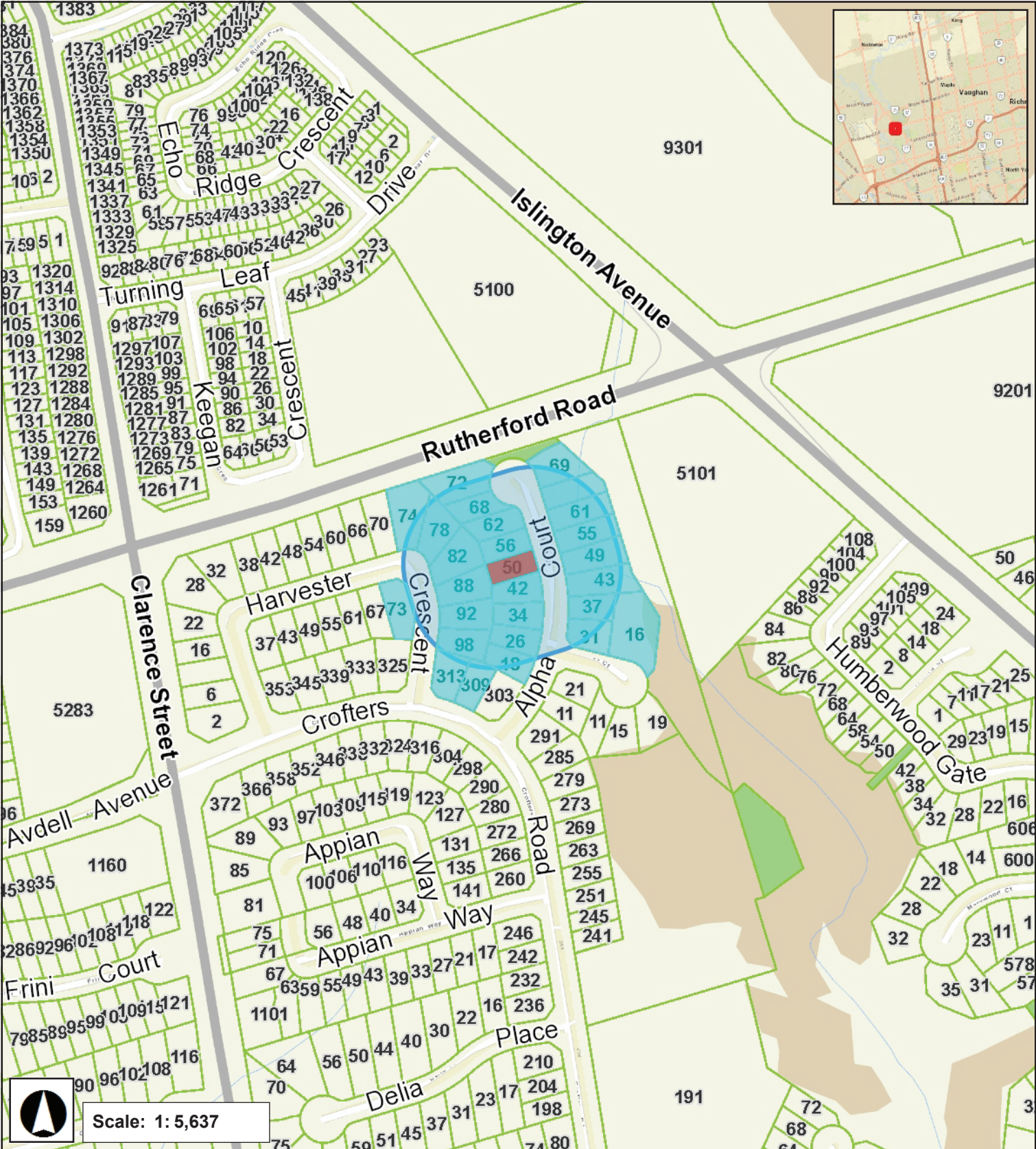
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

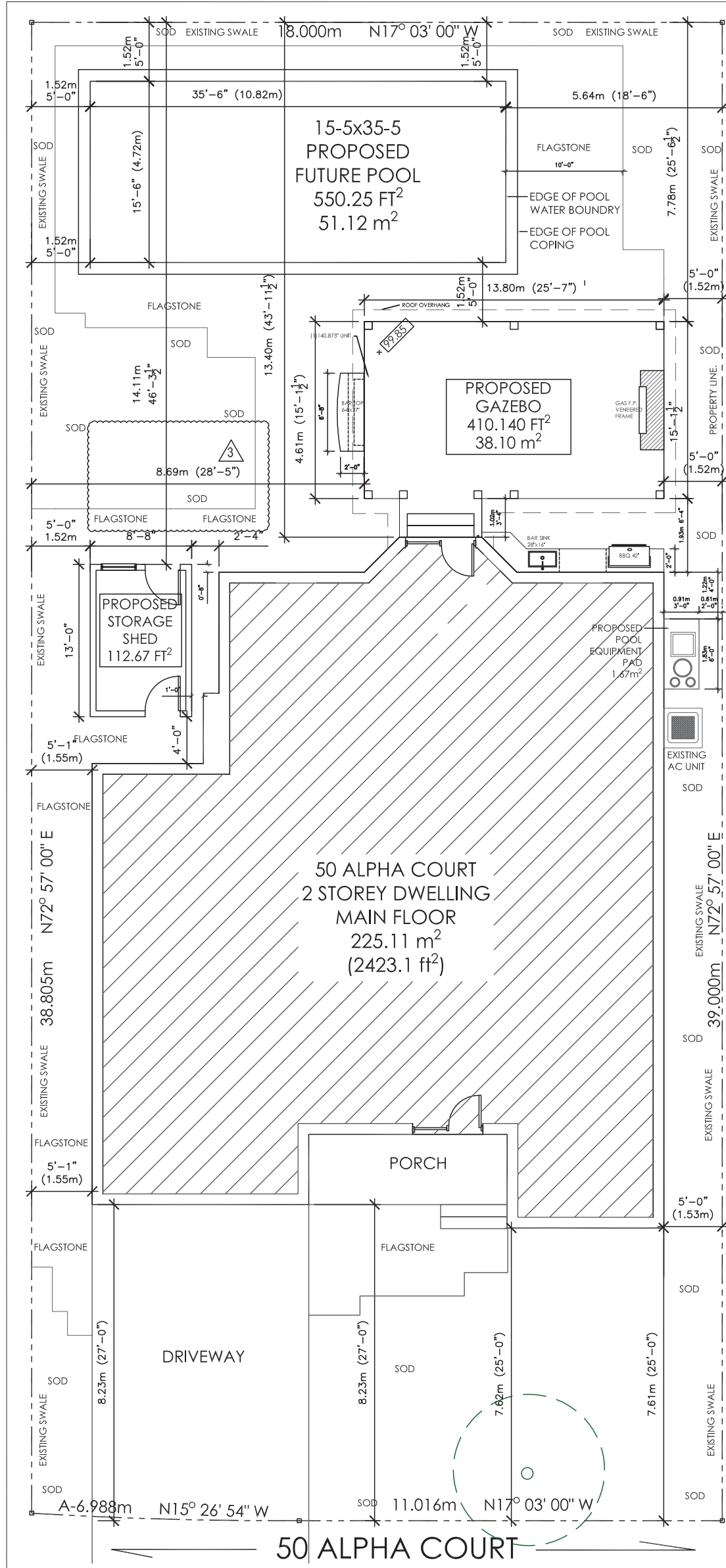
Location Map  
Plans & Sketches



# A038/21 - Notification Map

50 Alpha Court, Woodbridge





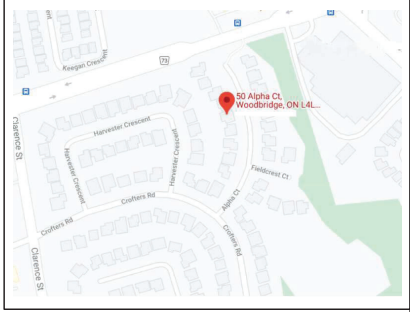
- Proposal:**
- The proposed accessory building (storage shed) is not located in the rear yard.
  - The proposed lot coverage is 39.05% (Dwelling 32.12%, Gazebo 5.44%, Shed 1.49%)

SHED AREA =	N/A	10.47 m <sup>2</sup>
SHED HEIGHT =	N/A	3.45 m
LOT COVERAGE (ACTUAL) =	32.12%	39.05%
COVERAGE ALLOWABLE =	35.0%	39.05%
SETBACKS:		
-REAR YARD (NO DWELLING)	13.41m	8.535m
-FRONT YARD (NO DWELLING)	7.61m	7.61m
-NORTH SIDYARD	1.55m	1.55m
-SOUTH SIDYARD	1.53m	1.53m
BLDG HEIGHT =	10.00m	10.00m
STOREYS =	2 STOREYS	2 STOREYS
BLDG USE =	SINGLE DWELLING	SINGLE DWELLING

Zone Label R1

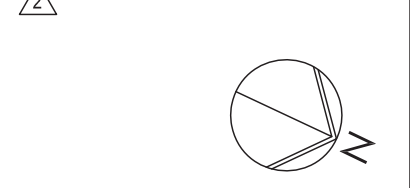
<b>REQUESTED VARIANCES:</b>		
<b>LOT COVERAGE:</b>		
39.05% PROPOSED vs 35.0% ALLOWABLE		
DWELLING AREA =	32.12%	
GAZEBO AREA =	5.44%	
SHED AREA =	1.49%	
<b>GAZEBO AREA:</b>		
38.10 m <sup>2</sup> PROPOSED		
<b>SHED AREA:</b>		
10.47 m <sup>2</sup> PROPOSED vs 10.0 m <sup>2</sup> ALLOWABLE		
<b>SHED HEIGHT:</b>		
3.40m PROPOSED VS 2.50m ALLOWABLE		

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







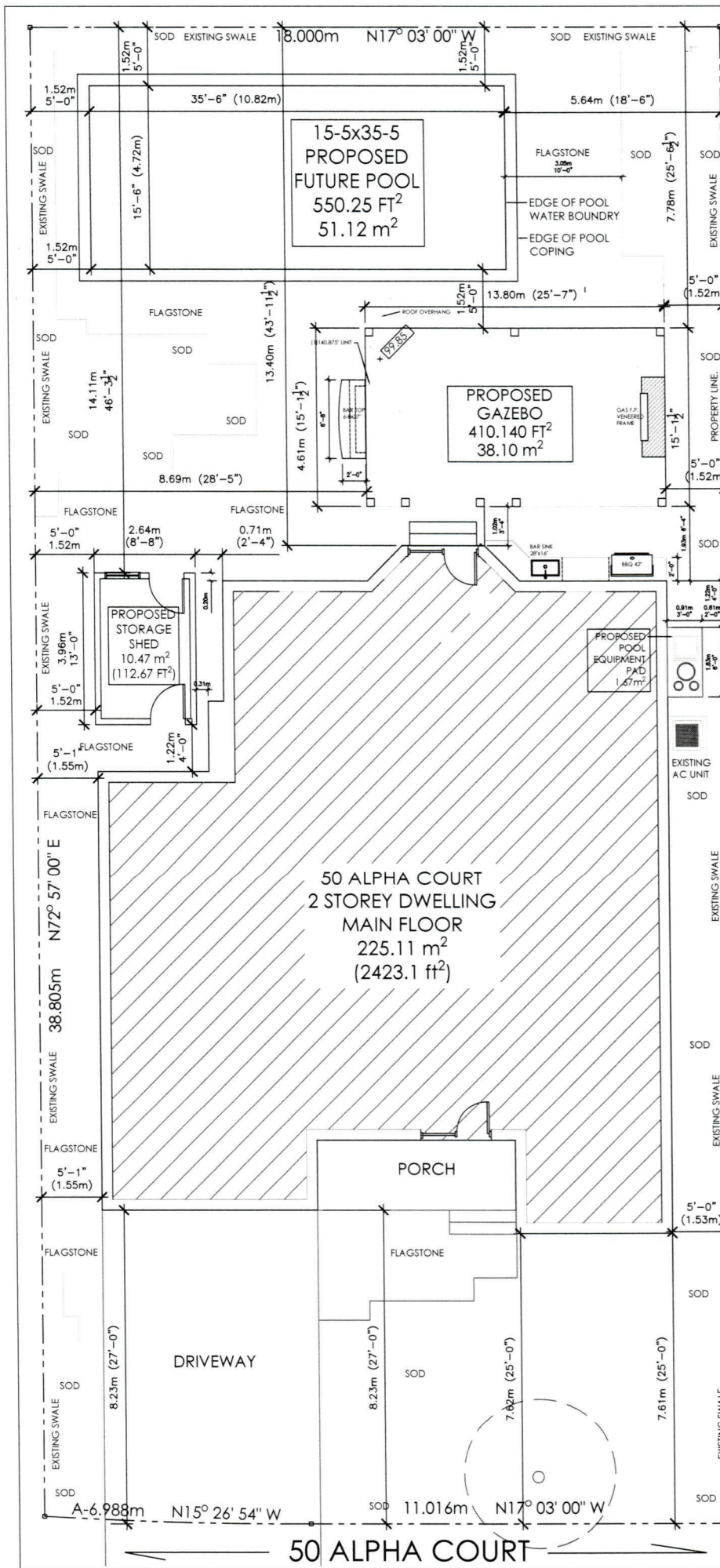
**CONTEXT PLAN**  
SCALE : N.T.S.

<b>LANDSCAPE STATISTICS</b>		
REAR YARD TOTAL AREA =	240.98 m <sup>2</sup> (100%)	
PORTION BEYOND 135 m <sup>2</sup> =	105.98 m <sup>2</sup> (43.98%)	
REQUIRED SOFT LANDSCAPE =	63.59 m <sup>2</sup> (60.0%)	
PROPOSED SOFT LANDSCAPE =	64.79 m <sup>2</sup> (61.1%)	
THEREFORE PROPOSED MEETS REQUIREMENTS		



**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 review 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		
	COA APPLICATION LANDSCAPE ADJUSTMENT		MAR 17 2021 ARD		
	COA APPLICATION CLARIFICATION		MAR 4 2021 ARD		
1	COMMITTEE OF ADJUSTMENT APPLICATION		JAN 31 2021 ARD		
NO	REVISIONS		DATE BY		
		<b>PROJECT</b> 50 ALPHA COURT VAUGHAN, ONTARIO  PROPOSED REAR YARD COVERED GAZEBO AND STORAGE SHED			
The DAKT Group Design  170 Wildwood Ave. Tel 416.885.8907 Richmond Hill, Ont. L4E					
4163 SCALE AS NOTED				DATE JAN 31/21	DRAWN ARD
PROJECT NUMBER		050-2021	TITLE SITE PLAN		DRAWING NO. A1



PROPERTY DESCRIPTION

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

SITE STATISTICS	EXISTING	PROPOSED
LOT AREA =	700.9332 m <sup>2</sup>	700.9332 m <sup>2</sup>
BUILDING AREA =	225.11 m <sup>2</sup>	273.68 m <sup>2</sup>
GAZEBO AREA =	N/A	38.10 m <sup>2</sup>
GAZEBO HEIGHT =	N/A	4.50 m
SHED AREA =	N/A	10.47 m <sup>2</sup>
SHED HEIGHT =	N/A	3.45 m
LOT COVERAGE (ACTUAL) =	32.12%	39.05%
COVERAGE ALLOWABLE =	35.0%	39.05%
SETBACKS		
-REAR YARD (TO DWELLING)	13.41m	8.535m
-FRONT YARD (TO DWELLING)	7.61m	7.61m
-NORTH SIDETYARD	1.55m	1.55m
-SOUTH SIDETYARD	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:

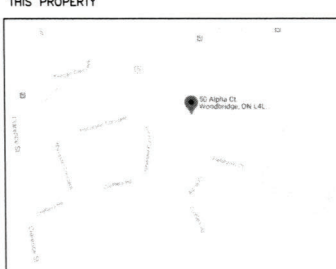
**LOT COVERAGE:**  
39.05% PROPOSED vs 35.0% ALLOWABLE  
DWELLING AREA = 32.12%  
GAZEBO AREA = 5.44%  
SHED AREA = 1.49%

**GAZEBO AREA:**  
38.10 m<sup>2</sup> PROPOSED

**SHED AREA:**  
10.47 m<sup>2</sup> PROPOSED vs 10.0 m<sup>2</sup> 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 FT<sup>2</sup>  
HARD SCAPES AREA = 1538.75 FT<sup>2</sup>  
SOFT SCAPES AREA = 1198.25 FT<sup>2</sup>  
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



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

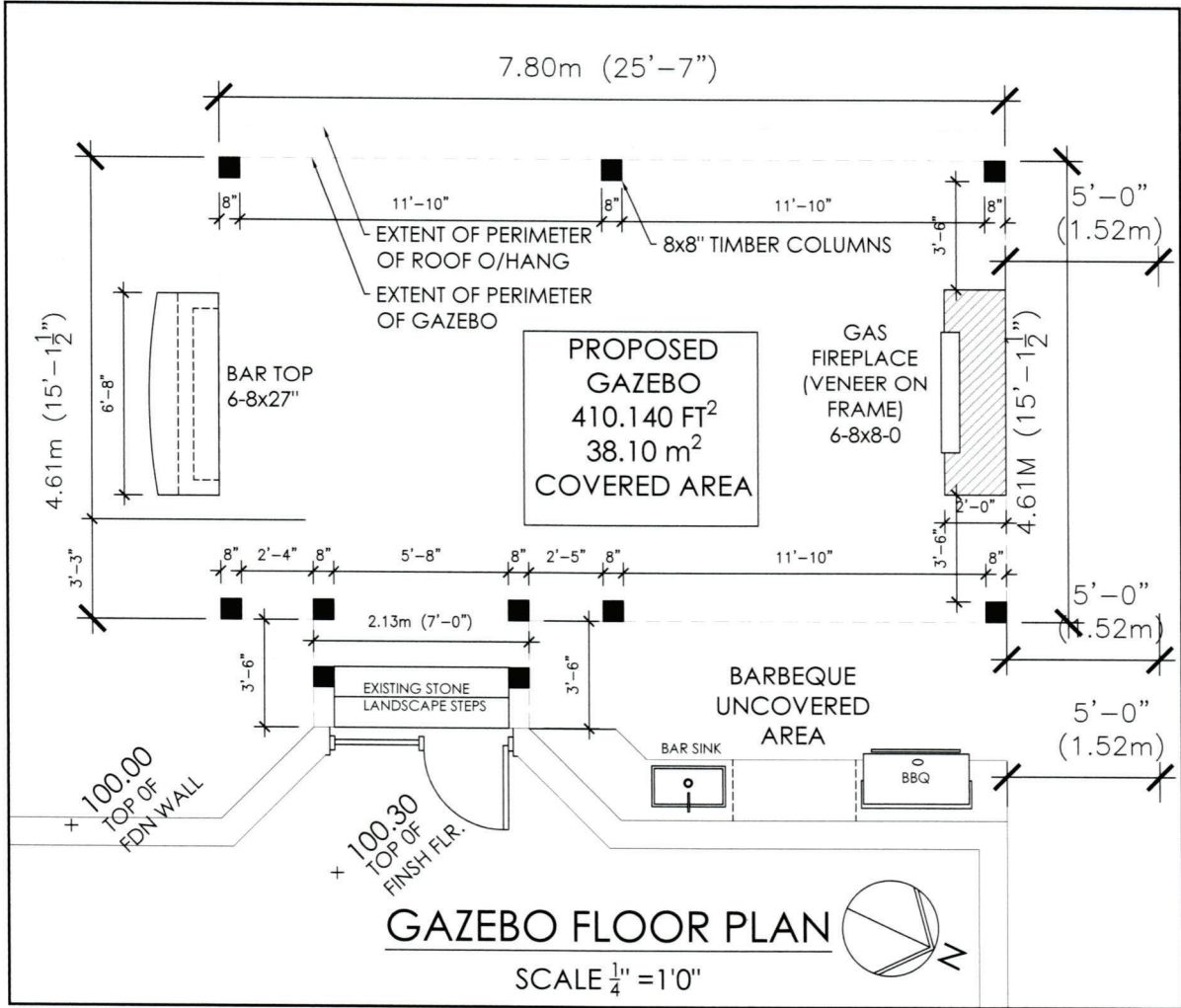
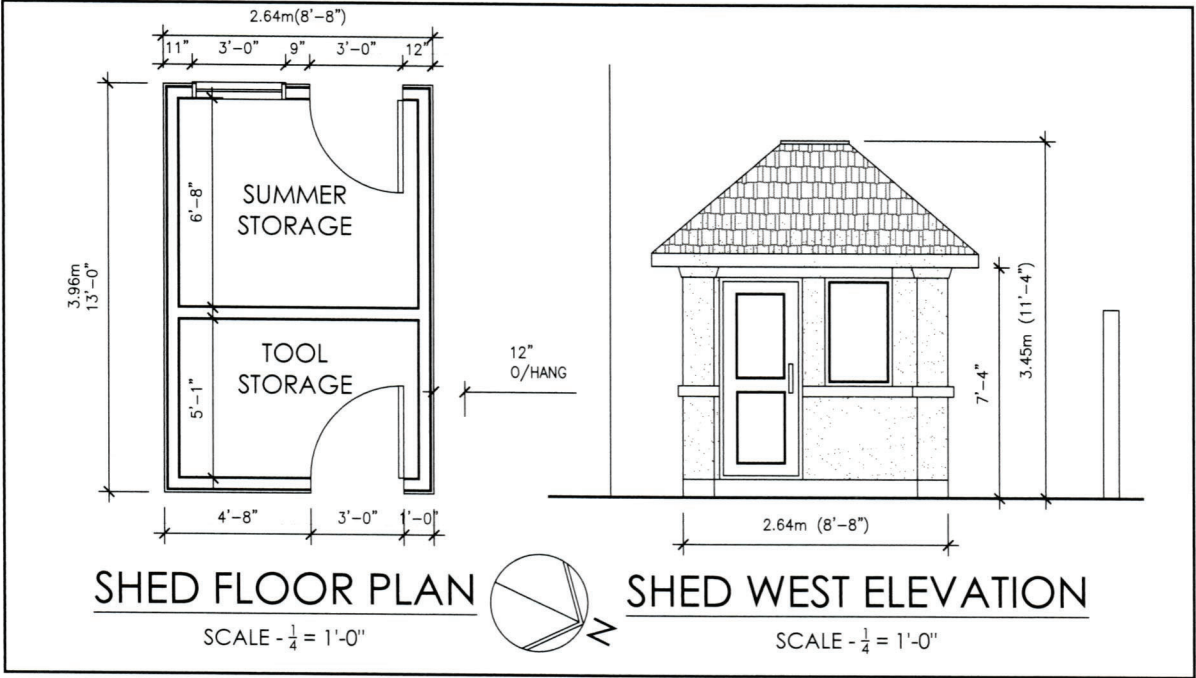
**PROJECT**  
50 ALPHA COURT  
VAUGHAN, ONTARIO



PROPOSED REAR YARD  
COVERED GAZEBO  
AND STORAGE SHED

SCALE: AS NOTED  
DATE: JAN 31/21  
PROJECT NUMBER: 050-2021

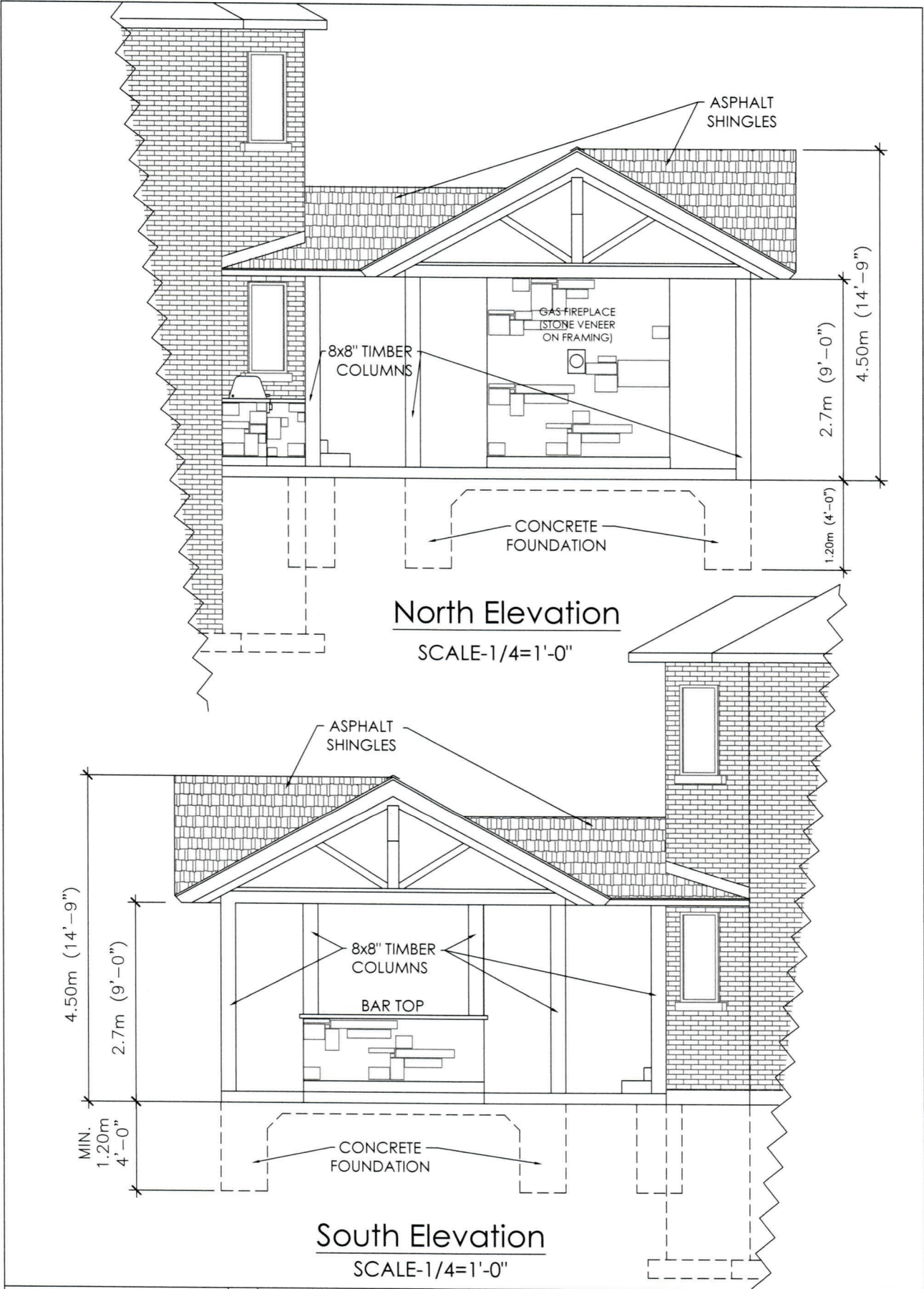
DRAWN: ARD  
CHKD: TRK



TITLE: SITE PLAN  
DRAWING NO: A1

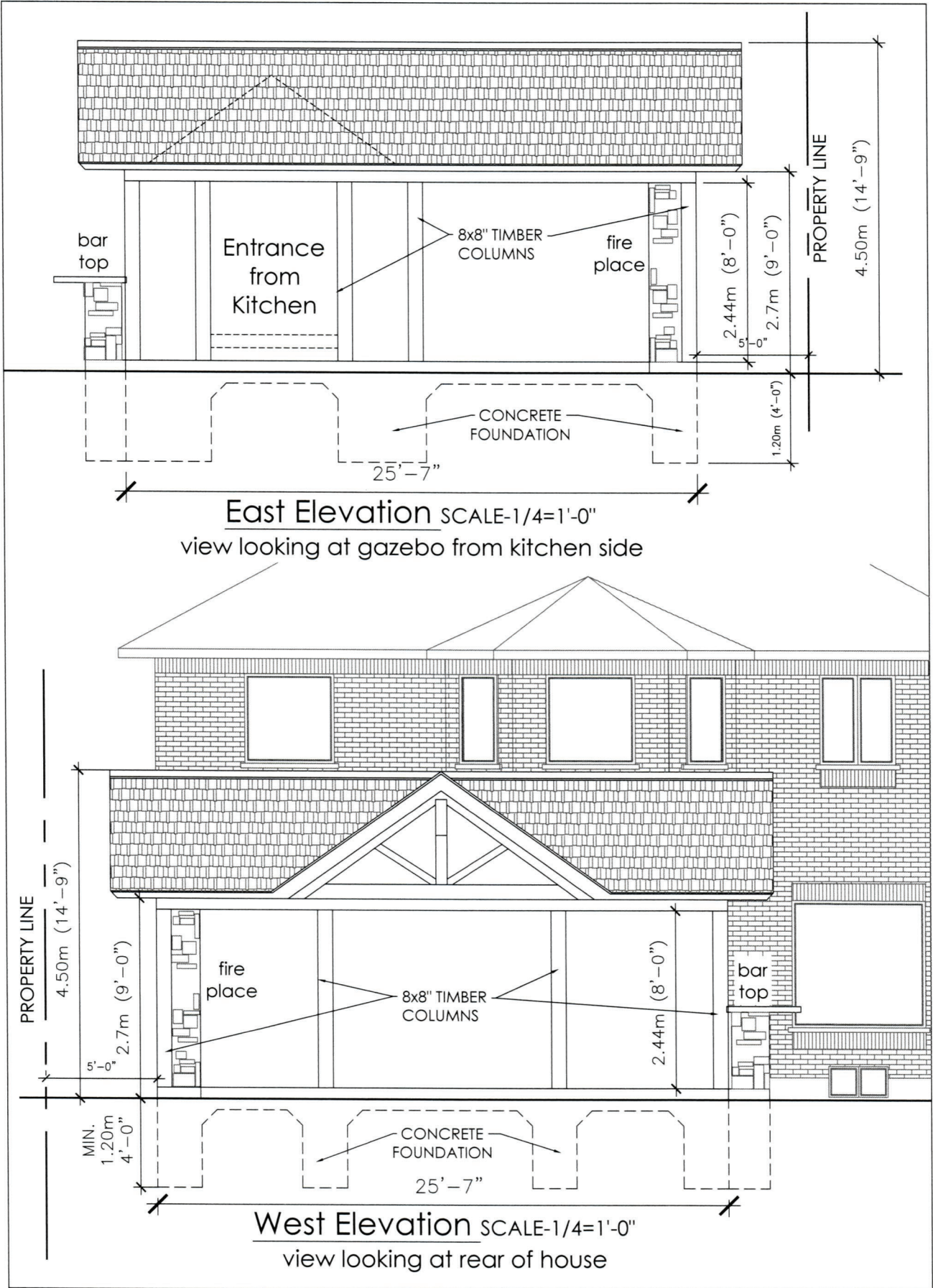




QUALIFICATION INFORMATION Required unless design is exempt under OBC 2.17.5.1								PROJECT 50 ALPHA COURT WOODBIDGE, ONTARIO				
ANTONIO DIGIACINTO 												
SIGNATURE		4					170 Wildwood Ave. Tel: 416.885.8907 Richmond Hill, Ontario L4E 4N3		PROPOSED REAR GAZEBO AND SHED			
REGISTRATION INFORMATION Required unless design is exempt under OBC 2.17.4.1		3										
ANTONIO DIGIACINTO O/A THE DAKT GROUP		2										
BCIN: 36506		1	COMMITTEE OF ADJUSTMENT APPLICATION	FEB 11 2021	ARD		SCALE A5 NOTED	DATE FEB 11/21	DRAWN ARD	CHECKED TKK	TITLE PROPOSED GAZEBO & SHED FLOOR PLANS	DRAWING NO. A3
NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE DESIGNER		No.	REVISIONS	DATE	BY	PROJECT NUMBER 050-2021						

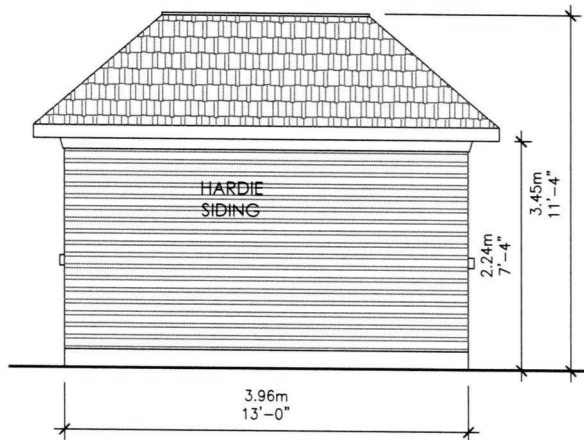




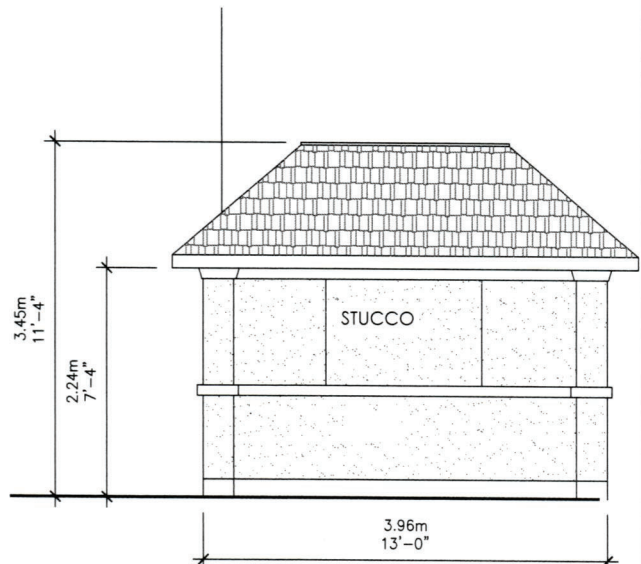
QUALIFICATION INFORMATION Required unless design is exempt under OBC 2.17.5.1						 The DAKT Group Design  170 Wildwood Ave. Tel: 416.885.8907 Richmond Hill, Ontario L4E 4N3				PROJECT 50 ALPHA COURT WOODBIDGE, ONTARIO  PROPOSED REAR GAZEBO AND SHED		
ANTONIO DIGIACINTO  SIGNATURE	BCIN: 36199	4										
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		FEB 11 2021	ARD	SCALE AS NOTED	DATE FEB 11/21	DRAWN ARD	CHECKED TEK	TITLE PROPOSED GAZEBO ELEVATIONS	DRAWING NO. A4
No.		REVISIONS			DATE	BY	PROJECT NUMBER 050-2021					



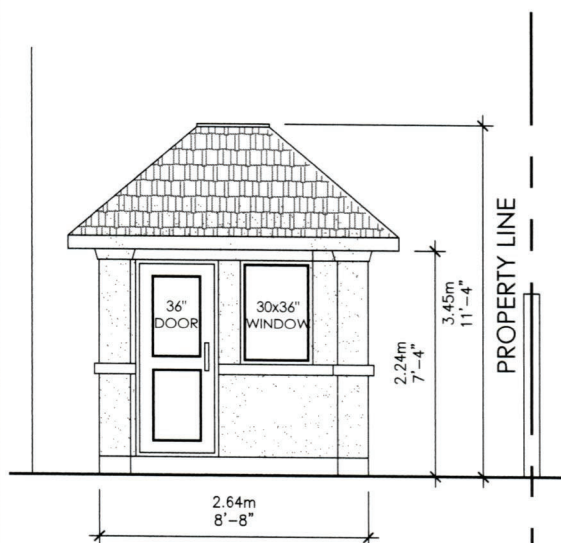
QUALIFICATION INFORMATION Required unless design is exempt under OBC 2.17.5.1						 The DAKT Group Design  170 Wildwood Ave. Tel: 416.885.8907 Richmond Hill, Ontario L4E 4N3				PROJECT 50 ALPHA COURT WOODBRIDGE, ONTARIO  PROPOSED REAR GAZEBO AND SHED	
ANTONIO DIGIACINTO		4									
SIGNATURE								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



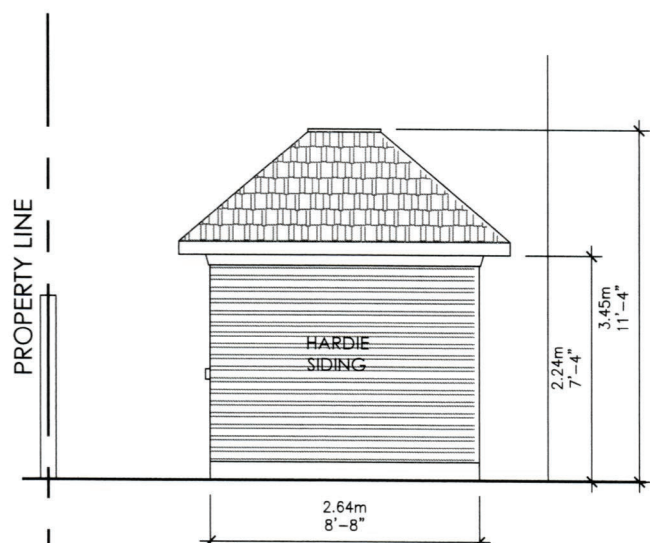
SHED NORTH ELEVATION  
SCALE - 1/4" - 1'-0"





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



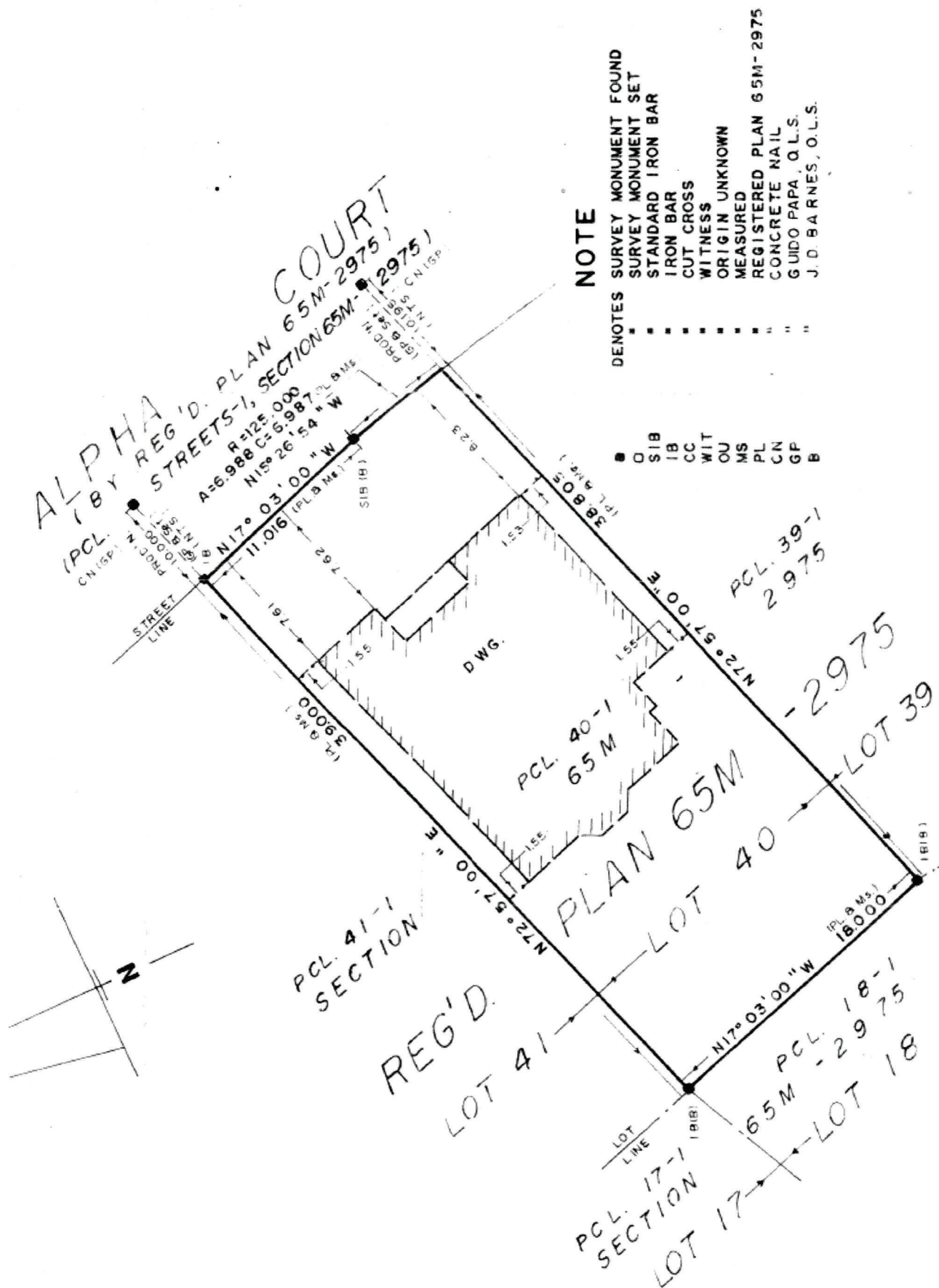
SHED WEST ELEVATION  
SCALE - 1/4" - 1'-0"

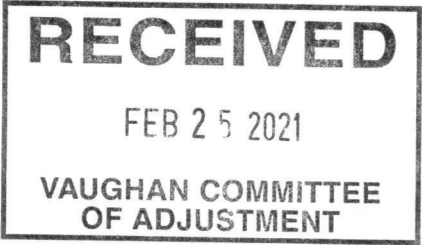


SHED EAST ELEVATION  
SCALE - 1/4" - 1'-0"

QUALIFICATION INFORMATION Required unless design is exempt under OBC 2.17.5.1							PROJECT  50 ALPHA COURT WOODBRIDGE, ONTARIO  PROPOSED REAR GAZEBO AND SHED				
ANTONIO DIGIACINTO  BCIN: 36199											
SIGNATURE		4				The DAKT Group Design					
REGISTRATION INFORMATION Required unless design is exempt under OBC 2.17.4.1		3				170 Wildwood Ave. Tel: 416.885.8907 Richmond Hill, Ontario L4E 4N3					
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	TITLE  PROPOSED SHED ELEVATIONS	DRAWING NO.  A6
		NO.	REVISIONS	DATE	BY	PROJECT NUMBER 050-2021					







50 ALPHA COURT  
VAUGHAN, ONTARIO

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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

**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:**

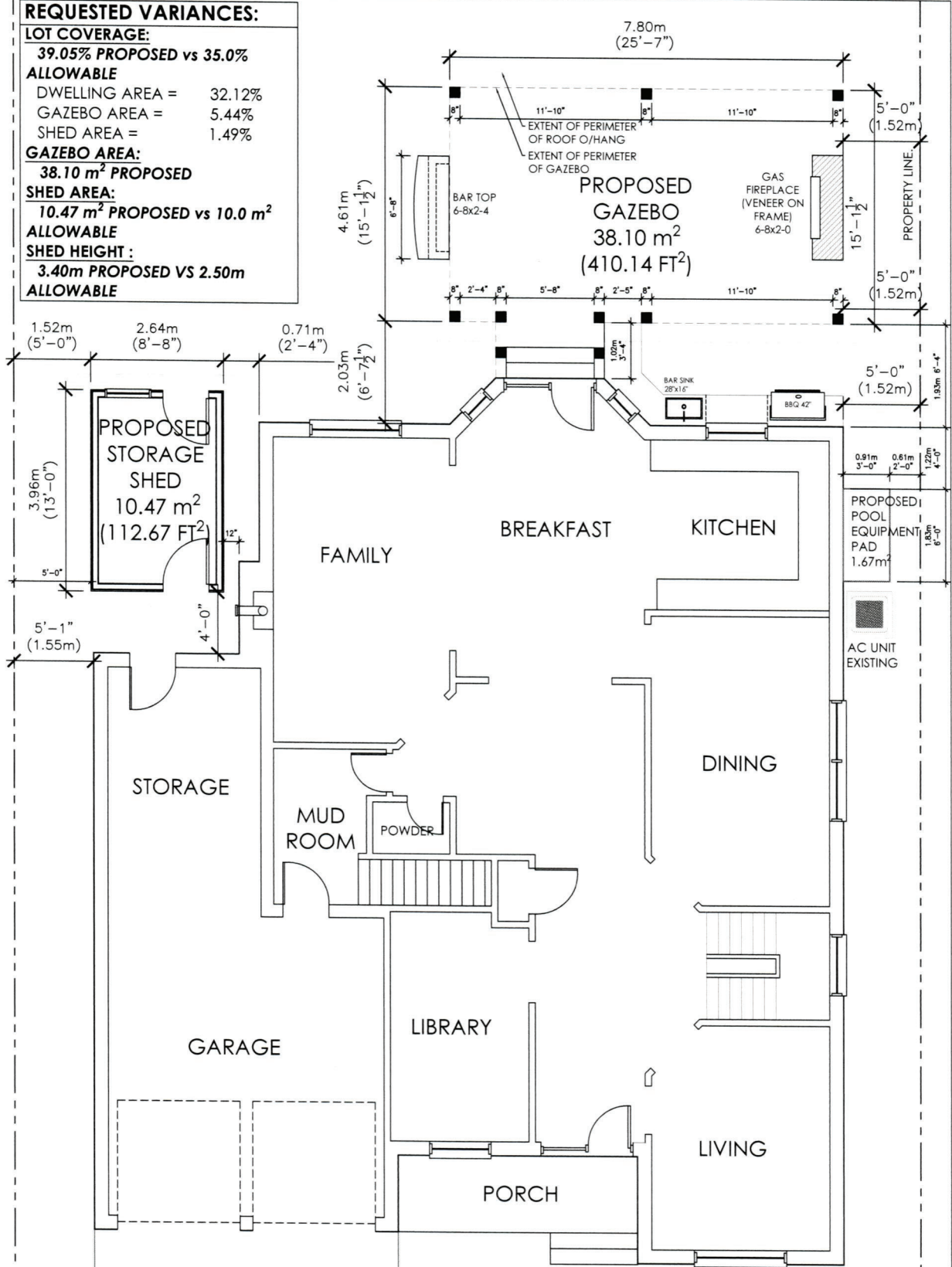
**38.10 m<sup>2</sup> PROPOSED**

**SHED AREA:**

**10.47 m<sup>2</sup> PROPOSED vs 10.0 m<sup>2</sup> ALLOWABLE**

**SHED HEIGHT:**

**3.40m PROPOSED VS 2.50m ALLOWABLE**



**HOUSE MAIN FLOOR PLAN**

SCALE -1:75

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 DIGACINTO  
SIGNATURE

36199  
BCIN

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

ANTONIO DIGACINTO O/A  
THE DAKT GROUP

36506  
BCIN

PROJECT NUMBER  
050-2021

PROJECT NUMBER  
050-2021

PROJECT NUMBER  
050-2021

PROJECT NUMBER  
050-2021

PROJECT  
50 ALPHA COURT  
VAUGHAN, ONTARIO

PROPOSED REAR YARD  
COVERED GAZEBO  
AND STORAGE SHED

TITLE  
MAIN FLOOR  
PLAN

DRAWING NO.  
A1.1

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

**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 DiChiara

56 Alpha Court

V. DiChiara

Joe Nicoletto

42 Alpha Court

[Signature]

Alfredo Brante

88 HARVESTEN CRTS

[Signature]

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Schedule C: Agency Comments

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

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections

## COMMENTS:

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

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

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

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

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

### References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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

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

## MacPherson, Adriana

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**Subject:** FW: A038/21 - Request for Comments

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**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](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)