



File: A130/21

Applicant: Noushin Oveisi

Address: 7 Thornbank Road, Thornhill

Agent: Hirman Architects Inc.

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<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, August 12, 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: 4

A130/21

Ward: 5

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, August 12, 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:** Noushin Oveisi

**Agent:** Hirman Architects Inc.

**Property:** 7 Thornbank Road, Thornhill

**Zoning:** The subject lands are zoned R1V Residential and subject to the provisions of Exception No. 9(662) 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 constructed to permit the construction of a proposed single-family dwelling, cabana and front yard pergola.

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

By-law Requirement	Proposal
1. The total of the side yards shall be a minimum of 6.0 metres. [9(662) b) ii)]	1. The proposed total of the side yards are a minimum of 4.83 metres.
2. The maximum lot coverage shall be 20%. [4.1.9, Schedule A]	2. To permit a maximum lot coverage of 25.14% (22.99% Main Dwelling and Attached Garage; 0.59% Porch 0.53%; Cabana 1.03% Rear Deck Beside Family Room)
3. The maximum height of any accessory building or structure measured from the average finished ground level to the nearest part of the roof shall not be more than three (3) metres. [4.1.1 b)]	3. The proposed maximum height of the accessory structure located between the street line and front wall (pergola) measured to the nearest part of the roof is 3.8 metres.
4. The lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 67 square metres. [4.1.1 a)]	4. The lot area covered by all accessory buildings and structures other than those attached to the main building is proposed to be a maximum of 96.73 square metres.
5. Any accessory building or structure shall be located in the rear yard only. [4.1.1 c)]	5. The proposed accessory structure (pergola) is proposed to be located between the street line and front wall of the building.

**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](http://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 July 28, 2021

Applicant confirmed posting of signage on July 26, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC
Cabana	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Lot coverage is not complying, South side setback of attached Garage to the Dwelling is not complying

**Adjournment Request: None**

**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 breakdown of the proposed lot coverage of 25.14% is 22.99% for the dwelling and garage, 0.59% for the covered porch, 0.53% for the cabana and 1.03% for rear yard excavated/covered deck beside family room.

The applicant confirms that there is no cover of any kind on the pergola structures.

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

An A/C unit and/or pool equipment open and on a pad, shall be setback a minimum of 0.6 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard.

This review has been completed for the use of a detached single family dwelling only. No secondary suite or additional dwelling unit of any kind has been reviewed as part of this application.

**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 dwelling with an attached garage, covered porch, accessory structures and rear yard deck with the above noted variances. At the request of the Development Planning Department, the Owner revised their proposal by reducing the maximum lot coverage for the main dwelling from 24.62% to 22.99% and percentage of total lot area covered by buildings/ structures from 145 m² to 96.73 m² in order to maintain the existing character of a large-lot neighbourhood.

The Development Planning Department has no objection to proposed variances given the overall massing and scale of the proposed dwelling remains compatible to other newly built 2-storey homes in the area. The total side yard reduction of 1.17 m is minimal as it only applies to the garage portion, while the majority of the building’s footprint is complaint and provides accumulative side yard setback of 6.95 m.

The maximum lot coverage of 25.14% provides a coverage that is comparable to the existing homes in the area and includes the main dwelling at 22.99% and the remaining in the rear yard (covered porch at 0.59%, rear deck 1.03% and cabana 0.53%) that will not be visible from the street. Similarly, the total lot area of all accessory structures is divided between the front pergola having an area of 47.73 m² and rear cabana/pergola totaling 49 m². The front pergola located at the front door provides a level of protection for individuals being dropped off and will not contribute to the overall massing of the home as it remains unenclosed and complies

to the maximum height (4.5 m) prescribed in Zoning By-law 1- 88. The rear yard pergola is located in an area that is tucked behind the massing of home and poses no impact onto the streetscape. Memorandum.

In support of the application, the Owner submitted an Arborist Report, prepared by Phoenix Tree Care and Consulting, dated May 3, 2021. Urban Design staff reviewed the report and are satisfied with the mitigation methods proposed for the existing trees. The Owner is advised that all private trees being removed or injured require a Tree Permit through the Parks, Forestry and Horticulture Operations Department.

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 Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca) or visit [https://www.vaughan.ca/services/residential/dev\\_eng/permits/Pages/default.aspx](https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx) to learn how to apply for the pool permit.

The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert. Please visit [https://www.vaughan.ca/services/residential/transportation/roads/culvert\\_installation/Pages/default.aspx](https://www.vaughan.ca/services/residential/transportation/roads/culvert_installation/Pages/default.aspx) for more information.

The Development Engineering (DE) Department does not object to variance application A130/21 subject to the following condition(s):

1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca) or visit [https://www.vaughan.ca/services/residential/dev\\_eng/permits/Pages/default.aspx](https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx) to learn how to apply for lot grading and/or servicing approval.
2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.14% in order to mitigate potential impacts on the municipal storm water system.

**Parks Development - Forestry:**

Applicant has applied for a tree removal/exemption permit.

The Forestry division is satisfied with the applicant's current plans and no further action is required at this time.

**By-Law and Compliance, Licensing and Permit Services: Prepared by: Andrew Enns**

No comments received to date

**Development Finance:**

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

**Fire Department:**

No comments received to date

**Schedule A – Plans & Sketches****Schedule B – Public Correspondence**

Public Correspondence (12 Thornbank Road, Thornhill) – Letter of Support

Schedule C - Agency Comments

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

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1) The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval. 2) The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.14% in order to mitigate potential impacts on the municipal storm water system.

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 Ontario Land Tribunal (OLT) 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

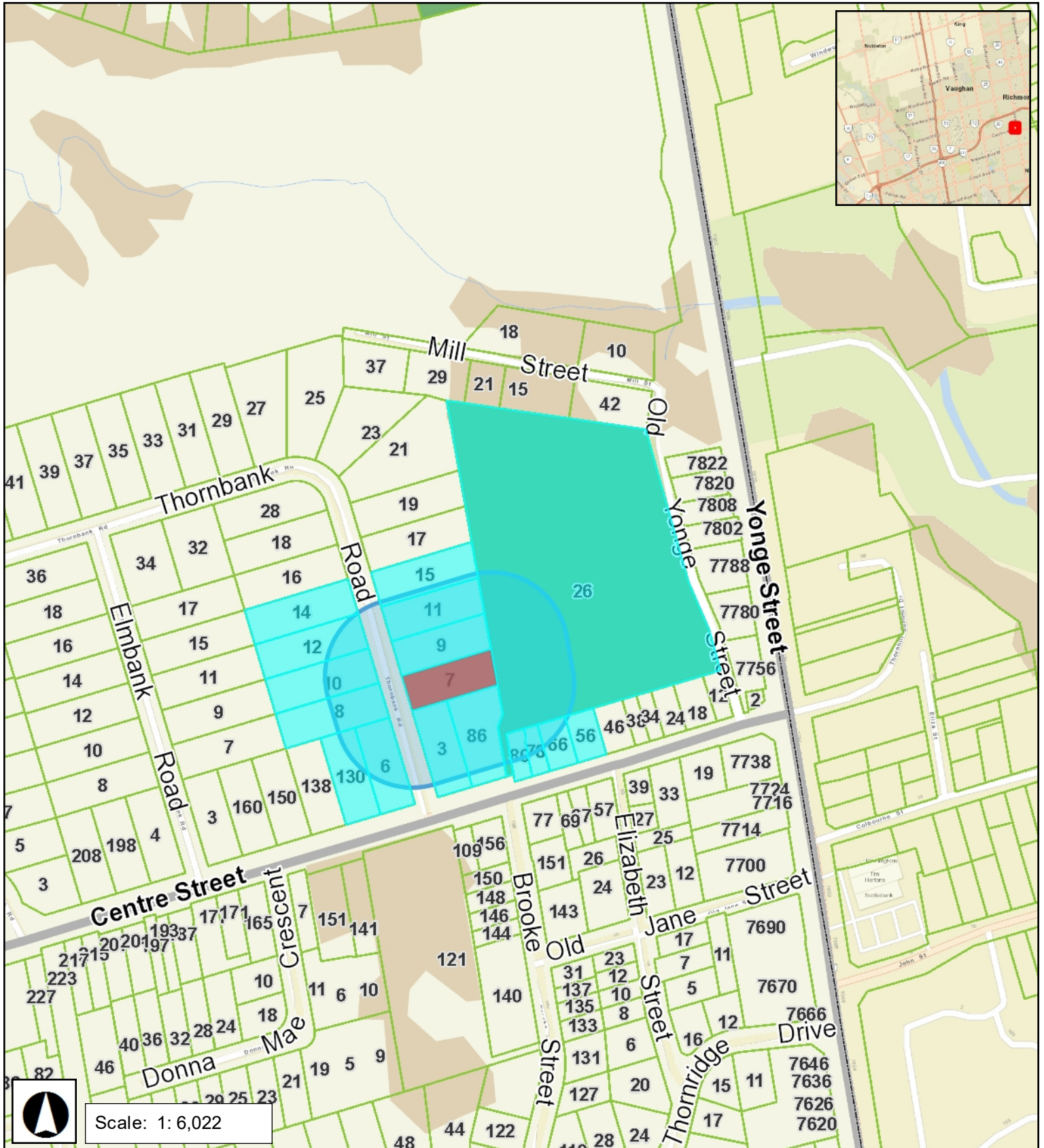
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

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

7 Thornbank Road, Thornhill

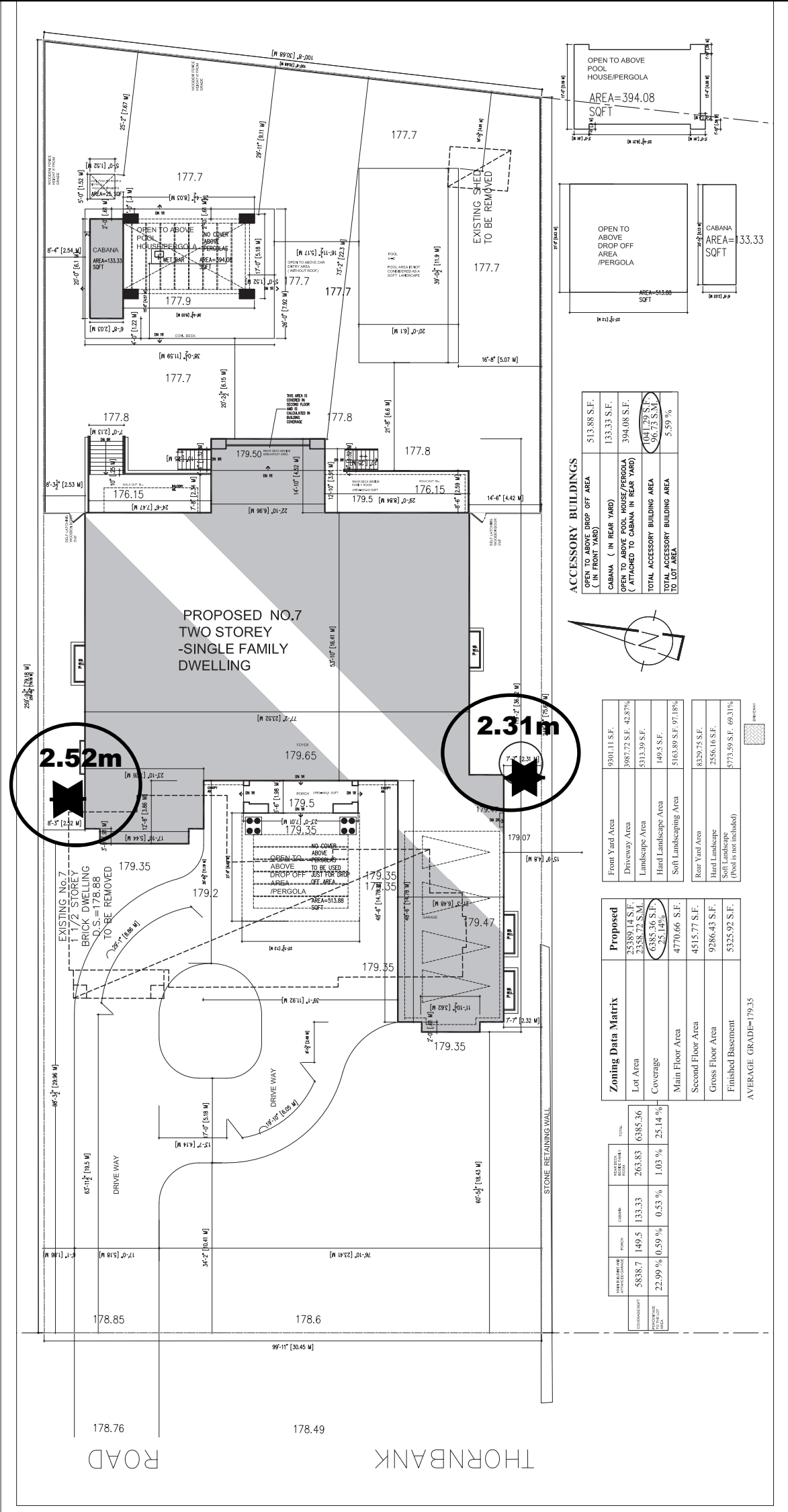




Proposal:

- 1. The proposed total of the side yards are a minimum of 4.83 metres.
- 2. The proposed maximum lot coverage is 25.14%.
- 3. The proposed maximum height of the accessory structure located between the street line and front wall (pergola) measured to the nearest part of the roof is 3.8 metres.
- 4. The lot area covered by all accessory buildings and structures other than those attached to the main building is proposed to be a maximum of 96.73 square metres.
- 5. The proposed accessory structure (pergola) is proposed to be located between the street line and front wall of the building.

Plans Recieved: July 28, 2021



CCA	2021-04-01
REVISED	2021-05-05
REVISED	2021-06-03
REVISED	2021-06-22
REVISED	2021-06-24
REVISED	2021-07-06
REVISED	2021-07-08
REVISED	2021-07-21
REVISED	2021-07-27
REVISED	2021-07-28

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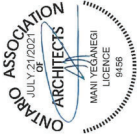
REPORT INCONVENIENCES AND DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. THE CONSULTANT'S DESIGN IS SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

USE ONLY LATEST FINISHED DRAWINGS.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIATIONS OR DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF THE WORK. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



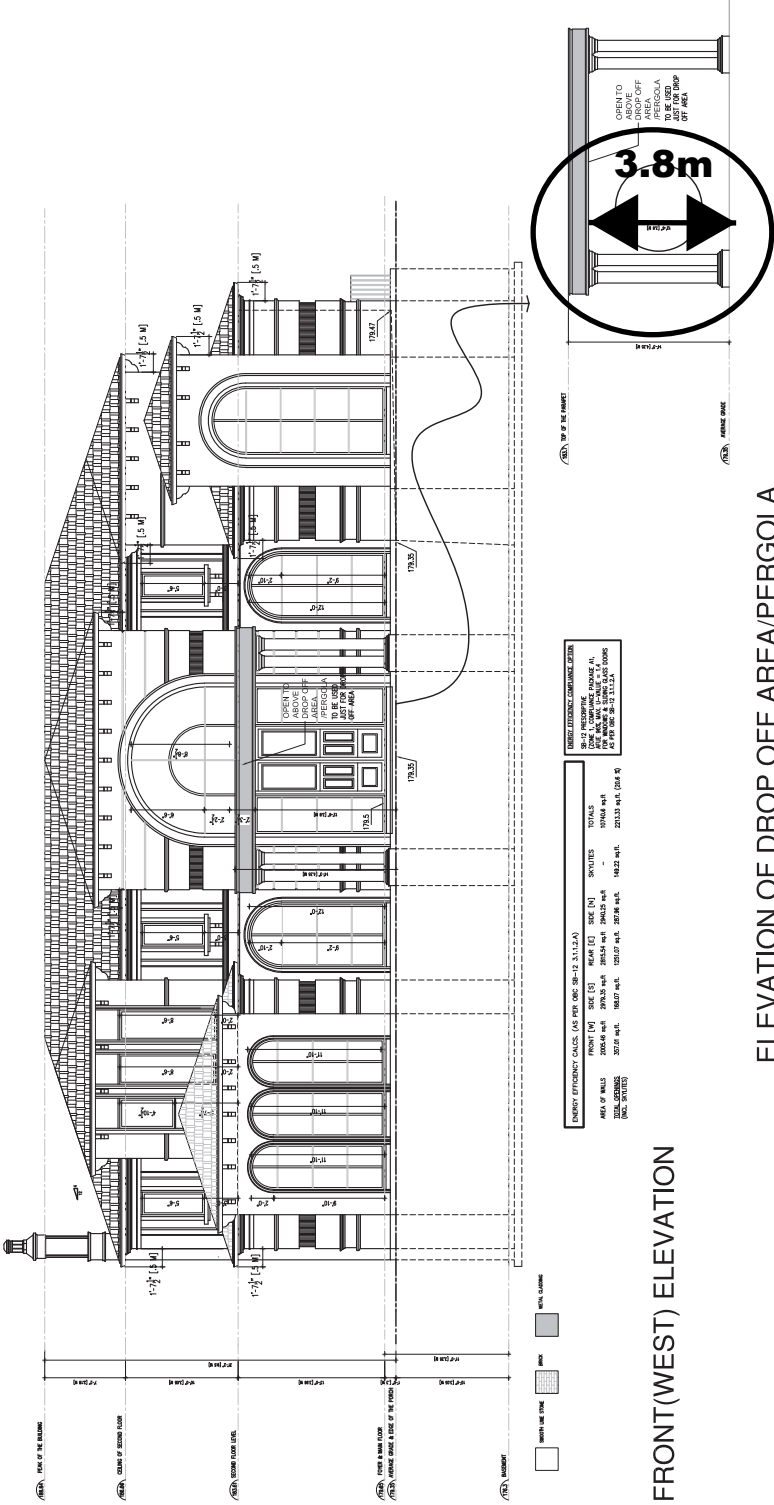
DRAWING TITLE:  
FRONT(WEST) ELEVATION  
SIDE(SOUTH) ELEVATION

PAPER SIZE: LEGAL SIZE

ARCHITECTURAL DESIGN  
HIRMAN ARCHITECTS INC.  
1000 SHEPPARD AVENUE EAST  
SUITE 1000 SCARBOROUGH, ONT. M1B 3Y8  
TEL: (416) 491-3882

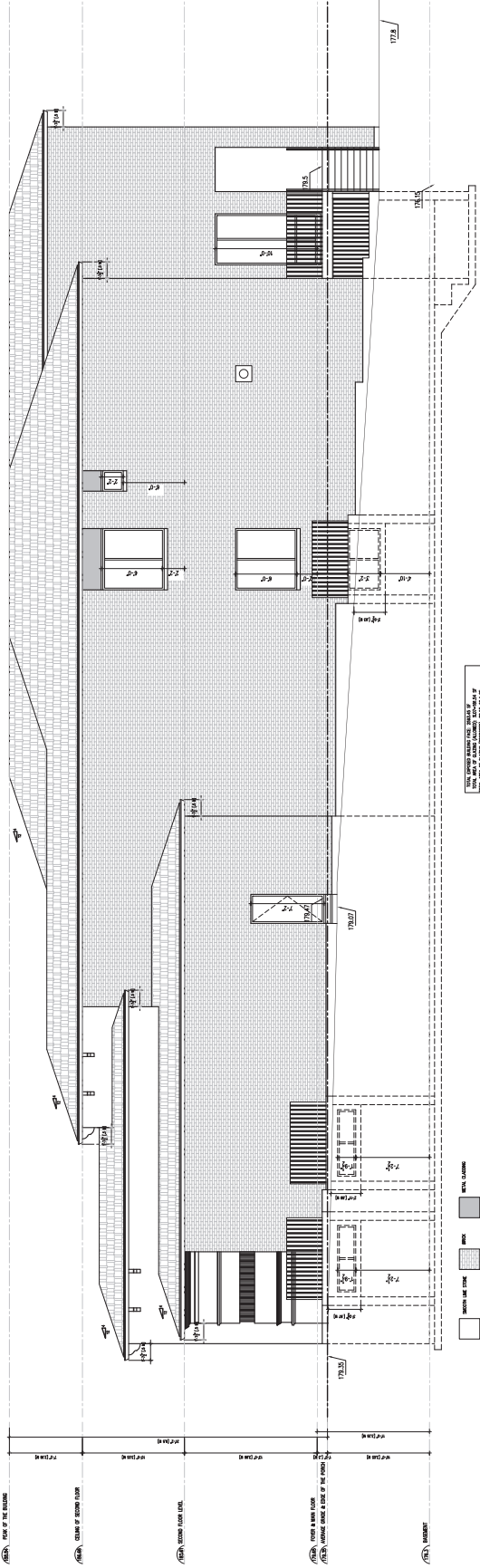
PROJECT:  
7 THORNBANK ROAD

A5

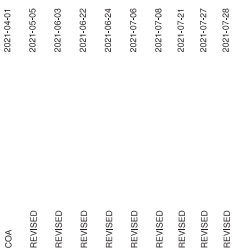


FRONT(WEST) ELEVATION

ELEVATION OF DROP OFF AREA/PERGOLA  
IN FRONT YARD



SIDE(SOUTH) ELEVATION

The logo of the Ontario Association of Architects is a circular seal. It features the text "ONTARIO ASSOCIATION OF ARCHITECTS" around the top inner edge. In the center, there is a stylized drawing of a building with a dome and columns. Below the building, the text "MANI YEGANEGI LICENCE" is written, followed by the number "9456" at the bottom.

**ARCHITECTURAL DESIGN**  
HIRMAN ARCHITECTS INC.  
48 MCCALLUM DRIVE  
RICHMOND HILL, ON. L4C 7S8  
Tel: (647) 401-3922

PROJECT: 7 THORNBANK ROAD

[illegible]

CCA	2021-04-01
REVISED	2021-05-05
REVISED	2021-06-03
REVISED	2021-06-22
REVISED	2021-06-24
REVISED	2021-07-06
REVISED	2021-07-08
REVISED	2021-07-21
REVISED	2021-07-27
REVISED	2021-07-28

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REPORT INCONVENIENTIES AND DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BYLAWS. APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

USE ONLY LATEST FINISHED DRAWINGS.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. ALL STRUCTURAL DETAILS MUST BE REVIEWED AND APPROVED BY A QUALIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND SPECIFICATIONS SET OUT IN THIS DRAWING. THE UNDERSIGNED HAS VERIFIED THAT THE INFORMATION SET OUT IN THIS DRAWING MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE AND ALL APPLICABLE BYLAWS. THE UNDERSIGNED'S DESIGN IS SUBJECT TO CORRECTION C-3.2.5.1. OF THE 2012 O.B.C. ( OR 217.5.1. OF THE 1997 O.B.C.)

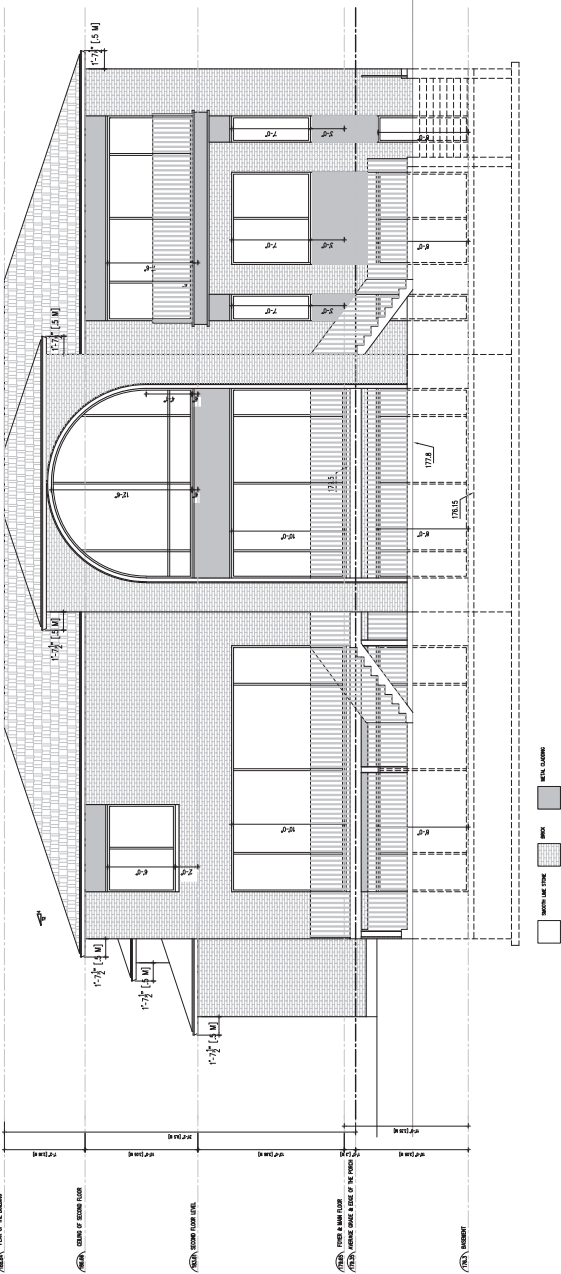


DRAWING TITLE:  
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SCALE: SIDE(NORTH) ELEVATION

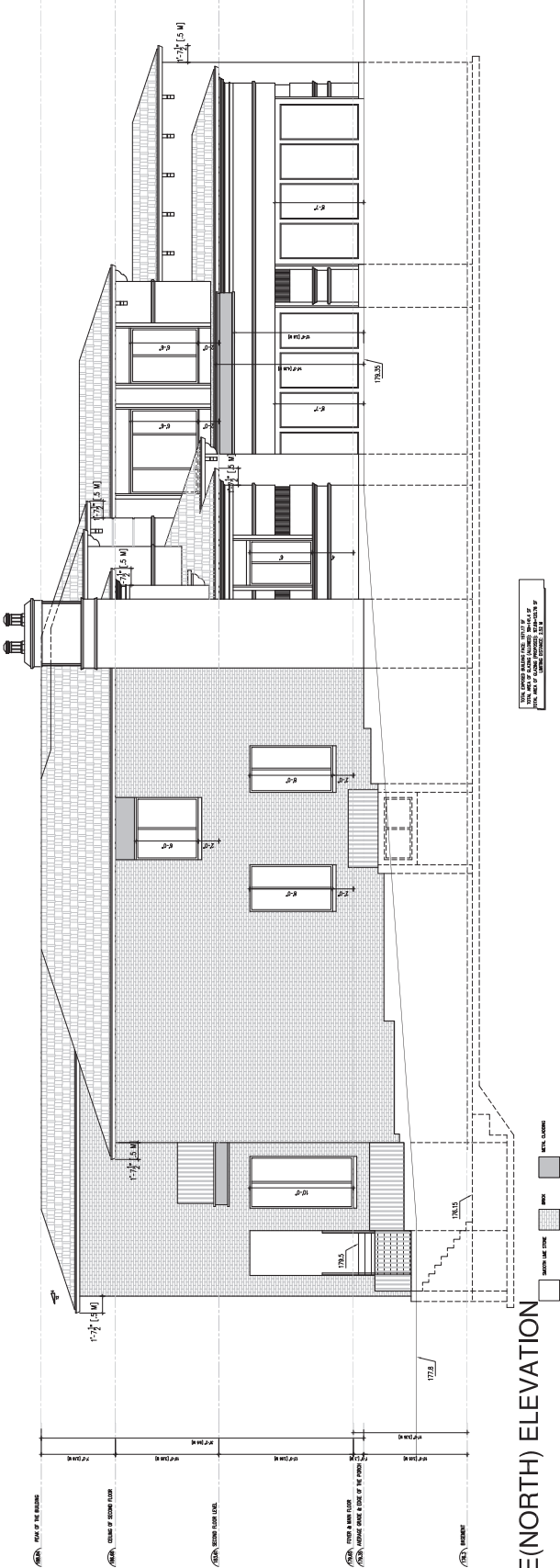
PAPER SIZE: LEGAL SIZE

ARCHITECTURAL DESIGN  
HIRMAN ARCHITECTS INC.  
100 COLLEGE AVENUE  
PHARMACY, ONT. L6C 7S8  
TEL: (416) 421-3822

PROJECT:  
7 THORNBANK ROAD



REAR(EAST) ELEVATION



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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS.

USE ONLY LATEST REVISED DRAWINGS.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGN FIRM BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.

ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

SCALE:

**HIRMAN ARCHITECTS INC.**  
48 MCCALLUM DRIVE  
RICHMOND HILL, ON, L4C 7S8  
Tel: (647) 401-3922

7 THORNBANK ROAD





**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 (12 Thornbank Road, Thornhill) – Letter of Support**

Dear Panel Members of Committee of Adjustment – City of Vaughan

I, Hamed Amir, resident of 12 Thornbank Rd


Had a discussion with the owner of 7 Thornbank Rd. and regarding the proposed project  
we want to inform you that;

-we support the proposed project HA

-we object the proposed project \_\_\_\_\_

And my reason for objection is \_\_\_\_\_

Regards

  
Hamed Amir

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), 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)



## Adriana MacPherson

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**Subject:** FW: [External] RE: A130/21 - Request for Comments (7 Thornbank Road, Thornhill)

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

**Sent:** June-29-21 9:56 AM

**To:** Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A130/21 - Request for Comments (7 Thornbank Road, Thornhill)

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)