



REVISED

Staff Report Summary

Item # 26

Ward #5

File: A156/21

Applicant: Steven & Alina Mayer 49

Address: Michael Ct Thornhill

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

Adjournment History: September 9, 2021 (see next page for details)

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, September 30, 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: 26

A156/21

Ward: 5

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, September 30, 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

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: Steven & Alina Mayer

Agent: Lorne Rose Architect Inc.

Property: 49 Michael Ct Thornhill

Zoning: The subject lands are zoned R3, Residential Zone, and subject to the provisions of Exception 9(468) under By-law 1-88 as amended.

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

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of proposed addition to the rear and interior side yard (east) of the existing single family dwelling. Relief is also being requested to permit the existing shed located in the westerly side yard.

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

By-law Requirement	Proposal
1. A minimum Rear yard setback of 7.5 metres is required (Exception 9(468), Schedule T-9).	1. To permit a minimum Rear yard setback of 1.23 metres to a dwelling (Exception 9(468), Schedule T-9).
2. A maximum Lot Coverage of 43% is required (Exception 9(468), Schedule T-9).	2. To permit a maximum Lot Coverage of 45.8% (35.3% dwelling; 10.5% decks) (Exception 9(468), Schedule T-9).
3. An accessory structure shall be located in the Rear yard (Section 4.1.1 c)).	3. To permit an Accessory Structure in the Interior side yard (Section 4.1.1 c)).
4. A minimum interior side yard setback of 0.6 metres is required (Section 4.1.1 f) ii)).	4. To permit a minimum Interior side yard setback of 0.25 metres to an Accessory structure (Section 4.1.1 f) ii)).

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
September 9, 2021	N/A	Adjourned to September 30, 2021	Allow time for staff to conduct a site visit

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 September 15, 2021

Applicant has confirmed posting of signage on September 23, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1994 (Purchased 1996)

Applicant has advised that they cannot comply with By-law for the following reason(s): The proposed addition requires an adjustment based on the unique shape of the lot and the positioning of the house. The adjustment is required to provide enough space for the expansion.

Adjournment Request: Application was adjourned at the September 9, 2021 hearing to allow staff to conduct a site visit.

On August 23, 2021, the applicant was provided with the following comments from Development Planning and provided an opportunity to amend / adjourn the application:

The Development Planning ('DP') Department has reviewed minor variance file A156/21 with Senior Management and provide you the following comments:

1. DP has concerns with a rear yard setback of 1.23 m (variance #1), given the concrete terrace is above grade and has a roof component that will be visible to the adjacent landowners. DP staff have analyzed similar proposals in the area and have come across two in particular noted below:
 - a) A073/94 (55 Michael Court) permitted an enclosed in-ground swimming pool (one storey addition) to be located on the side yard rather than the rear yard which is permitted by the By-law. As a condition of approval, city staff asked the Owner to provide a 6 ft fence on the side that borders with 54 Michael Court.
 - b) A274/07 (92 Theodore Place) Committee members amended variance #1, thereby, increasing the rear yard setback to a one-storey pool enclosure structure from 0.6 m to 1.5m. A condition of approval was requested by the Urban Design Department which was the Owner provide adequate screening to the abutting north and east property lines.

Please note that examples are only used to better understand the existing site context and does not determine the merit of this variance application. In addition, it should be noted that the above noted properties were less contentious, as their rear yard lot line did not abut other residential lots and only considered a one-storey addition. With this in mind, Development Planning strongly encourage the concrete terrace be scaled back to line up flush with the sliding door proposed for the two-storey addition (shown in the rear elevation). Planning staff is of the opinion that reducing the width and depth of the terrace will directly improve the rear yard setback to a distance planning can support.

2. The Development Planning Department is working with urban design staff to implement a condition of approval that will require the Owner implement screening (vegetation) and/or remove the windows on the east side of the addition. Their comments are forthcoming and have been delayed as staff are currently away from the office and will be returning early next week

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

Building Permit No. 01-000157 for Single Detached Dwelling - Alteration, Issue Date: Jan 24, 2001

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

Building Inspections (Septic):

No response

Development Planning:

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

Application under review.

Development Engineering:

Given that the neighbor at 55 Michael Court has confirmed that there are no ponding or other issues because of the decreased setback of the side yard shed, the Development Engineering (DE) Department does not object to variance application A156/21.

As the proposed addition in the subject property is over 10 m², the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m² requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition.

The Development Engineering (DE) Department does not object to variance application A156/21 subject to the following condition(s):

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. The owner/applicant shall demonstrate the appropriate LID (Low-impact Development) measures and include the measures in the lot grading drawing to the satisfaction of DE to mitigate the impacts of additional storm runoff. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

Parks Development - Forestry:

No comments no concerns.

By-Law and Compliance, Licensing and Permit Services:

No comments no concerns.

Development Finance:

No comment no concerns

Fire Department:

No comments no concerns.

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

Public Correspondence (55 Michael Court)

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

TRCA – 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 **adjourn** this application the following condition(s) is required:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x8332 Christine.vigneault@vaughan.ca	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application A156/21. FEE PAID

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 Farzana.Khan@Vaughan.ca	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. The owner/applicant shall demonstrate the appropriate LID (Low-impact Development) measures and include the measures in the lot grading drawing to the satisfaction of DE to mitigate the impacts of additional storm runoff. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Application under review.

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 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

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

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

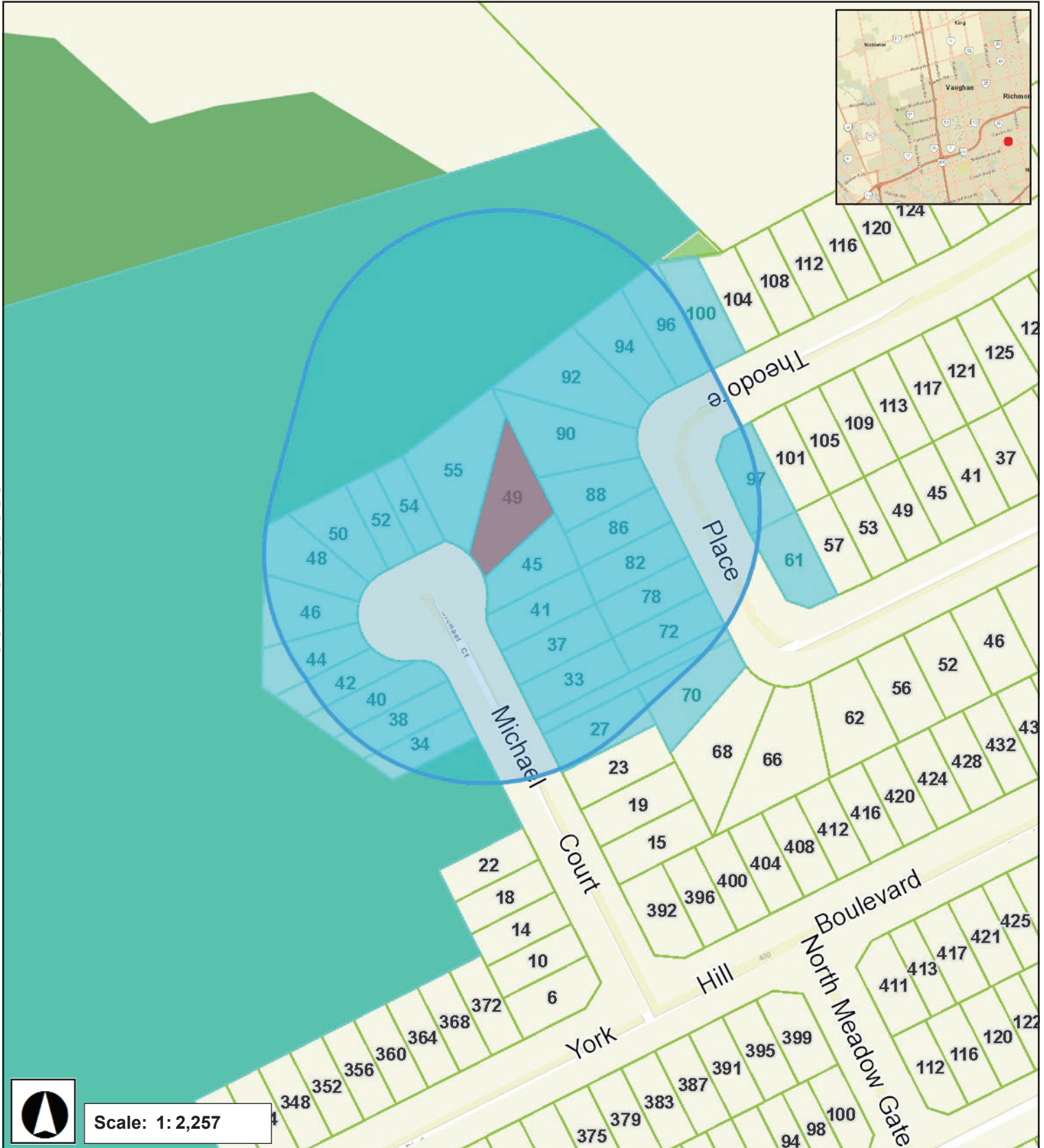
Location Map
Plans & Sketches



LOCATION MAP - A156/21

49 MICHAEL COURT, THORNHILL

Highway 7



Steeles Avenue West

August 13, 2021 2:59 PM

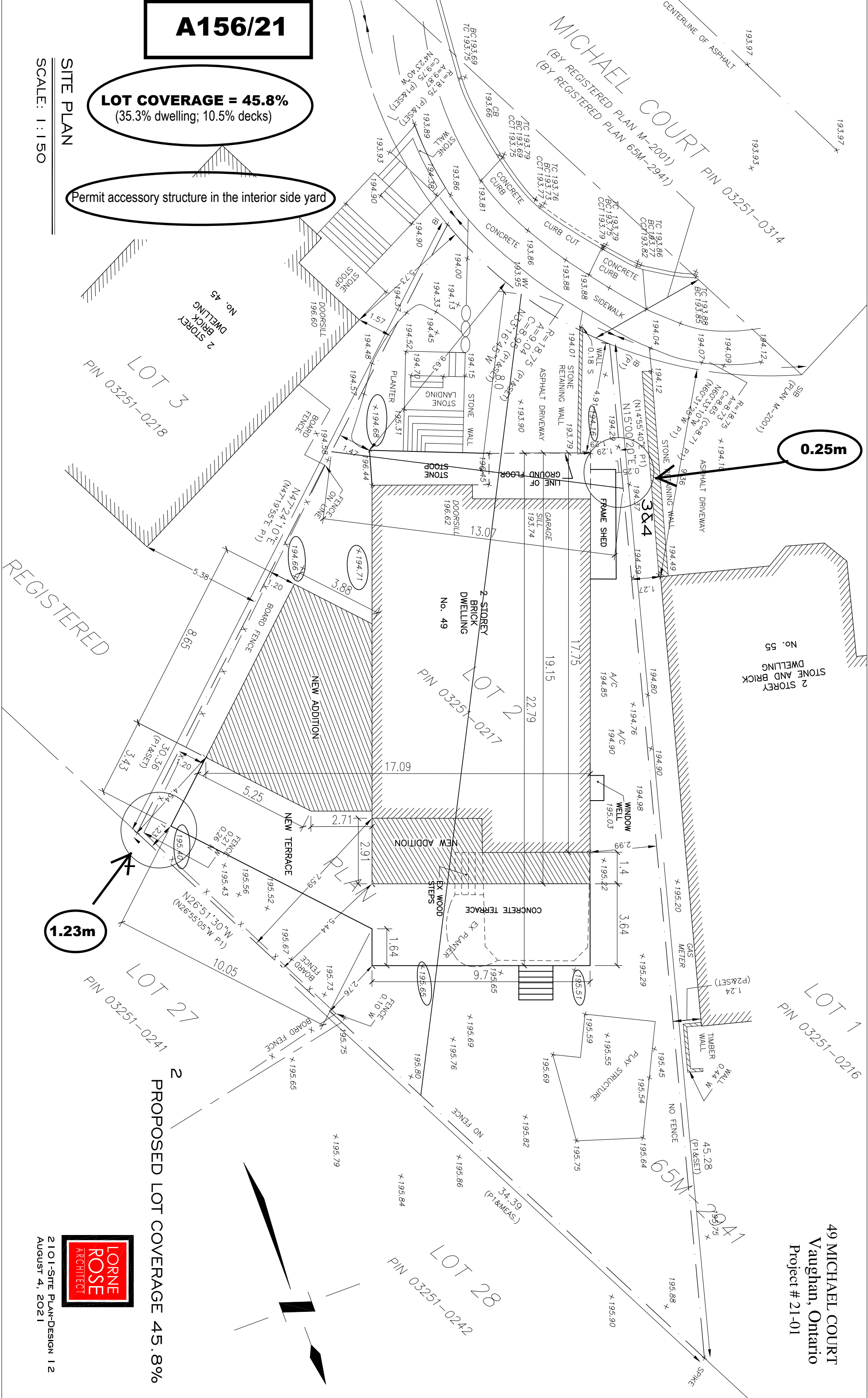
A156/21

LOT COVERAGE = 45.8%
(35.3% dwelling; 10.5% decks)

Permit accessory structure in the interior side yard

SITE PLAN

SCALE: 1:150



0.25m

1.23m

49 MICHAEL COURT
Vaughan, Ontario
Project # 21-01



2101-SITE PLAN-DESIGN 12
August 4, 2021

PROPOSED LOT COVERAGE 45.8%

MICHAEL COURT
(BY REGISTERED PLAN M-2001)
(BY REGISTERED PLAN 65M-2941)

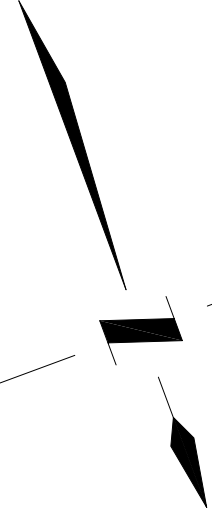
LOT 3
PIN 03251-0218

LOT 2
PIN 03251-0217

LOT 27
PIN 03251-0241

LOT 28
PIN 03251-0242

LOT 1
PIN 03251-0216



SITE AREA : 7 000 S.F. (650.36 S.M.)
LOT COVERAGE: 3 206.6 S.F. (297.91 S.M.) 45.8%

SFD + NEW ADDITIONS:
2 468.2 S.F. (229.3 S.M.)
35.3%

CONCRETE TERRACE
+ NEW TERRACE:
738.4 S.F. (68.6 S.M.)
10.5%

2 STOREY
BRICK
DWELLING

FRAME SHED

NEW ADDITION

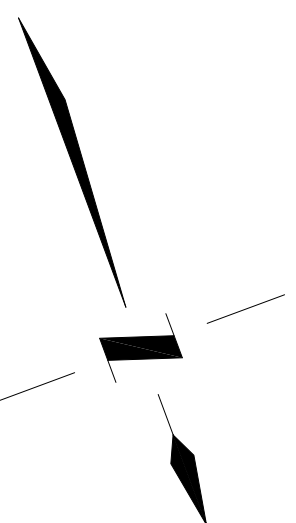
NEW ADDITION

NEW TERRACE

CONCRETE TERRACE

LOT 27

LOT 28



SITE PLAN

SCALE: 1:150

STATISTICS ARE FOR GENERAL INFORMATION ONLY AND SHOULD BE REVIEWED BY EXAMINER

SITE AREA: 7 000 S.F. (650.36 S.M.)

	<u>GROSS FLOOR AREA:</u>		<u>TOTAL</u>
	<u>EXISTING</u>	<u>NEW</u>	
GROUND FLOOR AREA	1,688 S.F. (156.82 s.m.)	772 S.F. (71.72 s.m.)	2,460 S.F. (228.54 s.m.)
SECOND FLOOR AREA	1,694 S.F. (157.38 s.m.)	546 S.F. (50.72 s.m.)	2,240 S.F. (208.10 s.m.)
LOFT FLOOR AREA	648 S.F. (60.20 s.m.)		648 S.F. (60.20 s.m.)
TOTAL G.F.A.	4,030 S.F. (374.40 s.m.)	1,318 S.F. (122.44 s.m.)	5,348 S.F. (496.84 s.m.)

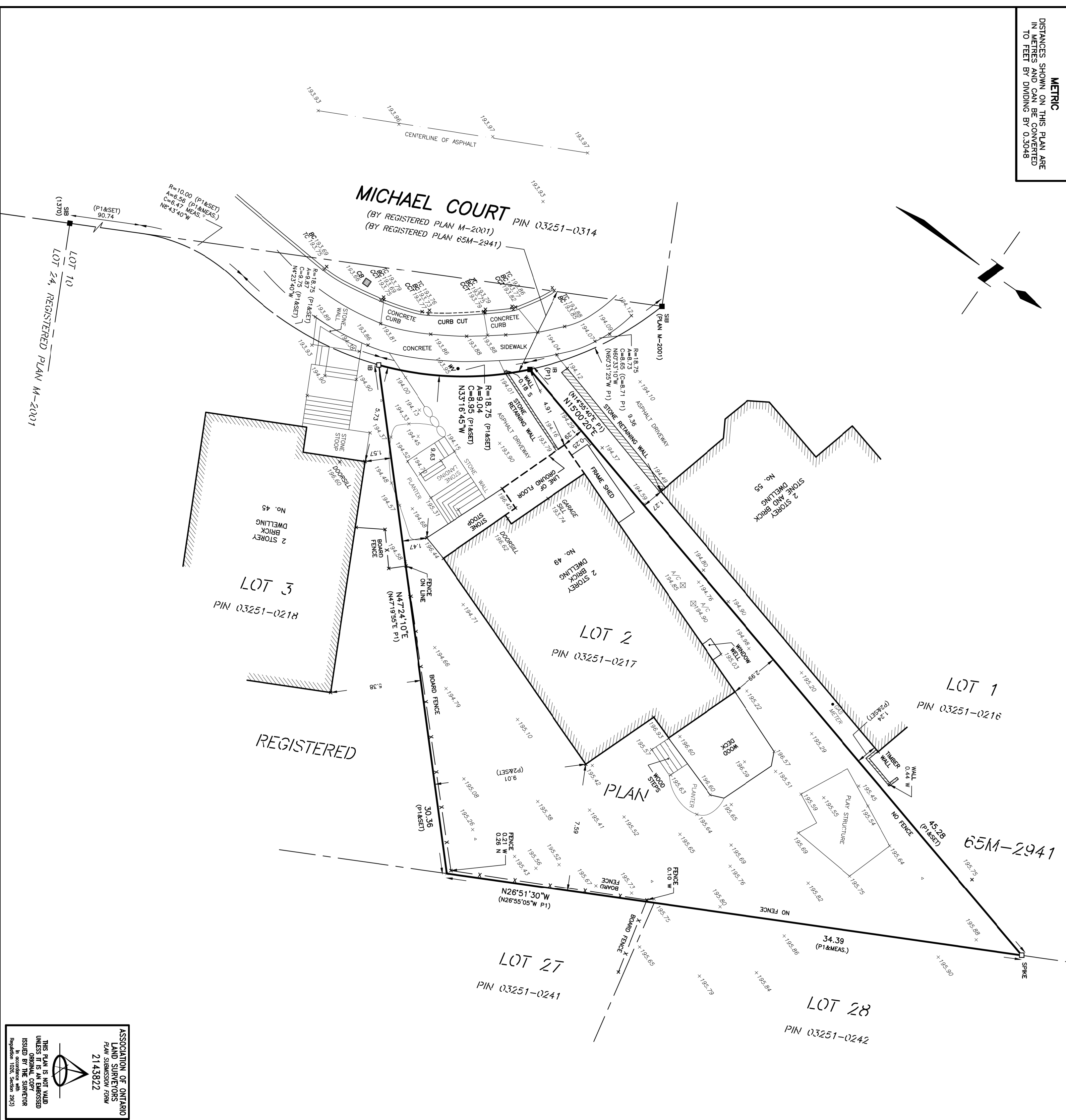
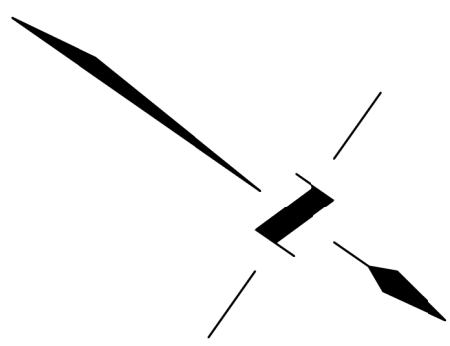
	<u>LOT COVERAGE:</u>		<u>PROPOSED</u>	
	<u>MAXIMUM</u>	<u>EXISTING</u>	<u>OPEN TERRACE EXCLUDED</u>	<u>OPEN TERRACE INCLUDED</u>
	2,800 S.F. (260.13 s.m.)	1,695 S.F. (157.51 s.m.)	2,467 S.F. (229.24 s.m.)	3,206 S.F. (297.91 s.m.)
	40 %	24.2%	35.2 %	45.8 %

	<u>SETBACKS:</u>		<u>PROPOSED</u>
	<u>MINIMUM</u>	<u>EXISTING</u>	
FRONT	4.5 M	4.91 M	4.91 M
REAR	7.5 M	7.59 M	1.23 M
EAST SIDE	1.2 M	1.47 M	1.2 M
WEST SIDE	1.2 M	1.29 M	1.29 M

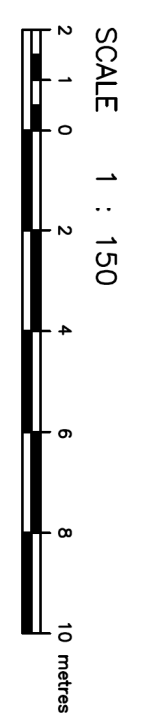
	<u>HEIGHT OF DWELLING:</u>	
	<u>MAXIMUM</u>	<u>EXISTING</u>
	9.5 M	10.16 M

SITE STATISTICS

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



SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 2
REGISTERED PLAN 65M-2941
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
© COPYRIGHT, 2020

REPORT SUMMARY
PROPERTY DESCRIPTION: 49 MICHAEL COURT, BEING LOT 2, REGISTERED PLAN 65M-2941, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, PIN 03251-0217.
THERE ARE NO EASEMENTS REGISTERED ON TITLE.
COMMENTS: NOTE THE LOCATION OF FENCES AND STONE RETAINING WALL AT THE FRONT.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM--1928, (1978 ONTARIO RE-ADJUSTMENT) AND WERE DERIVED FROM CITY OF VAUGHAN CONTROL MONUMENT No. 105070079, HAVING A PUBLISHED ELEVATION OF 194.515 metres.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF MICHAEL COURT AS SHOWN ON REGISTERED PLAN 65M-2941, HAVING A BEARING OF N26°55'05.5\"/>

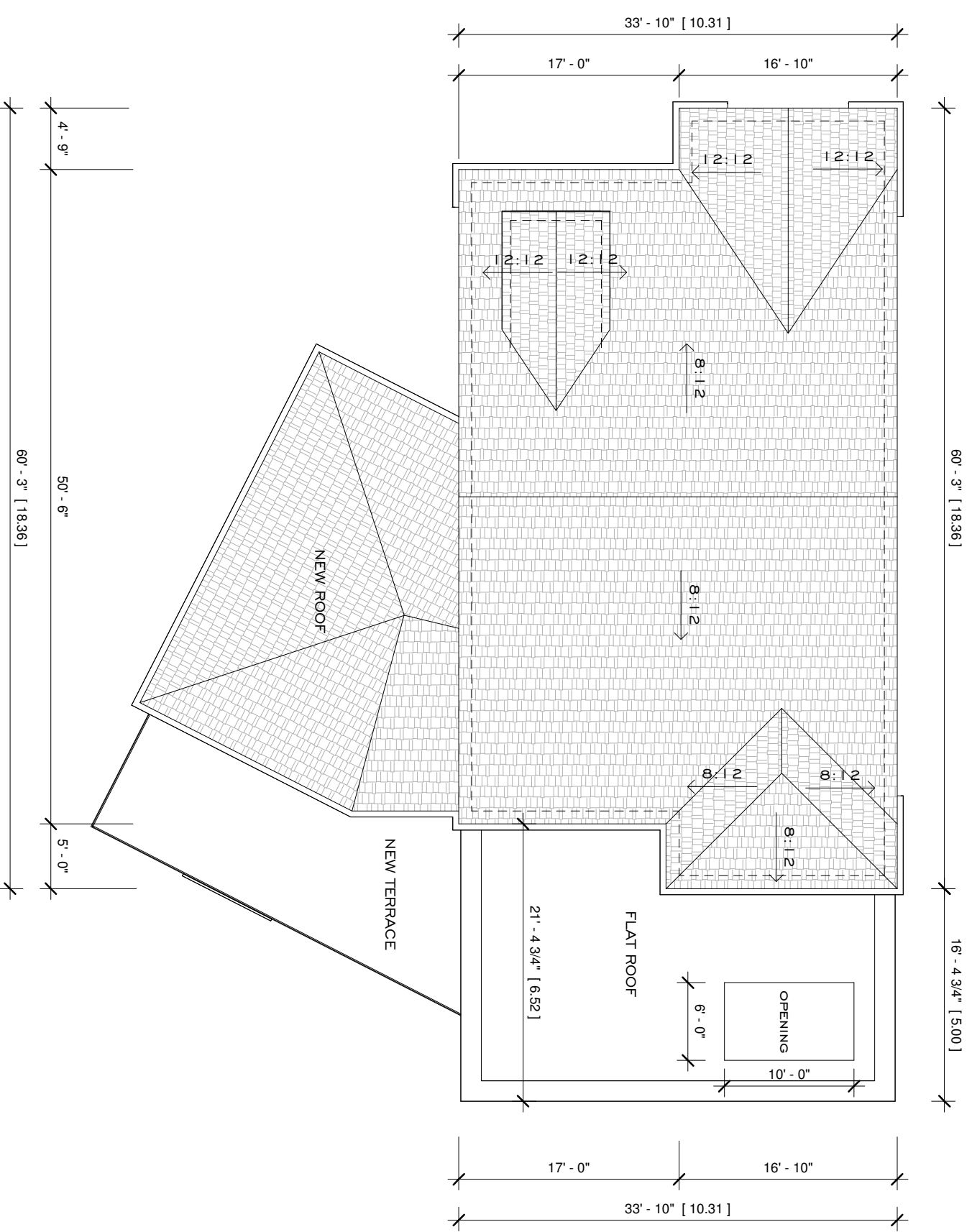
- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - IB DENOTES STANDARD IRON BAR
 - A/C DENOTES AIR CONDITIONER
 - BC DENOTES TOP OF CURB
 - BC DENOTES BOTTOM OF CURB
 - CCT DENOTES CURB CUT
 - WV DENOTES WATER VALVE
 - GB DENOTES GROUND BASIN
 - GB DENOTES REGISTERED PLAN 65M-2941
 - P1 DENOTES P. SALNA, O.L.S., APRIL 18, 1994
 - P2 DENOTES VLADIMIR KROMAR LTD. O.L.S. (1370)
 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - DENOTES CONFEROUS TREE WITH TRUNK DIAMETER
 - DENOTES TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:
THIS REPORT WAS PREPARED FOR STEVEN MAYER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 31, 2020.
DATE: NOVEMBER 4, 2020
SIMEON MITREV
ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADENVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8949 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com
DRAWN BY: S.J. FILE No. 8679-SRPR-1

49 Michael Court
 Vaughan, Ontario
 #21-01



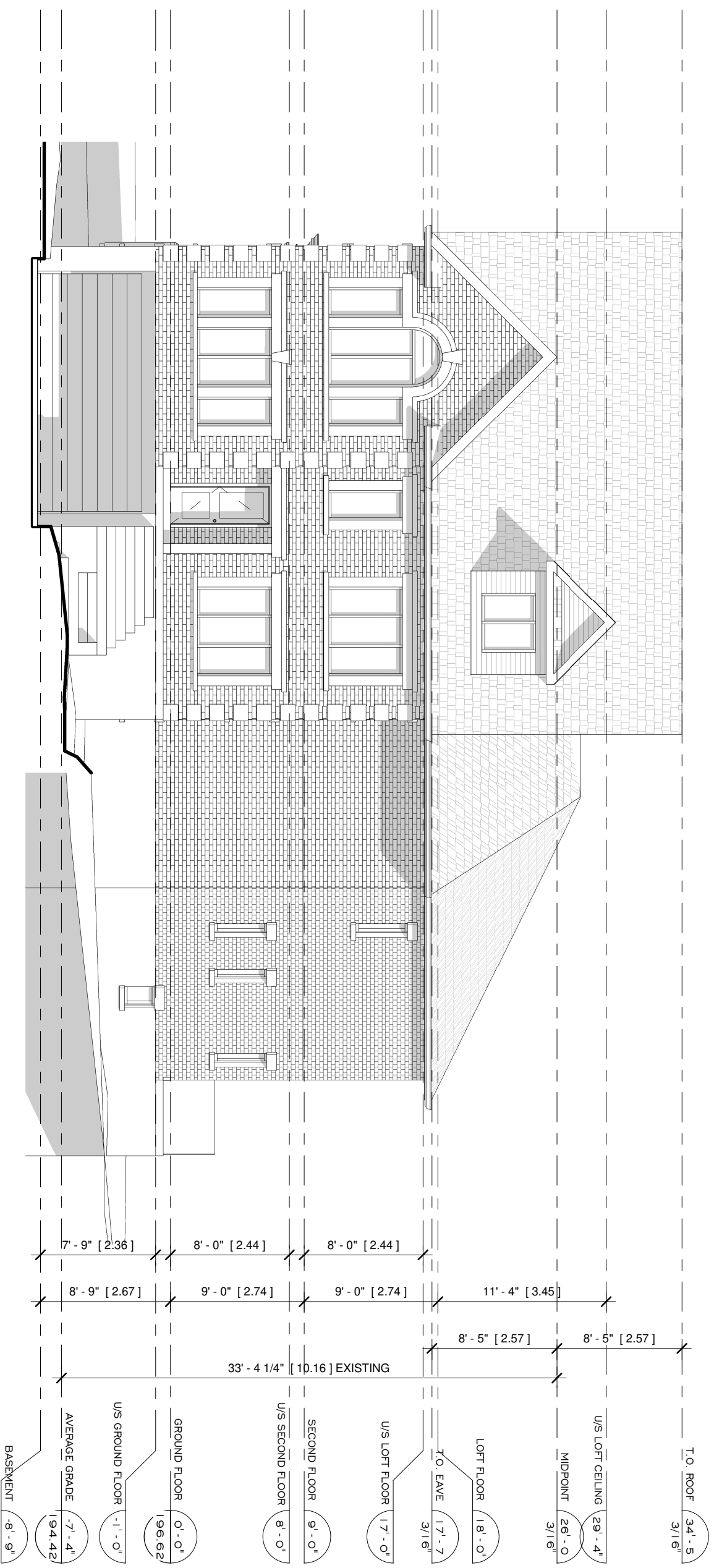
ROOF PLAN

SCALE: 3/32" = 1'-0"



2101 - DESIGN 12
 JUN 1, 2021

49 Michael Court
 Vaughan, Ontario
 #21-01



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2101 - DESIGN 13
 JULY 19, 2021

49 Michael Court
 Vaughan, Ontario
 #21-01



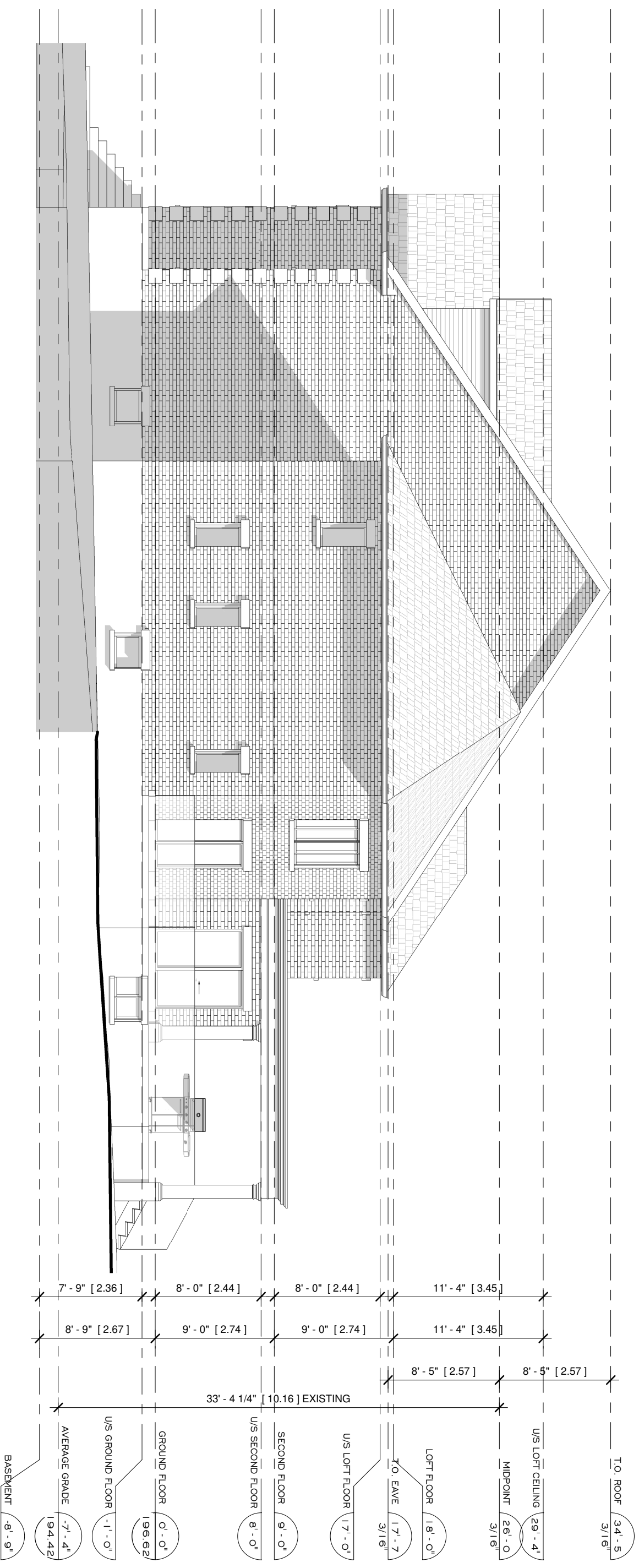
REAR ELEVATION

SCALE: 1/8" = 1'-0"



2101 - DESIGN 13
 JULY 19, 2021

49 Michael Court
 Vaughan, Ontario
 #21-01



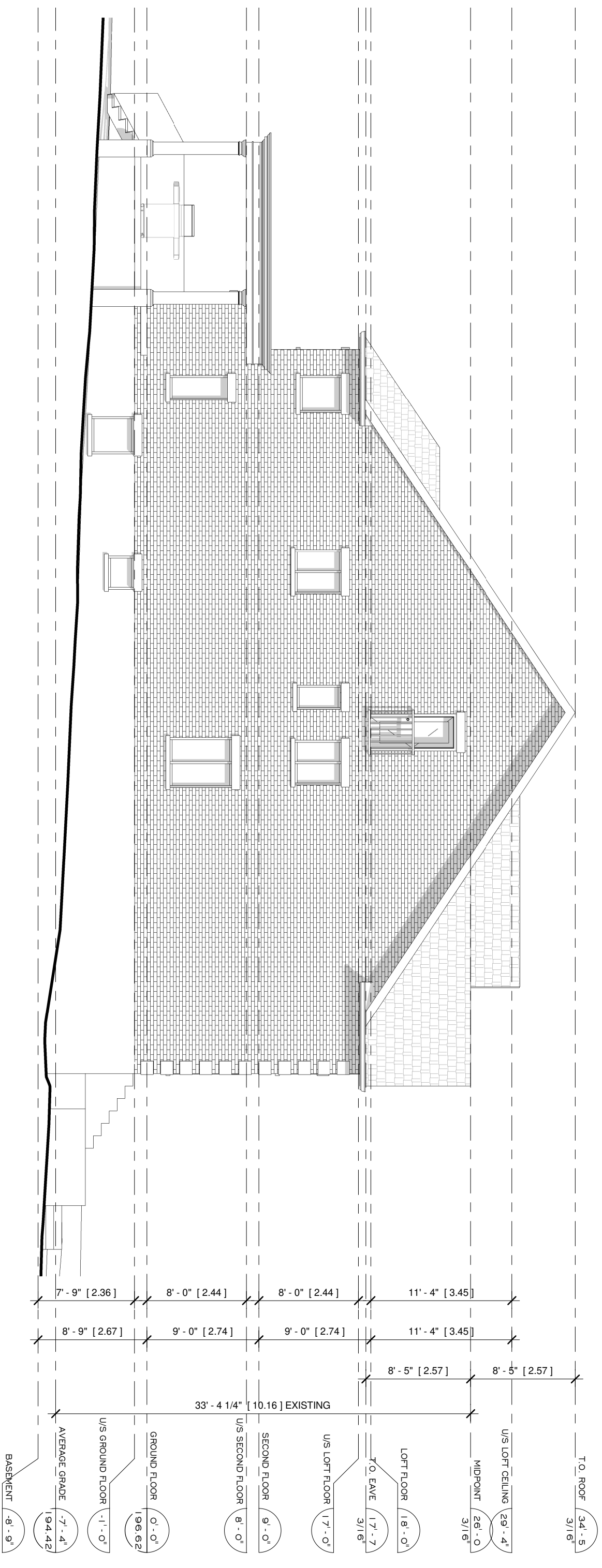
EAST ELEVATION

SCALE: 1/8" = 1'-0"



2101 - DESIGN 13
 JULY 19, 2021

49 Michael Court
 Vaughan, Ontario
 #21-01



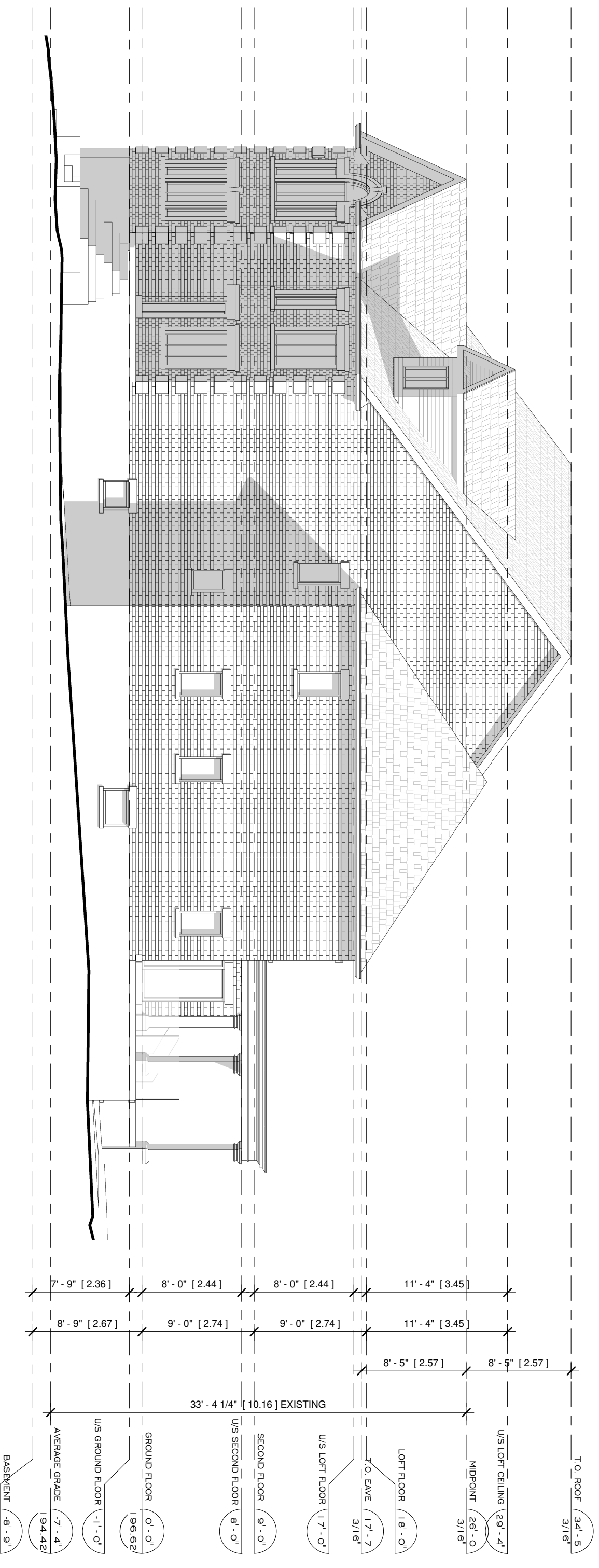
WEST ELEVATION

SCALE: 1/8" = 1'-0"



2101 - DESIGN 13
 JULY 19, 2021

49 Michael Court
 Vaughan, Ontario
 #21-01



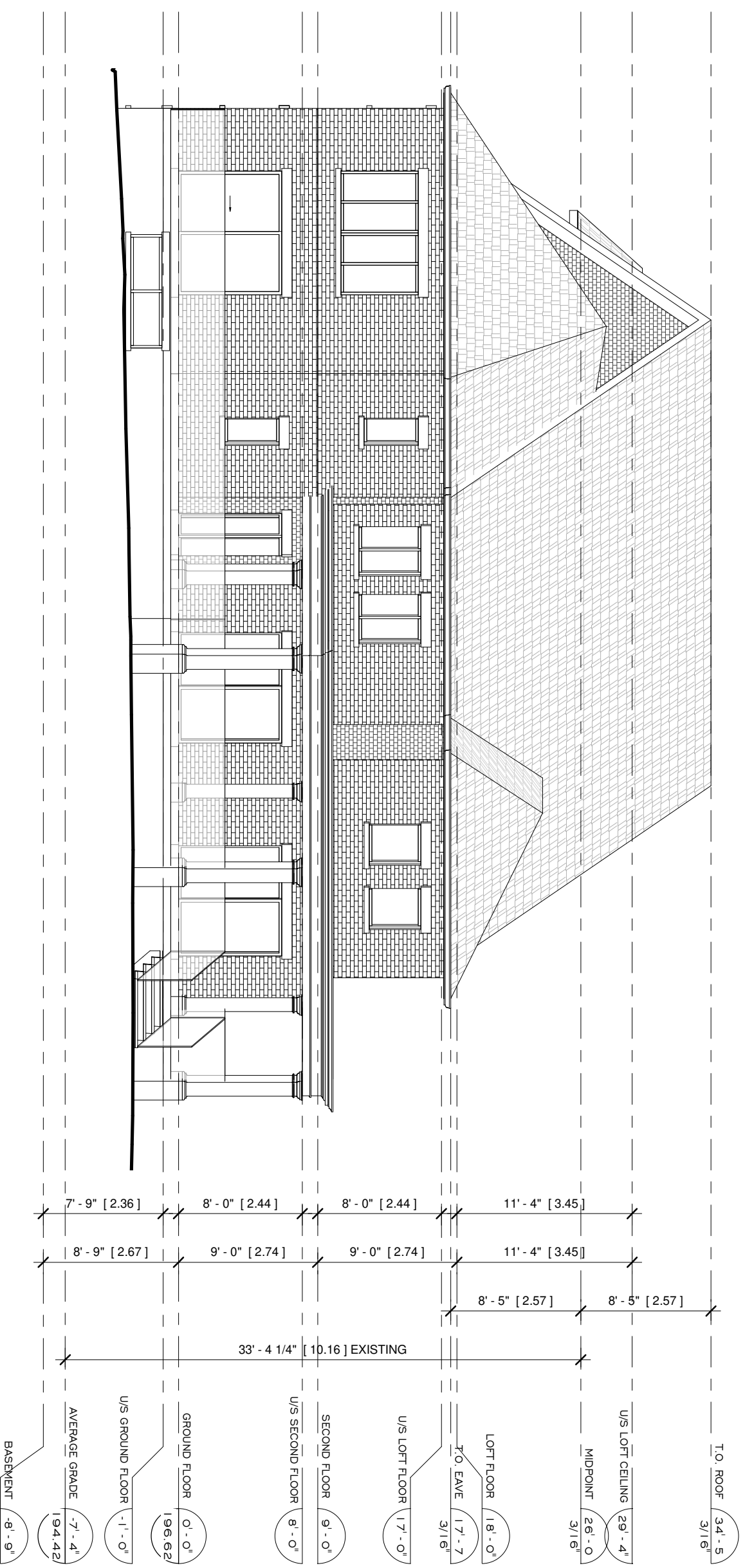
SOUTH-EAST ELEVATION

SCALE: 1/8" = 1'-0"



2101 - DESIGN 13
 JULY 19, 2021

49 Michael Court
 Vaughan, Ontario
 #21-01



NORTH-EAST ELEVATION

SCALE: 1/8" = 1'-0"



2101 - DESIGN 13
 JULY 19, 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.

Public Correspondence (55 Michael Court)

Pravina Attwala

Subject: FW: 49 Michael Court A156/21

From: Steve Mayer [REDACTED] >
Sent: August-22-21 1:46 PM
To: Lorne Rose [REDACTED]; Farzana Khan <Farzana.Khan@vaughan.ca>
Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>; Christine Vigneault <Christine.Vigneault@vaughan.ca>
Subject: [External] RE: 49 Michael Court A156/21

Hi Farzana – Adding the letter from my neighbor that is adjacent to the shed. Thanks

----- Forwarded Message -----
From: Bina Cole [REDACTED]
To: [REDACTED] >
Sent: Sunday, August 22, 2021, 01:37:19 PM EDT
Subject: For Steve

Dear Steve,

As the owner of 55 Michael Court, I can confirm that your shed that sits between our homes has not created any ponding (or other) issues.

Thanks,

Jeffrey Cole

Sent from my iPhone

From: Steve Mayer
Sent: Friday, August 20, 2021 4:42 PM
To: Lorne Rose [REDACTED]; Farzana Khan <Farzana.Khan@vaughan.ca>
Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>; Christine Vigneault <Christine.Vigneault@vaughan.ca>
Subject: RE: 49 Michael Court A156/21

Hi Farzana,

To respond to your questions:

1. The shed has been there for approximately 6-7 years
2. We have never had a ponding issue.
3. The neighbor has agreed to write a letter/email stating that they haven't experience any ponding issued and I will forward it when I received it.

Thanks
Steve

Schedule C: Agency Comments

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

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
TRCA – comments with conditions

Date: August 6th , 2021
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **A156-21**

Related Files:

Applicant: Steven Mayer, Alina Mayer

Location 49 Michael Court

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

Pravina Attwala

Subject: FW: REQUEST FOR COMMENTS - A156/21 (49 MICHAEL COURT)

From: York Plan <yorkplan@trca.ca>

Sent: August-09-21 9:29 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: [External] RE: REQUEST FOR COMMENTS - A156/21 (49 MICHAEL COURT)

TRCA has no concerns with regard to the above noted application.

Should further clarification be required, please contact the undersigned at your earliest convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Pravina Attwala

Subject: FW: REQUEST FOR COMMENTS - A156/21 (49 MICHAEL COURT)

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

Sent: August-11-21 9:48 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

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

Subject: [External] RE: REQUEST FOR COMMENTS - A156/21 (49 MICHAEL COURT)

Good morning Pravina,

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