



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A037/22**

AGENDA ITEM NUMBER: 6.1	CITY WARD #: 1
APPLICANT:	Luigi & Loredana Guarascio
AGENT:	Andre Grisolia
PROPERTY:	17 Winterlude Ct Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed loggia, cabana and retaining wall located in the rear yard.

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A037/22**

FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 6.1	CITY WARD #: 1
APPLICANT:	Luigi & Loredana Guarascio
AGENT:	Andre Grisolia
PROPERTY:	17 Winterlude Ct Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed loggia, cabana and retaining wall to be located in the rear yard.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned R1B - First Density Residential Zone and subject to the provisions of Exception Zone 14.815 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021, as amended	Variance requested
1	The maximum permitted lot coverage is 40%. (7.2.2, Table 7-3)	To permit a maximum lot coverage of 43.13%. (+/-33.60% dwelling, +/-9.5% covered structures)
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.86 metres from the rear lot line to the proposed accessory building/structure (Cabana and Overhead Trellis).
3	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.12 metres from the interior side lot line to the proposed accessory building/structure (Cabana and Overhead Trellis).
4	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4 1, By-law 001-2021, as amended).	To permit a maximum accessory building (Cabana and Overhead Trellis) height of 4.41 metres.
5	A minimum of 185m ² (60%) of soft landscaping in the rear yard is required. (Section 4.19.1 1, By-law 001-2021, as amended)	To permit a minimum of 82m ² (27%) of soft landscaping in the rear yard.
6	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4 1, By-law 001-2021, as amended).	To permit a maximum accessory building (Covered Loggia) height of 3.2 metres.
7	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.20 metres from the interior side lot line to the proposed accessory structure (Covered Loggia).
8	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.30 metres from the rear lot line to the proposed accessory structure (Covered Loggia).
9	A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. (4.13, Table 4-1)	To permit the proposed retaining wall to be set back 0.60 metres where the height of the retaining wall is 1.52 metres.

#	Zoning By-law 001-2021, as amended	Variance requested
10	Eaves and gutters are permitted to encroach a maximum of 0.5 metres into a required yard.(Section 4.13, Table 4-1, By-law 01-2021)	To permit the eaves of the proposed accessory structures (Cabana and Overhead Trellis and Covered Loggia) to encroach a maximum of 0.53 metres into a required yard.
11	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. (Section 4.13 3)	To permit the eaves of the proposed accessory structure (Cabana and Overhead Trellis) to be setback 0.59 metres from the interior side lot line.
12	The maximum height of an outdoor swimming pool shall be 2.0 m. (4.21 6)	To permit the maximum height of the outdoor swimming pool (hot tub) to be a maximum of 2.01 metres.
13	Where the height of an outdoor swimming pool is greater than 1.5 m, the minimum setback from any lot line shall be 3.0 m.(4.21 6)	To permit the minimum setback of the outdoor swimming pool (hot tub) to be 1.12 metres from the interior side lot line.

The subject lands are zoned R1 – Residential Zone and subject to the provisions of Exception 9(1162) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
14	The maximum permitted lot coverage is 35%. (Schedule A, By-law 1-88, as amended).	To permit a maximum lot coverage of 38.32%
15	A minimum rear yard of 7.5 metres to the proposed accessory structure (Cabana and Overhead Trellis) is required. (Schedule A, By-law 1-88, as amended).	To permit a minimum rear yard of 1.86 metres to the proposed accessory structure (Cabana and Overhead Trellis).
16	A minimum interior side yard of 1.5 metres to the proposed accessory structure (Cabana and Overhead Trellis) is required. (Schedule A, By-law 1-88, as amended).	To permit a minimum interior side yard of 1.12 metres to the proposed accessory structure (Cabana and Overhead Trellis).
17	A minimum interior side yard of 1.5 metres to the proposed accessory structure (Covered Loggia) is required (Schedule A, By-law 1-88a.a.).	To permit a minimum interior side yard of 1.20 metres to the proposed accessory structure (Covered Loggia).
18	A minimum rear yard of 7.5 metres to the proposed accessory structure (Covered Loggia) is required (Schedule A, By-law 1-88a.a.).	To permit a minimum rear yard of 1.30 metres to the proposed accessory structure (Covered Loggia).
19	A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height.(4.1.1 j))	To permit the proposed retaining wall to be set back 0.60 metres where the height of the retaining wall is 1.52 metres.
20	A minimum of 185m ² (60%) of soft landscaping in the rear yard is required. (Section 4.1.2, By-law 1-88, as amended)	To permit a minimum of 82m ² (27%) of soft landscaping in the rear yard.
21	The maximum height of any accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. (4.1.1 b)	To permit the proposed accessory structure (Cabana and Overhead Trellis) to have a maximum height of 5.06 metres.
22	The nearest part of the roof of an accessory building or structure shall not be more than three (3) metres above finished grade. (4.1.1 b)	To permit the proposed accessory structure (Cabana and Overhead Trellis) to have a maximum height of 3.76 metres to the nearest part of the roof.
23	The maximum height of any accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. (4.1.1 b)	To permit the proposed accessory structure (Covered Loggia) to have a maximum height of 4.51 metres.
24	The nearest part of the roof of an accessory building or structure shall not be more than three (3) metres above finished grade. (4.1.1 b)	To permit the proposed accessory structure (Covered Loggia) to have a maximum height of 3.2 metres to the nearest part of the roof.
25	Eaves shall not project more than 0.5 metres into a required yard. (3.14 a)	To permit the eaves of the proposed accessory structures (Cabana and Overhead Trellis and Covered Loggia) to project a maximum of 0.53 metres into a required yard.

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday, May 12, 2022 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.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at Vaughan.ca/LiveCouncil

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Request to Speak Form](#) to cofa@vaughan.ca by **noon** on the last business day prior to the hearing.

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 must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	May 2, 2022
Date Applicant Confirmed Posting of Sign:	May 3, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Cannot comply due to rear yard and interior side yard setback
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	COA requested adjournment to permit time for Zoning staff to review revised submission received on 04/20/2022.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	That the applicant submit an adjournment fee (\$579.00), if required, to reschedule the application.

BUILDING STANDARDS (ZONING) COMMENTS

There are no outstanding Orders on file

BUILDING STANDARDS (ZONING) COMMENTS

Building Permit(s) Issued: Building Permit No. 13-001731 for Single Detached Dwelling - New, Issue Date: May 29, 2013
Building Permit No. 15-001193 for Single Detached Dwelling - Alteration, Issue Date: Apr 23, 2015
Building Permit No. 21-121613 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

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

The grading information provided on the drawings submitted is not consistent throughout all drawings submitted and does not appear to match the vertical dimensions shown. The figure(s) that resulted in the largest height was used for the purposes of this review.

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

Application under review.

Development Planning Recommended Conditions of Approval:	
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

Development Engineering Department does not support the variances 9 and 19 of the variance application A037/22. Retaining walls are to be constructed in accordance with the City of Vaughan Lot Grading Criteria. Retaining walls exceeding 1.0 meter in height shall be designed, inspected and certified by a Professional Engineer and shall be served by guards or otherwise treated to reduce any public hazard. A retaining wall which exceeds 1.0 meter in height must be set back from the nearest property line or distance equal to its height.

As the current design have some changes from the approved grading permit received August 17, 2021, the owner/applicant needs to obtain a revised 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 Owner/applicant shall obtain a pool permit from the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the pool permit link provided above to learn how to apply for the pool permit.

The Development Engineering (DE) Department does not object the variances 1-8, 10-18 and 20-25 of the variance application A037/22 subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	
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The Owner/applicant shall submit the revised 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 or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

The Owner shall provide a written Letter of Undertaking (template can be requested from DE) to the satisfaction of Development Engineering to install permeable pavers in order to facilitate drainage as per design drawing prepared by Digitech Design Inc. provided on April 20, 2022.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

DEVELOPMENT FINANCE COMMENTS

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

Ensure pool permit #2021 104292 000 00 EP Engineering Permit is finalized with Engineering Department.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS

Proposed Loggia shows some type of fireplace under the Flat Screen TV.	
There is no note to the type of fuel. Electric, natural Gas, or propane. No solid fuel burning unit and chimney to be permitted.	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	That the applicant submit an adjournment fee (\$579.00), if required, to reschedule the application.
2	Development Planning joshua.cipolletta@vaughan.ca	Application under review
3	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the revised 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 or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. 2. The Owner shall provide a written Letter of Undertaking (template can be requested from DE) to the satisfaction of Development Engineering to install permeable pavers in order to facilitate drainage as per design drawing prepared by Digitech Design Inc. provided on April 20, 2022.

IMPORTANT INFORMATION – PLEASE READ

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 (**see condition chart above for contact**). 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.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

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 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.

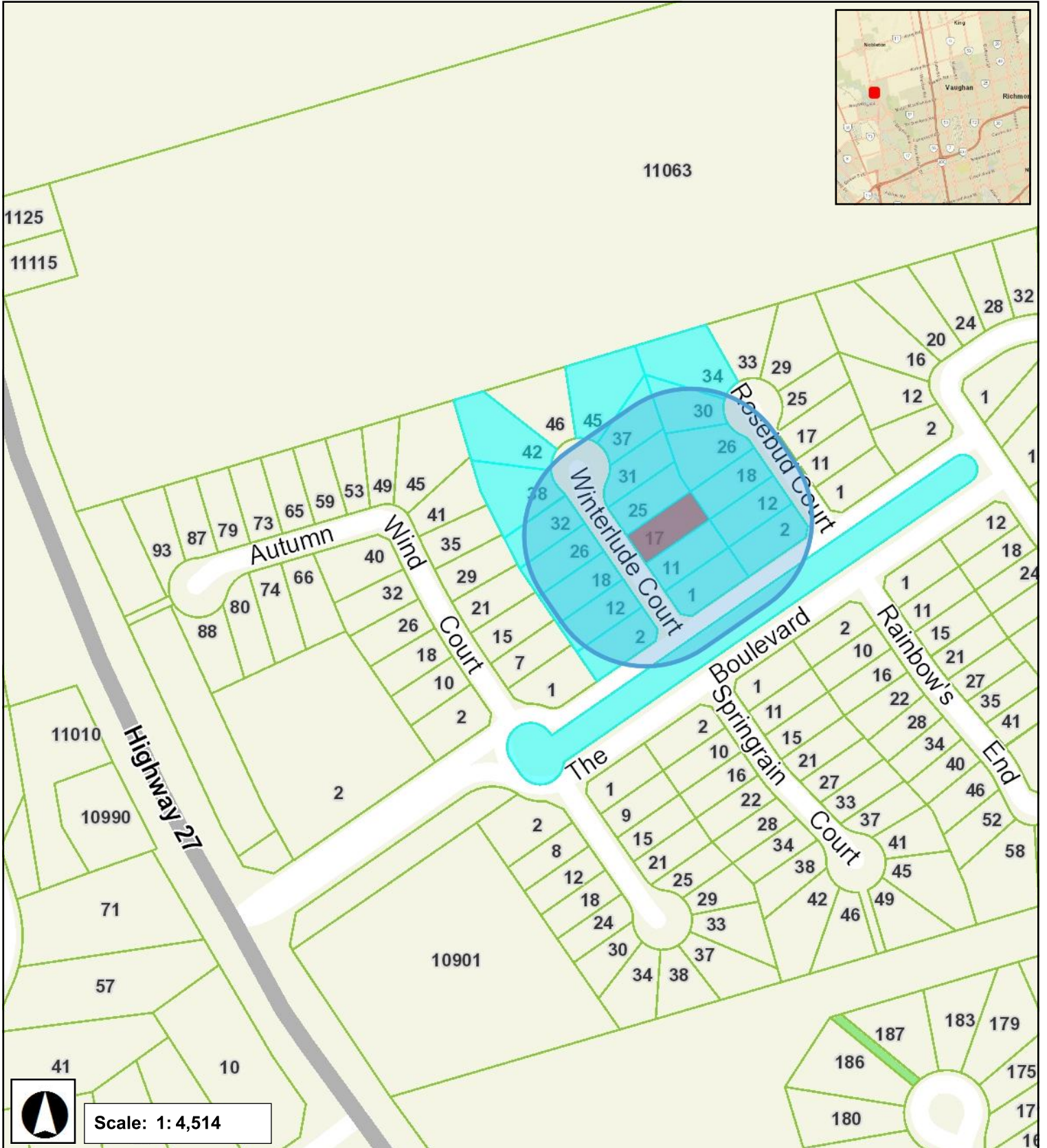
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A037/22

17 WINTERLUDE COURT, KLEINBURG

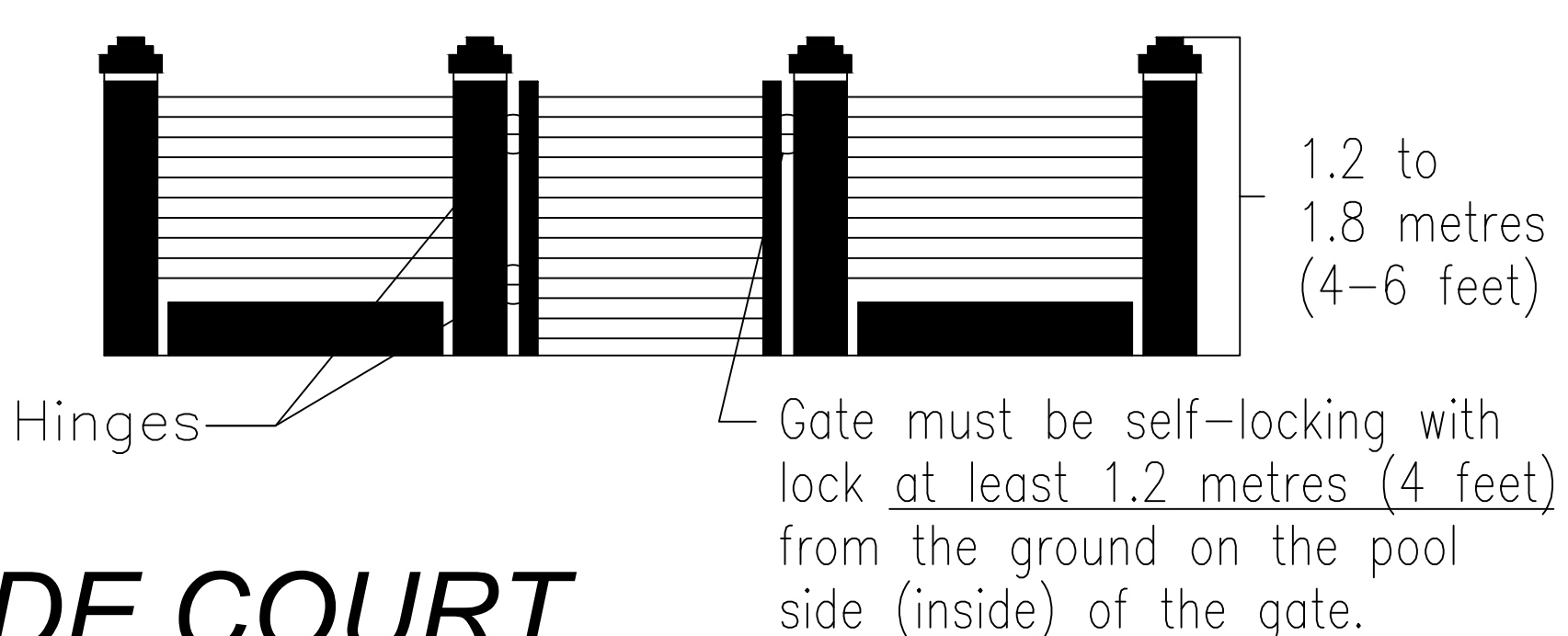
Kirby Road



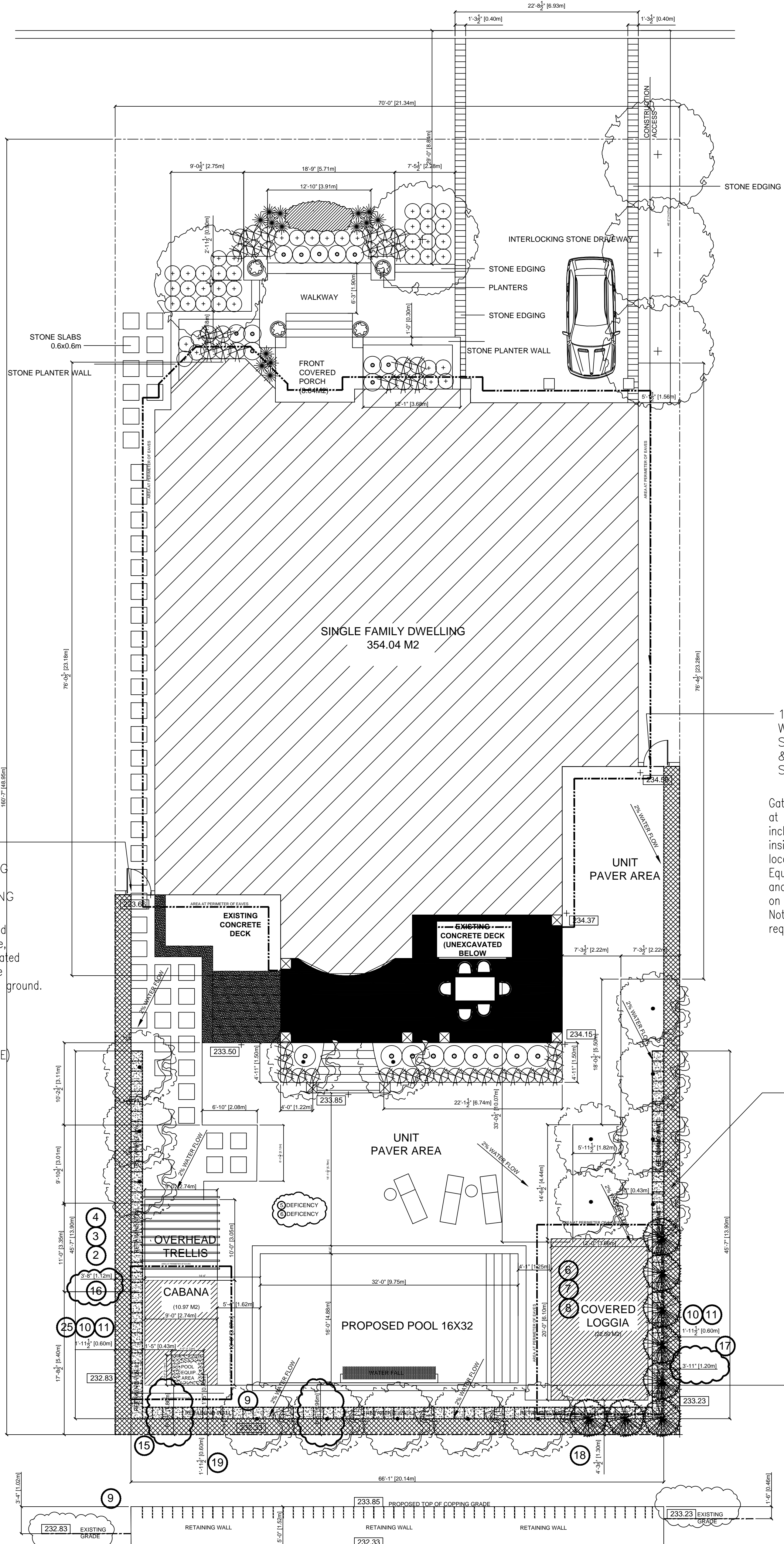
- 1. Zoning By-law 001-2021, as amended Variance requested
- 2. The maximum permitted lot coverage is 40% (7.2, Table 7.3)
- 3. To permit a maximum lot coverage of 43.13%
- 4. residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2.1, By-law 001-2021, as amended)
- 5. To permit a minimum setback of 1.86 metres from the rear lot line to the proposed accessory building/structure (Cabana and Overhead Trellis)
- 6. residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2.1, By-law 001-2021, as amended)
- 7. To permit a minimum setback of 1.12 metres from the interior side lot line to the proposed accessory building/structure (Cabana and Overhead Trellis)
- 8. The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4.1, By-law 001-2021, as amended)
- 9. To permit a maximum accessory building (Cabana and Overhead Trellis) height of 4.51 metres
- 10. A minimum of 185m² (60%) of soft landscaping in the rear yard is required. (Section 4.19.1.1, By-law 001-2021, as amended)
- 11. To permit a minimum of 62m² (27%) of soft landscaping in the rear yard
- 12. The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4.1, By-law 001-2021, as amended)
- 13. To permit a maximum accessory building (Covered Loggia) height of 3.2 metres
- 14. residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2.1, By-law 001-2021, as amended)
- 15. To permit a minimum setback of 1.20 metres from the interior side lot line to the proposed accessory structure (Covered Loggia)
- 16. residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2.1, By-law 001-2021, as amended)
- 17. To permit a minimum setback of 1.30 metres from the rear lot line to the proposed accessory structure (Covered Loggia)
- 18. A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. (4.13, Table 4-1)
- 19. To permit the proposed retaining wall to be setback 0.60 metres where the height of the retaining wall is 1.52 metres
- 20. Eaves and gutters are permitted to encroach a maximum of 0.5 metres into a required yard. (Section 4.13, Table 4-1, By-law 01-2021)
- 21. To permit the eaves of the proposed accessory structure (Cabana and Overhead Trellis and Covered Loggia) to encroach a maximum of 0.53 metres into a required yard
- 22. A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. (Section 4.13.3)
- 23. To permit the eaves of the proposed accessory structure (Cabana and Overhead Trellis) to be setback 0.53 metres from the interior side lot line
- 24. The maximum height of an outdoor swimming pool shall be 2.0 m. (4.21.6)
- 25. To permit the maximum height of the outdoor swimming pool (hot tub) to be a maximum of 2.01 metres
- 26. Where the height of an outdoor swimming pool is greater than 1.5 m, the minimum setback from any lot line shall be 3.0 m. (4.21.6)
- 27. To permit the minimum setback of the outdoor swimming pool (hot tub) to be 1.12 metres from the interior side lot line
- 28. THE MAXIMUM PERMITTED LOT COVERAGE IS 35% (SCHEDULE A, BY-LAW 1-88, AS AMENDED)
- 29. TO PERMIT A MAXIMUM LOT COVERAGE OF 38.32%
- 30. A MINIMUM REAR YARD OF 7.5 METRES TO THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS) IS REQUIRED. (SCHEDULE A, BY-LAW 1-88, AS AMENDED)
- 31. TO PERMIT A MINIMUM REAR YARD OF 1.86 METRES TO THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS)
- 32. A MINIMUM INTERIOR SIDE YARD OF 1.5 METRES TO THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS) IS REQUIRED. (SCHEDULE A, BY-LAW 1-88, AS AMENDED)
- 33. TO PERMIT A MINIMUM INTERIOR SIDE YARD OF 1.12 METRES TO THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS)
- 34. A MINIMUM INTERIOR SIDE YARD OF 1.5 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA) IS REQUIRED. (SCHEDULE A, BY-LAW 1-88A.1)
- 35. TO PERMIT A MINIMUM INTERIOR SIDE YARD OF 1.20 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA)
- 36. A MINIMUM REAR YARD OF 7.5 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA) IS REQUIRED. (SCHEDULE A, BY-LAW 1-88A.1)
- 37. TO PERMIT A MINIMUM REAR YARD OF 1.30 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA)
- 38. A RETAINING WALL WHICH EXCEEDS ONE (1) METRE IN HEIGHT MUST BE SET BACK FROM THE NEAREST PROPERTY LINE A DISTANCE EQUAL TO ITS HEIGHT. (4.11.3)
- 39. TO PERMIT THE PROPOSED RETAINING WALL TO BE SET BACK 0.60 METRES WHERE THE HEIGHT OF THE RETAINING WALL IS 1.52 METRES
- 40. A MINIMUM OF 185M² (60%) OF SOFT LANDSCAPING IN THE REAR YARD IS REQUIRED. (SECTION 4.1.2, BY-LAW 1-88, AS AMENDED)
- 41. TO PERMIT A MINIMUM OF 62M² (27%) OF SOFT LANDSCAPING IN THE REAR YARD
- 42. THE MAXIMUM HEIGHT OF ANY ACCESSORY BUILDING OR STRUCTURE MEASURED FROM THE AVERAGE FINISHED GROUND LEVEL TO THE HIGHEST POINT OF THE SAID BUILDING OR STRUCTURE SHALL BE 4.5 METRES. (4.11.1)
- 43. TO PERMIT THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS) TO HAVE A MAXIMUM HEIGHT OF 4.51 METRES
- 44. THE NEAREST PART OF THE ROOF OF AN ACCESSORY BUILDING OR STRUCTURE SHALL NOT BE MORE THAN THREE (3) METRES ABOVE FINISHED GRADE. (4.11.1)
- 45. TO PERMIT THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS) TO HAVE A MAXIMUM HEIGHT OF 3.2 METRES TO THE NEAREST PART OF THE ROOF
- 46. THE NEAREST PART OF THE ROOF OF AN ACCESSORY BUILDING OR STRUCTURE SHALL NOT BE MORE THAN THREE (3) METRES ABOVE FINISHED GRADE. (4.11.1)
- 47. TO PERMIT THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA) TO HAVE A MAXIMUM HEIGHT OF 3.2 METRES TO THE NEAREST PART OF THE ROOF
- 48. EAVES SHALL NOT PROJECT MORE THAN 0.5 METRES INTO A REQUIRED YARD. (3.14.1)
- 49. TO PERMIT THE EAVES OF THE PROPOSED ACCESSORY STRUCTURES (CABANA AND OVERHEAD TRELLIS AND COVERED LOGGIA) TO PROJECT A MAXIMUM OF 0.53 METRES INTO A REQUIRED YARD

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By RECEIVED at 11:57 am, Apr 13, 2022

A037/22



WINTERLUDE COURT



SITE STATISTICS

LOT AREA	1054.12 M2
EXISTING FOOT PRINT	354.04 M2
EXISTING CONCRETE DECK	34.37 M2
PROPOSED POOL AREA	47.96 M2
PROPOSED TRELLIS AREA	8.36 M2
PROPOSED COVERED LOGGIA	22.50 M2
EXISTING FRONT COVERED PORCH	8.03 M2
TOTAL COVERED AREAS/LOT AREA=403.96 M2/1054.12 M=38.32%	
33.60% DWELLING, 9.5% COVERED STRUCTURES	

COVERAGE AS PER (SECTION 3.14 A), BY-LAW 1-88A.A

LOT AREA	1054.12 M2
EXISTING FOOT PRINT OF DWELLING WITH OVERHANG TO EAVES	392.18 M2
EXISTING CONCRETE DECK	34.37 M2
PROPOSED CABANA WITH OVERHANG TO EAVES	19.31 M2
PROPOSED COVERED LOGGIA WITH OVERHANG TO EAVES	34.16 M2
EXISTING FRONT COVERED PORCH	8.03 M2
TOTAL COVERED AREAS WITH OVERHANG TO EAVES/LOT AREA=487.22 M2/1054.12 M=46.21%	
33.60% DWELLING, 9.5% COVERED STRUCTURES	

REAR YARD LANDSCAPE

AREA OF REAR YARD	443.06 M2
EXISTING CONCRETE DECK	34.37 M2
PROPOSED POOL AREA	47.96 M2
PROPOSED TRELLIS AREA	8.36 M2
PROPOSED COVERED LOGGIA	22.50 M2
PROPOSED CABANA	10.97 M2
PROPOSED SOFT LANDSCAPE	82.00 M2
PROPOSED HARD LANDSCAPE	235.59 M2

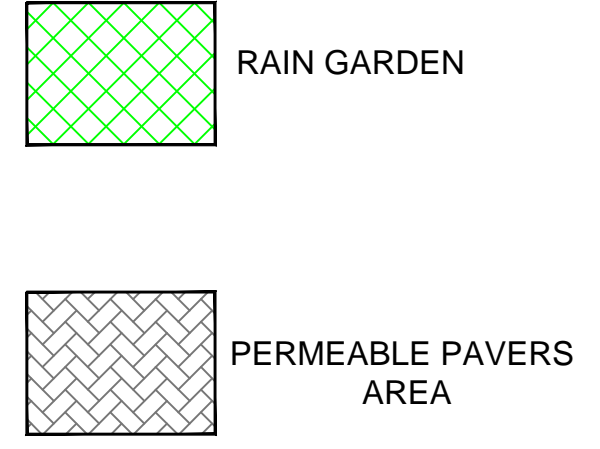
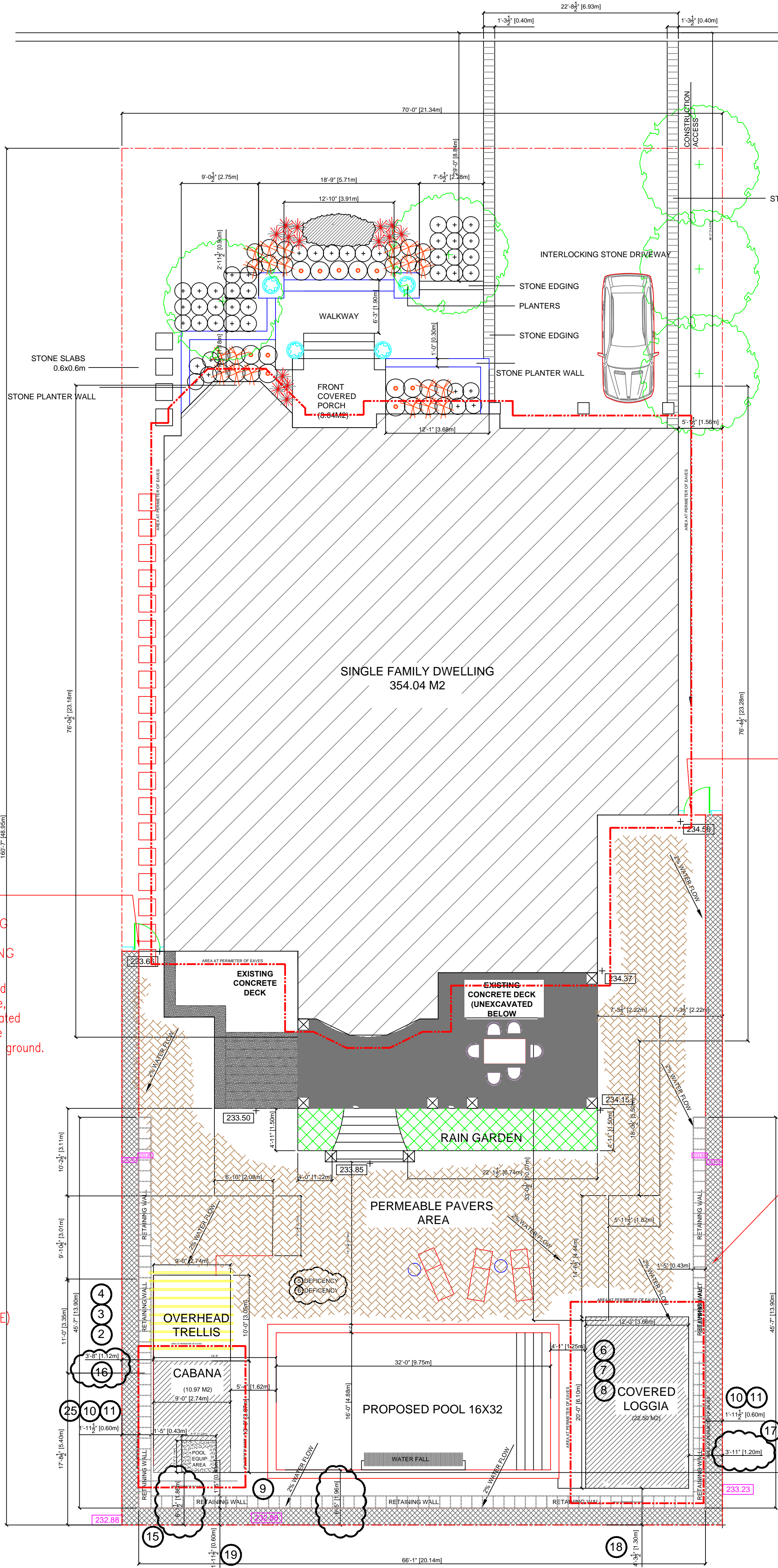
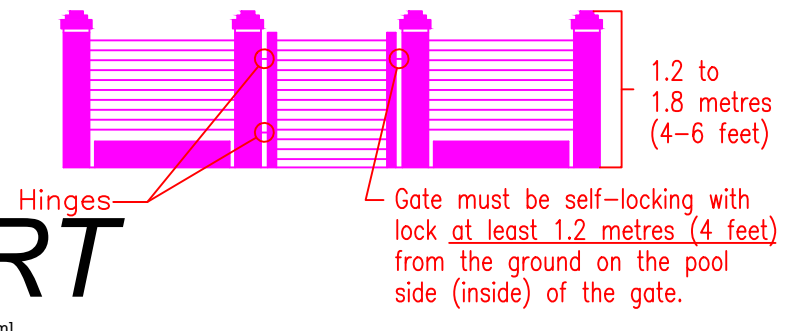
EXISTING FRONT YARD LANDSCAPE

AREA OF FRONT YARD	197.32 M2
AREA OF EXISTING DRIVEWAY	84.95 M2
AREA OF EXISTING HARD LANDSCAPE	13.43 M2
EXISTING FRONT COVERED PORCH	8.03 M2
EXISTING WALKWAY	17.96 M2
AREA OF EXISTING SOFT LANDSCAPE	80.96 M2

<p>8 FRIMETTE CRESCENT Toronto, ON M6N 4W6 416.846.3082 EMAIL: digitechdesigns@rogers.com</p>	
<p>DIGITECH DESIGNS INC</p>	
<p>QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code</p>	
<p>NAME: [Signature] REGISTRATION NUMBER: 14750 FIRM NAME: DIGITECH DESIGNS INC. FIRM REGISTRATION NUMBER: 31387</p>	<p>TITLE: PROPOSED CABANA POOL AND POOL HOUSE/POOL EQUIPMENT ROOM AT 17 WINTERLUDE COURT IN THE CITY OF VAUGHAN</p>
<p>CLIENT: MR AND MRS GUARASCIO</p>	
<p>DATE: MARCH 2022</p>	
<p>DRAWN BY: A.GRISOLIA</p>	
<p>SCALE: 1/16" = 1'-0"</p>	
<p>DRAWING NUMBER: SP-I</p>	

RECEIVED
By RECEIVED at 12:14 pm, Apr 20, 2022

WINTERLUDE COURT



1.8M HEIGHT WOOD GATE SELF CLOSING & SELF LATCHING

Gate to be closed and locked at all times. All gate hardware, including hinges shall be located inside the gate, and shall be located at least 4' from the ground. Equipped with self-closing and self-latching devices on the inside of the gate. Not exceeding height requirements (NON-CLIMBABLE)

1.8M HEIGHT WOOD GATE SELF CLOSING & SELF LATCHING

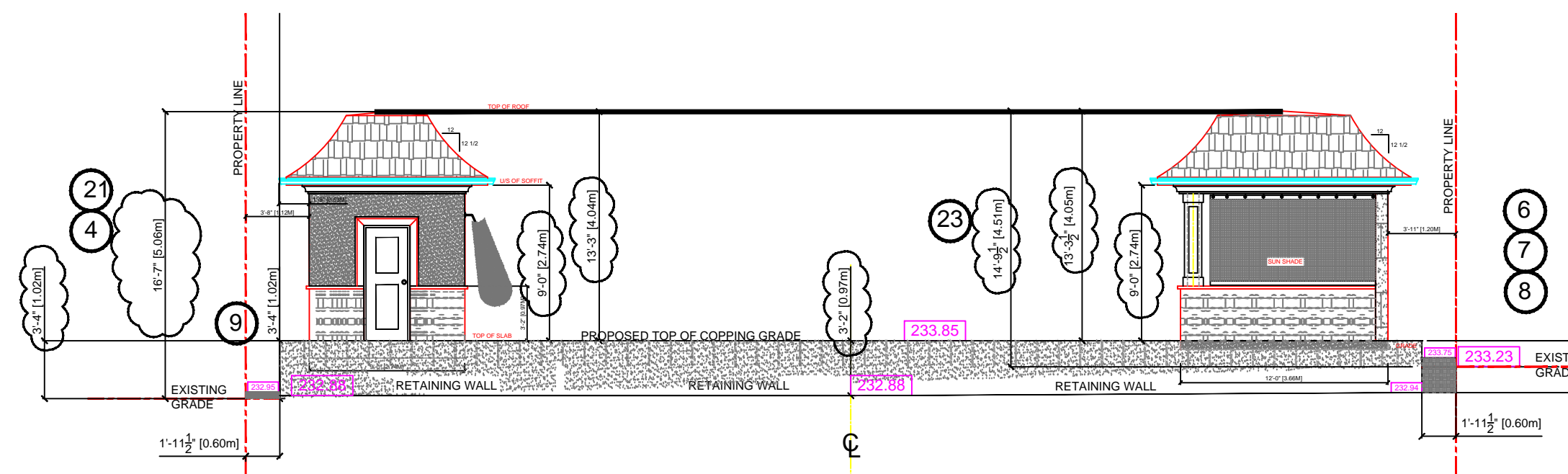
Gate to be closed and locked at all times. All gate hardware, including hinges shall be located inside the gate, and shall be located at least 4' from the ground. Equipped with self-closing and self-latching devices on the inside of the gate. Not exceeding height requirements (NON-CLIMBABLE)

(0.61M) UNDISTURBED SOIL NO CHANGE WITH 0.6M FROM PROPERTY LINE

- 1. Conforming By-law 001-2021, as amended Variance requested
- 2. The maximum permitted lot coverage is 40% (Section 4.1.2.1, By-law 001-2021, as amended).
- 3. To permit a maximum lot coverage of 43.13%.
- 4. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2.1, By-law 001-2021, as amended).
- 5. To permit a minimum setback of 1.86 metres from the rear lot line to the proposed accessory building structure (Cabana and Overhead Trellis).
- 6. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2.1, By-law 001-2021, as amended).
- 7. To permit a minimum setback of 1.12 metres from the interior side lot line to the proposed accessory building structure (Cabana and Overhead Trellis).
- 8. The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4.1, By-law 001-2021, as amended).
- 9. To permit a maximum accessory building (Cabana and Overhead Trellis) height of 4.41 metres.
- 10. A minimum of 185m² (60%) of soft landscaping in the rear yard required. (Section 4.1.9.1.1, By-law 001-2021, as amended).
- 11. To permit a minimum of 82m² (27%) of soft landscaping in the rear yard.
- 12. The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4.1, By-law 001-2021, as amended).
- 13. To permit a maximum accessory building (Covered Loggia) height of 3.2 metres.
- 14. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2.1, By-law 001-2021, as amended).
- 15. To permit a minimum setback of 1.20 metres from the interior side lot line to the proposed accessory structure (Covered Loggia).
- 16. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2.1, By-law 001-2021, as amended).
- 17. To permit a minimum setback of 1.30 metres from the rear lot line to the proposed accessory structure (Covered Loggia).
- 18. A retaining wall shall be setback from the height of the highest portion of the retaining wall. (4.13, Table 4-1)
- 19. To permit the proposed retaining wall to be set back 0.60 metres where the height of the retaining wall is 1.52 metres.
- 20. Eaves and gutters are permitted to encroach a maximum of 0.5 metres into a required yard. (Section 4.13, Table 4-1, By-law 01-2021)
- 21. To permit the eaves of the proposed accessory structure (Cabana and Overhead Trellis and Covered Loggia) to encroach a maximum of 0.53 metres into a required yard.
- 22. A minimum distance of 0.6 m shall be required from any finished encroachment to the nearest lot line. (Section 4.13.3)
- 23. To permit the eaves of the proposed accessory structure (Cabana and Overhead Trellis) to be setback 0.59 metres from the interior side lot line.
- 24. The maximum height of an outdoor swimming pool shall be 2.01 metres. (4.21.5)
- 25. To permit the maximum height of the outdoor swimming pool (hot tub) to be a maximum of 2.01 metres.
- 26. Where the height of an outdoor swimming pool is greater than 1.5 m, the minimum setback from any lot line shall be 3.0 m. (4.21.6)
- 27. To permit the minimum setback of the outdoor swimming pool (hot tub) to be 1.12 metres from the interior side lot line.
- 28. THE MAXIMUM PERMITTED LOT COVERAGE IS 35%. (SCHEDULE A, BY-LAW 1-88, AS AMENDED).
- 29. TO PERMIT A MAXIMUM LOT COVERAGE OF 36.52%.
- 30. A MINIMUM REAR YARD OF 7.5 METRES TO THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS) IS REQUIRED. (SCHEDULE A, BY-LAW 1-88, AS AMENDED).
- 31. TO PERMIT A MINIMUM REAR YARD OF 1.86 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA).
- 32. A MINIMUM INTERIOR SIDE YARD OF 1.5 METRES TO THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS) IS REQUIRED. (SCHEDULE A, BY-LAW 1-88, AS AMENDED).
- 33. TO PERMIT A MINIMUM INTERIOR SIDE YARD OF 1.12 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA).
- 34. A MINIMUM INTERIOR SIDE YARD OF 1.5 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA) IS REQUIRED. (SCHEDULE A, BY-LAW 1-88, AS AMENDED).
- 35. TO PERMIT A MINIMUM INTERIOR SIDE YARD OF 1.20 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA).
- 36. A MINIMUM REAR YARD OF 7.5 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA) IS REQUIRED. (SCHEDULE A, BY-LAW 1-88, AS AMENDED).
- 37. TO PERMIT A MINIMUM REAR YARD OF 1.86 METRES TO THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA).
- 38. A RETAINING WALL WHICH EXCEEDS ONE (1) METRE IN HEIGHT MUST BE SET BACK FROM THE NEAREST PROPERTY LINE A DISTANCE EQUAL TO ITS HEIGHT. (4.11.2)
- 39. TO PERMIT THE PROPOSED RETAINING WALL TO BE SET BACK 0.60 METRES WHERE THE HEIGHT OF THE RETAINING WALL IS 1.52 METRES.
- 40. A MINIMUM OF 185M² (60%) OF SOFT LANDSCAPING IN THE REAR YARD IS REQUIRED. (SECTION 4.1.2, BY-LAW 1-88, AS AMENDED).
- 41. TO PERMIT A MINIMUM OF 82M² (27%) OF SOFT LANDSCAPING IN THE REAR YARD.
- 42. THE MAXIMUM HEIGHT OF ANY ACCESSORY BUILDING OR STRUCTURE MEASURED FROM THE AVERAGE FINISHED GROUND LEVEL TO THE HIGHEST POINT OF THE SAID BUILDING OR STRUCTURE SHALL BE 4.5 METRES. (4.1.1.8)
- 43. TO PERMIT THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS) TO HAVE A MAXIMUM HEIGHT OF 5.06 METRES.
- 44. THE NEAREST PART OF THE ROOF OF AN ACCESSORY BUILDING OR STRUCTURE SHALL NOT BE MORE THAN THREE (3) METRES ABOVE FINISHED GRADE. (4.1.1.8)
- 45. TO PERMIT THE PROPOSED ACCESSORY STRUCTURE (CABANA AND OVERHEAD TRELLIS) TO HAVE A MAXIMUM HEIGHT OF 3.76 METRES TO THE NEAREST PART OF THE ROOF.
- 46. THE MAXIMUM HEIGHT OF ANY ACCESSORY BUILDING OR STRUCTURE MEASURED FROM THE AVERAGE FINISHED GROUND LEVEL TO THE HIGHEST POINT OF THE SAID BUILDING OR STRUCTURE SHALL BE 4.5 METRES. (4.1.1.8)
- 47. TO PERMIT THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA) TO HAVE A MAXIMUM HEIGHT OF 4.51 METRES.
- 48. THE NEAREST PART OF THE ROOF OF AN ACCESSORY BUILDING OR STRUCTURE SHALL NOT BE MORE THAN THREE (3) METRES ABOVE FINISHED GRADE. (4.1.1.8)
- 49. TO PERMIT THE PROPOSED ACCESSORY STRUCTURE (COVERED LOGGIA) TO HAVE A MAXIMUM HEIGHT OF 3.2 METRES TO THE NEAREST PART OF THE ROOF.
- 50. EAVES SHALL NOT PROJECT MORE THAN 0.5 METRES INTO A REQUIRED YARD. (4.14.4)
- 51. TO PERMIT THE EAVES OF THE PROPOSED ACCESSORY STRUCTURES (CABANA AND OVERHEAD TRELLIS AND COVERED LOGGIA) TO PROJECT A MAXIMUM OF 0.53 METRES INTO A REQUIRED YARD.

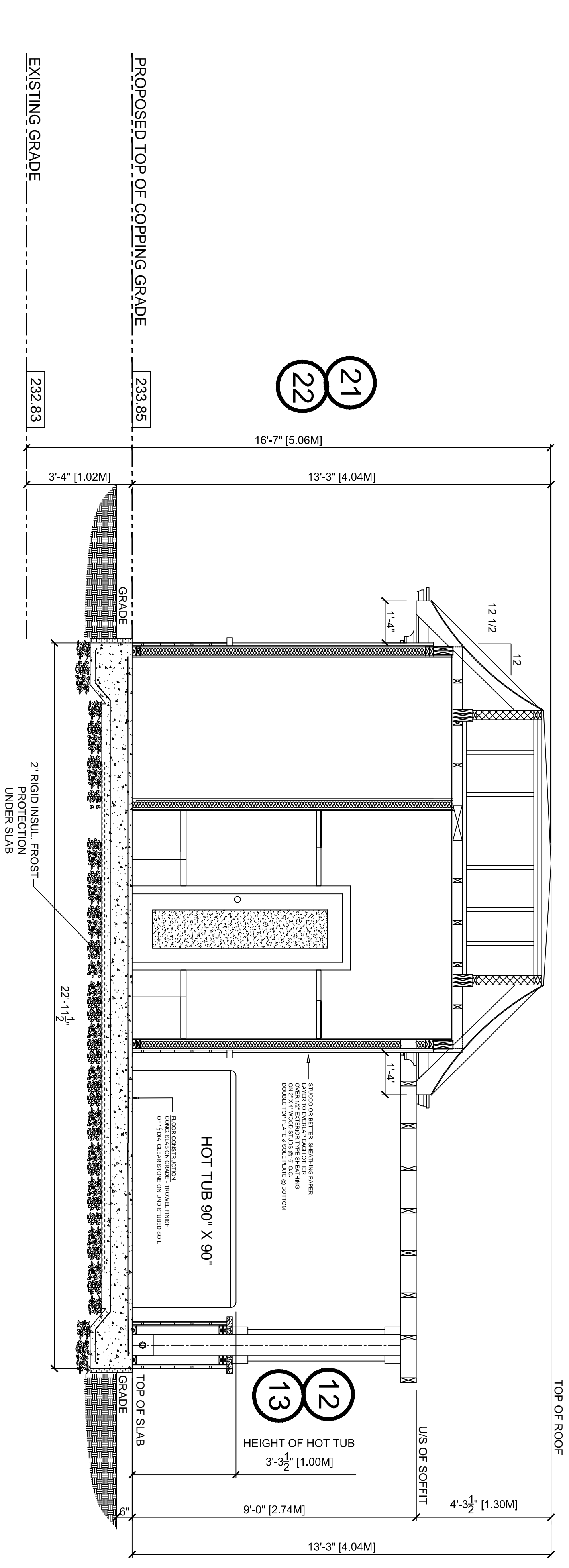
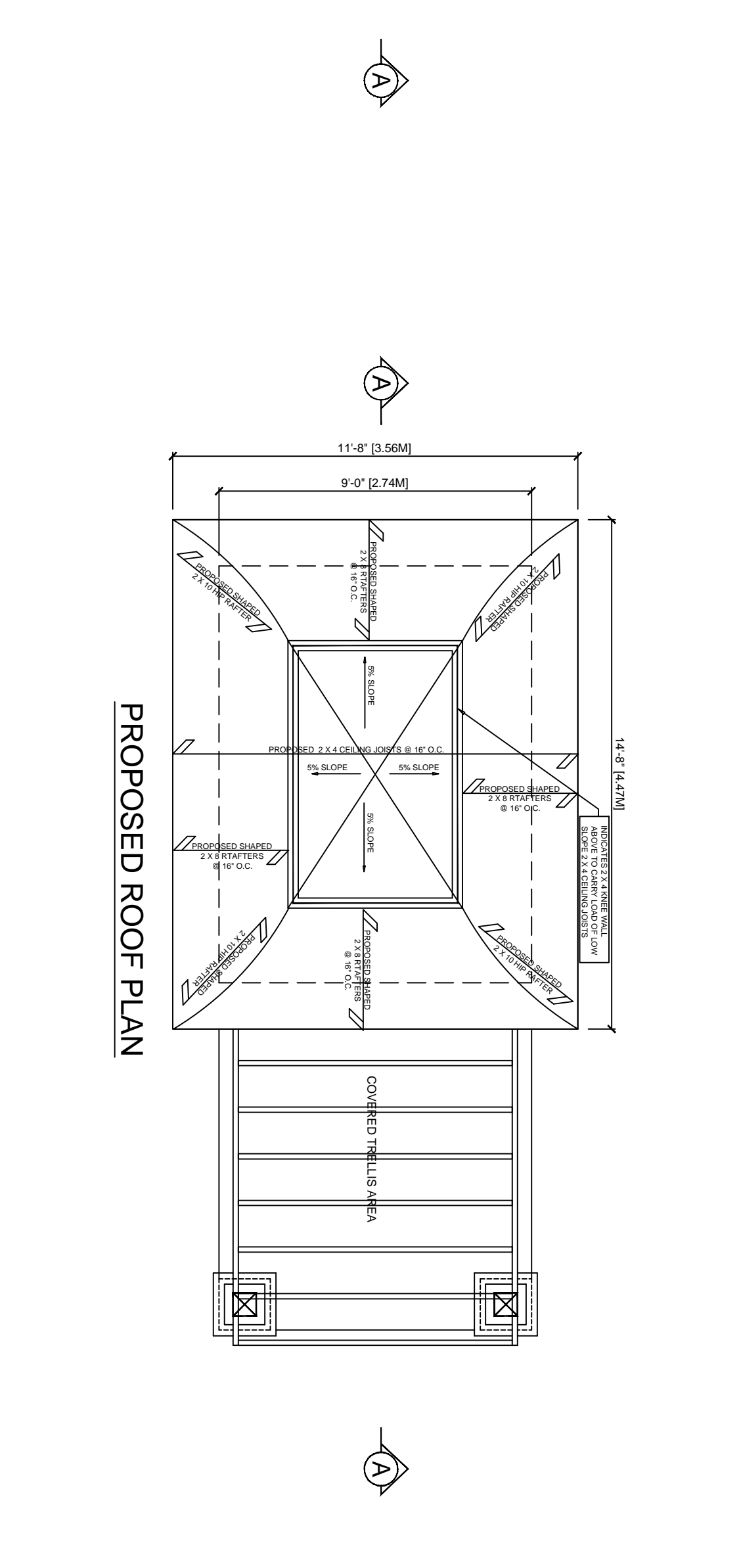
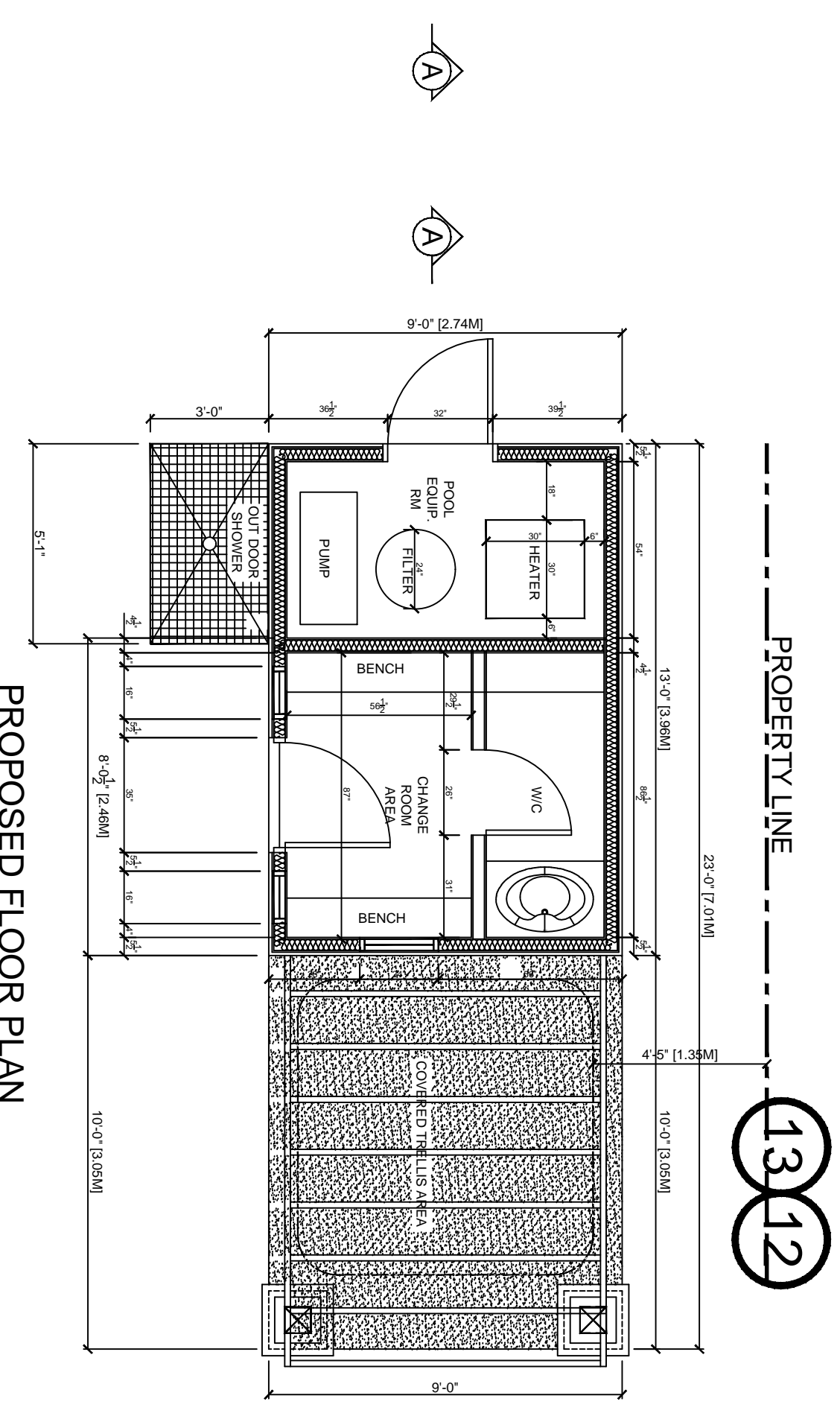
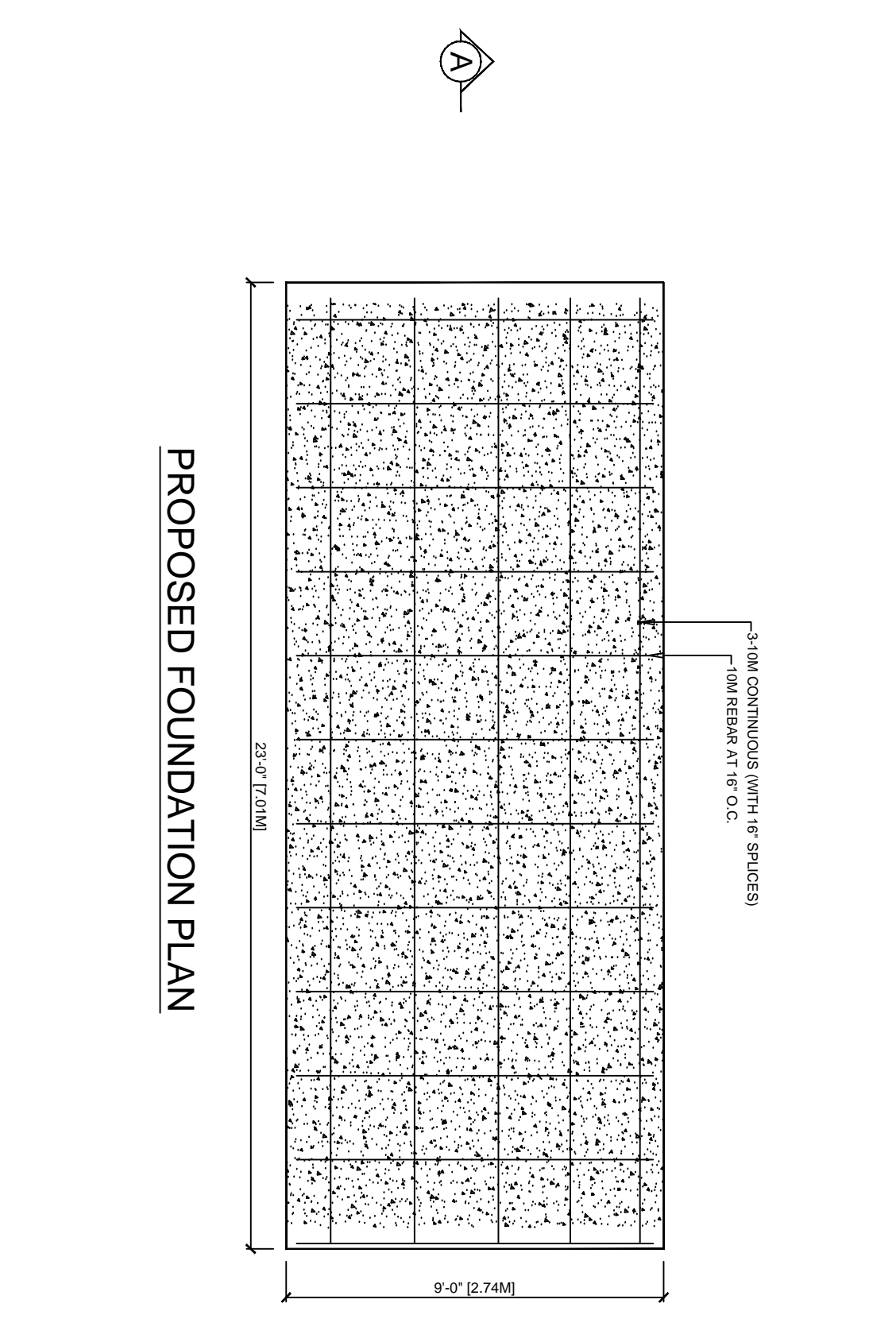
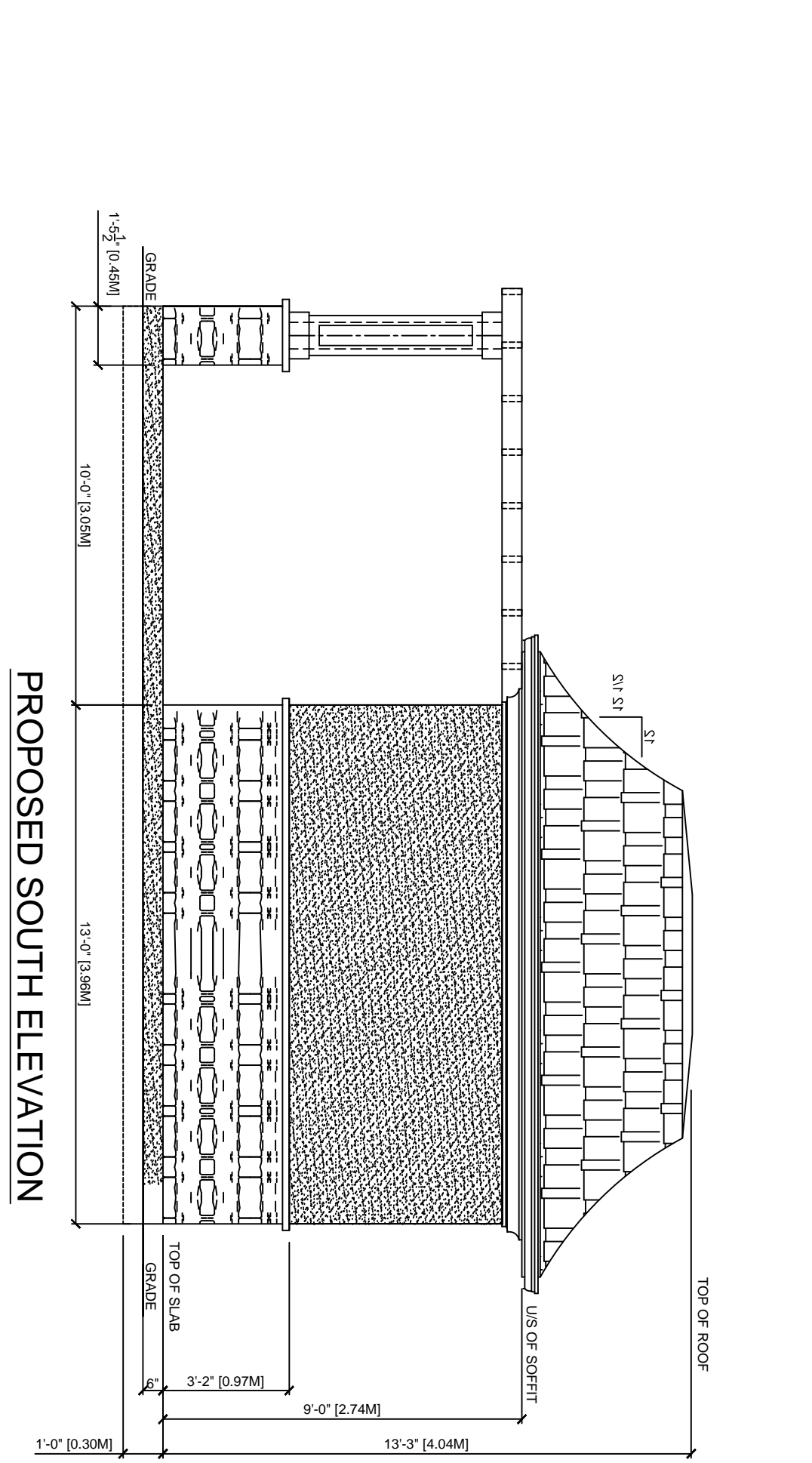
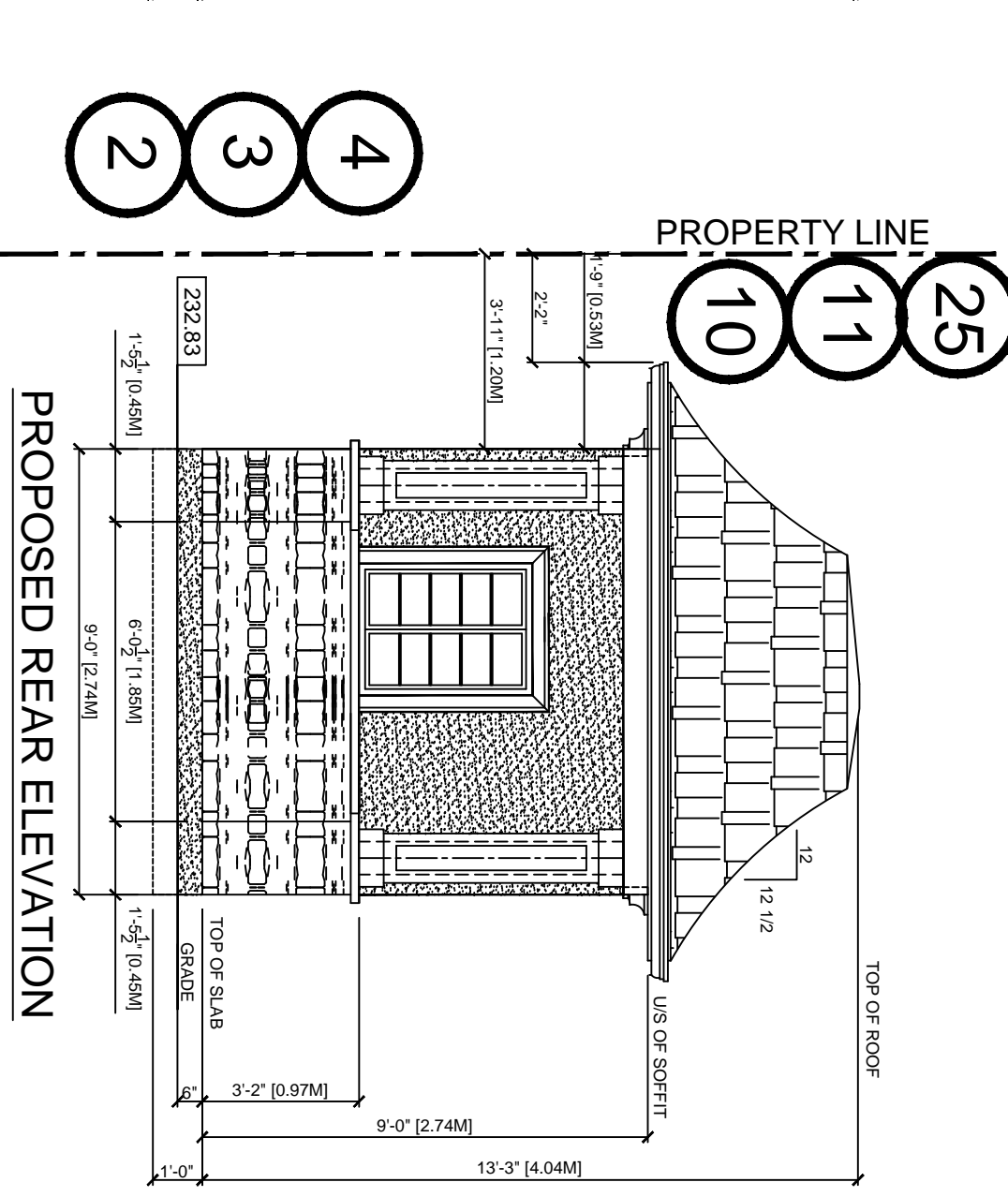
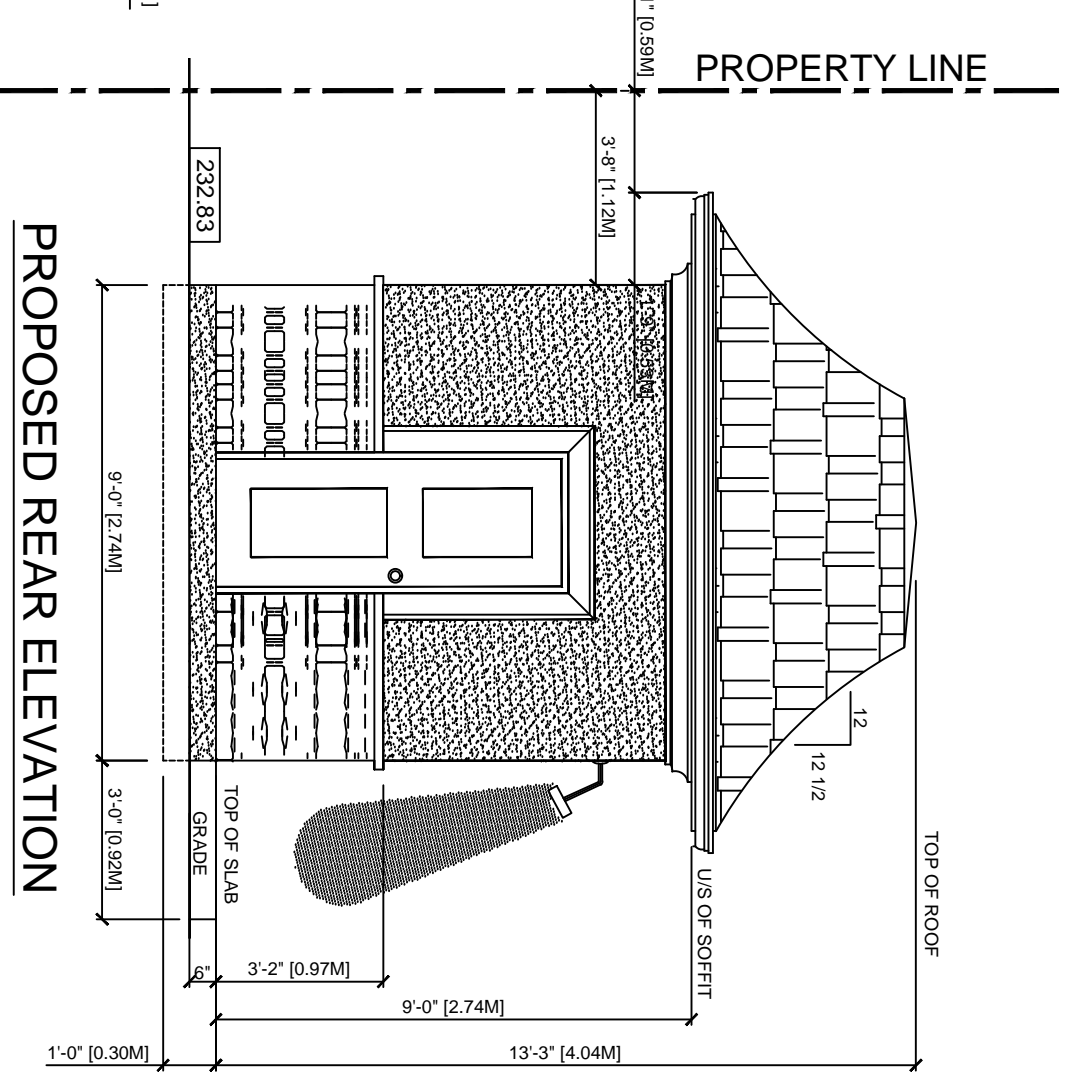
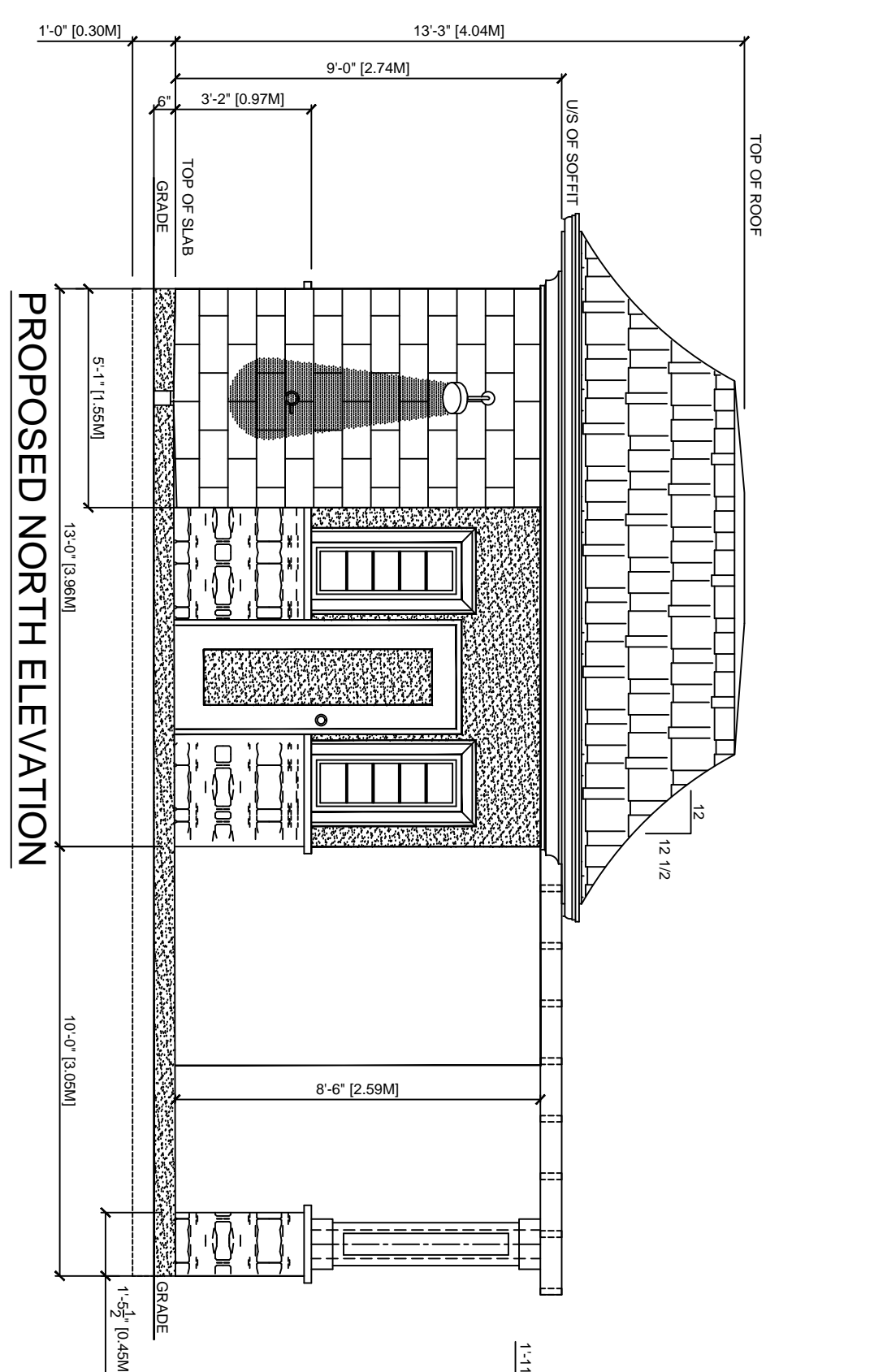
SITE STATISTICS

LOT AREA	1054.12 M ²
EXISTING FOOT PRINT	354.04 M ²
EXISTING CONCRETE DECK	34.37 M ²
PROPOSED POOL AREA	47.96 M ²
PROPOSED TRELLIS AREA	8.36 M ²
PROPOSED COVERED LOGGIA	22.50 M ²
EXISTING FRONT COVERED PORCH	8.03 M ²
TOTAL COVERED AREAS/LOT AREA=403.96 M²/1054.12 M²=38.32% (14)	
33.60% DWELLING, 9.5% COVERED STRUCTURES	
COVERAGE AS PER (SECTION 3.14 A), BY-LAW 1-88A.A	
LOT AREA	1054.12 M ²
EXISTING FOOT PRINT OF DWELLING WITH OVERHANG TO EAVES	392.76 M ²
EXISTING CONCRETE DECK	34.37 M ²
PROPOSED CABANA WITH OVERHANG TO EAVES	19.31 M ²
PROPOSED COVERED LOGGIA WITH OVERHANG TO EAVES	34.16 M ²
EXISTING FRONT COVERED PORCH	8.03 M ²
TOTAL COVERED AREAS WITH OVERHANG TO EAVES/LOT AREA=487.22 M²/1054.12 M²=46.21% (1)	
33.60% DWELLING, 9.5% COVERED STRUCTURES	
REAR YARD LANDSCAPE	
AREA OF REAR YARD	443.06 M ²
EXISTING CONCRETE DECK	34.37 M ²
PROPOSED POOL AREA	47.96 M ²
PROPOSED TRELLIS AREA	8.36 M ²
PROPOSED COVERED LOGGIA	22.50 M ²
PROPOSED CABANA	19.31 M ²
PROPOSED SOFT LANDSCAPE	82.00 M ²
PROPOSED HARD LANDSCAPE	235.59 M ²
EXISTING FRONT YARD LANDSCAPE	
AREA OF FRONT YARD	197.32 M ²
AREA OF EXISTING DRIVEWAY	84.95 M ²
AREA OF EXISTING HARD LANDSCAPE	13.43 M ²
EXISTING FRONT COVERED PORCH	8.03 M ²
EXISTING WALKWAY	17.98 M ²
AREA OF EXISTING SOFT LANDSCAPE	80.96 M ²



PROPOSED ELEVATION AT REAR OF PROPERTY TO DEMONSTRATE RATIONAL OF RETAINING WALL AND CABANA HEIGHT IN RELATION TO GRADES FROM PROPERTY LINE TO PROPERTY LINE

<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</p> <p>Required unless design is exempt under 2.17.1.1.1 of the building code</p> <p>NAME: <i>[Signature]</i> REGISTRATION NUMBER: 14750</p> <p>DATE: APRIL 2022</p> <p>SCALE: 1/16" = 1'-0"</p>		<p>8 FRIMETTE CRESCENT Toronto, ON M6H 4W9 416-846-3082 EMAIL: digitechdesigns@rogers.com</p> <p>DIGITECH DESIGNS INC</p> <p>TITLE: PROPOSED CABANA POOL AND POOL HOUSE/POOL EQUIPMENT ROOM AT 17 WINTERLUDE COURT IN THE CITY OF VAUGHAN</p> <p>CLIENT: MR AND MRS GUARASCIO</p> <p>DATE: APRIL 2022</p> <p>DRAWN BY: A. GRISOLIA</p> <p>DRAWING NUMBER: SP-1</p>
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SECTION A-A
SCALE: 3/8" = 1'-0"

POOL HOUSE TRELLIS

DIGITECH DESIGNS INC
8 PRINLETTE CRESCENT
Toronto, On
M6N 4W6
416.846.3082
email: digitechdesigns@rogers.com

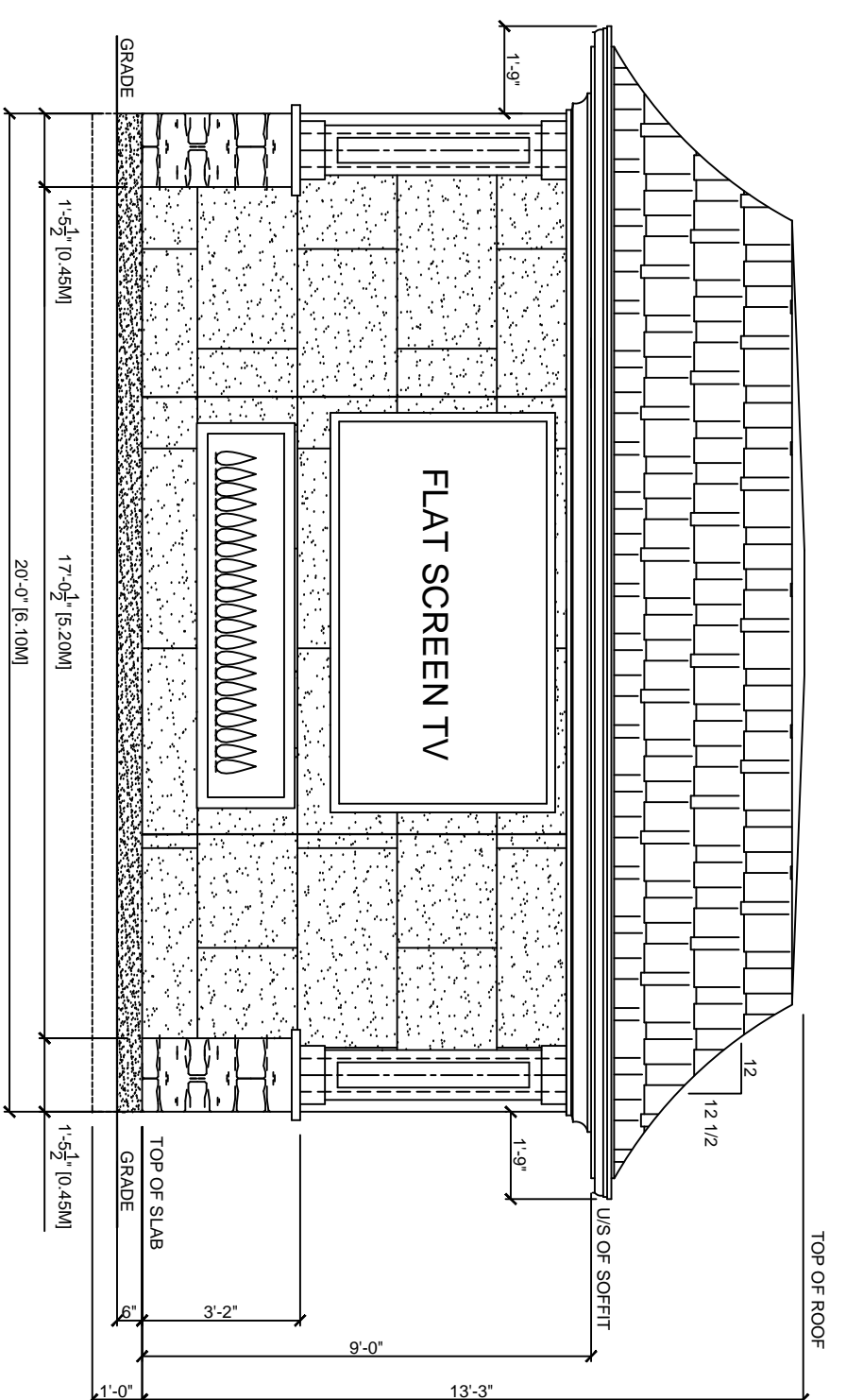
TITLE: PROPOSED CABANA POOL AND POOL HOUSE/POOL EQUIPMENT
ROOM AT AT 17 WINTERLUDE COURT IN THE CITY OF VAUGHAN

CLIENT: MR. AND MRS LUIGI GUARASCIO

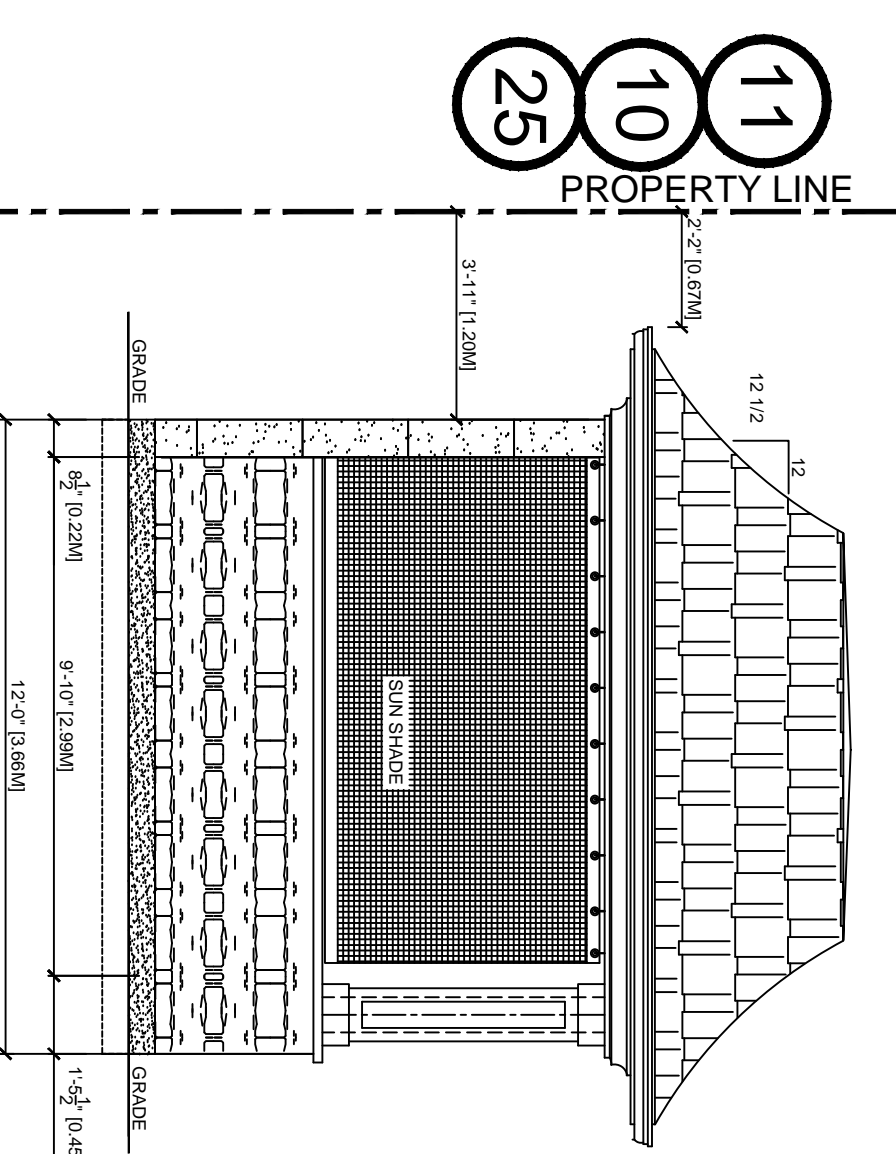
DATE: MAR 2022
DRAWN BY: A.GRISOLIA
SCALE: 1/4" = 1'-0"

DRAWING NUMBER: A-2

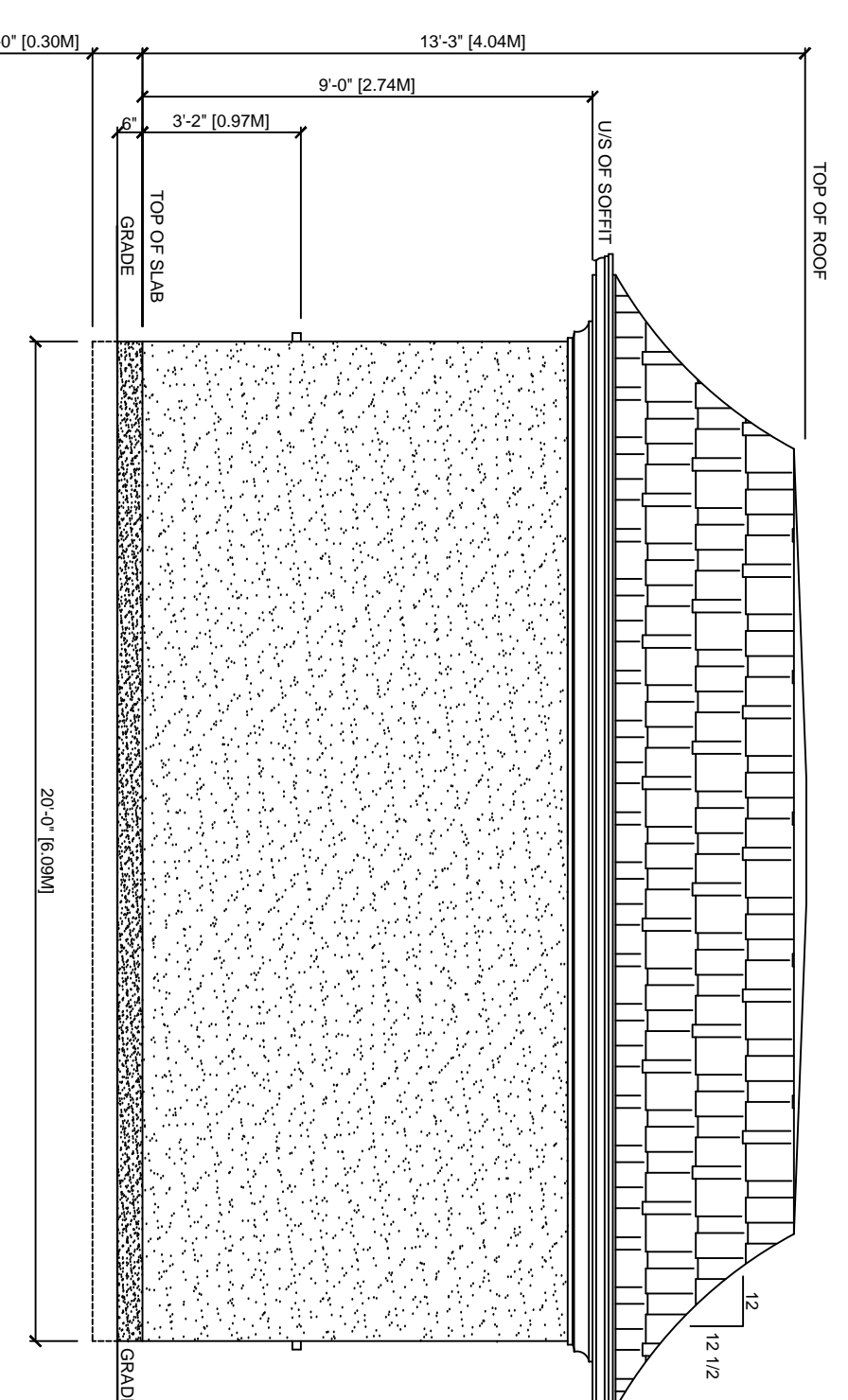
The designer has reviewed and taken responsibility for the design, and has the Ontario Building Code to design and construct work shown on the attached documents.
QUALITY CONTROL BY THE DESIGNER
Required design stamp (separate sheet) 2.1.1.1.1. of the building code
NAME: A. Grisolia
SIGNATURE: [Signature]
REGISTRATION INFORMATION
REGISTERED DESIGNER UNDER 2.1.1.1.1. of the building code
DIGITECH DESIGN INC. B.C.M. 31397



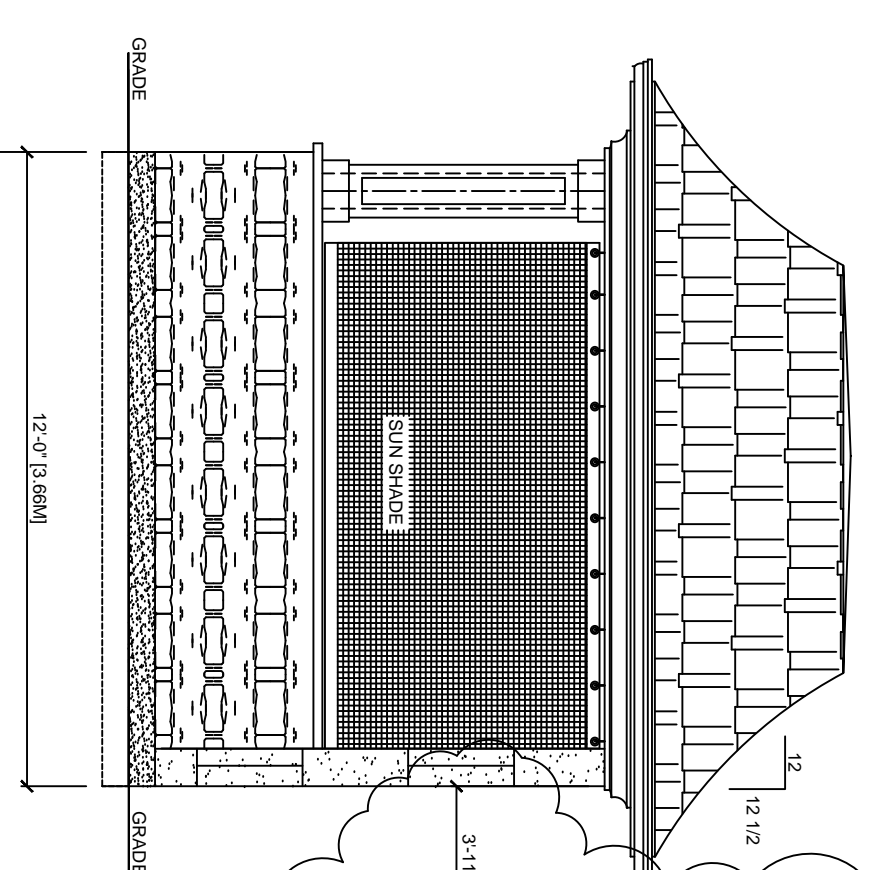
PROPOSED SOUTH ELEVATION



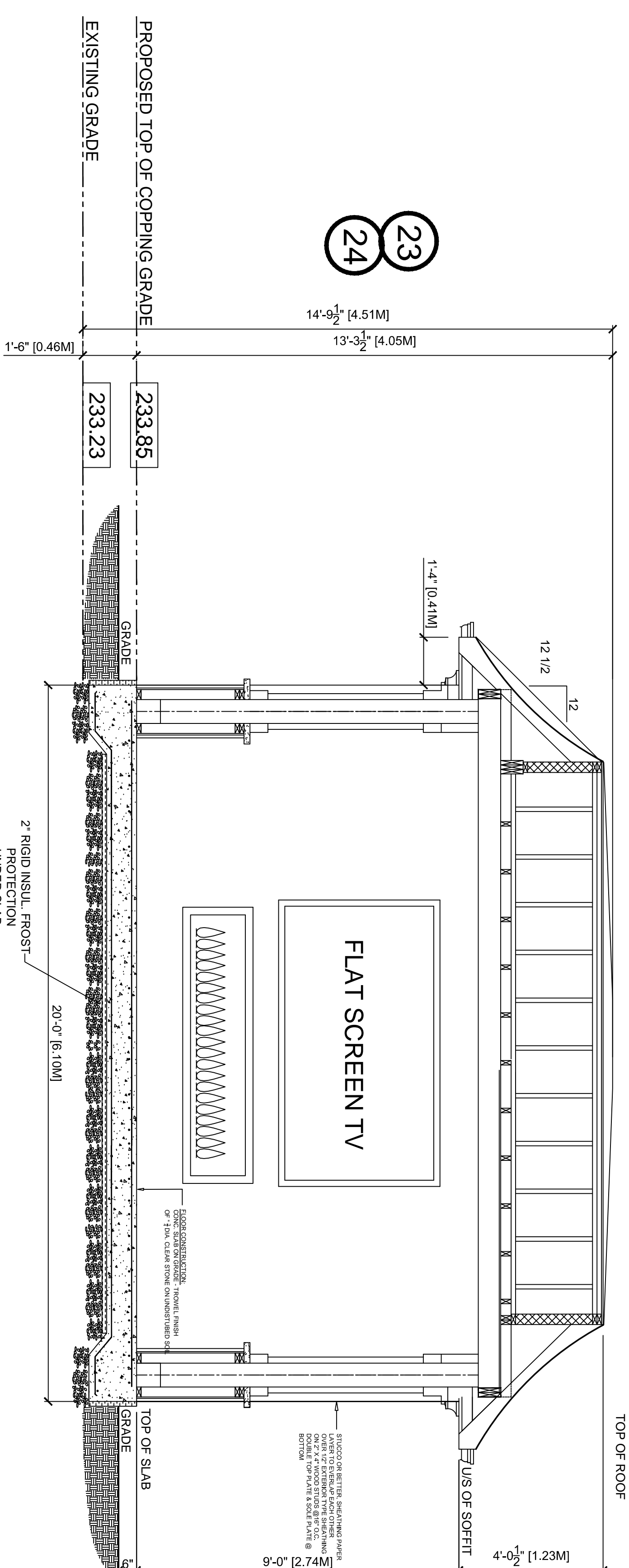
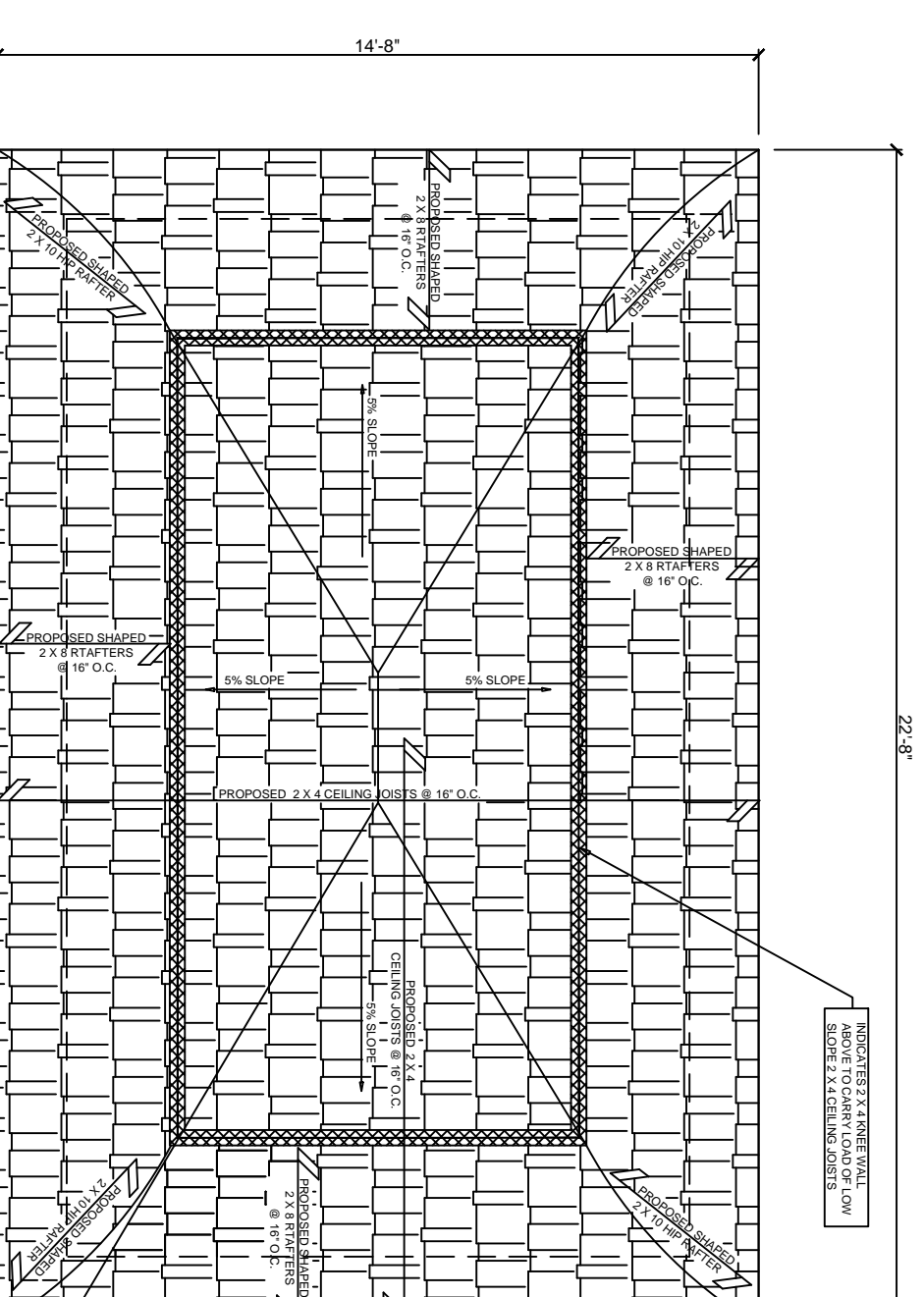
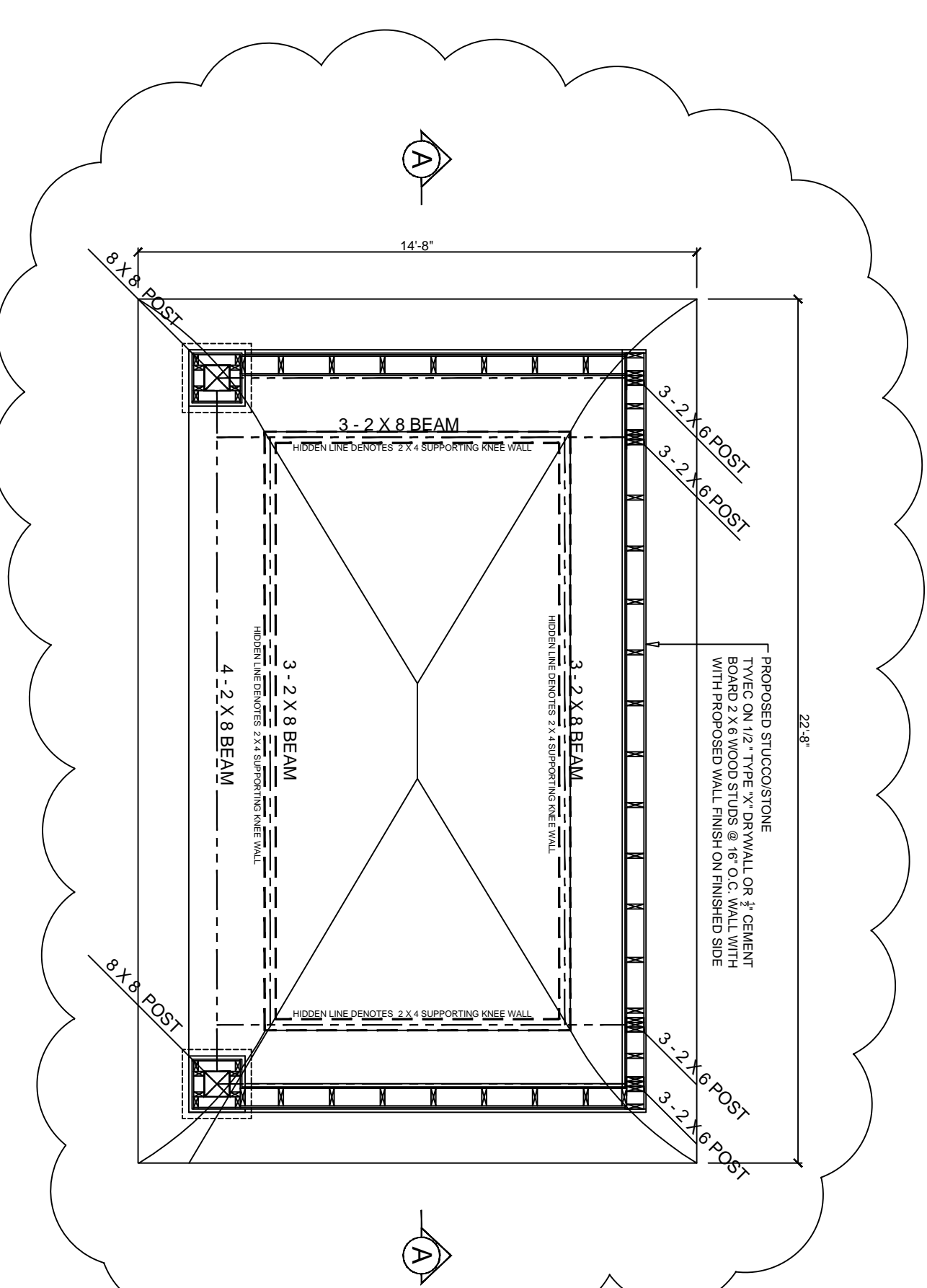
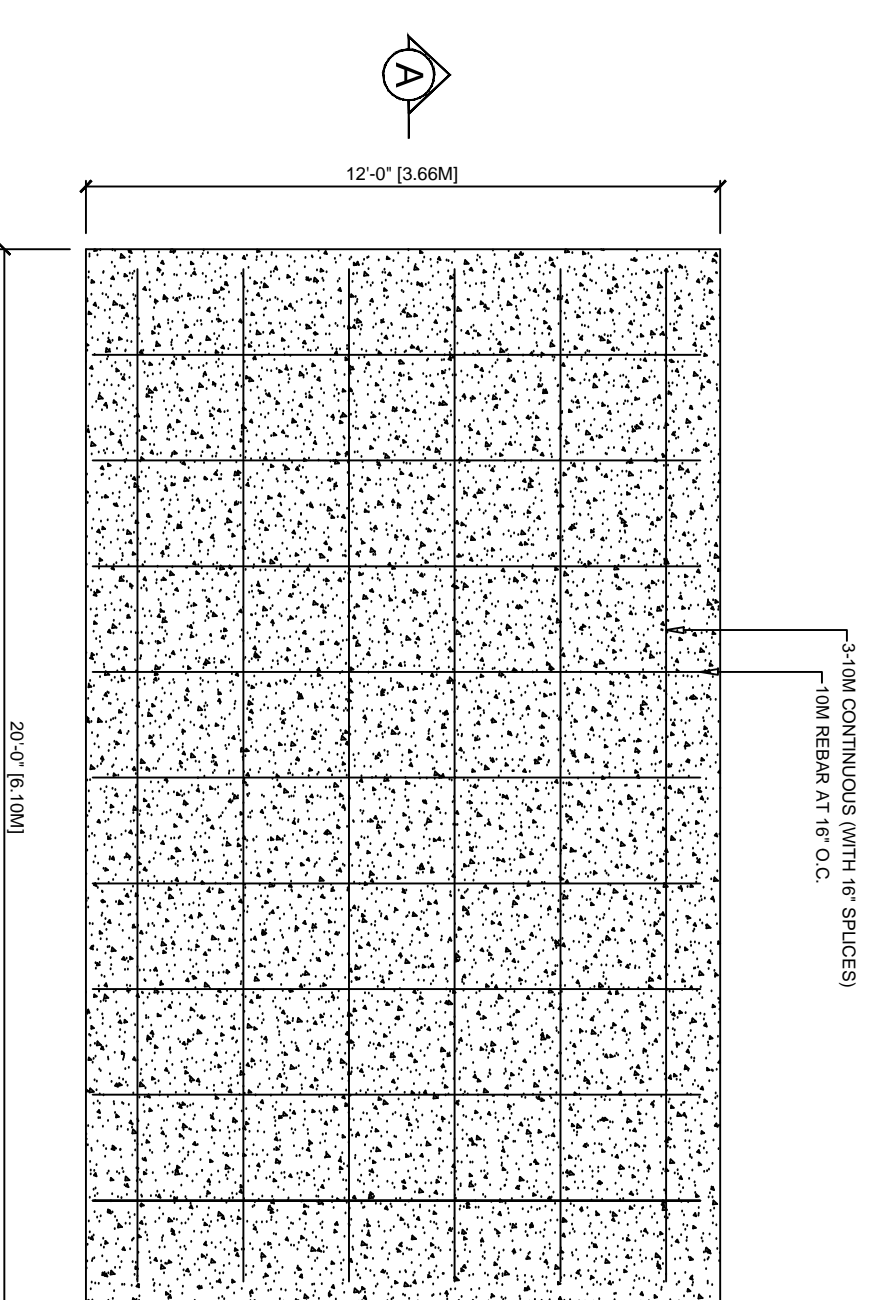
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



SECTION A-A

SCALE: 3/8" = 1'-0"

COVERED LOGGIA/CABANA

DIGITECH DESIGNS INC
8 PRINLETTE CRESCENT
Toronto, On
M6N 4W6
416.846.3082
email: digitechdesigns@rogers.com

TITLE: PROPOSED CABANA POOL AND POOL HOUSE/POOL EQUIPMENT
ROOM AT AT 17 WINTERLUDE COURT IN THE CITY OF VAUGHAN

CLIENT: MR. AND MRS. LUIGI GUARASCIO

DATE: MAR 2022

DRAWN BY: A. GRISOLIA

SCALE: 1/4" = 1'-0"

DRAWING NUMBER: A-1

The undersigned has reviewed and taken responsibility for this design, and has the Ontario Building Code to which it refers, and which is shown on the attached documents.
QUALITY CONTROL: 14750
REGISTERED ADDRESS: 14750
NAME: A. GRISOLIA
SIGNATURE: [Signature]
REGISTRATION INFORMATION: BCIN
Required address design is exempt under 2.17.4.1. of the building code
DIGITECH DESIGN INC. BCIN 31397

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Date: April 6th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A037-22**

Related Files:

Applicant Luigi Guarascio, Loredana Guarascio

Location 17 Winterluide Court



Discover the possibilities

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

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: A037/22 (17 WINTERLUIDE COURT)

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: April-06-22 8:44 AM

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

Subject: [External] RE: City of Vaughan Request for Comments: A037/22 (17 WINTERLUIDE COURT)

Hello,

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: A037/22 (17 WINTERLUIDE COURT)

From: York Plan <yorkplan@trca.ca>

Sent: April-05-22 5:47 PM

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

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

Subject: [External] RE: City of Vaughan Request for Comments: A037/22 (17 WINTERLUIDE COURT)

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

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

Mark Howard, BES, MLA, MCIP, RPP

Senior Manager – Toronto, Durham & York East Review Areas

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: [External] RE: City of Vaughan Request for Comments: A037/22 (17 WINTERLUIDE COURT)

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

Sent: April-11-22 1:48 PM

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

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

Subject: [External] RE: City of Vaughan Request for Comments: A037/22 (17 WINTERLUIDE COURT)

Good afternoon Pravina,

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

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				