



**COMMITTEE OF ADJUSTMENT  
REPORT SUMMARY  
MINOR VARIANCE APPLICATION  
FILE NUMBER A111/22**

<b>AGENDA ITEM NUMBER: 6.23</b>	<b>CITY WARD #: 3</b>
<b>APPLICANT:</b>	Vince and Josie Abate
<b>AGENT:</b>	Anthony Abate
<b>PROPERTY:</b>	15 Windrose Ct, Woodbridge
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana to be 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.

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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 type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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.

None				
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**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  
A111/22**

**FILE MANAGER:** Adriana MacPherson, Administrative Coordinator - Committee of Adjustment

<b>AGENDA ITEM NUMBER: 6.23</b>	<b>CITY WARD #: 3</b>
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<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana 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 R1A(EN) Residential under Zoning By-law 0001-2021 as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 2.4 metres is required to the accessory building which exceeds 2.8 metres in height. S.4.1.2	To permit a minimum rear yard of 2.16 metres to the accessory building.
2	A maximum of encroachment of 1.5 metres is permitted into the required rear yard for the pool equipment. Table 4-1	To permit a maximum encroachment of 6.9 metres into the required rear yard for the pool equipment.
3	A minimum interior side yard of 2.4 metres is required to the accessory building which exceeds 2.8 metres in height. S.4.1.2	To permit a minimum interior side yard of 0.6 metres to the accessory building.
4	A maximum building height of 3.0 metres is permitted for the accessory building. S.4.1.4	To permit a maximum building height of 3.1 metres for the accessory building.
5	A maximum lot coverage of 40% is permitted for all buildings and covered structures. Table 7-3	To permit a maximum lot coverage of 45% for all buildings and covered structures.
6	A maximum permitted encroachment for eaves and gutters is 0.50 metres into a minimum required yard. Table 7-3	To permit a maximum encroachment for eaves and gutters of 0.61% into the required.

**The subject lands are zoned R1 – Residential under Zoning By-law 1-88, as amended.**

#	Zoning By-law 1-88	Variance requested
7	A minimum rear yard of 7.5 metres is required to the accessory building. S. 4.1.1	To permit a minimum rear yard of 2.16 metres to the accessory building.
8	A maximum of 1.5 metres is permitted to encroach into the required rear yard for the pool equipment. Section 3.14 h)	To permit a maximum encroachment of 6.9 metres into the required rear yard for the pool equipment.
9	A minimum interior side yard of 1.5 metres is required to the accessory building. S.4.1.1	To permit a minimum interior side yard of 0.6 metres to the accessory building.
10	A maximum lot coverage of 35% is permitted for all buildings and covered structures. Schedule A	To permit a maximum lot coverage of 44.17% for all buildings and covered structures.

11	A maximum permitted encroachment for eaves and gutters is 0.50 metres into a minimum required yard. Schedule A	To permit a maximum encroachment for eaves and gutters of 0.61m into the required yard.
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### HEARING INFORMATION

<b>DATE &amp; TIME OF HEARING:</b>	Thursday , May 26, 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.	
<b>PUBLIC PARTICIPATION</b>	
You can watch a live stream of the hearing at <a href="http://Vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a>	
If you wish to speak to the Committee of Adjustment on an application please complete and submit a <a href="#">Request to Speak Form</a> to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> by <b>noon</b> 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 <b>noon</b> on the last business day <b>prior</b> to the day of the scheduled hearing. Written submissions can be emailed to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	
<a href="#">For more information, please visit the City of Vaughan website.</a>	

### 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

<b>Date Public Notice Mailed:</b>	May 13, 2022
<b>Date Applicant Confirmed Posting of Sign:</b>	May 12, 2022
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	The location of the cabana must be as proposed to accommodate the pool location and functionality of the recreational space around it.
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant <b>prior</b> to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <small>*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.</small>	No
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	None
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

### BUILDING STANDARDS (ZONING) COMMENTS

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.
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### BUILDING STANDARDS (ZONING) COMMENTS

Building Permit No. 22-100270 for Shed/Gazebo - (Not Yet Issued)

**Other Comments:**

The applicant has confirmed that the accessory building (cabana) will be used for personal use. Please be aware that eaves are not included in lot coverage under By-law 1-88 a.a. The building height has been measured from the average finished grade at the front of the building

<b>Building Standards Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule C for Development Planning Comments.

<b>Development Planning Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT ENGINEERING COMMENTS

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

As the proposed cabana in the subject property is 34.53m<sup>2</sup>, 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 m<sup>2</sup> requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)

The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. (Condition attached)

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 or visit the pool permit link provided above to learn how to apply for the pool permit.

<b>Development Engineering Recommended Conditions of Approval:</b>	<p>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 or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.</p> <p>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 40% to 47% in order to mitigate potential impacts on the municipal storm water system.</p>
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### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks: No response

Forestry: Forestry has no comment.

Horticulture: No response

<b>PFH Recommended Conditions of Approval:</b>	Parks: None Forestry: None Horticulture: None
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### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
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**BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS**

None

**BCLPS Recommended Conditions of Approval:**

None

**BUILDING INSPECTION (SEPTIC) COMMENTS**

None

**Building Inspection Recommended Conditions of Approval:**

None

**FIRE DEPARTMENT COMMENTS**

None

**Fire Department Recommended Conditions of Approval:**

None

**SCHEDULES TO STAFF REPORT**

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Development Planning & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (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	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<p>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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.</p> <p>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 40% to 47% in order to mitigate potential impacts on the municipal storm water system.</p>

**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.

## IMPORTANT INFORMATION – PLEASE READ

**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

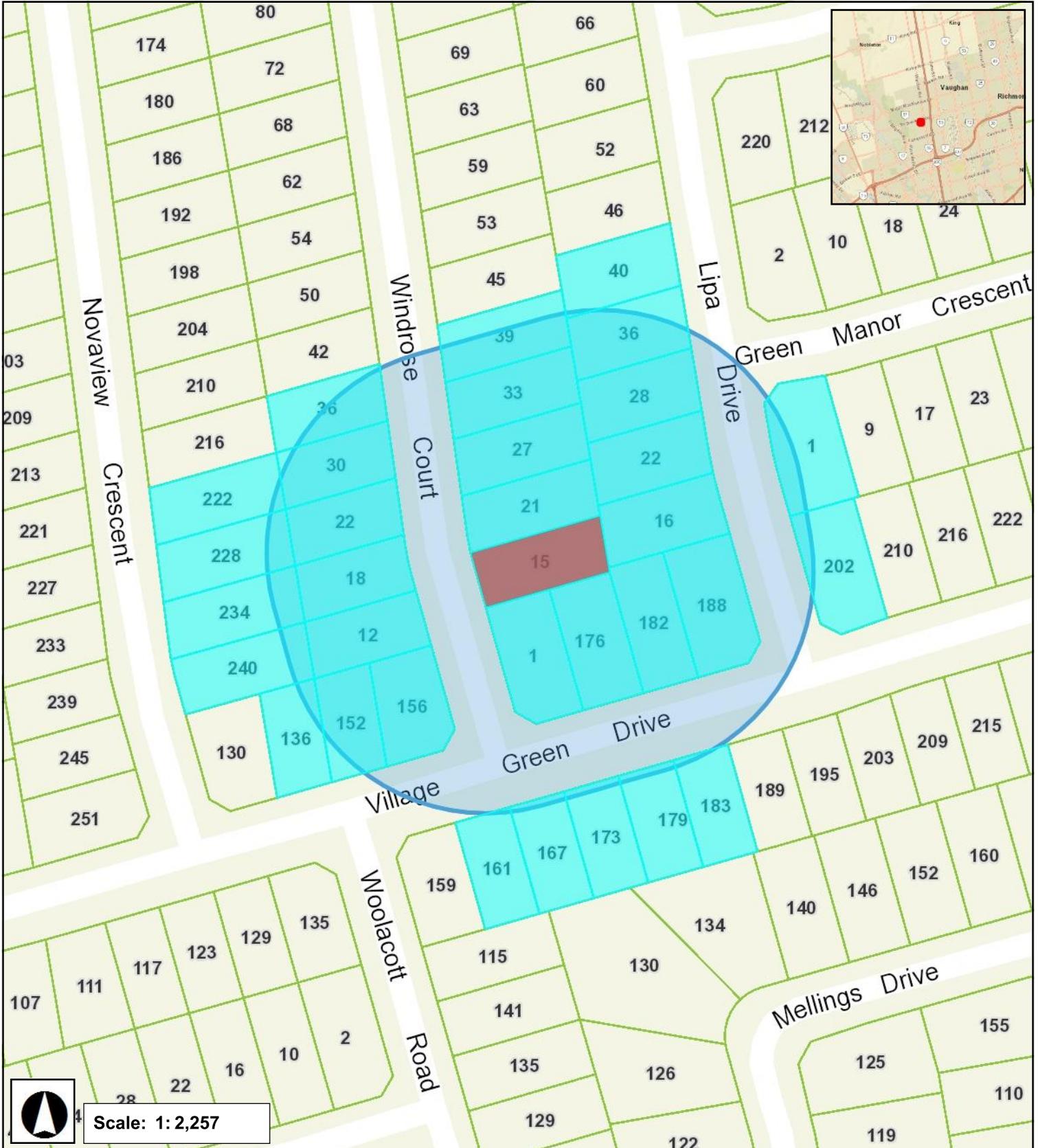
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the 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

15 Windrose Court, Woodbridge

**Rutherford Road**



SCALE 1 : 150

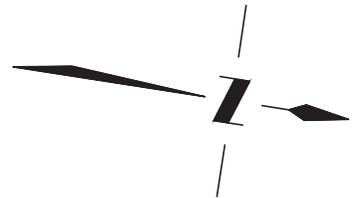
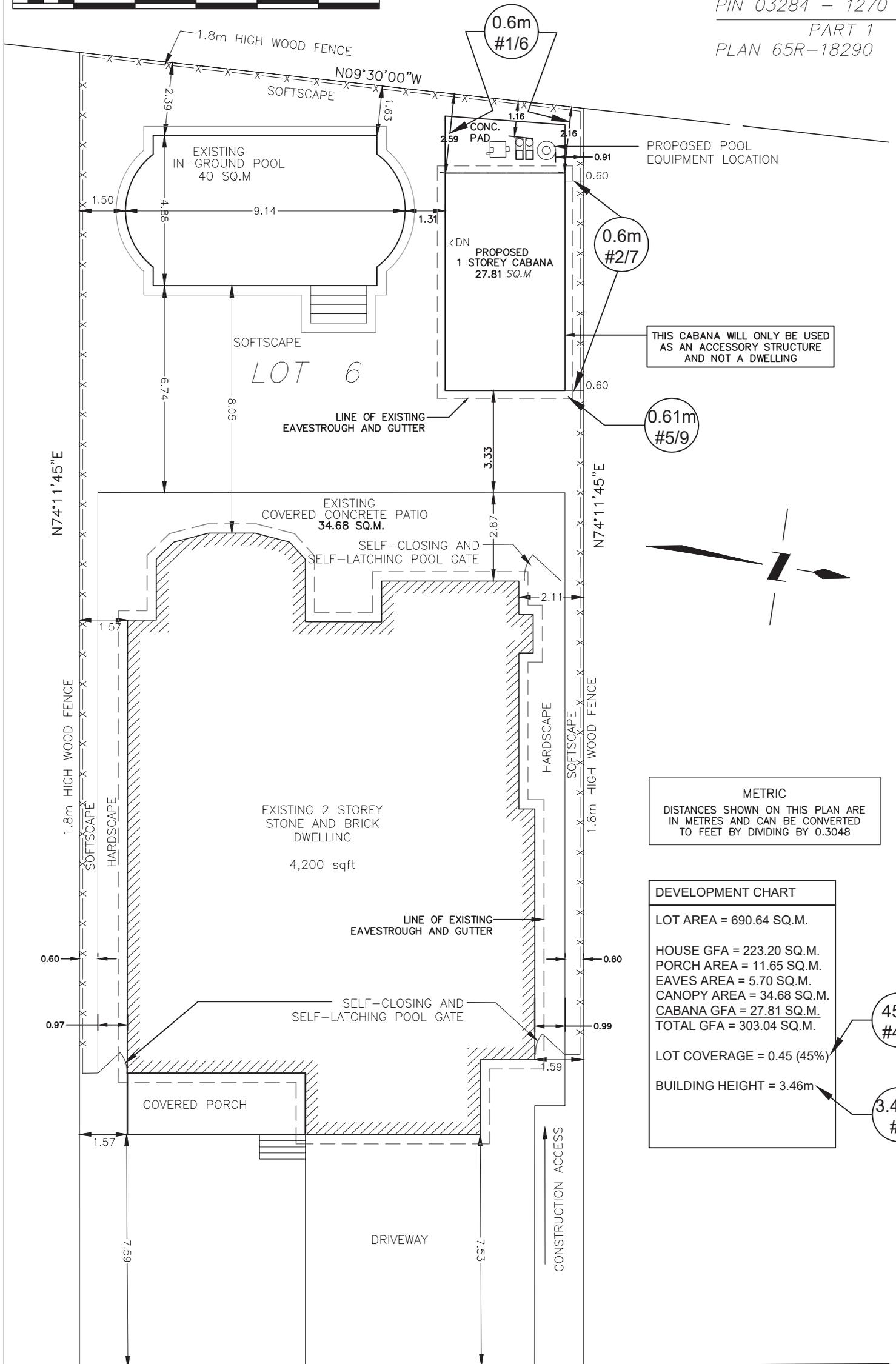


REGISTERED PLAN 65M-3217

PIN 03284 - 1270

PART 1

PLAN 65R-18290



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

DEVELOPMENT CHART	
LOT AREA =	690.64 SQ.M.
HOUSE GFA =	223.20 SQ.M.
PORCH AREA =	11.65 SQ.M.
EAVES AREA =	5.70 SQ.M.
CANOPY AREA =	34.68 SQ.M.
CABANA GFA =	27.81 SQ.M.
TOTAL GFA =	303.04 SQ.M.
LOT COVERAGE =	0.45 (45%)
BUILDING HEIGHT =	3.46m

45% #4/8

3.46m #3

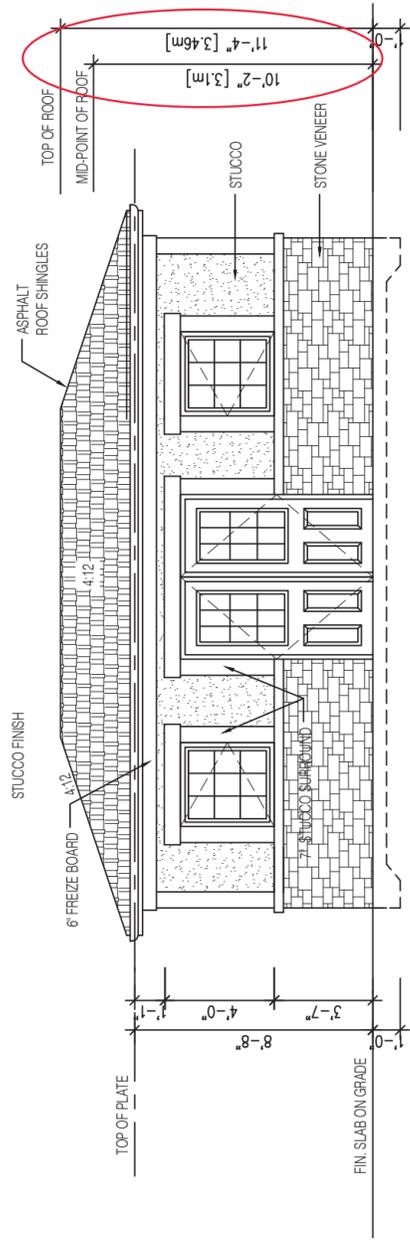
WINDROSE COURT

SOFT VS HARD LANDSCAPING CALCULATION	
REAR YARD AREA =	268.63m <sup>2</sup>
REAR YARD AREA OVER 135m <sup>2</sup> =	133.63m <sup>2</sup>
60% OF 133.65m <sup>2</sup> =	80.18m <sup>2</sup>
TOTAL SOFT LANDSCAPED AREA =	199.42m <sup>2</sup>

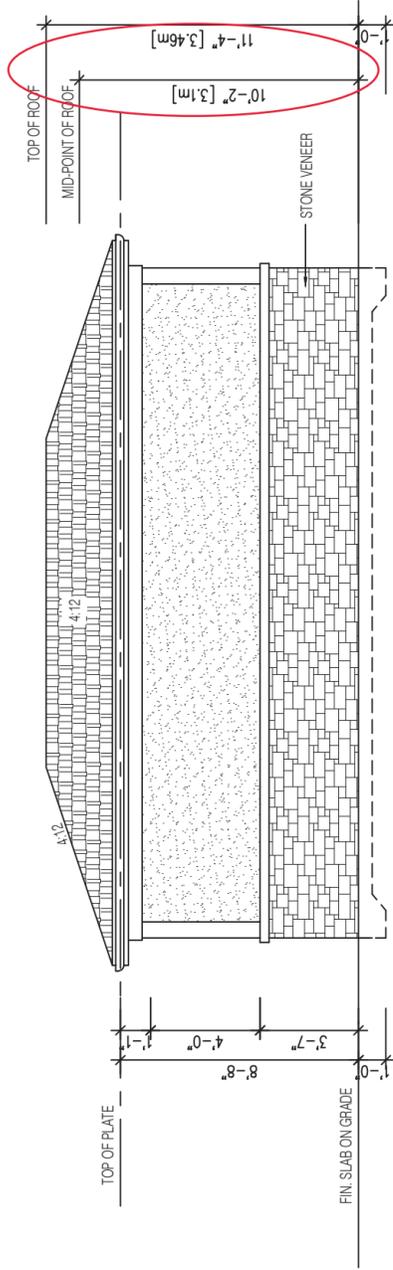
FOR SELECTION OF ALL EXTERIOR MATERIALS AND FINISHES REFER TO FRONT ELEVATION

ALL HIP ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED

ALL GABLE END ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED



FRONT ELEVATION



REAR ELEVATION

APPLICANT'S INFORMATION



Anthony Abate  
111 Regina Road, Unit 10  
Woodbridge, Ontario, L4L 8N5  
(416) 564-6382  
www.westworksdesign.ca  
Design and Project Management Inc.

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

REVISIONS

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OWNER'S INFORMATION

JOSIE ABATE  
15 WINDROSE COURT  
WOODBIDGE, ONTARIO

PROJECT NAME

PROPOSED CABANA  
15 WINDROSE COURT  
WOODBIDGE, ONTARIO

SHEET TITLE

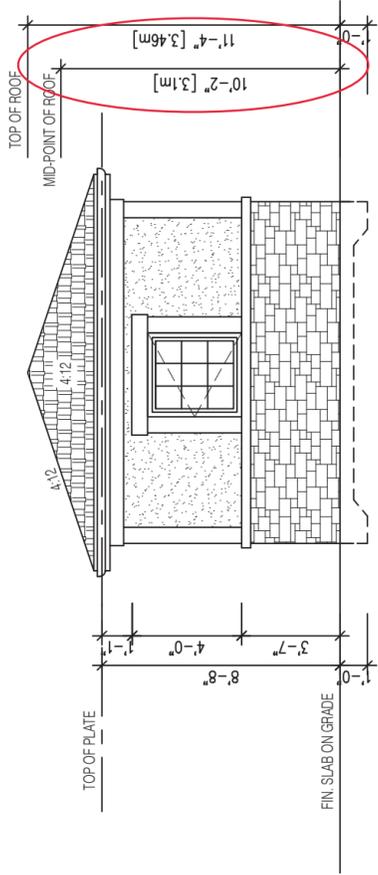
FRONT AND REAR ELEVATION

SCALE	BY	AREA	PAGE No.
3/16"=1'-0"	JA	N/A	2
DATE	TYPE		PROJECT
JAN 22	S.F.D		09-20

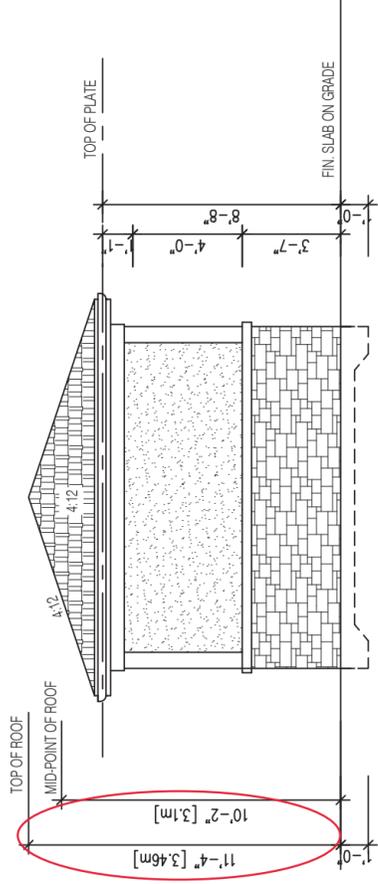
FOR SELECTION OF ALL EXTERIOR MATERIALS AND FINISHES REFER TO FRONT ELEVATION

ALL HIP ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED

ALL GABLE END ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

APPLICANT'S INFORMATION



Anthony Abate  
111 Regina Road, Unit 10  
Woodbridge, Ontario, L4L 8N5  
(416) 564-6382  
www.westworksdesign.ca

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

REVISIONS

1.	
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OWNER'S INFORMATION

JOSIE ABATE  
15 WINDROSE COURT  
WOODBIDGE, ONTARIO

PROJECT NAME

PROPOSED CABANA  
15 WINDROSE COURT  
WOODBIDGE, ONTARIO

SHEET TITLE

LEFT AND RIGHT ELEVATION

SCALE	3/16"=1'-0"	BY	JA	AREA	N/A	PAGE No.	3
DATE	JAN 22	TYPE	S.F.D	PROJECT	09-20		

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO WESTWORKS INC. IMMEDIATELY

**GENERAL NOTES**

- 1.0 ALL INTERIOR DOOR AND OPENING LINTELS NOT SHOWN TO BE A MIN OF 2" x 2" x 8" SPR 1/2"
- 2.0 ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2" x 4" OR 6" @ 12" O.C. FOR LOAD BEARING WALLS & 2" x 4" OR 6" @ 16" O.C. FOR NON LOAD BEARING WALLS WITH 1/2" DRYWALL BOTH SIDES.
- 3.0 PROVIDE WALLS W/ DOUBLE TOP PLATE & SINGLE BOT. PLATE, DOUBLE STUDS @ ALL OPENINGS AND TRIPLE @ CORNERS.
- 4.0 INTERIOR PARTITIONS TO BE 2" x 4" WOOD STUDS @ 16" O.C. WITH SINGLE BOTTOM PLATE

ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQ. STATED IN O.B.C. 12.3.2.6.

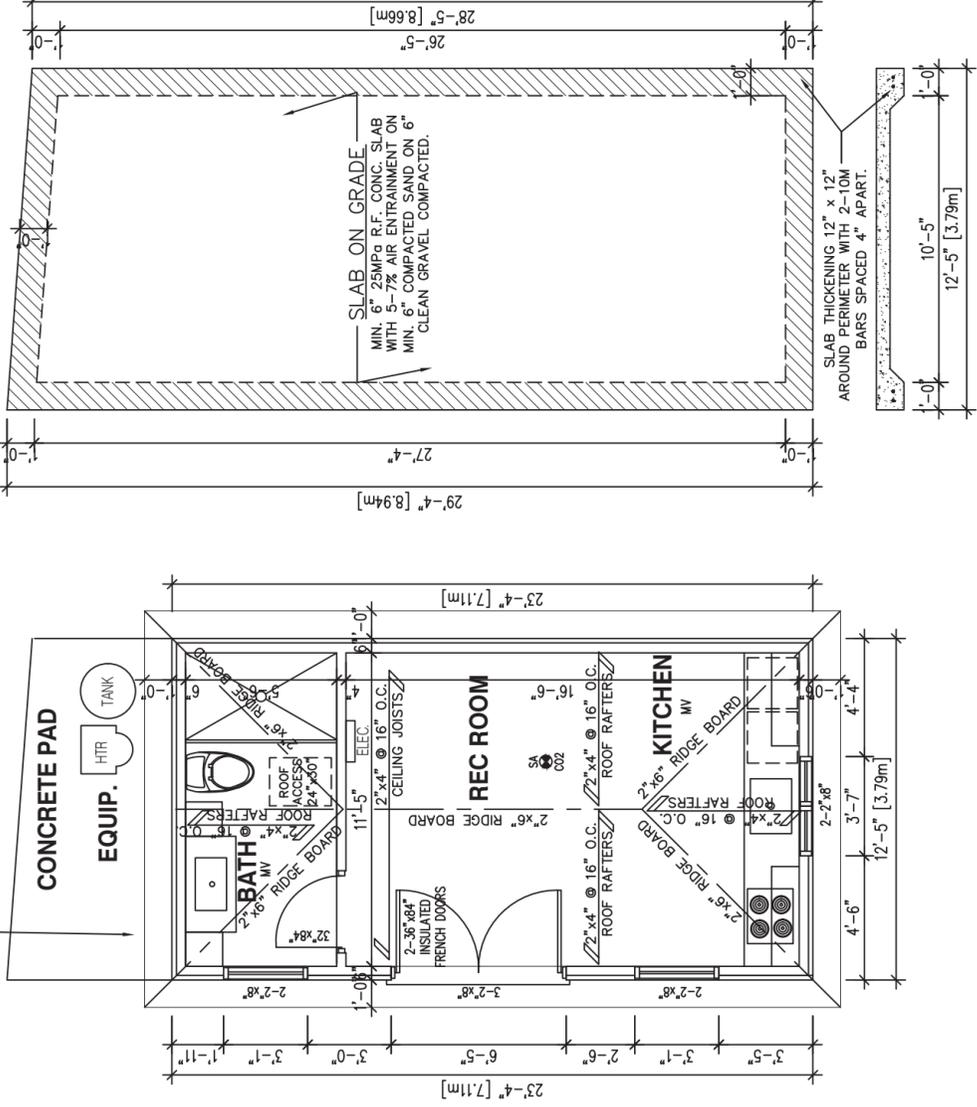
ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE O.B.C. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 16" O.C. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

**TYPICAL NEW EXTERIOR WALL CONSTRUCTION**

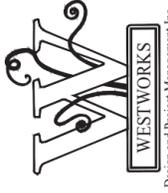
- STONE VENEER
- 4" BRICK/CONCRETE, 1" VENTED AIR SPACE
- CONTINUOUS LAYER OF TYKEX HOUSE WRAP
- 1/2" EXTERIOR GRADE SHEATHING
- 2"x6" WOOD STUDS @ 16" O.C.
- 1/2" DRYWALL INTERIOR FINISH
- HARDIE BOARD
- HARDIE BOARD, 1" VENTED AIR SPACE
- CONTINUOUS LAYER OF TYKEX HOUSE WRAP
- 1/2" EXTERIOR GRADE SHEATHING
- 2"x6" WOOD STUDS @ 16" O.C.
- 1/2" DRYWALL INTERIOR FINISH

AREA CALCULATIONS			
GROUND FLOOR AREA	=	290	Sq. Ft.
SECOND FLOOR AREA	=	0	Sq. Ft.
TOTAL FLOOR AREA	=	290	Sq. Ft.
1st FLOOR OPEN AREA	=	0	Sq. Ft.
2nd FLOOR OPEN AREA	=	0	Sq. Ft.
ADD. TOTAL OPEN AREAS	=	0	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	290	Sq. Ft.
GROUND FLOOR COVERAGE	=	290	Sq. Ft.
GARAGE COVERAGE / AREA	=	0	Sq. Ft.
PATIO COVERAGE / AREA	=	0	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	290	Sq. Ft.
TOTAL COVERAGE W/O PORCH	=	26.94	Sq. m.
TOTAL COVERAGE W/O PORCH	=	290	Sq. Ft.
TOTAL COVERAGE W/O PORCH	=	26.94	Sq. m.

CONVENTIONAL ROOF FRAMING  
ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE O.B.C. ROOF RAFTERS THAT MEET OR CROSS OVER EXISTING ROOF ARE TO BE 2"x4" O.C. WITH 2"x4" VERTICAL POST TO THE EXISTING ROOF AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT DISTANCE BETWEEN END POINTS & ROWS OF BRACING DOES NOT EXCEED 6'



**APPLICANT'S INFORMATION**



CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

**REVISIONS**

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

**OWNER'S INFORMATION**

JOSIE ABATE  
15 WINDROSE COURT  
WOODBIDGE, ONTARIO

**PROJECT NAME**

PROPOSED CABANA  
15 WINDROSE COURT  
WOODBIDGE, ONTARIO

**SHEET TITLE**

FOUNDATION / FLOOR PLAN

SCALE	BY	AREA	PAGE No.
3/16"=1'-0"	JA	N/A	1
DATE	TYPE	PROJECT	
JAN 22	S.F.D	09-20	

**SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS**

<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions



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](mailto:stephen.cranley@alectrautilities.com)

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

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

## Adriana MacPherson

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**Subject:** FW: [External] RE: A111/22 - Request for Comments (15 Windrose Court) VAUGHAN

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

**Sent:** April-28-22 3:25 PM

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

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

**Subject:** [External] RE: A111/22 - Request for Comments (15 Windrose Court) VAUGHAN

Good afternoon Adriana,

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

## Adriana MacPherson

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**Subject:** FW: [External] RE: A111/22 - Request for Comments (15 Windrose Court) VAUGHAN

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**From:** York Plan <yorkplan@trca.ca>

**Sent:** April-26-22 12:43 PM

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

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

**Subject:** [External] RE: A111/22 - Request for Comments (15 Windrose Court) VAUGHAN

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](mailto:mark.howard@trca.ca)

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



**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** May 26, 2022  
**Name of Owner:** Vince and Josie Abate  
**Location:** 15 Windrose Court  
**File No.(s):** A1111/22

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit a minimum rear yard of 2.16 m to the accessory building.
2. To permit a maximum encroachment of 6.9 m into the required rear yard for the pool equipment.
3. To permit a minimum interior side yard of 0.6 m to the accessory building.
4. To permit a maximum building height of 3.1 m for the accessory building.
5. To permit a maximum lot coverage of 44% for all buildings and covered structures.
6. To permit a maximum encroachment for eaves and gutters of 0.61 m into the required yard.

**By-Law Requirement(s) (By-law 001-2021):**

1. A minimum rear yard of 2.4 m is required to the accessory building which exceeds 2.8 m in height.
2. A maximum of encroachment of 1.5 m is permitted into the required rear yard for the pool equipment.
3. A minimum interior side yard of 2.4 m is required to the accessory building which exceeds 2.8 m in height.
4. A maximum building height of 3.0 m is permitted for the accessory building.
5. A maximum lot coverage of 40% is permitted for all buildings and covered structures.
6. A maximum permitted encroachment for eaves and gutters is 0.50 m into a minimum required yard.

**Proposed Variance(s) (By-law 1-88):**

7. To permit a minimum rear yard of 2.16 m to the accessory building.
8. To permit a maximum encroachment of 6.9 m into the required rear yard for the pool equipment.
9. To permit a minimum interior side yard of 0.6 m to the accessory building.
10. To permit a maximum lot coverage of 43.05% for all buildings and covered structures.
11. To permit a maximum encroachment for eaves and gutters of 0.61 m into the required yard.

**By-Law Requirement(s) (By-law 1-88):**

7. A minimum rear yard of 7.5 m is required to the accessory building.
8. A maximum of 1.5 m is permitted to encroach into the required rear yard for the pool equipment.
9. A minimum interior side yard of 1.5 m is required to the accessory building.
10. A maximum lot coverage of 35% is permitted for all buildings and covered structures.
11. A maximum permitted encroachment for eaves and gutters is 0.50 m into a minimum required yard.

**Official Plan:**

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

**Comments:**

The Owners are requesting to permit the construction of a cabana and pool equipment with the above noted variances.

The Development Planning Department has no objection to Variances 1, 3, 7 and 9 for the proposed rear yard and interior side yard setbacks for the cabana as it is consistent with previous approvals in the neighbourhood and will not pose a significant visual impact to the adjacent property. The setbacks also maintain an appropriate area for access and drainage around the cabana and will be visually screened from the adjacent properties by the existing fence and vegetation along the rear yard.

The Development Planning Department has no objection to Variances 2 and 8 for the rear yard encroachment as the pool equipment will be visually screened from the adjacent properties by the existing rear yard fences and vegetation on the abutting properties near the rear yard fences.

The Owners revised their application to reduce the maximum height upon recommendations from the Development Planning Department. The Development Planning Department has no objection to Variance 4 for the revised proposed height of the cabana as it is minor in nature. The 0.1 m height increase is not anticipated to be perceptible and will not pose a significant visual impact to the adjacent properties.

The existing dwelling, covered porch, and canopy have lot coverages of 32.21%, 1.69% and 5.02% respectively while the proposed cabana and all building eaves will have a lot coverage of 4.02% and 0.95% respectively. The existing canopy functions as an attached covered patio rather than a detached accessory structure or an enclosed addition to the dwelling. The proposed cabana will be the only freestanding accessory structure on the site. The increase in total lot coverage will not pose a significant visual impact to the adjacent properties as the one storey canopy has no walls, and the cabana will provide more than 3 metres of spatial separation from the rest of the built form on the property. As such, the Development Planning Department has no objection to Variances 5 and 10 for the increase in lot coverage.

The Development Planning Department has no objection to Variance 6 and 11 as the proposed encroachment for the eaves are minor in nature and will not pose a significant visual impact to the adjacent properties.

Accordingly, the Development Planning Department can support the required variances and 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.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

**Comments Prepared by:**

Joshua Cipolletta, Planner I  
David Harding, Senior Planner

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

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

**SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

None