

<b>ITEM: 6.29</b>	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A331/22 23 Woodland Trail Ct Woodbridge</b>
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**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 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 Received 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"/>	X	General Comments w/Conditions
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"/>	General Comments
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 Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 Received 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
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  
A331/22  
23 Woodland Trail Ct Woodbridge**

<b>ITEM NUMBER:</b>	<b>CITY WARD #: 2</b>
<b>APPLICANT:</b>	Michael & Denise Bascio
<b>AGENT:</b>	FRASCA Design & Planning
<b>PROPERTY:</b>	23 Woodland Trail 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>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit a proposed cabana.

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

**The subject lands are zoned R3A(EN) Residential (Established Neighbourhood) and subject to the provisions of Exception 14.654 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 2.4 metres is required to the accessory building. S.4.1.2	To permit a minimum rear yard of 0.91 metres to the accessory building.
2	A minimum interior side yard of 2.4 metres is required to the accessory building. S.4.1.2	To permit a minimum interior side yard of 1.22 metres to the accessory building.
3	A maximum building height of 3.0 metres is permitted to the highest point of the roof of the accessory building. S.4.1.4	To permit a maximum building height of 3.49 metres to the highest point of the roof.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday , March 2, 2023  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

**PUBLIC PARTICIPATION**

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)  
 If you would like to submit written comments, please quote file number above and submit by mail or email to:

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Mail:** City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

**THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

**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.

## INTRODUCTION

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>	February 17, 2023
<b>Date Applicant Confirmed Posting of Sign:</b>	February 16, 2023
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	Setbacks seem to be too restrictive for a cabana.
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior 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>	General Comments
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

## BUILDING STANDARDS (ZONING) COMMENTS

**\*\*See Schedule B for Building Standards (Zoning) Comments**

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

**\*\*See Schedule B 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 25.64m<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 Development Engineering (DE) Department does not object to the variance application A331/22 subject to the following condition:

<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner/applicant shall submit a 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 <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.
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### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Comments with condition

<b>PFH Recommended Conditions of Approval:</b>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.
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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

No comment no concerns

<b>BCLPS Recommended Conditions of Approval:</b>	None
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### BUILDING INSPECTION (SEPTIC) COMMENTS

No comment received to date

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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### FIRE DEPARTMENT COMMENTS

No comment received to date

<b>Fire Department Recommended Conditions of Approval:</b>	None
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### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Staff & 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:lan.reynolds@vaughan.ca">lan.reynolds@vaughan.ca</a>	The Owner/applicant shall submit a 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 <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.
2	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

## 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.

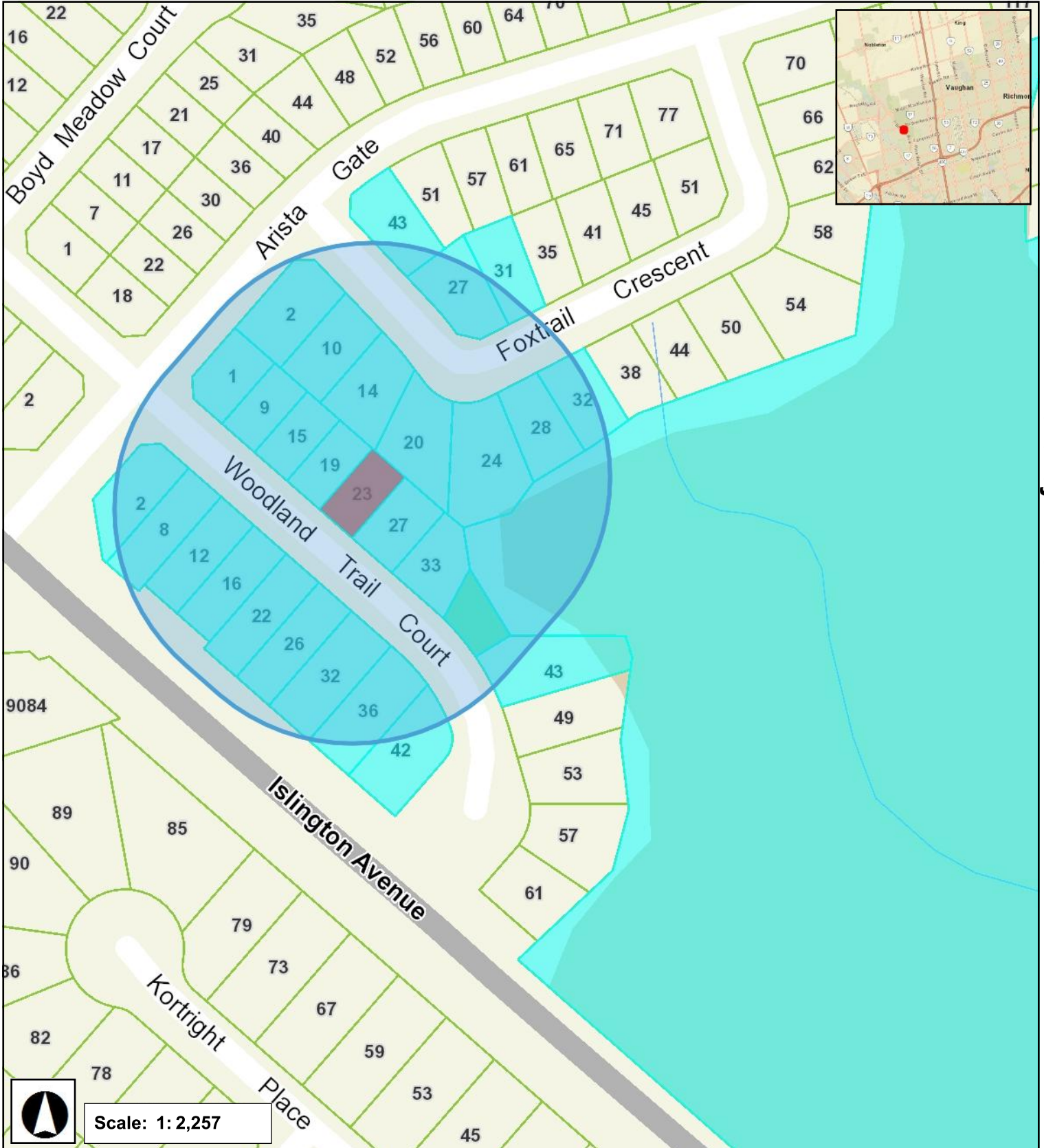
**SCHEDULE A: DRAWINGS & PLANS**



# LOCATION MAP - A331/22

23 WOODLAND TRAIL CRT. WOODBRIDGE

**Rutherford Road**





LEGEND	
	EXISTING STRUCTURE/DIMENSIONS
	PROPOSED STRUCTURE/DIMENSIONS
	EXISTING BUILDING
	SOD
	INTERLOCK WEAPS
	TURF

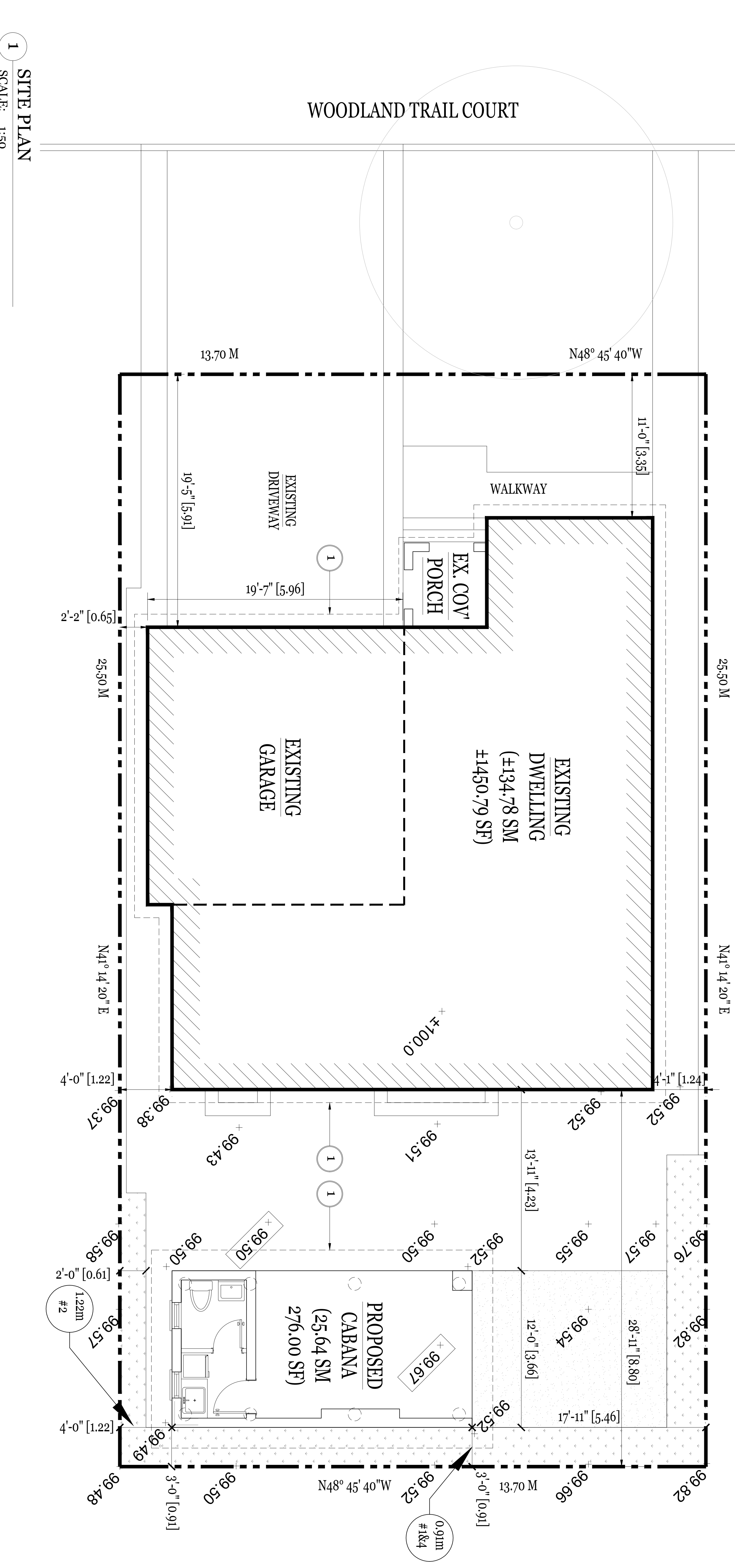
SITE DATA	
ACCESSORY STRUCTURES	CITY OF VAUGHAN
CITY OF VAUGHAN ZONING BY-LAW #488	CITY OF VAUGHAN ZONING BY-LAW 001-2022
ZONING	RURAL RESIDENTIAL (ESTABLISHED NEIGHBORHOOD) EXCEPTION 9(978) R3A1 (EN) EXCEPTION 14.6(4)
LOT AREA	390.43M <sup>2</sup> (5,258.02 SF)
LOT COVERAGE	PERMITTED 47.0%***
	PERMITTED 5%
	PROPOSED 54.5%****
ACCESSORY STRUCTURE	
SIDE SETBACK (NORTH)	1.2M
SIDE SETBACK (SOUTH)	1.2M
SIDE SETBACK (EAST)	7.3M
MAX. HEIGHT	4.5M**
	3.0M**
	3.40M* (2.97M*)

\*MEASURED FROM AVERAGE FINISH GROUND LEVEL TO THE HIGHEST POINT OF THE STRUCTURE. NEAREST PART OF THE ROOF NOT MORE THAN 3.0M ABOVE FINISH GRADE.  
 \*\*MEASURED FROM MEAN HEIGHT BETWEEN EAVES AND RIDGE FOR SLOPED ROOF.  
 \*\*\*LOT COVERAGE NOT APPLICABLE AS PER EXCEPTION 9(978) - TAG SCHEDULE UNDER BY-LAW #488. THE OVERALL PERCENTAGE OF LOT AREA COVERED BY ALL BUILDINGS AND STRUCTURES INCLUDING THE DWELLING, TO THE EXTERIOR LIMITS NOT INCLUDING AREA OF EAVES INCLUDING THE DWELLING, TO THE EXTERIOR LIMITS INCLUDING AREA OF EAVES INCLUDING THE DWELLING, TO THE EXTERIOR LIMITS INCLUDING AREA OF EAVES.

# PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

## A331/22

CONSTRUCTION NOTES	
1	OUTLINE OF ROOF ABOVE
2	



No.	Date	Revised/Revisions	By
3	JAN. 18, 2022	ISSUED PER CAD (04)	GF
2	DEC. 06, 2022	ISSUED PER CAD (01)	DM
1	OCT. 18, 2022	ISSUED PER CAD (01)	DM

**FRASCA**  
 Designer & Planner  
 298 HURONTARIO ST. SUITE 201 TORONTO, ONTARIO M5T 1C8  
 416-593-8888  
 info@frasca.com

Project: **PROPOSED CABANA**  
 23 WOODLAND TRAIL, CT., WOODBRIDGE, ON L4L 0H9

Drawing Name: **SITTE PLAN**

Proj. No.: 22046  
 Drawn By: RP  
 Checked By: GP

Date: 21 OCTOBER 2022  
 Scale: AS NOTED

Drawing No.: **A100**

**1** SITE PLAN  
 SCALE: 1:50

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND CONDITIONS ON SITE AND MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY DATA OR FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT. THIS DRAWING, BEING AN INSTRUMENT OF SERVICE, IS PROVIDED TO YOU FOR YOUR INFORMATION AND USE ONLY. YOU ARE NOT TO BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT. THIS DRAWING, BEING AN INSTRUMENT OF SERVICE, IS PROVIDED TO YOU FOR YOUR INFORMATION AND USE ONLY. YOU ARE NOT TO BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT.

**PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT**

**A3331/22**

WALL SCHEDULE	
<ul style="list-style-type: none"> <li>STUCCO FINISH WALL (WASHROOM)</li> <li>-PART W/ 2" INSULATION SHOR OR PLUS SYSTEM (RS) OR CONDENSIBLE SINE CAVITY FANSREKEN SYSTEM</li> <li>-1/2" PLYWOOD SHEATING (BIS TAPE ALL JOINTS)</li> <li>-2" x 6" WOOD STUD FRAMING</li> <li>-GIRTS AT 4'-0" O.C. DOUBLE TOP PLATES, SINGLE PLATE AT BOTTOM</li> <li>-6-MIL VAPOR BARRIER ON WARM SIDE (TAP &amp; ALL JOINTS)</li> <li>-1/2" GYPSUM BOARD</li> <li>-ALL TO US CEILING</li> </ul>	<ul style="list-style-type: none"> <li>EXTERIOR WALL (NEEDED)</li> <li>-1 1/2" - 2" THK. VENEER STONE OR BRICK</li> <li>-POLYMER MODIFIED VENEER MORTAR</li> <li>-GRADE D WATERPROOF BUILDING PAPER</li> <li>-GALVANIZED SELF-FERRING EXPANDED METAL LATH (MIN. 2.5 LBS.)</li> <li>-GALVANIZED METAL STUD STAPLES</li> <li>-2" x 6" WOOD STUDS @ 16" O.C.</li> <li>-GIRTS @ 4'-0" O.C. DOUBLE TOP PLATES, SINGLE PLATE @ BOTTOM</li> <li>-FILL CAVITY W/ R-24 INSULATION</li> <li>-6 MIL VAPOR BARRIER ON WARM SIDE</li> <li>-1/2" GYPSUM BOARD</li> </ul>
<ul style="list-style-type: none"> <li>1/2" GYPSUM BOARD</li> <li>4 x 6 WD STUDS AT 16" O.C.</li> <li>1/2" GYPSUM BOARD</li> <li>1/2" GYPSUM BOARD</li> <li>ALL TO US OF CEILING</li> </ul>	<p>NOTE:</p> <ul style="list-style-type: none"> <li>-ALL GYPSUM BOARD TO BE TYPED, SANDED, PRIME &amp; PAINTED</li> <li>-1/2" GYPSUM BOARD</li> <li>-TOP SHOWER WALLS &amp; CEILING TO BE 5/8" CELEST BOARD</li> </ul>

CONSTRUCTION NOTES - FLOOR PLAN	
1	-
2	-
3	CONCRETE SLAB WITH THICKENED SLAB 4" POLYMER CONCRETE (5650 PSI AT 28 DAYS) ON 2" RIGID INSULATION ON MIN. 5" OF CRUSHED STONE CONCRETE TO HAVE 5%-7% AIR ENTRAINMENT. REINFORCE W/ 10 M REBAR @ 16" O.C. E/W @ MID DEPTH, 25 MIN SLOPE OUTWARDS
4	THICKENED SLAB W/ 2-5/8" CONTINUOUS TO REST ON 2" RIGID INSULATION ON EXISTING (BESIDE SOLID CTY)
5	8" TO 10" RIGID IN PLACE CONCRETE SLAB WITH 4-4" REBAR @ 16" O.C. E/W @ MID DEPTH, 25 MIN SLOPE SLOPE PER FOR THE IN OF CONC. W/ THICKENED DEER SLAB (CTY)

COLOUR SCHEDULE			
CONSTRUCTION SYMBOLS AND INSULATION	MANUFACTURER	COLOR	FINISH
(CP)	ALUMINIUM COMPOSITE PANEL	DARK BROWN	
(WP)	WOOD/CEDAR PANEL	LIGHT BROWN	

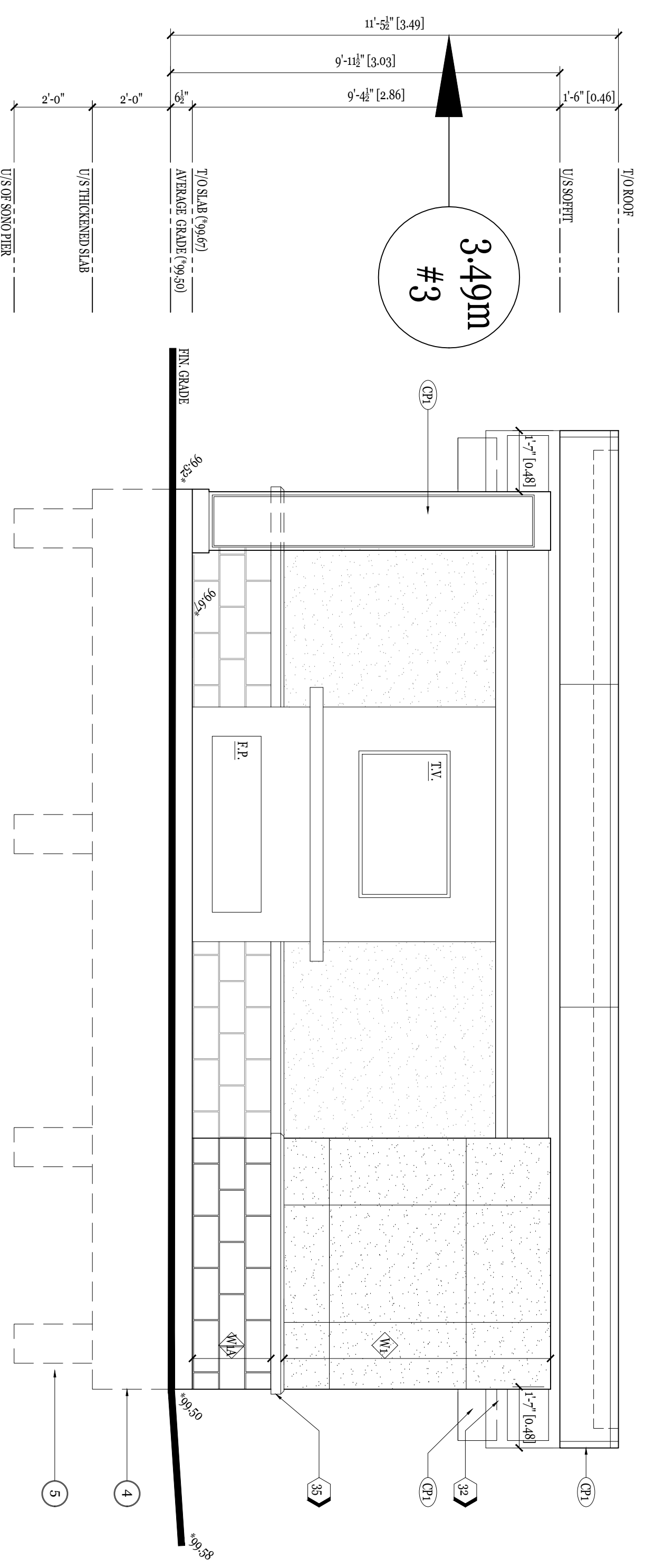
NOTE: PROVIDE SAMPLES FOR APPROVAL

REFER TO SHEET A002 FOR LEGENDS & ADDITIONAL CONSTRUCTION NOTES	
PROPOSED WALL	
STUCCO WALL	
STONE VENEER WALL	

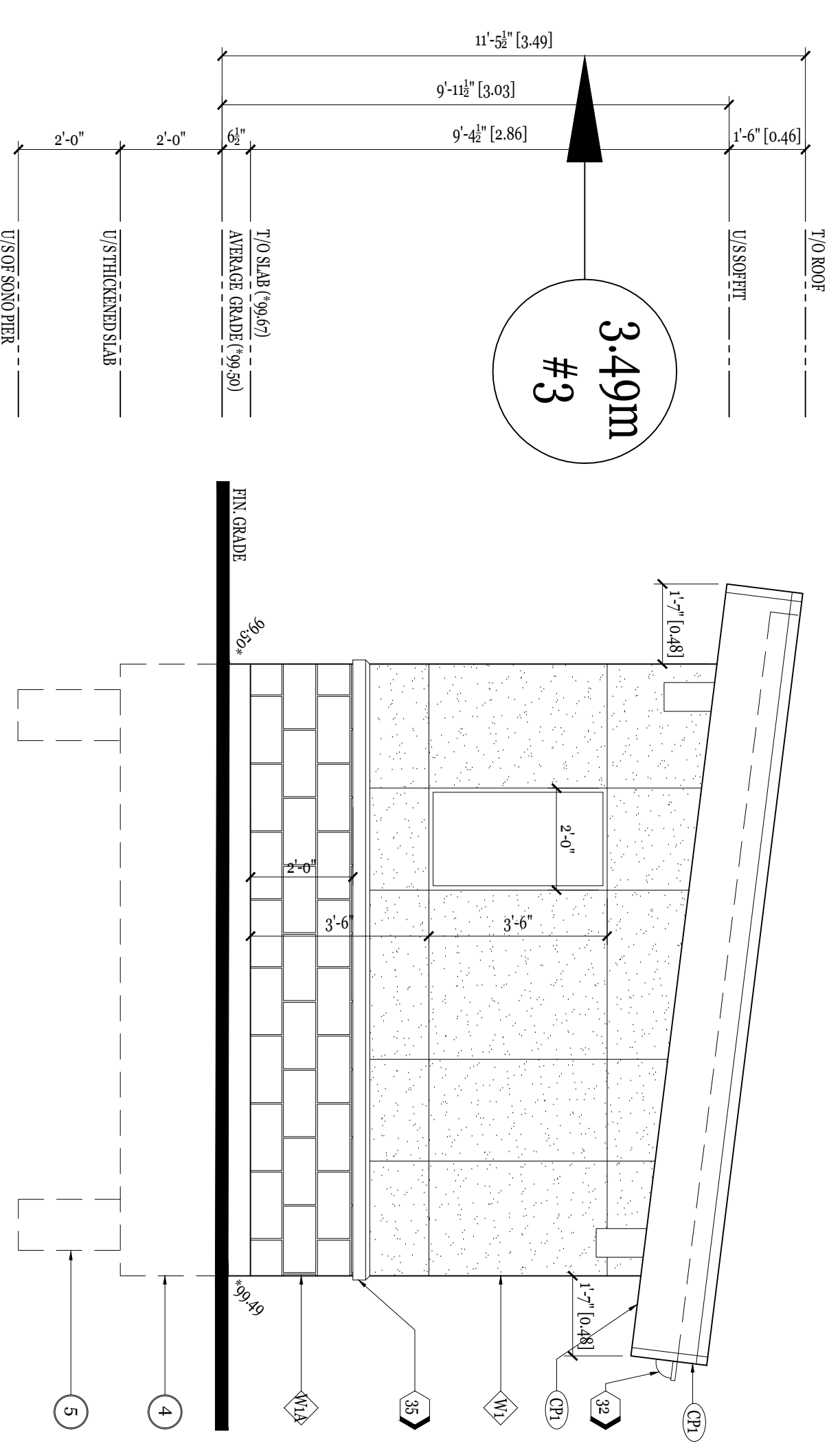
MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS					
WALL	AREA OF EXISTING OPENINGS (sq ft)	PROPOSED AREA OF OPENINGS (sq ft)	PERCENTAGE OF OPENINGS (sq ft)	TOTAL % OF OPENINGS (sq ft)	TOTAL % OF OPENINGS (sq ft)
SOUTH	9.97	1.22	8%	0.01	0.6%
					0.6%

NOTE: OPENINGS INCLUDE ONLY GLAZED AREA, NO FRAME

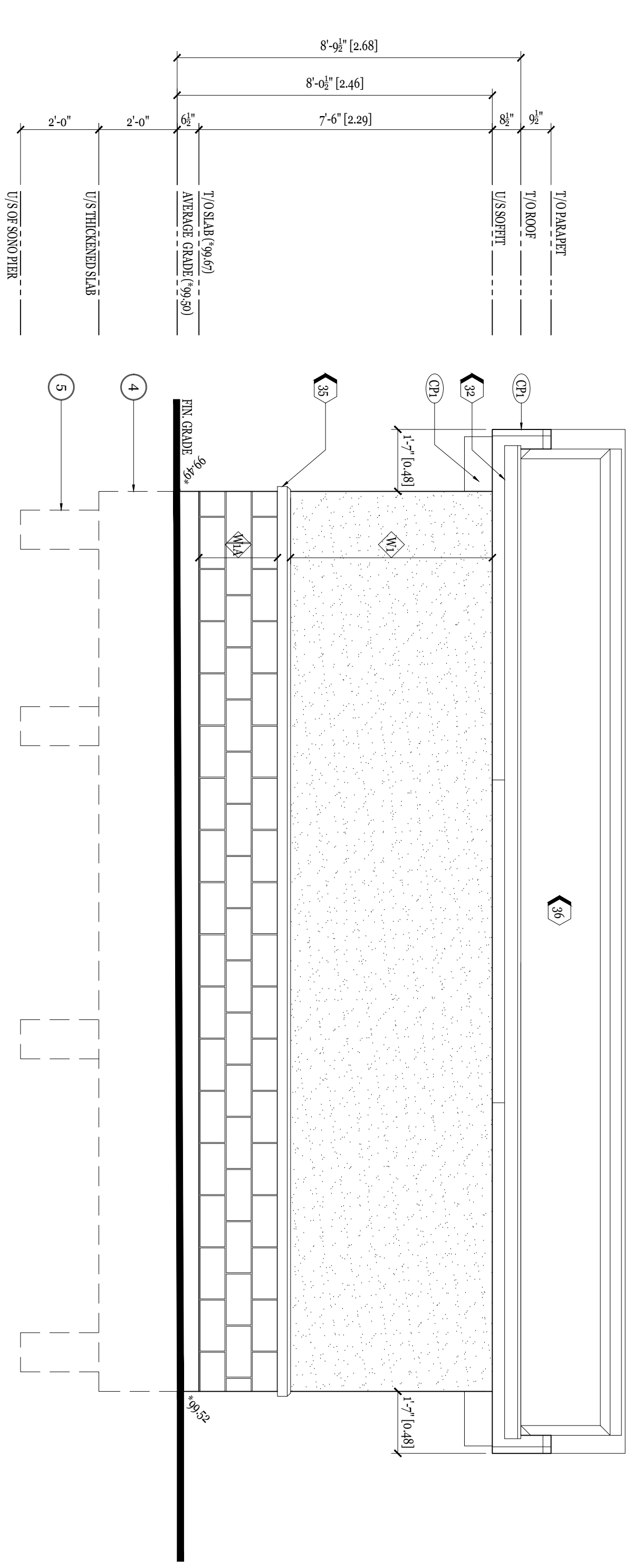
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND CONDITIONS ON SITE AND MUST NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ENGINEERING, OR OTHER INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROVING ENGINEER FOR ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR WORKING FROM THIS DRAWING IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND BEARING COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.



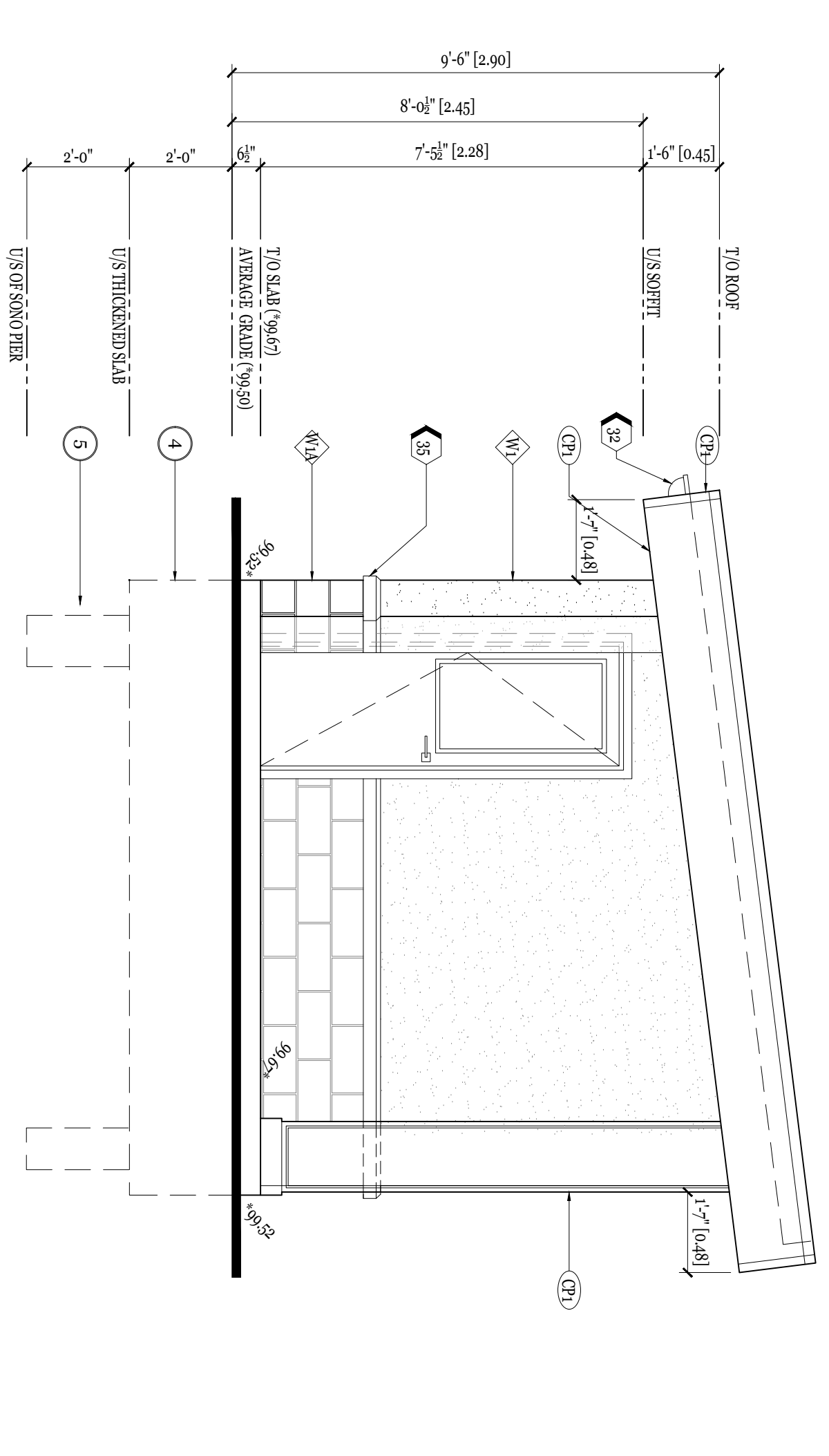
**3 WEST ELEVATION**  
SCALE: 3/8" = 1'-0"



**4 SOUTH ELEVATION**  
SCALE: 3/8" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 3/8" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/8" = 1'-0"

No.	Date	Revised/Revised By
1	JAN. 18, 2023	ISSUED PER CDA (04)
2	DEC. 28, 2022	ISSUED PER CDA (01)
3	OCT. 18, 2022	ISSUED PER CDA (09)

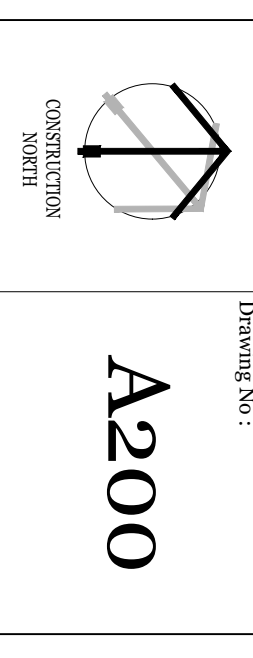
**FRASCA**  
Design & Planning  
Residential - Retail - Commercial  
238 HURON ST. SUITE 201 WOODBRIDGE, ON L4L 0Y9  
416-291-1111  
frasca@frascaandplanning.com

Project: **PROPOSED CABANA**  
23 WOODLAND TRAIL, CT., WOODBRIDGE, ON L4L 0Y9

Drawing Name: **ELEVATIONS**

Proj. no.: 22046 Date: 21 OCTOBER 2022  
Drawn by: RP Scale: AS NOTED  
Checked by: GP

Drawing No.: **A200**



<b>SCHEDULE B: STAFF &amp; AGENCY COMMENTS</b>				
<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 Received 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	X	X		Recommend Approval/ No Conditions
Building Standards (Zoning)	X	X		General Comments

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** February 21, 2023  
**Name of Owners:** Michael and Denise Bascio  
**Location:** 23 Woodland Trail Court  
**File No.(s):** A331/22

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

1. To permit a minimum rear yard of 0.91 m to the accessory building.
2. To permit a minimum interior side yard of 1.22 m to the accessory building.
3. To permit a maximum building height of 3.49 m to the highest point of the roof.

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

1. A minimum rear yard of 2.4 m is required to the accessory building.
2. A minimum interior side yard of 2.4 m is required to the accessory building.
3. A maximum building height of 3.0 m is permitted to the highest point of the roof of the accessory building.

**Official Plan:**

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

**Comments:**

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

The Development Planning Department has no objection to the proposed variances for the cabana. The reduction to the rear and interior side yard setbacks are not anticipated to pose adverse visual impacts to the neighbouring properties and an appropriate area for maintenance access is maintained. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained. The cabana roof that slants downwards from front (southwest) to back (northeast). This results in the southwest wall being taller than the northeast wall. The proposed 3.49 m height is measured to the top of the southwest wall of the cabana. The height measured to the top of the northeast wall of the cabana complies with the height requirements of Zoning By-law 001-2021. Since the southwest wall faces the rear wall of the house and is set back further from the lot line than the east wall, the proposed increase in height is not anticipated to pose adverse visual impacts to the neighbouring properties.

Accordingly, the Development Planning Department can support the requested 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, subject to the following conditions:

**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

**To:** Committee of Adjustment  
**From:** Pia Basilone, Building Standards Department  
**Date:** January 09, 2023  
**Applicant:** Michael & Denise Bascio  
**Location:** PLAN 65M3231 Lot 17 municipally known as 23 Woodland Trail Court  
**File No.(s):** A331/22

**Zoning Classification:**

The subject lands are zoned R3A(EN) Residential (Established Neighbourhood) and subject to the provisions of Exception 14.654 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 2.4 metres is required to the accessory building. S.4.1.2	To permit a minimum rear yard of 0.91 metres to the accessory building.
2	A minimum interior side yard of 2.4 metres is required to the accessory building. S.4.1.2	To permit a minimum interior side yard of 1.22 metres to the accessory building.
3	A maximum building height of 3.0 metres is permitted to the highest point of the roof of the accessory building. S.4.1.4	To permit a maximum building height of 3.49 metres to the highest point of the roof.

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

Building Permit No. 22-137631 for Shed/Gazebo - New, (Not Yet Issued)

\* Comments are based on the review of documentation supplied with this application.

**Date:** January 16<sup>th</sup> 2023

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A331-22**

**Related Files:**

**Applicant** Michael & Denise Bascio

**Location** 3940 Hwy 7



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### 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)

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

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