



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A320/22**

AGENDA ITEM NUMBER:	CITY WARD #: 1
APPLICANT:	Sorina Benhas and Kaveh Hamzavi
AGENT:	Pool Craft
PROPERTY:	341 Laurentian Blvd Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Schedule 13, "Oak Ridges Moraine Settlement Area" by Schedule 4.
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed cabana.

**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"/>	<input type="checkbox"/>	Recommend Approval w/Conditions
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 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 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

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
A320/22
341 Laurentian Blvd Maple ON**

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER:	CITY WARD #: 1
APPLICANT:	Sorina Benhas and Kaveh Hamzavi
AGENT:	Pool Craft
PROPERTY:	341 Laurentian Blvd Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Schedule 13, "Oak Ridges Moraine Settlement Area" by Schedule 4.
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	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 R1A(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.627 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum side yard setback of 2.4m is required to the residential accessory structure. [4.1.2.1.b]	To permit a minimum side yard setback of 0.6m to the residential accessory structure #2.

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

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
If you would like to submit written comments, please quote file number above and submit by mail or email to:
Email: 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.

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:	February 17, 2023
Date Applicant Confirmed Posting of Sign:	February 16, 2023
Applicant Justification for Variances: *As provided by Applicant in Application Form	The available space and the backyard vision of the clients can only be achieved as the structures are currently designed
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None
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:	General Comments
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>As the proposed cabana in the subject property is 31.3 m² and existing shed is 11.5 m², the Owner / Applicant needs to obtain a Lot Grading Permit from Development Inspection and Lot Grading Division of the City's Development Engineering Department. Please note any in-ground structure over 10 m² requires a Grading Permit. Please contact the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Condition attached)</p> <p>The Development Engineering Department does not object to the Minor Variance application A320/22, subject to the following condition(s):</p>	
Development Engineering Recommended Conditions of Approval:	<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 Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Comments with condition

PFH Recommended Conditions of Approval:	Applicant is to acquire a Tree Protection Permit from the Forestry division.
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

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

No comments received to date

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & 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	Development Engineering Rex.bondad@vaughan.ca	The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca .
2	Parks, Forestry and Horticulture Operations andrew.swedlo@vaughan.ca	Applicant is to acquire a Tree Protection Permit from the Forestry division.

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.

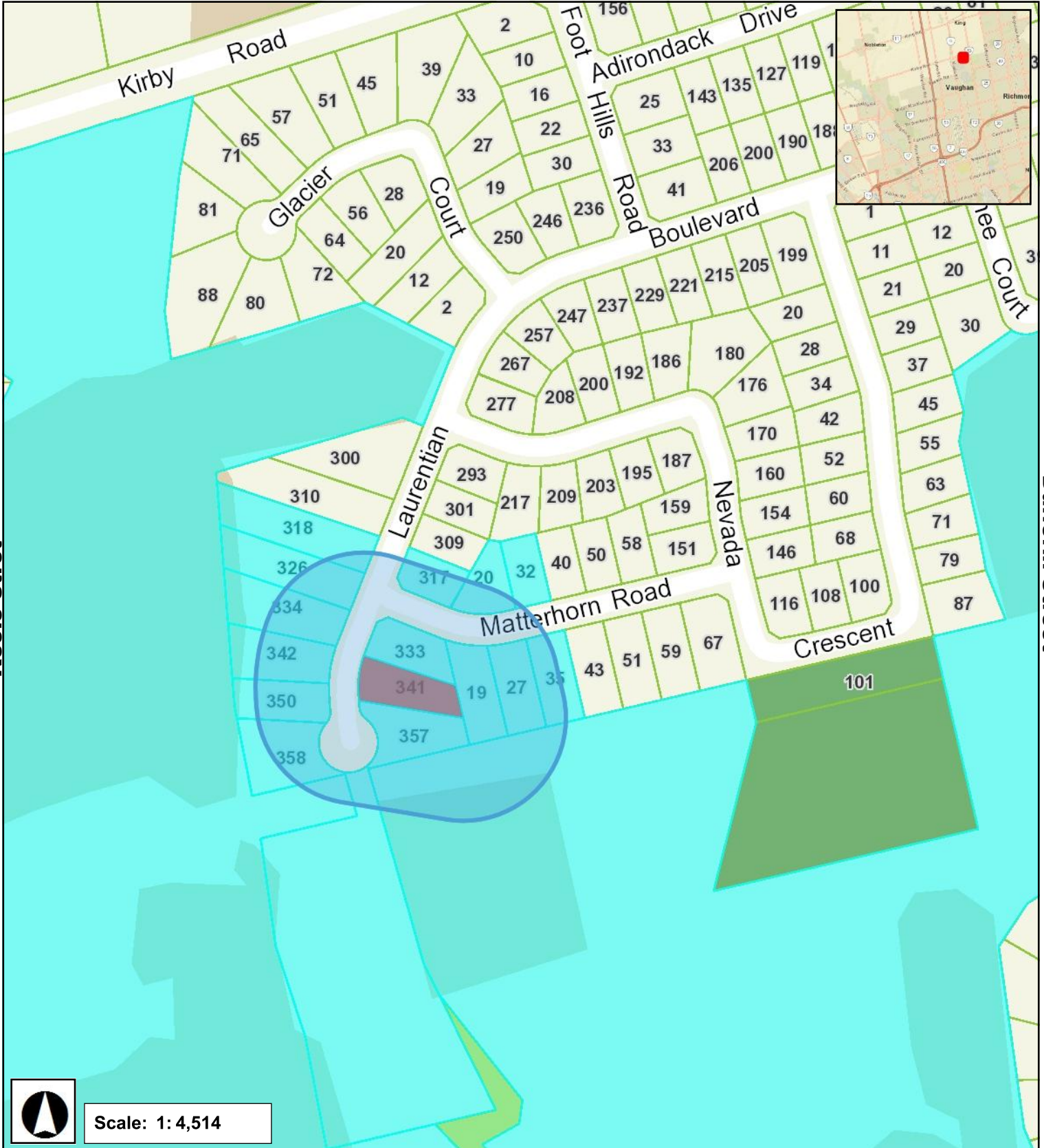
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A320/22

341 LAURENTIAN BLVD. MAPLE

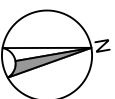
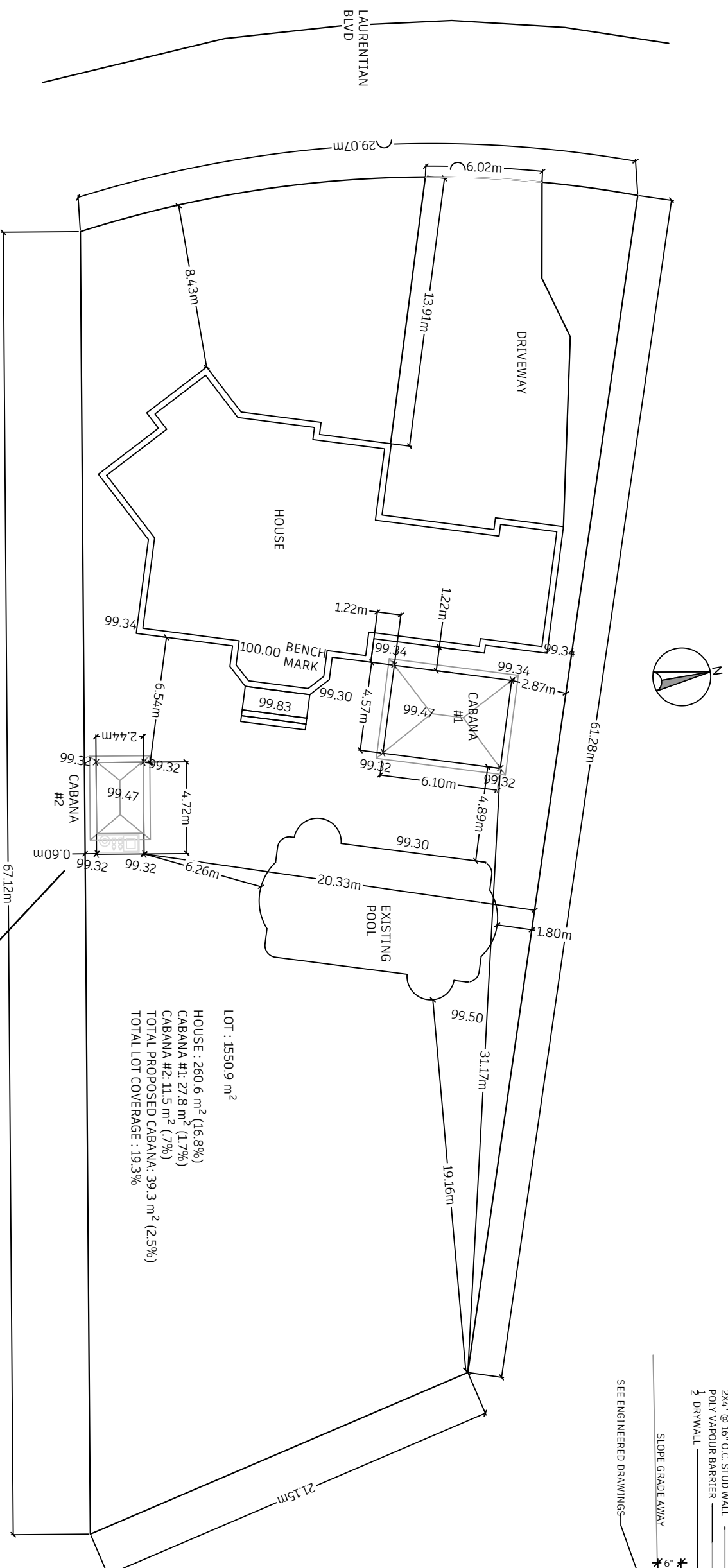


Teston Road

January 30, 2023 8:47 AM

PLANS PREPARED BY APPLICANT

A320/22



GENERAL NOTES:

SNOW LOAD CALCULATIONS
VAUGHAN Ch.055 • S6.11 • S7.0.4 • Snow 1005
(CWC THE SPAN BOOK 1.5kPa OR 31.3psf)

ALL FRAMING TO BE SPF No. 1 & 2 OR GREATER UNLESS NOTED OTHERWISE

ALL CONSTRUCTION TO CONFORM TO THE CONSTRUCTION REQUIREMENTS OF THE ONTARIO BUILDING CODE REGULATION (332-12) PART 9. DRAWINGS MUST NOT BE SCALED.

HANDWRITTEN NOTES ON THE DRAWINGS HAVE PRECEDENCE. MANUFACTURED ITEMS, MATERIALS AND CONSTRUCTION MUST COMPLY WITH ALL REQUIREMENTS OF THE MORTGAGE AND HOUSING CORPORATION (C.M.H.C.). ALL REFERENCES TO AND FINISHED GRADE LINES AS INDICATED ON THE ARCHITECTURAL WORKING DRAWINGS ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS OF ANY PARTICULAR LOT.

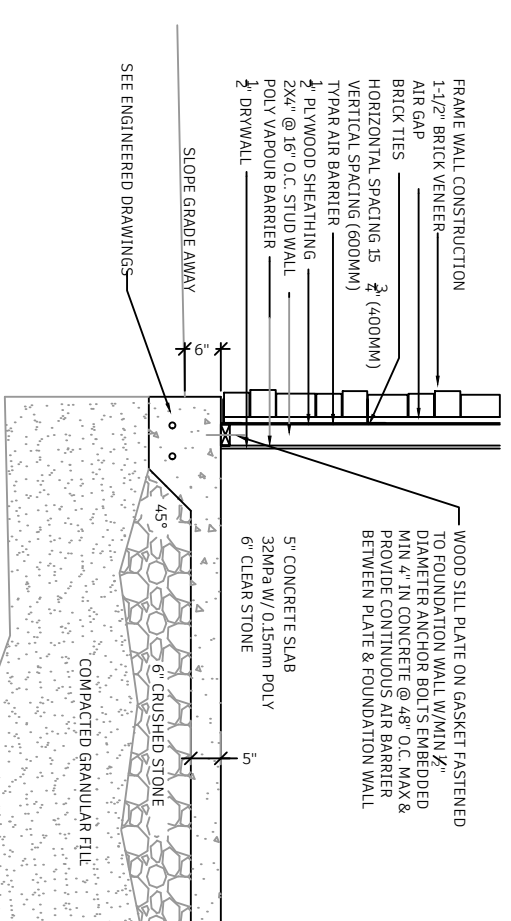
0.60m #1

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL JOB CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

DESIGNER IS TO BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES AT LEAST ONE WEEK BEFORE ORDERING OR PLACEMENT OF MATERIALS AND UNITS FOR CONSTRUCTION REGARDING SUCH DISCREPANCIES. FAILURE TO OBSERVE THESE CONDITIONS WHICH MAY REQUIRE EXPENSIVE REMEDIAL ACTION SHALL NOT BECOME THE RESPONSIBILITY OF OR COST TO DESIGNER.

DIMENSIONS ARE TAKEN TO ROUGH STUD OR MASONRY SURFACES, GIVEN AS NOMINAL DIMENSIONS. EXTERIOR WALL DIMENSIONS DO NOT ALLOW FOR BRICK PROTECTION THEY ARE TAKEN FROM OUTSIDE FACE OF FOUNDATION WALL TO INSIDE FACE OF STUD.

THE INFORMATION HEREIN IS THE PROPERTY OF 209 DESIGN AND FOR THE EXCLUSIVE USE OF THE CONTRACTED PARTY FOR THIS PROJECT ONLY AND SHALL NOT BE USED FOR OTHER PROJECTS, PUBLISHED, COPIED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT OF 209 DESIGN



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.

Qualification Information
Required unless design is exempt under Div. C - 32.51. of the building code

DANA EVANS
100332

Name: _____ Signature: BCIN: _____

Registration Information
Required unless design is exempt under Div. C - 32.4.1. of the building code

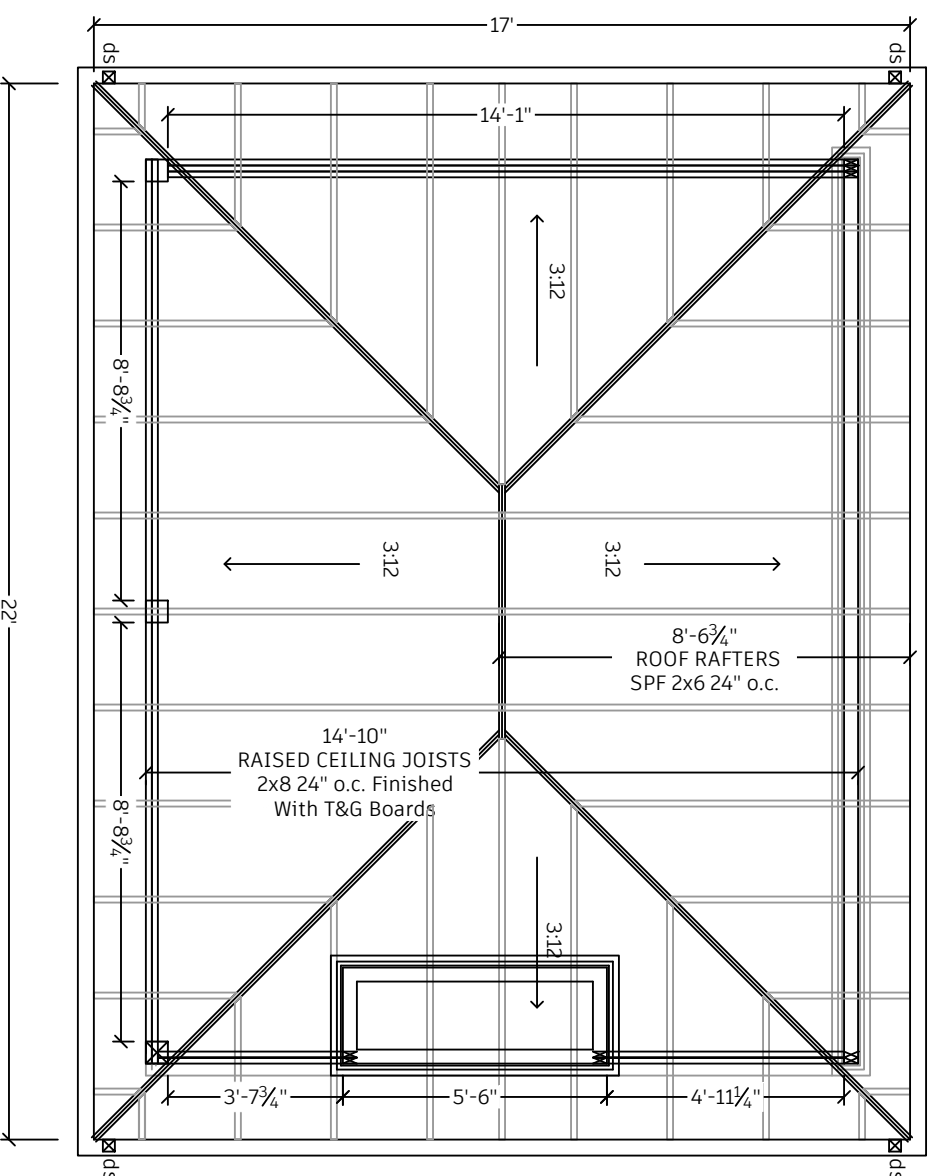
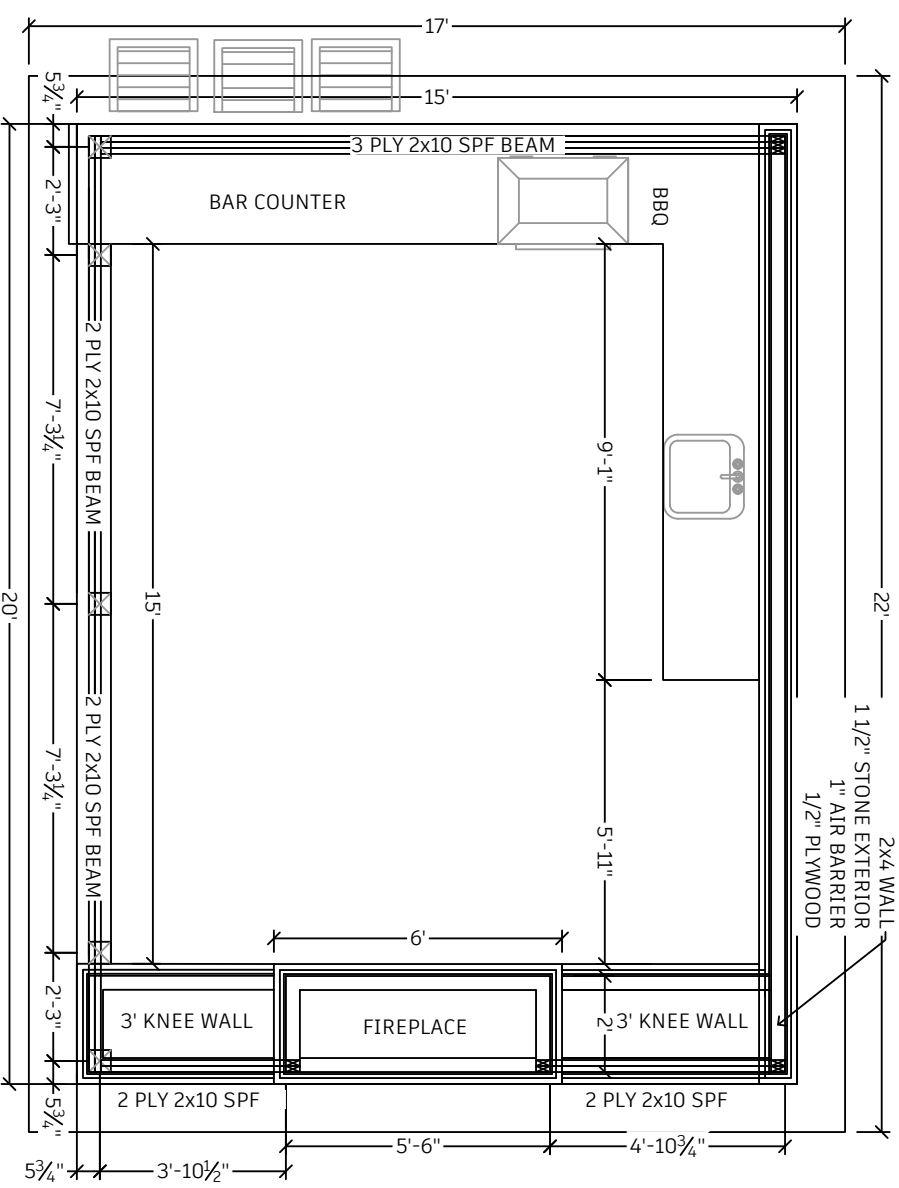
209 DESIGN
Firm Name: _____ BCIN: _____



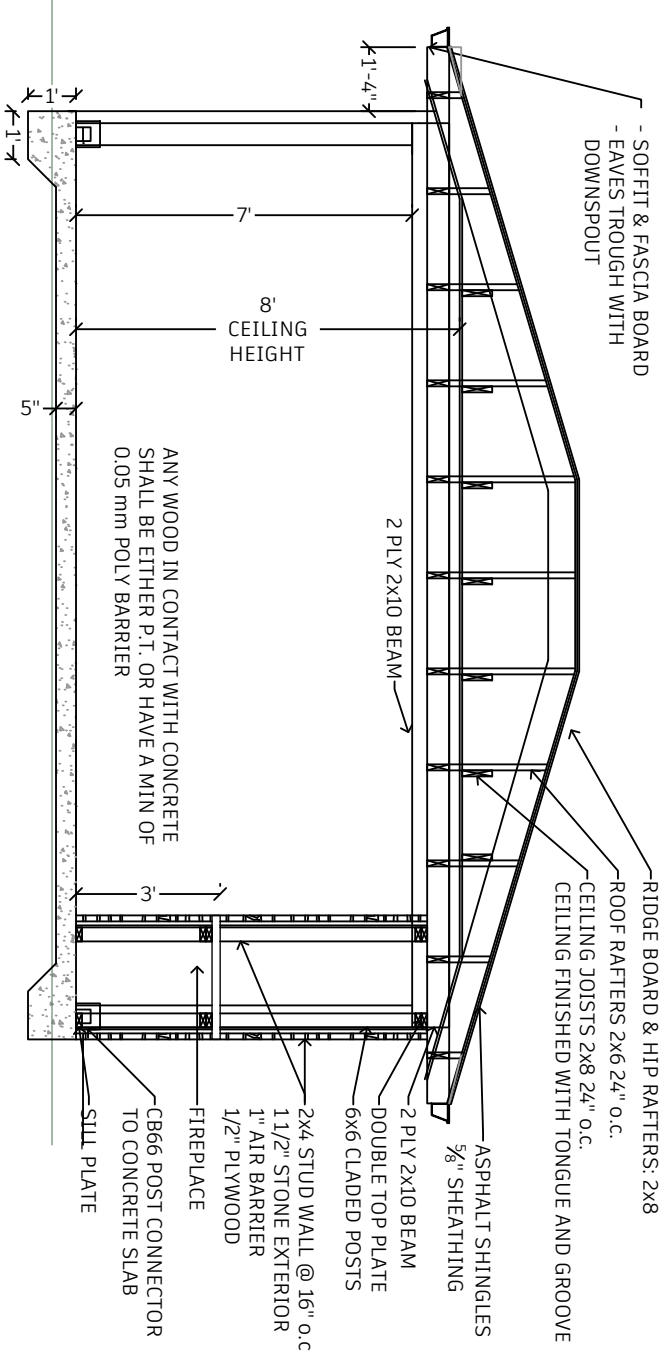
DESIGNER	PROJECT
209 DESIGN Dana Evans 15905 Sideroad 17 Sunderland Ontario 647-297-8300	PROPOSED CABANA 341 Laurentian Blvd Vaughan, ON

No.	DESCRIPTION	DATE	SCALE	DWG. No	PAGE
1	ISSUED FOR PERMIT APPLICN	AUG 2022		22-067	1/5
2	REVISED FOR PERMIT APPLICN	OCT 2022			
3	REVISED FOR PERMIT APPLICN	OCT 2022			
4	MINOR VARIANCE APPLICN	NOV 2022	DRAWING		
5	REVISION MINOR VARIANCE APPLICN	DEC 2022	AS NOTED		
6	REVISION MINOR VARIANCE APPLICN	JAN 2023			

PLANS PREPARED BY APPLICANT



SECTION
Scale: 1/4" = 1'



RIDGE BOARD & HIP RAFTERS: 2x8
ROOF RAFTERS: 2x6 @ 24" o.c.
CEILING JOISTS: 2x8 @ 24"
FINISHED WITH TONGUE AND GROOVE
ds: DOWN SPOUT

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.

Qualification Information
Required unless design is exempt under Div. C - 32.5.1 of the building code

DANA EVANS
100332

Signature: *[Signature]* BCIN: 100332

Registration Information
Required unless design is exempt under Div. C - 32.4.1 of the building code

209 DESIGN
101521

Firm Name: BCIN

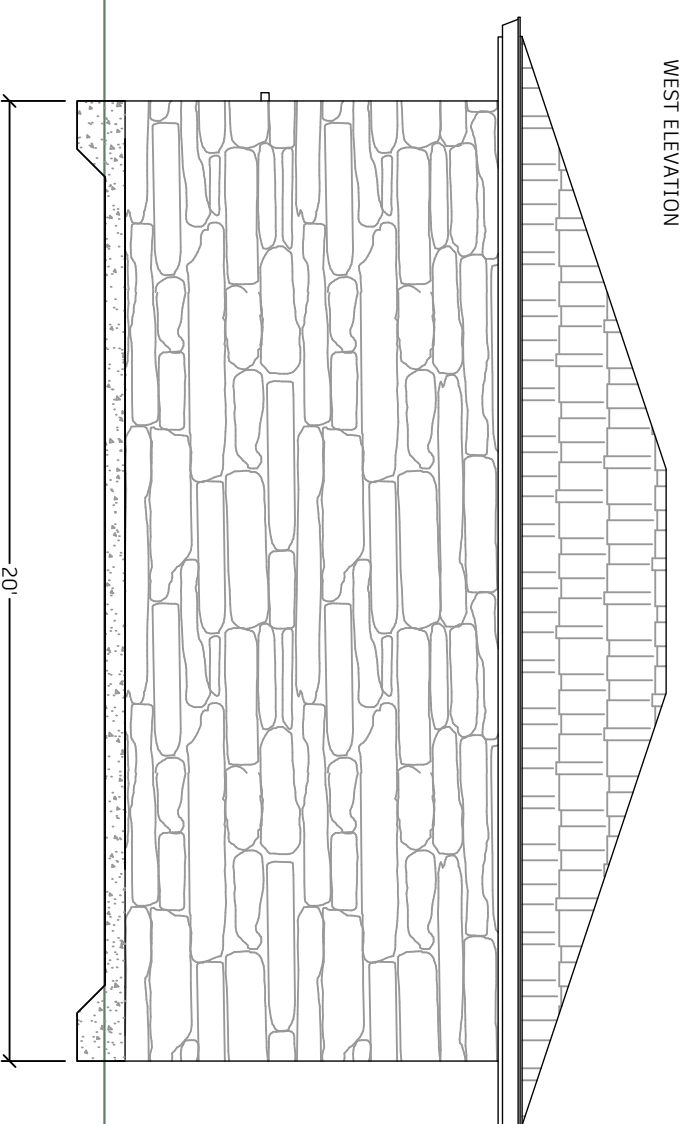
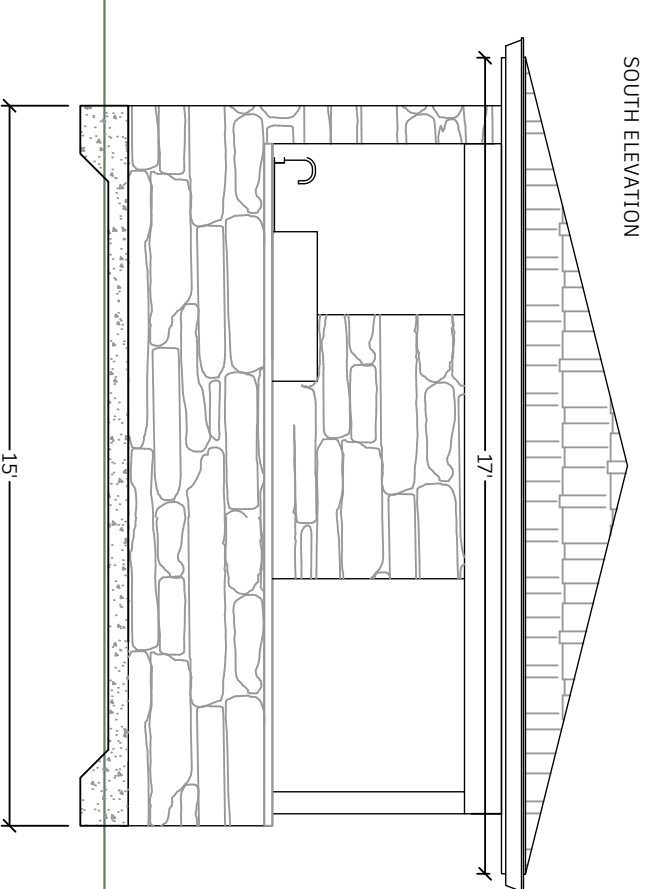
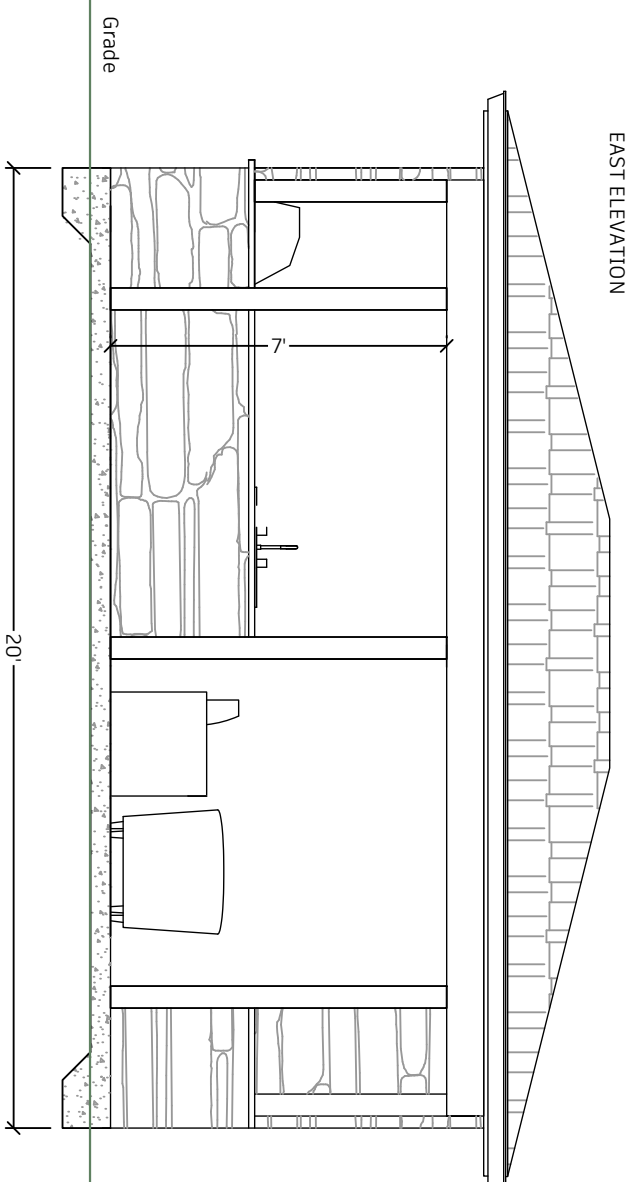
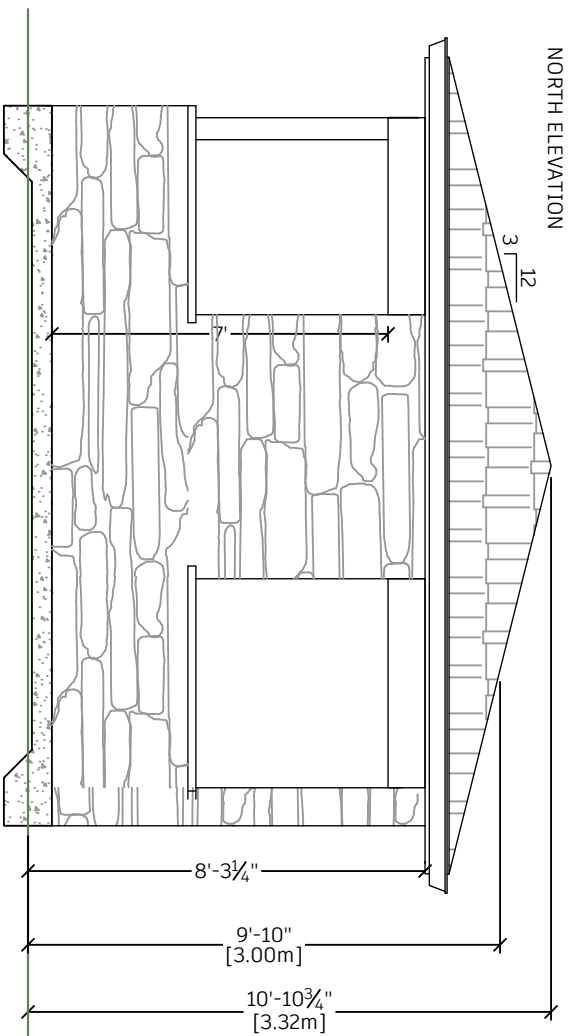
DESIGNER
209 DESIGN
Dana Evans
15905 Sideroad 17
Sunderland
Ontario
647-297-8300

PROJECT
PROPOSED CABANA
341 Laurentian Blvd
Vaughan, ON

No.	DESCRIPTION	DATE	DWG. No	PAGE
1	ISSUED FOR PERMIT APPLICN	AUG 2022	22-067	2/5
2	REVISED FOR PERMIT APPLICN	OCT 2022		
3	REVISED FOR PERMIT APPLICN	OCT 2022		
4	MINOR VARIANCE APPLICN	NOV 2022		
5	REVISION MINOR VARIANCE APPLICN	DEC 2022		
6	REVISION MINOR VARIANCE APPLICN	JAN 2023		

DATE: JAN 10, 2023
SCALE: AS NOTED
DRAWING: CABANA #1
PLANS AND SECTION

PLANS PREPARED BY APPLICANT



Grade

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.

Qualification Information
Required unless design is exempt under Div. C - 32.51.1 of the building code

DANA EVANS

100332

Name

Signature

BCIN

Registration Information
Required unless design is exempt under Div. C - 32.4.1 of the building code

209 DESIGN

Firm Name

101521

BCIN



209 DESIGN
Dana Evans
15905 Sideroad 17
Sunderland On
647-297-8300

DESIGNER

PROJECT

PROPOSED CABANA
341 Laurentian Blvd
Vaughan, ON

DATE

JAN 10, 2023

SCALE

AS NOTED

DRAWING

CABANA #1

ELEVATIONS

PAGE

3/5

No.

DESCRIPTION

DATE

DWG. No

22-067

22-067

3/5

6	REVISION MINOR VARIANCE APPLICN	JAN 2023	SCALE	AS NOTED
5	REVISION MINOR VARIANCE APPLICN	DEC 2022		
4	MINOR VARIANCE APPLICN	NOV 2022	DRAWING	CABANA #1
3	REVISED FOR PERMIT APPLICN	OCT 2022		
2	REVISED FOR PERMIT APPLICN	OCT 2022		
1	ISSUED FOR PERMIT APPLICN	AUG 2022	DWG. No	22-067

DATE

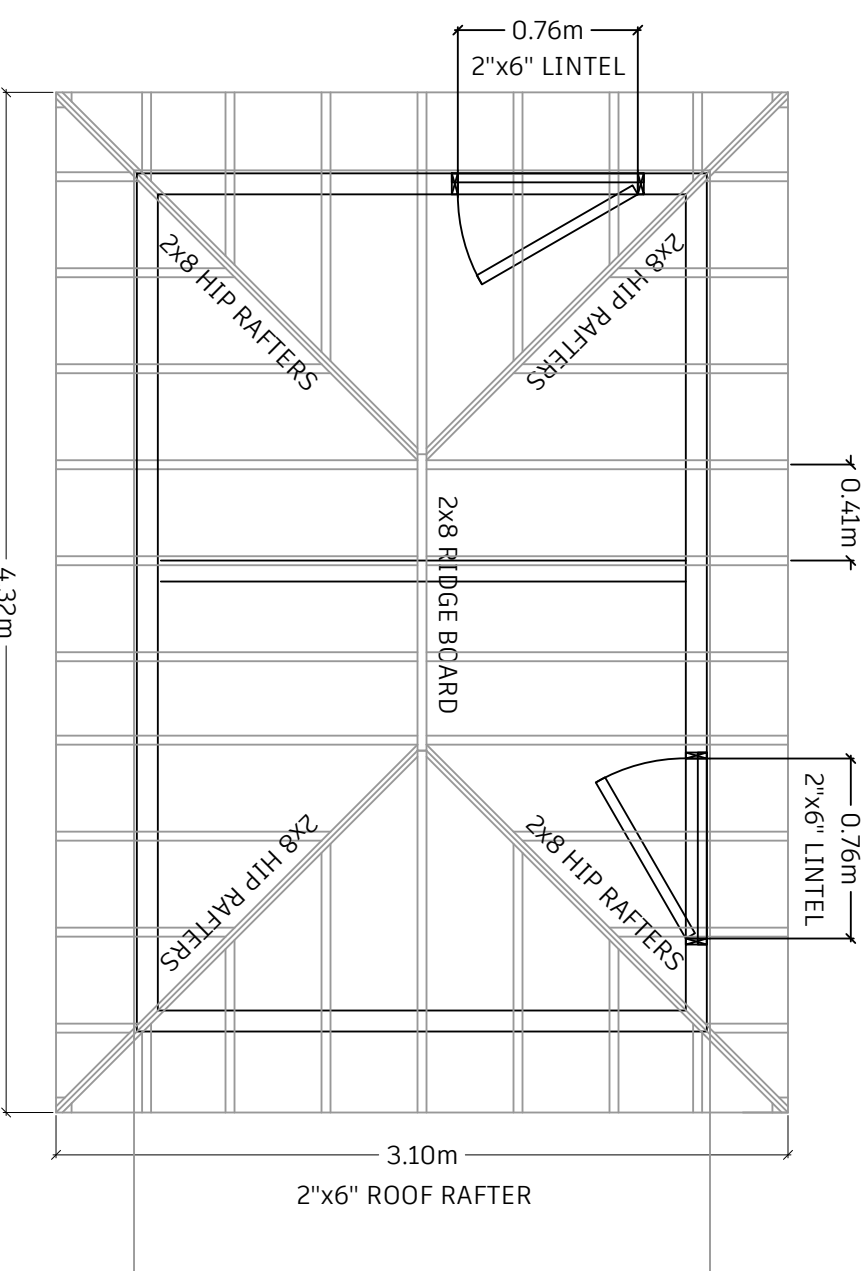
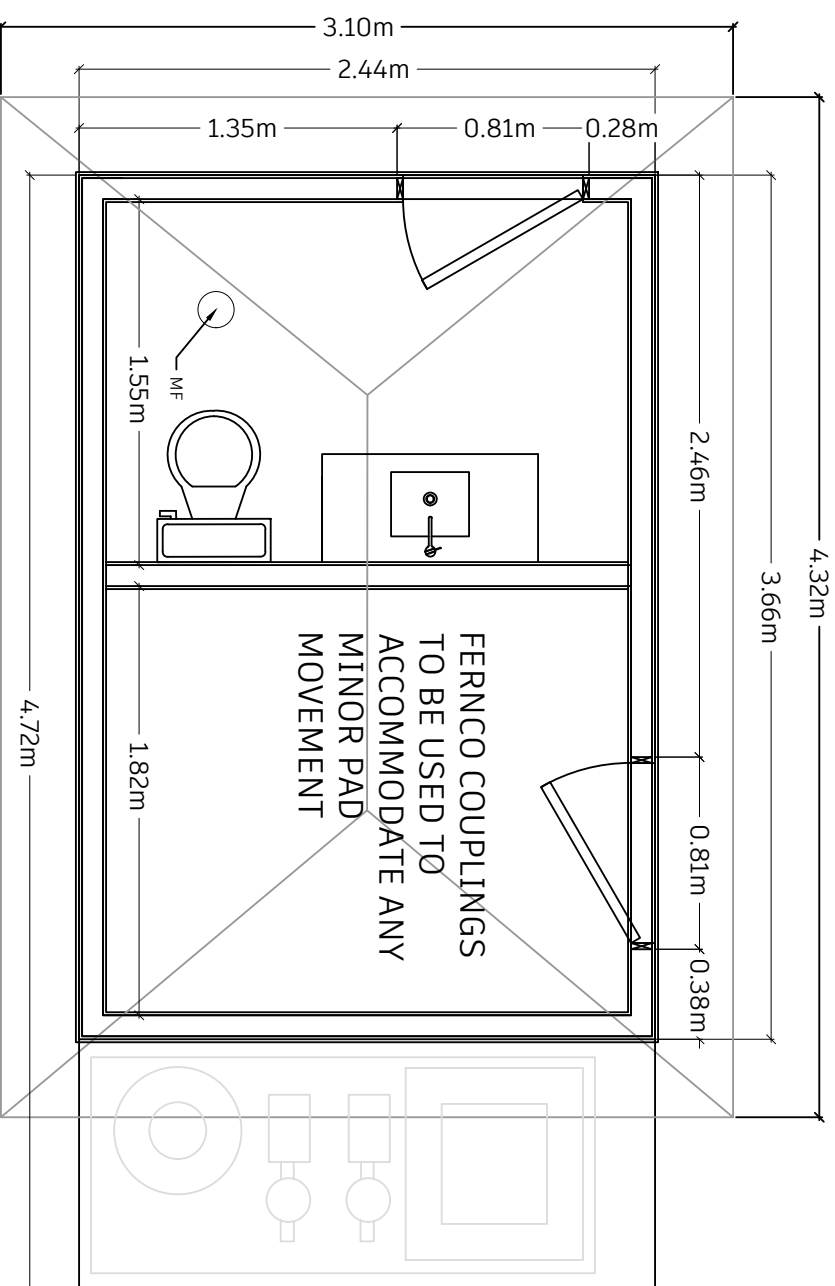
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22-067

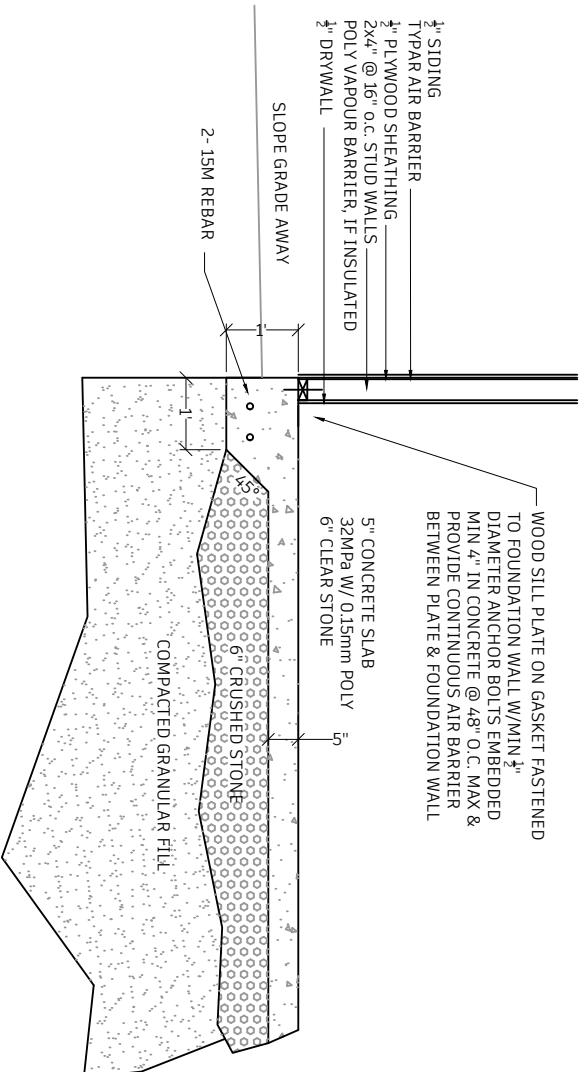
22-067

3/5

PLANS PREPARED BY APPLICANT



FRAME WALL DETAIL
Scale: 3/8" = 1'



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.

Qualification Information
Required unless design is exempt under Div. C - 3.2.51. of the building code

DANA EVANS 100332

Name Signature BCIN

Registration Information
Required unless design is exempt under Div. C - 3.2.4.1. of the building code

209 DESIGN 101521
Firm Name BCIN

DESIGNER
209 DESIGN
Dana Evans
15905 Sideroad 17
Sunderland ON
647-297-8300

PROJECT
PROPOSED CABANA
341 Laurentian Blvd
Vaughan, ON

DATE JAN 10, 2023

REVISION MINOR VARIANCE APPLICN JAN 2023 SCALE AS NOTED

REVISION MINOR VARIANCE APPLICN DEC 2022

MINOR VARIANCE APPLICN NOV 2022 DRAWING CABANA #2

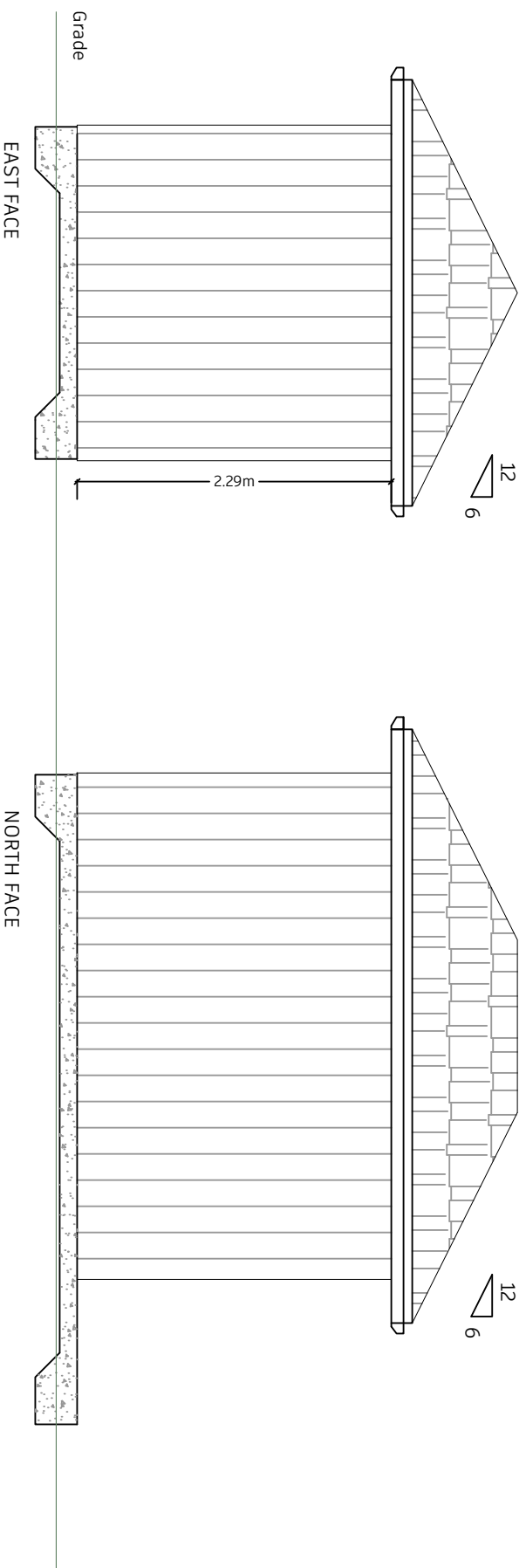
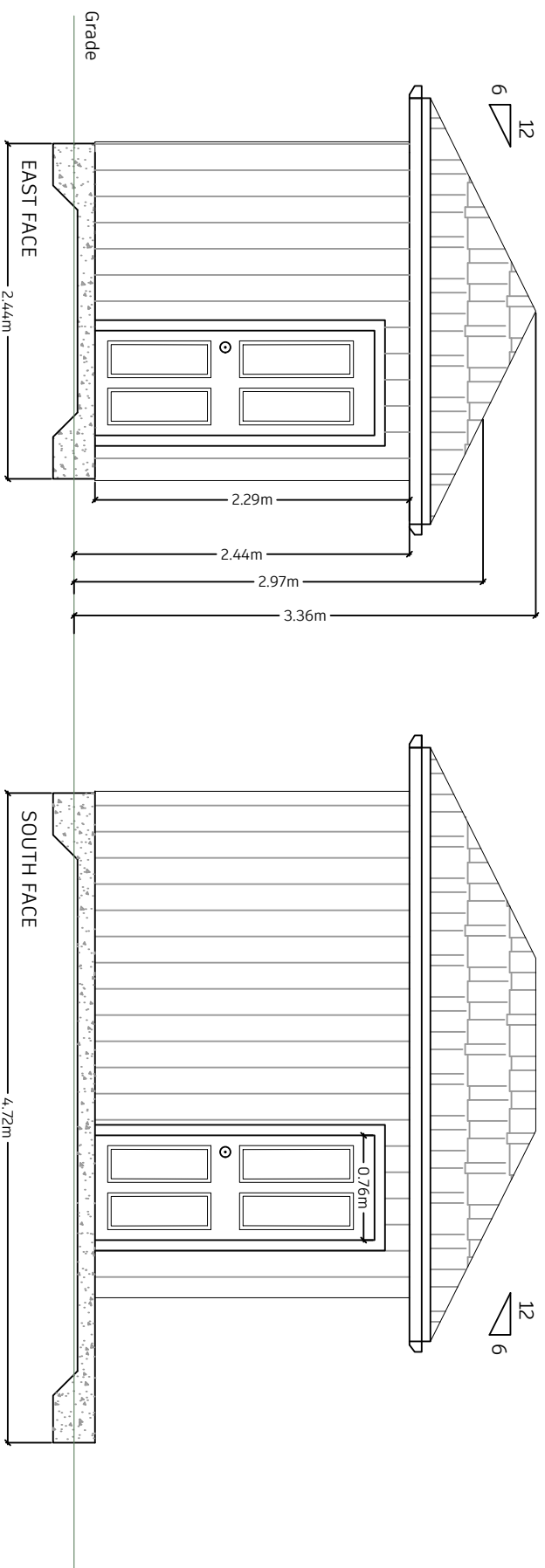
REVISED FOR PERMIT APPLICN OCT 2022 PLANS AND DETAIL

REVISED FOR PERMIT APPLICN OCT 2022

ISSUED FOR PERMIT APPLICN AUG 2022 DWG. No 22-067 PAGE 4/5

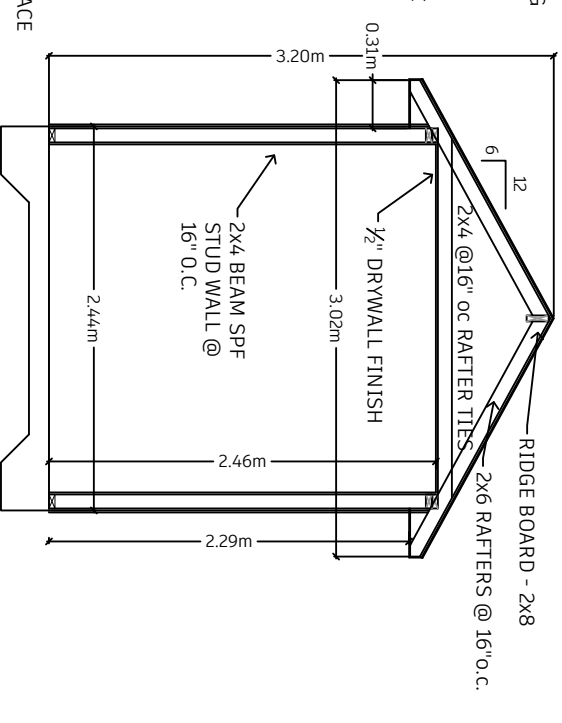
No. DESCRIPTION DATE

PLANS PREPARED BY APPLICANT



SECTION
Scale: 1/4" = 1'

- ASPHALT SHINGLES
- 1/2" EXTERIOR SHEATHING
- 1- ROOF VENTS
- 2x6 RAFTERS @16" O.C
- 2x8 RIDGE BOARD
- 2x4 RAFTER TIES @16" O.C
- AIR GAP
- INSULATION (OPTIONAL)
- VAPOUR BARRIER (OPTIONAL)
- 1/2" DRYWALL
- 1/2" SIDING
- 1/2" SHEATHING
- 2x4" STUDS @ 16" O.C.
- 2- 2x4" TOP PLATE
- 2x4" BOTTOM SILL
- 1/2" DRYWALL INTERIOR FINISH
- GRADE - MIN. SLOPE 2% AWAY FROM BUILDING FACE



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.

Qualification Information
Required unless design is exempt under Div. C - 32.5.1. of the building code

DANA EVANS
100332

Signature

Name
BCIN

Registration Information
Required unless design is exempt under Div. C - 32.4.1. of the building code

209 DESIGN
101521
Firm Name
BCIN



209 DESIGN
Dana Evans
15905 Sideroad 17
Sunderland ON
647-297-8300

PROJECT
PROPOSED CABANA
341 Laurentian Blvd
Vaughan, ON

No.	DESCRIPTION	DATE	SCALE	DRAWING	DWG. No	PAGE
6	REVISION MINOR VARIANCE APPLICN	JAN 2023	AS NOTED		22-067	5/5
5	REVISION MINOR VARIANCE APPLICN	DEC 2022				
4	MINOR VARIANCE APPLICN	NOV 2022				
3	REVISED FOR PERMIT APPLICN	OCT 2022				
2	REVISED FOR PERMIT APPLICN	OCT 2022				
1	ISSUED FOR PERMIT APPLICN	AUG 2022				

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	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 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 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 16, 2023
Name of Owners: Sorina Benhas and Kaveh Hamzavi
Location: 341 Laurentian Boulevard
File No.(s): A320/22

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

1. To permit a minimum side yard setback of 0.6m to the residential accessory structure #2.

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

1. A minimum side yard setback of 2.4m is required to the residential accessory structure.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Schedule 13, "Oak Ridges Moraine Settlement Area" by Schedule 4.

Comments:

The Owner is requesting relief to permit the construction of a shed with the above noted variance. The shed proposes a bathroom and storage space.

The Development Planning Department has no objection to the above noted Variance for the proposed reduction to the minimum side yard setback of 0.6 m as it will not pose any significant visual impact to nor impact the function of the abutting uses, maintains an appropriate area for access, drainage, and vegetated amenity space and will not impact the abutting properties.

Accordingly, the Development Planning Department can support the requested variance 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:

Michelle Perrone, Planning Technician
David Harding, Senior Planner

To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: January 23, 2023
Applicant: Sorina Benhas and Kaveh Hamzavi
Location: 341 Laurentian Boulevard
 PLAN 65M3201 Lot 99
File No.(s): A320/22

Zoning Classification:

The subject lands are zoned R1A(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.627 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum side yard setback of 2.4m is required to the residential accessory structure. [4.1.2.1.b]	To permit a minimum side yard setback of 0.6m to the residential accessory structure #2.

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. 22-131193 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

Other Comments:

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

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

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

Date: January 25th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A320-22**

Related Files:

Applicant Sorina Benhas & Kaveh Hamzavi

Location 341 Laurentian Blvd



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

Lenore Providence

Subject: FW: [External] RE: A320/22 (341 Laurentian Blvd) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentsservices@york.ca>

Sent: February-02-23 4:23 PM

To: Christine Vigneault <Christine.Vigneault@vaughan.ca>

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

Subject: [External] RE: A320/22 (341 Laurentian Blvd) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Christine,

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

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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