

ITEM: 6.1	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A027/23 86 HAILSHAM CT WOODBRIDGE
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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 checked="" type="checkbox"/>	Recommend Approval w/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"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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 checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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	Decision Outcome

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

	MM/DD/YYYY	
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
A027/23
86 HAILSHAM CT WOODBRIDGE**

ITEM NUMBER: 6.1	CITY WARD #: 3
APPLICANT:	Shamin Ali & Zhanna Prokopchuk
AGENT:	Square Design Group
PROPERTY:	86 Hailsham Court, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana, swimming pool and installation of related pool equipment and to permit reduced rear yard landscaping requirement.

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

The subject lands are zoned R1 – First Density Residential Zone and subject to the provisions of Exception 14.968 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum interior side yard setback required is 2.4 metres. [Section 4.1.2 (1)(b)]	The permit a minimum interior side yard setback of 1.23 metres to a Cabana.
2	The maximum height of an accessory building permitted is 3.0 metres. [Section 4.1.4 (1)]	To permit a maximum building height of 3.45 metres.
3	The maximum encroachment of a heat pump or similar equipment permitted is 1.5 metres into the required rear yard. [Table 4-1]	To permit a heat pump (pool equipment) to encroach a maximum of 6.89 metres into the required rear yard.
4	Any portion of a yard in excess of 135 m ² shall be comprised of 60% soft landscape is required. [Section 4.19.1.1 and Section 3]	To permit a minimum of 50% of the rear yard over 135 m ² be comprised of soft landscape

The subject lands are zoned RD1 – Residential Zone and subject to the provisions of Exception 9(1333) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
5	The minimum rear yard setback required is 7.5 metres. [Section 4.1.1, c)]	The permit a minimum rear yard setback of 4.23 metres to a Cabana.
6	The maximum height of any accessory building or structure measured from the average finished ground level to the highest point accessory building or structure shall be 4.5 metres. [Section 4.1.1 b)]	To permit a maximum building height of 4.26 metres to the highest point accessory building or structure.
7	Heat Pump Units are permitted to encroach a maximum of 1.5 metres into the required rear yard. [Table 4-1]	To permit a heat pump (pool equipment) to encroach a maximum of 6.89 metres into the required rear yard.
8	Where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping.	To permit a minimum of 50% of the rear yard over 135 m ² be comprised of soft landscape.

HEARING INFORMATION

DATE OF MEETING: Thursday, June 22, 2023

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY 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:	June 8, 2023	
Date Applicant Confirmed Posting of Sign:	May 31, 2023	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Cannot comply with: 1.Pool equipment rear yard setback 2.Cabana rear and side yard setback 3.Total Lot Coverage 4. Softscape % 5.Hardscape Setback 6.Height: PEAK=4.62M / MIDPOINT=3.724M	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <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	
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.		

COMMITTEE OF ADJUSTMENT COMMENTS

An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff **after** the issuance of public notice.

Committee of Adjustment Comments: None

Committee of Adjustment Recommended Conditions of Approval: 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: That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.

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 36.7m², 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)

The proposed work by the Owner / Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer.

The Development Engineering Department does not object to the Minor Variance application A027/23, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval: 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.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment at this time.

PFH Recommended Conditions of Approval: None

DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval: None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment/objection

BCLPS Recommended Conditions of Approval: None

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

Owner/representative to ensure all building permit processes are complete prior to starting of any construction.

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 Planning Joshua.cipolletta@vaughan.ca	That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.
2	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 .

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.

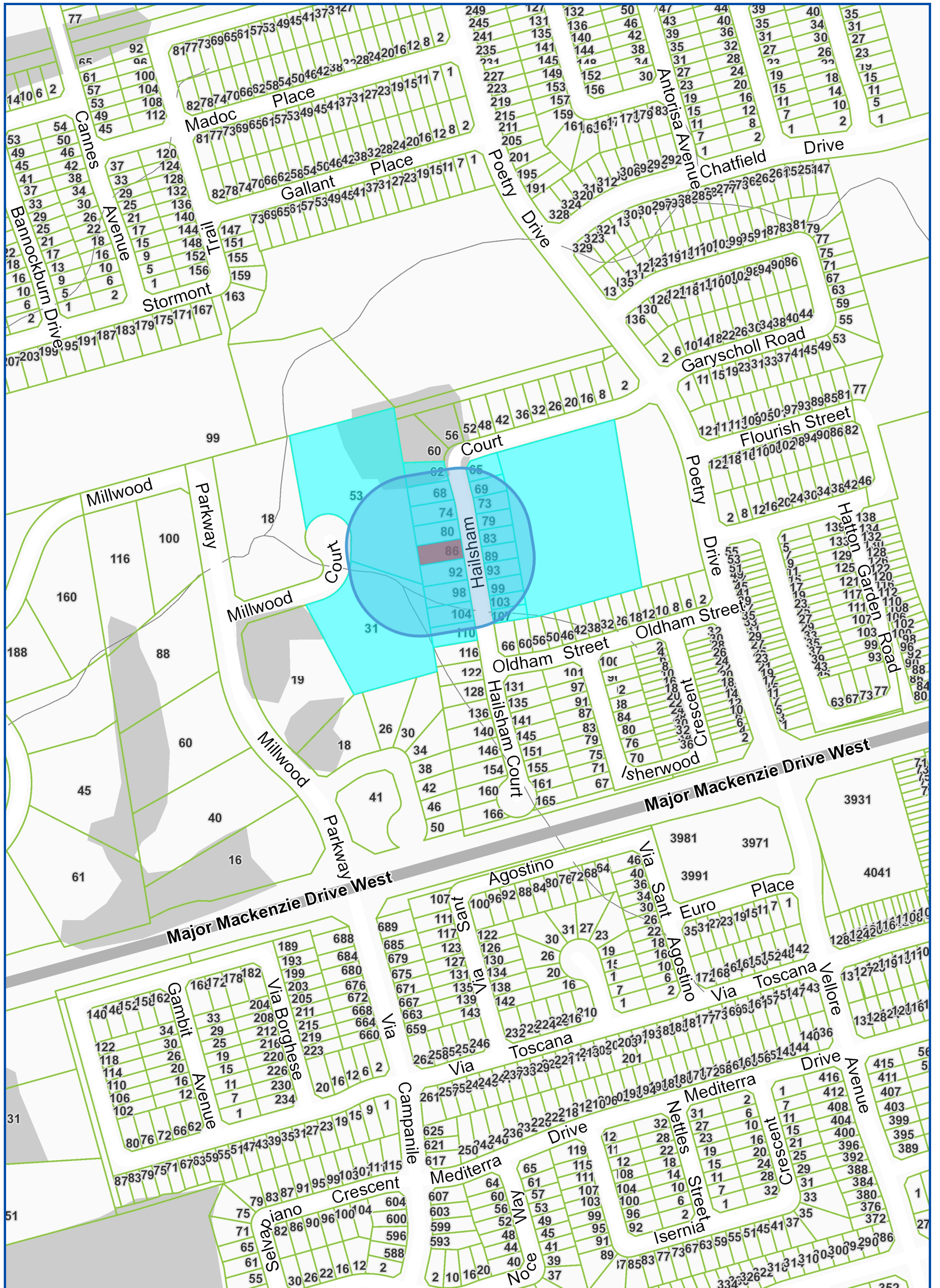
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

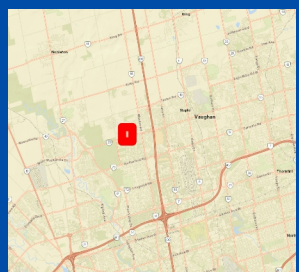
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified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

SCHEDULE A: DRAWINGS & PLANS

PINE VALLEY DRIVE



Map Information:



Title:

86 Hailsham Ct, Woodbridge

NOTIFICATION MAP - A027/23

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1: 4,514

0 0.07 km



Created By:

Infrastructure Delivery Department
April 3, 2023 4:48 PM

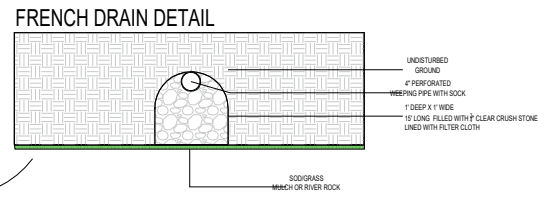
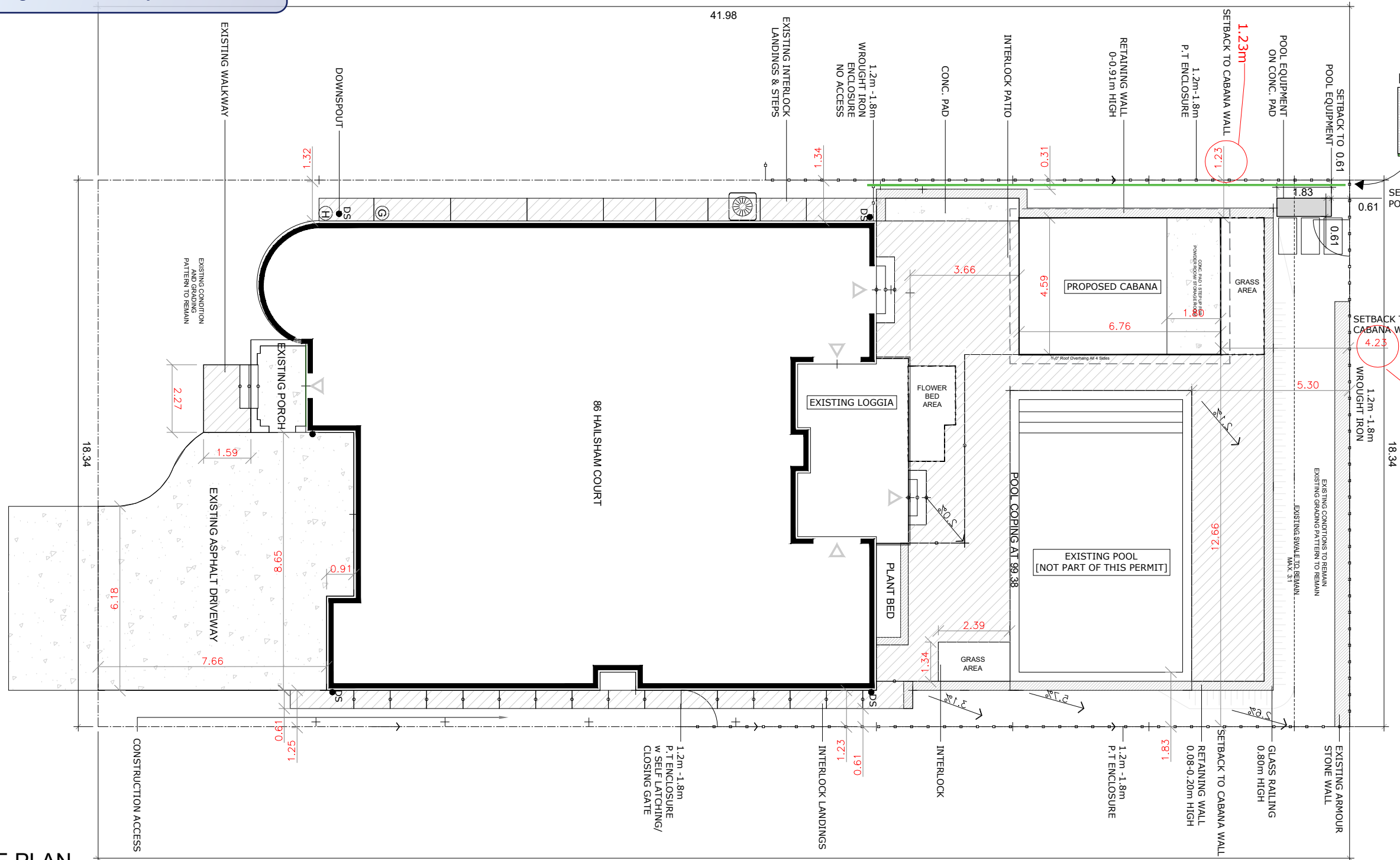
Projection:
NAD 83
UTM Zone
17N

RECEIVED

By Christine Vigneault at 12:14 pm, Jun 15, 2023

Revised north arrow direction and labels for the east and west elevations.

HAILSHAM COURT



- ▼ - Entrance Door
 - × - Existing Grades
 - × - Proposed Grades
- NO RETAINING WALL TO BE GREATER THAN 1 METER TALL
- B.W - Bottom Of wall
- T.W - Top Of Wall

LEGEND

HARD LANDSCAPE AREA	224m ²
SOFT LANDSCAPE AREA	74.48m ² (50%)
TOTAL REAR AREA	284m ² - 135m ² x 60% = 89.4 m ²
LANDSCAPE AREA (REAR LOT)	PROVIDED
	43.7%
LOT COVERAGE	PROVIDED
TOTAL	336.89m ²
EXISTING FRONT PORCH	5.72m ²
PROPOSED CABANA FOOTPRINT (INCLUDING EAVES)	29.5m ²
EXISTING LOGGIA	21.77sq.m
HOUSE FOOTPRINT (EAVES NOT INCL.)	279.9m ²
HOUSE AREA	M ²
TOTAL LOT AREA	769.93m ²
LOT AREA	M ²
ZONING	RESIDENTIAL
COVERAGE INCL. EAVES (BY-LAW 1-88)	

LOT COVERAGE	48%
TOTAL	PROVIDED
EXISTING FRONT PORCH	5.72m ²
PROPOSED CABANA FOOTPRINT (INCLUDING EAVES)	36.7m ²
EXISTING LOGGIA	21.77sq.m
HOUSE FOOTPRINT (INCL. EAVES)	304.9sq.m
HOUSE AREA	M ²
TOTAL LOT AREA	769.93m ²
LOT AREA	M ²
ZONING	RESIDENTIAL
COVERAGE INCL. EAVES (BY-LAW 01-2021)	

1 SITE PLAN
A1 1:150

GENERAL NOTES

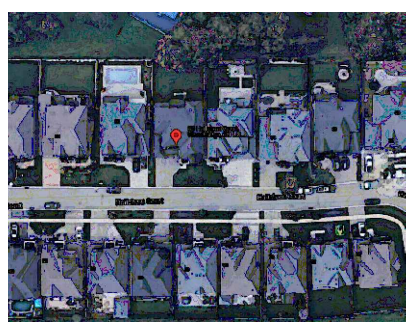
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

PROJECT NAME:
86 Hailsham Court, Woodbridge, ON

DRAWING TITLE:
Site Plan

DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ DATE: 2023/05/19



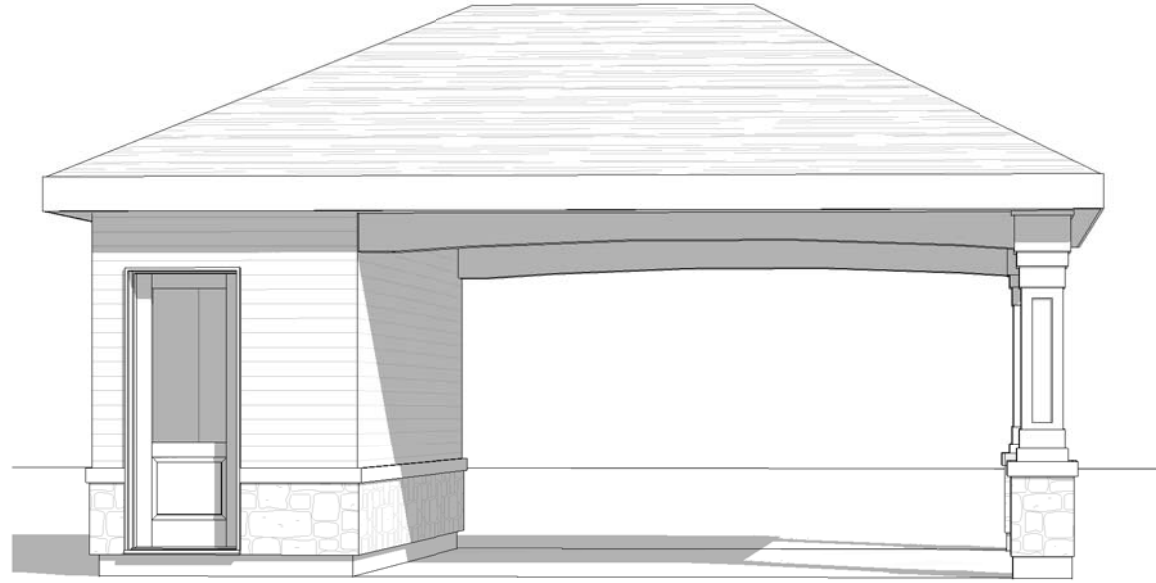
SHEET NO:
A1

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

Royal Stone Landscaping Pool Cabana

355 Sq. Ft.


86 Hailsham Court
Woodbridge, ON



No.	Description	dd.mm.yyyy
1	Issued for Pricing	18.06.2021
2	Issued For Permit	05.07.2021
3	Re-Issued For Permit	05.05.2023
Revision Schedule		

Drawing List

- A0.1 General Notes
- A0.2 General Notes
- A0.3 Site Plan
- A0.4 Cabana Floor, Roof, and Foundation Plan
- A0.5 Elevations
- A3.1 Building Sections
- A4.1 Details

 <p>Custom CADD Inc.</p>		<p>Custom CADD Inc 99 Hooper Road Unit 8 Barrie, Ontario L4N 9S3</p> <p>Tel: (705) 725-7724 Fax: (705) 725-1076 www.custom-cadd.com</p>	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <p>Philippine Lamadeleine #28573 BCIN NAME SIGNATURE <i>Philippine Lamadeleine</i></p> <p>REGISTRATION INFORMATION</p> <p>Custom CADD Inc. #30803 BCIN FIRM NAME</p>	<p>SCALE:</p> <p>DATE: June. 21st, 2021</p> <p>DRAWN BY: A.P.</p> <p>CHECKED BY: P.L.</p>	<p>PROJECT NAME: Royal Stone Landscaping Pool Cabana</p> <p>DRAWING TITLE: Cover Page</p>	<p>PROJECT NO.: 21-95</p> <p>DRAWING NO.: -</p>
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GENERAL SPECIFICATIONS (All Construction practices to be in accordance with OBC 2012 and authorities having jurisdiction.)

Excavation and Backfill

·Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities.
 ·The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of organic material.
 ·If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 ¾" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 ¾".
 ·Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter.

Dampproofing and Drainage

·In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required.
 ·Masonry foundation walls shall be parged with ¼" of mortar covered over the footing prior to dampproofing.
 ·4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 6" of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump.
 ·Window wells shall be drained to footing.
 ·Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building and provisions shall be made to prevent soil erosion.
 ·Concrete slabs in attached garages shall be sloped to drain to exterior.
 ·The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties.

Footings

·Minimum 20"x6" continuous keyed 2200 psi poured concrete footing, unless noted otherwise.
 ·Minimum 4'-0" below finished grade in accordance with OBC Table 9.12.2.2.
 ·Footings shall be founded on natural undisturbed soil rock or compacted granular fill with minimum bearing capacity of 1570 psf.

Minimum Footing Size

Floor Supported	Supporting Ext. Wall	Supporting Int. Wall	Column Area
1	9 7/8" width	7 7/8" width	4.3 ft2
2	13 ¾" width	13 ¾" width	8.1 ft2
3	17 ¾" width	19 ¾" width	10.9 ft2

·Increase footing width by 2 5/8" for each storey of masonry veneer supported, and by 5 1/8" for each storey of masonry construction supported by the foundation wall.
 ·The projection of an unreinforced footing beyond the wall supported shall be greater or equal than its thickness.

Step Footings

·Vertical Rise-23 5/8" max for firm soils and 15 ¾" max for sand or gravel
 Horizontal Run-23 5/8" min.

Foundation Walls

·To be poured concrete or unit masonry (refer to drawings for type and thickness)
 ·Dampproofing shall be a heavy coat of bituminous material.
 ·Foundation wall to extend minimum 5 7/8" above finished grade.
 ·A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'-11" below exterior grade. A drainage layer shall consist of:
 ·Min. ¾" mineral fiber insulation with min. density of 3.6 lb/ft3 or
 ·Min. 4" of free drainage granular material or
 ·An approved system which provides equivalent performance.
 ·Foundation walls shall be braced or have the floor joists installed before backfilling.
 ·Sill plates shall be provided where floors/walls directly bear on the foundation walls. Sill plates shall be continuous 2x4" or 2x6" wood (refer to drawings) mounted on a continuous sill gasket c/w 1/2" diameter anchor bolts, 12" long, embedded a minimum of 4" into the concrete @ 7'-10" o/c and be designed to prevent tightening without withdrawing them from the foundation.
 ·Backfill height shall be site coordinated not to exceed limitations in accordance with OBC 9.15.4. for all laterally supported and unsupported foundation walls.

Concrete Floor Slabs

·Garage, carport, exterior slabs and steps shall be 32Mpa, 4650 psi concrete (after 28 days) with 5-8% air entrainment unless noted otherwise.

Basement Slabs to be 4" thick 20Mpa poured concrete with dampproofing (refer to sections) on 6" course clean granular material or 4" thick 25Mpa poured concrete on 6" course clean granular material.

Garage Slabs to be 6" thick 32Mpa with 5-8% air entrainment, sloped min. 1% to exterior to drain, on 6" course clean granular material.

Reinforced Concrete Slabs (porches over cold rooms in basements) to be constructed in strict accordance with OBC section 9.39. The slab shall not span more than 8'-2" in the shortest direction, be not less than 4 7/8" thick, and be reinforced with 10M bars @ 7 7/8" on centre max in each direction with 1 1/4" clear concrete cover. The slab shall bear not less than 3" on the supporting foundation walls and be anchored to the walls with 24"x24" bent dowels spaced not more than 23 5/8" on centre.

·All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.

Requirements for Soil Gas Control

·Where methane or radon gases are known to be a problem, a soil gas barrier shall be installed at walls, floors and roofs in contact with the ground according to Supplementary Standard SB-9.

Exterior Walls - General

·Refer to drawings for Typical Assemblies.
 ·Exterior walls shall consist of:
 ·Cladding (refer to drawings)
 ·Exterior Sheathing cover suitable for the specific cladding system used, installed per manufacturer specifications.
 ·Sheathing type and thickness as recommended by the cladding systems manufacturer.
 ·2"x6" studs @ 16" o.c. 2"x6" bottom plate and double 2"x6" top plate
 ·2"x4" studs @ 16" o.c. can be utilized provided the combined R-value of the batt insulation and exterior rigid insulation achieves min as required by SB-12 O.B.C
 - Insulation (refer to Minimum Insulation and Weatherproofing Notes)
 - 6 Mil Poly Vapour Barrier or equal
 - Interior Wall Finish to be 1/2" gypsum board sheathing unless noted otherwise.

Masonry Walls

·Where constructed of 3 ½" brick, wall shall be bonded with header course every 6th course.
 ·Provide 2" solid masonry or continuous 1 ½" plate under all roof and floor framing members.
 ·Provide 7 ½" solid masonry under beams and columns.
 ·Masonry wall to be tied to each tier of joists with 1 9/16"x3/16" corrosion resistant steel straps, keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 6'7" o.c.
 ·Inside back of wall to be parged and covered with No. 15 breather-type asphalt paper.
 ·For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 ½" brick to minimum 3 ½" back-up block with corrosion resistant ties at least 0.028 in2 in cross sectional area, spaced 7 7/8" vertically and 2'-11" horizontally, with mortar.
 ·Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8" end bearing.

Exterior Walls - Masonry Veneer

·Minimum 2 3/4" thick of joints are raked and 3 1/2" thick if joints are not raked.
 ·Minimum 1" air space to exterior sheathing.
 ·Provide weep holes @ 31" o.c. max at bottom of the cavity and over doors and windows.
 ·Direct drainage through weep holes with 20 mil poly flashing extending minimum 5 7/8" up behind the sheathing paper.
 ·Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced 23 5/8" vertically and 15 ¾" horizontally.
 ·Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1 13/16" into studs.

Exterior Garage Wall - Masonry Veneer

As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at exterior walls.

Exterior Walls - EIFS

DuROCK - Exterior Insulation and Finish Systems as per CCMC Evaluation report 12969-R. See DuROCKS specifications for all application details. Manufacturer instructions and specification must be strictly adhered to. No substitutions allowed. Install only Durock's Exterior Insulation and Finish System with CCMC approval and Minister's Ruling 1/2" dens-glass, 2"x6" studs @ 16" o.c. R22 glass fibre insulation, 6 mil poly VB/AB continuously over inside of exterior wall studs, under sill plates, over top plates, over face or joist headers for full height of exterior walls, and across underside of roof tie joists. ½" gypsum wall board. All penetrations (such as doors, windows, services) to be foamed. Trim excess foam insulation, seal windows and doors with flexsheild self adhesive flashing to manufacturers specifications and flash as per dwgs.

Exterior Garage Wall - EIFS

As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at exterior walls.

Interior Walls (Bearing & Non-Loadbearing)

- Interior loadbearing walls shall consist of:
 - 2"x4" or 2"x6" studs @ 16" o.c. 2"x4" or 2"x6" bottom plate and double 2"x4" or 2"x6" top plate.
 - 2"x4" mid-girts if not sheathed
 - ½" gypsum board sheathing each side.
Interior Partitions shall consist of:
 - 2"x4" or 2"x6" wood studs @ 16" o/c (double top plate and base plate to match stud width)
 - 1/2" Gypsum Board each side (provide water resistant gypsum board in wet areas)
Interior Insulated Garage Wall Partitions shall consist of:
 - 1/2" Gypsum Board air barrier system or equal in accordance with OBC 9.10.9.16. and 9.25.3. to provide an effective barrier to gas and exhaust fumes.
 - 2"x6" wood studs @ 16" o/c (double top plate and base plate to match stud width)
 - R22 glass fibre insulation (or equal) in walls adjacent to heated spaces.
 - 6 Mil Poly Vapour Barrier
 - 1/2" Gypsum Board (interior side) unless noted otherwise
 ·All plumbing and other penetrations through the walls and ceiling shall be caulked.
 ·Doors between the dwelling and attached garage may not open into a bedroom and shall be weather-stripped and have a self-closer.

Stud Wall Reinforcement

If wood wall studs or sheet steel wall studs enclose the main bathroom in a *dwelling unit*, reinforcement shall be installed in accordance with O.B.C. 9.5.2.3.(1)

Wood Frame Construction

·All lumber shall be spruce-pine-fir No. 2 or better and shall be identified by a grade stamp.
 ·Maximum moisture content 19% at time of installation.
 ·Wood framing members, which are supported on concrete in direct contact with soil, shall be separated from the concrete with 6-mil polyethylene.

Floor Construction

·refer to drawings for Typical Assemblies.
 ·See structural drawings for floor system design (where applicable).
 ·Joists to have minimum 1 ½" end bearing
 ·Joists shall bear on a sill plate fixed to foundation (refer to foundation wall notes)
 ·Header joists between 3'-11" and 10'-6" in length shall be doubled. Header joists exceeding 10'-6" shall be sized by calculations
 ·Trimmer joists shall be doubled when supported header is between 2'-7" and 6'-7". Trimmer joists shall be sized by calculations when supported header exceeds 6'-7".
 ·2"x2" cross bridging required not more than 6'-11" from each support and from other rows of bridging.
 ·Provide solid blocking @ 4'-0" max. below walls running parallel to joists or as per engineered floor manufacturers specifications.
 ·Joists shall be supported on joist hangers at all flush beams, trimmers, and headers.
 ·Joists located under parallel non-loadbearing partitions shall be doubled
 ·Subfloor sheathing (refer to drawings) to be glued, nailed and screwed, with staggered joints.
 - Ceiling finish to be 1/2" gypsum board, unless noted otherwise.

Floors over Garages/Unheated Spaces

The following assembly shall be provided below the Typical Floor Assembly (refer to drawings)
 - 6 Mil Poly Vapour Barrier secured to the underside of floor structure above.
 - Ceiling Joists (refer to drawings for size and spacing)
 - R31 glass fibre insulation or equal, unless noted otherwise. (refer to drawings)
 - 1/2" Gypsum Board air barrier system or equal in accordance with OBC 9.10.9.16. and 9.25.3. to provide an effective barrier to gas and exhaust fumes (Floor over Garage) or exterior soffit material per Owner's Selection (Floor over Unheated Space)

Roof and Ceilings

·Refer to Drawings and Engineered Roof Truss Shop Drawings for roof sheathing, roof rafter, roof joist and ceiling joist size and spacing requirements.
 ·Hip and valley rafter shall be 2" deeper than common rafters.
 ·2"x4" collar ties @ rafter spacing with 1"x4" continuous brace at mid span if collar tie exceeds 7'-10" in length.
Attic Access hatch
 Insulated (R-60) 21 1/2"x23" access hatch C/W weather stripping.

Notching and Drilling of Trusses, Joists and Rafters

·Holes in engineered floor, roof and ceiling members to be as per manufacturers specifications.
 ·Holes in dimensional floor, roof and ceiling members to be maximum ¼" x actual depth of member and not less than 2" from edges.
 ·Notches in floor, roof and ceiling members to be located on top of member within ½ the actual depth from the edge of bearing and not greater than 1/3 joist depth.
 ·Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if loadbearing, and 1 9/16" if non-loadbearing.
 ·Roof truss members and engineered wood products shall not be notched, drilled or weakened unless accommodated in the design.

Roofing

·Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through at least ½" into roof sheathing.
 ·Every asphalt shingle shall be fastened with at least 4 nails.
 ·Eave protection shall extend 2'-11" up the roof slope from the edge, and at least 11 ¾" from the inside face of the exterior wall, and shall consist of type M or type S Roll Roofing laid with minimum 4" head and end laps cemented together, or glass Fibre or Polyester Fibre coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in 1.5, or where a low slope asphalt shingle application is provided.
 ·Sheet metal flashing shall consist of not less than 1/16" sheetlead, 0.013" galvanized steel, 0.018" copper, 0.018 zinc, or 0.019" aluminum in colors approved by the Designer prior to installation.

Valley Flashing

Valleys shall be closed. Closed valleys shall consist of one layer of type "s" smooth surface roll roofing not less than 24" wide. Nails shall not penetrate the flashing within 3" of its edge or 5" of the bottom of the valley centerline

Step Flashing

Provide counter flashing at intersection of shingle roof and exterior wall. Extend flashing min 6" up wall and terminate exterior cladding minimum 2" above finished roof.

Skylights

Curb mounted double glazed skylight by "Velux" or approved equal install as per manufacturer instructions. Skylights must conform to CAN/CGS 6.3.14-M

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PROJECT NO: 21-95	Royal Stone Landscaping Pool Cabana	DRAWING NO: A0.1
SCALE: DATE: June, 21st, 2021	DRAWN BY: CHECKED BY: P.L.	PROJECT NAME: Royal Stone Landscaping DRAWING TITLE: General Notes
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 be a designer.		
QUALIFICATION INFORMATION Philippe Lamadelleine NAME SIGNATURE #28573 BCIN	REGISTRATION INFORMATION Custom CADD Inc. FIRM NAME #30803 BCIN	
Custom CADD Inc 99 Hooper Road Unit 8 Barrie, Ontario L4N 9S3 Tel: (705) 725-7724 Fax: (705) 725-1076 www.custom-cadd.com		

GENERAL SPECIFICATIONS (All Construction practices to be in accordance with OBC 2012 and authorities having jurisdiction.)

Columns, Beams & Lintels

- Steel beams and columns shall be shop primed.
- Minimum 3/12" end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the beam.
- Steel columns to have minimum outside diameter of 2 7/8" and minimum wall thickness of 3/16"
- Wood columns for carports and garages shall be minimum 3 1/2"x3 1/2": in all other cases either 5 1/2"x5 1/2" or 7 1/4" round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall not be less than the width of the supported member.
- Masonry columns shall be a minimum of 11 3/8"x11 3/8" or 9 1/2"x15"
- Provide solid blocking the full width of the supported member under all concentrated loads.

Insulation & Weatherproofing

- Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is sufficient for fiberglass type insulations.
- Ducts passing through unheated space shall be made airtight with tape and sealant.
- Caulking shall be provided for all exterior doors and access hatches to the exterior, except doors from a garage to the exterior.
- Weather stripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior.
- Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapor from the interior and to the leakage of air from the exterior.

Natural Ventilation

- Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area
- Insulated roof spaces not incorporating an attic shall be ventilated with not less than 1/150 of insulated area.
- Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects.
- Unheated crawl spaces shall be provided with 1.1 ft2 of ventilation for each 538 ft2.
- Minimum natural ventilation areas, where mechanical ventilation is not provided, are:

Bathrooms	0.97 ft2
Other rooms	3.0 ft2
Unfinished basement	0.2% of floor area

Doors & Windows

- Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 ft2 and no dimension less than 15", which is openable without tools.
- Exterior house doors and windows within 6'-7" from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock.
- The principal entry door shall have a door viewer, transparent glazing or a sidelight.
- Windows and Door sizes noted on the drawings and schedules are to represent design intent only. The General Contractor shall confirm rough opening sizes from the supplier prior to framing/forming openings.

Access to Crawl Spaces

- Access hatch minimum 19 3/4"x2'-4" to be provided to every crawl space. Heated crawl spaces shall be fitted with a door or hatch except when the access opening into the crawl space is from the adjacent heated space.

Access to Attics

- Access hatch minimum 21 5/8" x 2'-11" to be provided to every attic roof space which is 108 ft2 or more in area and more than 23 5/8" in height over that area.

Alarms & Detectors

- Smoke Alarms and a carbon monoxide detector are required to be interconnected to all other smoke alarms (9.10.19.5)
- At least one ULC rated combination smoke/CO detector/alarm shall be installed on or near the ceiling on each floor and basement level 2'-11" or more above an adjacent level.
- Within dwelling units, at least one smoke alarm must be installed on each storey including basements. Additionally, a smoke alarm equipped with a strobe light is required in each sleeping room. Smoke Alarms are also required in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
- A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove.

Stairs

- Maximum rise 7 7/8" Minimum width 2'-10"
- Minimum run 8 1/4" Minimum headroom 6'-5"
- Minimum tread 9 1/4"
- Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8"
- Winders that converge to a point in stairs must turn through an angle of no more than 90°, with no less than 30° or more than 45° per tread. Sets of winders must be separated by 3'-11" along the run of the stair.
- A landing minimum 2'-11" in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 risers.
- Exterior concrete stairs with more than 2 risers require foundations

Handrails & Guards

- A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers.
- Guards are required around every accessible surface, which is more than 23 5/8" above the adjacent level.
- Interior and exterior guards min. 2'-11" high. Exterior guards shall be 3'-6" high where height above adjacent surface exceeds 5'-11"
- Guards shall have no openings greater than 4" and no member between 4" and 2'-11" that will facilitate climbing.

Decorative Trim

- Trim as per the drawings and Owner's final selection. Dimension and mounting heights to be coordinated with on-site dimensions and all work to be proportioned accordingly.

Wood Blocking

- Wood blocking shall be provided within wall framing at stair locations for handrails in accordance with OBC 9.8.7.7.
- Wood blocking shall be provided within wall framing at the main bathroom to permit the future installation of a grab bar on a wall adjacent to a water closet, a shower, and a bathtub in accordance with OBC section 9.5.2.3.

Plumbing

- Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities.
- A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well.

Electrical

- An exterior light controlled by an interior switch is required at every entrance.
- A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms, stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs.
- Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3-way switch at the head and foot of the stairs.
- Basements require a light for each 323 ft2, controlled by a switch at the head of the stairs.

Mechanical Ventilation

- A mechanical ventilation system is required with a total capacity of at least equal to the sum of:
 - 10 cfm each for basement and master bedroom
 - 5 cfm for each other room
- A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such.
- Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity.
- All exhaust fans shall be directly vented to the outdoors.
- A heat recovery ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed.
- Supply air intakes shall be located so as to avoid contamination from exhaust outlets.
- Gas Fireplaces
 - Zero-clearance gas fireplaces to be installed in strict accordance with the manufacturers specifications (direct vent in accordance with OBC and authorities having jurisdiction).
 - Combustion air supply to fireplaces shall be 4" diameter insulated non-combustible duct with operable damper and insect screen, min. 2" clearance to combustibles.

Exterior Lights at Entrances

- An exterior lighting outlet with fixture controlled by a wall switch located within the building shall be provided at every entrance to buildings of residential occupancy.

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No.	Description	dd.mm.yyyy
Revision Schedule		

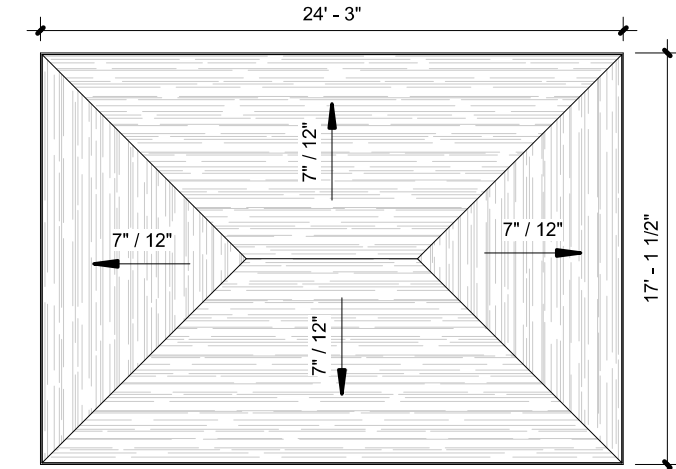
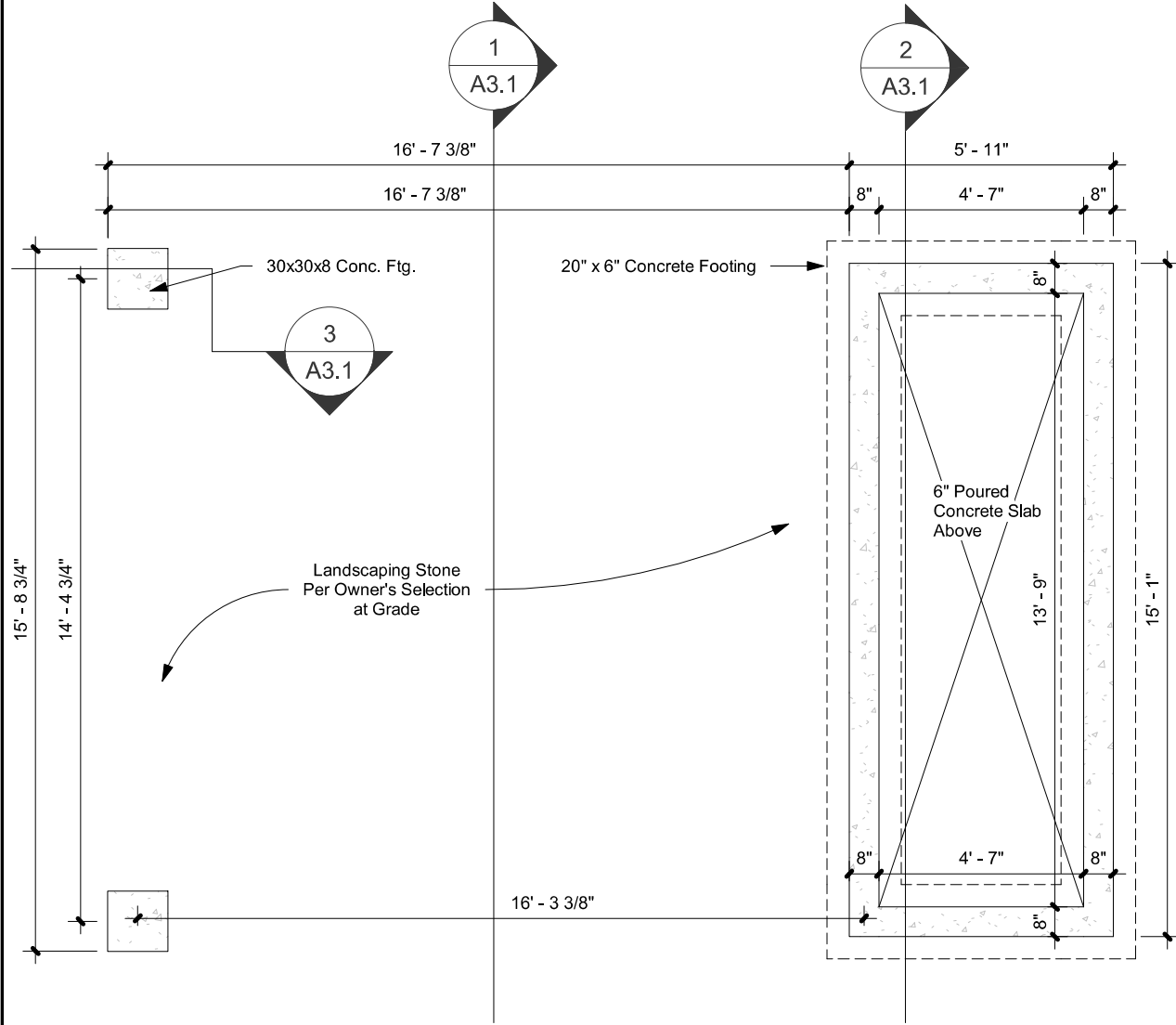
PROJECT NAME: Royal Stone Landscaping Pool Cabana		PROJECT NO.: 21-95
DRAWING TITLE: General Notes		DRAWING NO.: A0.2
SCALE:	DATE: June, 21st, 2021	DRAWN BY: A.P.
		CHECKED BY: P.L.
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
QUALIFICATION INFORMATION		
Philippe Lamadelleine NAME SIGNATURE		#28573 BCIN
REGISTRATION INFORMATION		
Custom CADD Inc. FIRM NAME		#30803 BCIN
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: x-small;"> Custom CADD Inc 99 Hooper Road Unit 8 Barrie, Ontario L4N 9S3 </div> <div style="font-size: x-small;"> Tel: (705) 725-7724 Fax: (705) 725-1076 www.custom-cadd.com </div> <div style="font-size: x-small;"> Custom CADD Inc 99 Hooper Road Unit 8 Barrie, Ontario L4N 9S3 </div> </div>		





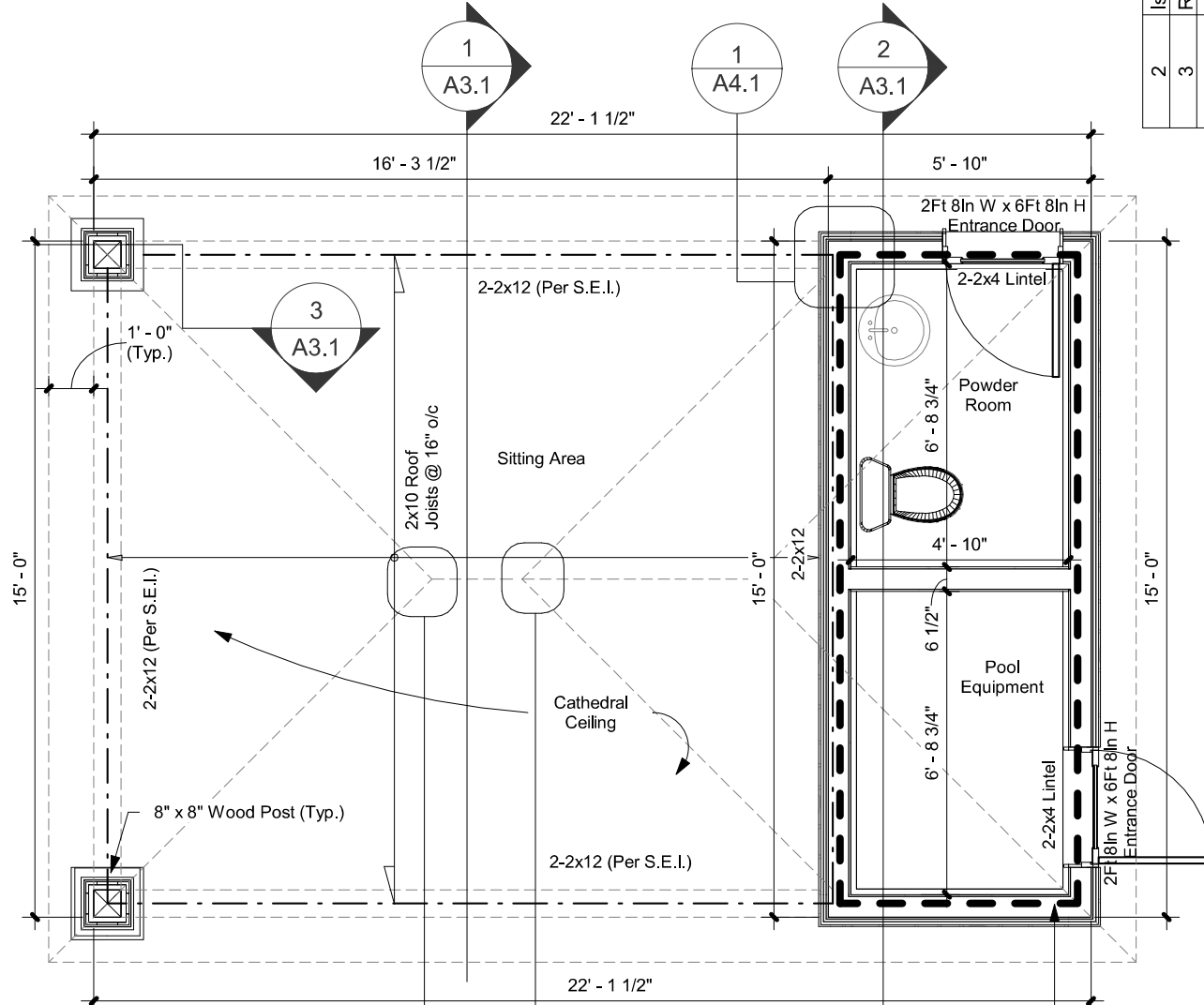
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FOR STRUCTURE NOTED WITH (SEI)

1
A0.4 Foundation - Plan
1/4" = 1'-0"

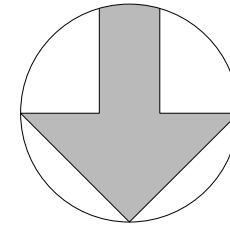


3
A0.4 Roof - Plan
1/8" = 1'-0"

2
A0.4 Cabana Floor - Plan
1/4" = 1'-0"



Heavy Weight Dashed Line Denotes Walls to be Sheathed with 7/16 OSB or CSP with Edge Nailing at 6" o.c. All Unsupported Edges Shall have Blocking Installed. (Typ.) (Per S.E.I.)



CONSTRUCTION
NORTH

2	Issued For Permit	05.07.2021
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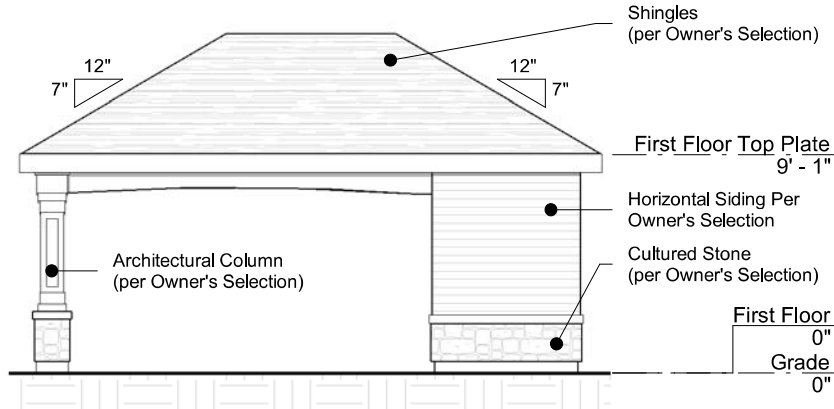
QUALIFICATION INFORMATION
Philippe Lanaudelle #28573 BCIN

REGISTRATION INFORMATION
Philippe Lanaudelle #28573 BCIN
Custom CADD Inc. #30803 BCIN

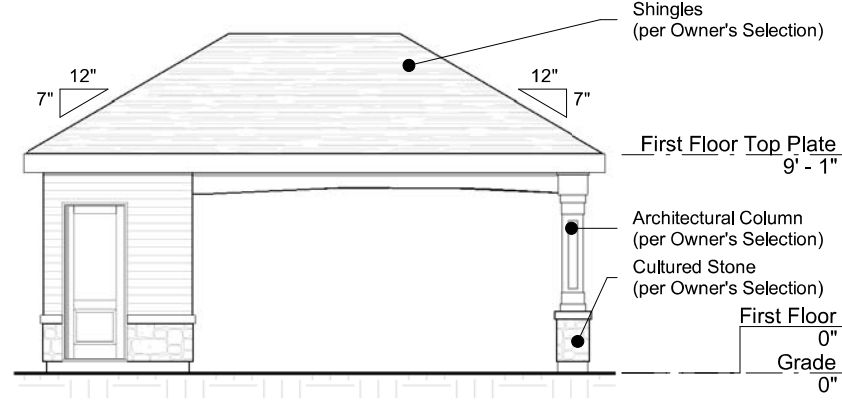
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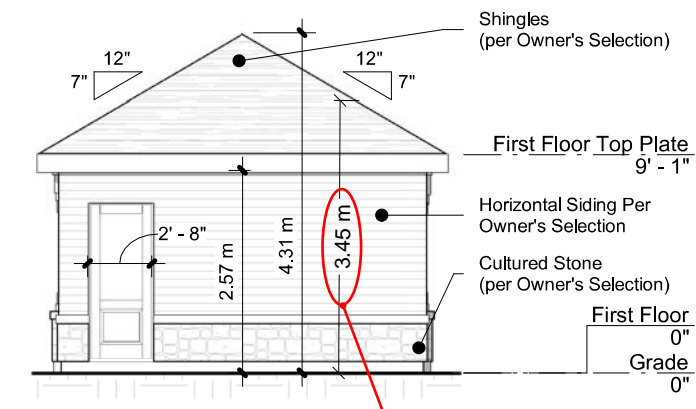
SCALE:	As indicated	PROJECT NAME:	Royal Stone Landscaping	PROJECT NO.:	21-95
DATE:	June. 21st, 2021	DRAWN BY:	A.P.	DRAWING NO.:	A0.4
CHECKED BY:	P.L.	DRAWING TITLE: Cabana Floor, Roof, and Foundation Plan			



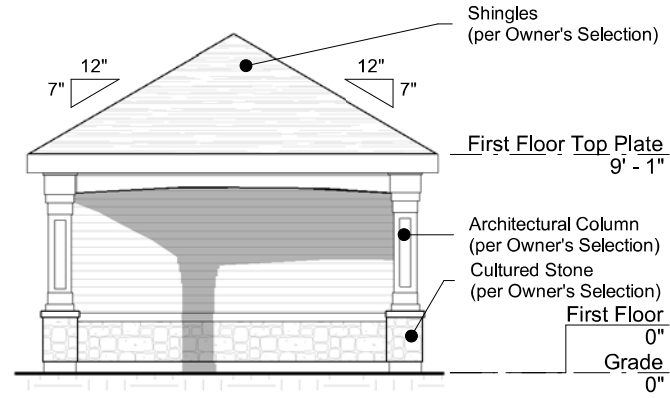
1 North Elevation
A0.5 1/8" = 1'-0"



2 South Elevation
A0.5 1/8" = 1'-0"



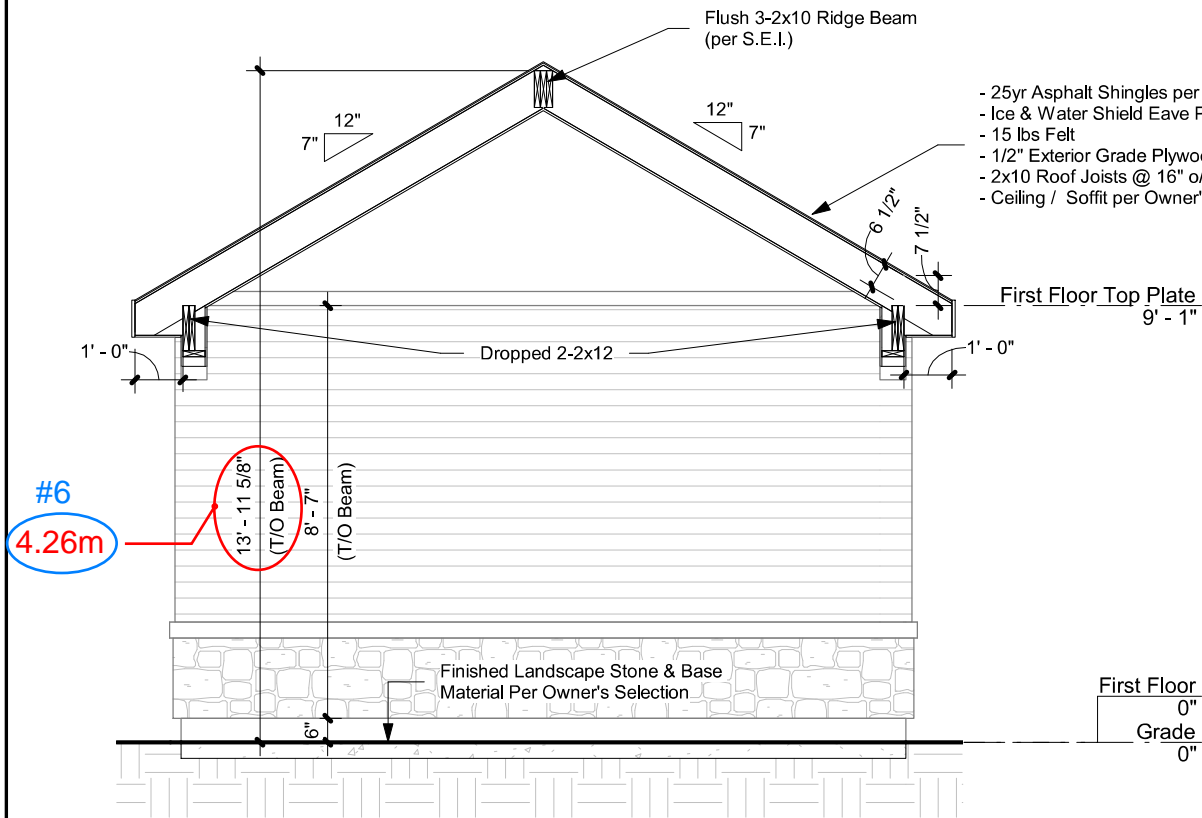
3 East Elevation
A0.5 1/8" = 1'-0"



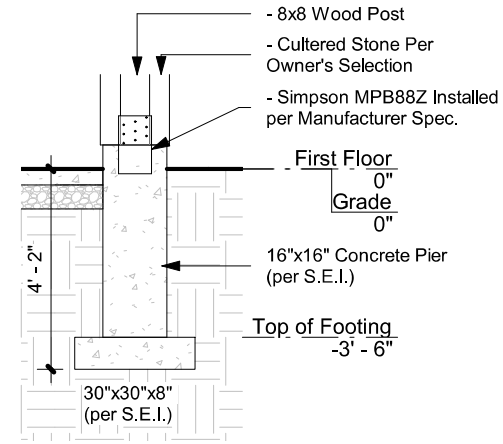
4 West Elevation
A0.5 1/8" = 1'-0"

No.	Description	Revision Schedule
1	Issued for Pricing	18.06.2021
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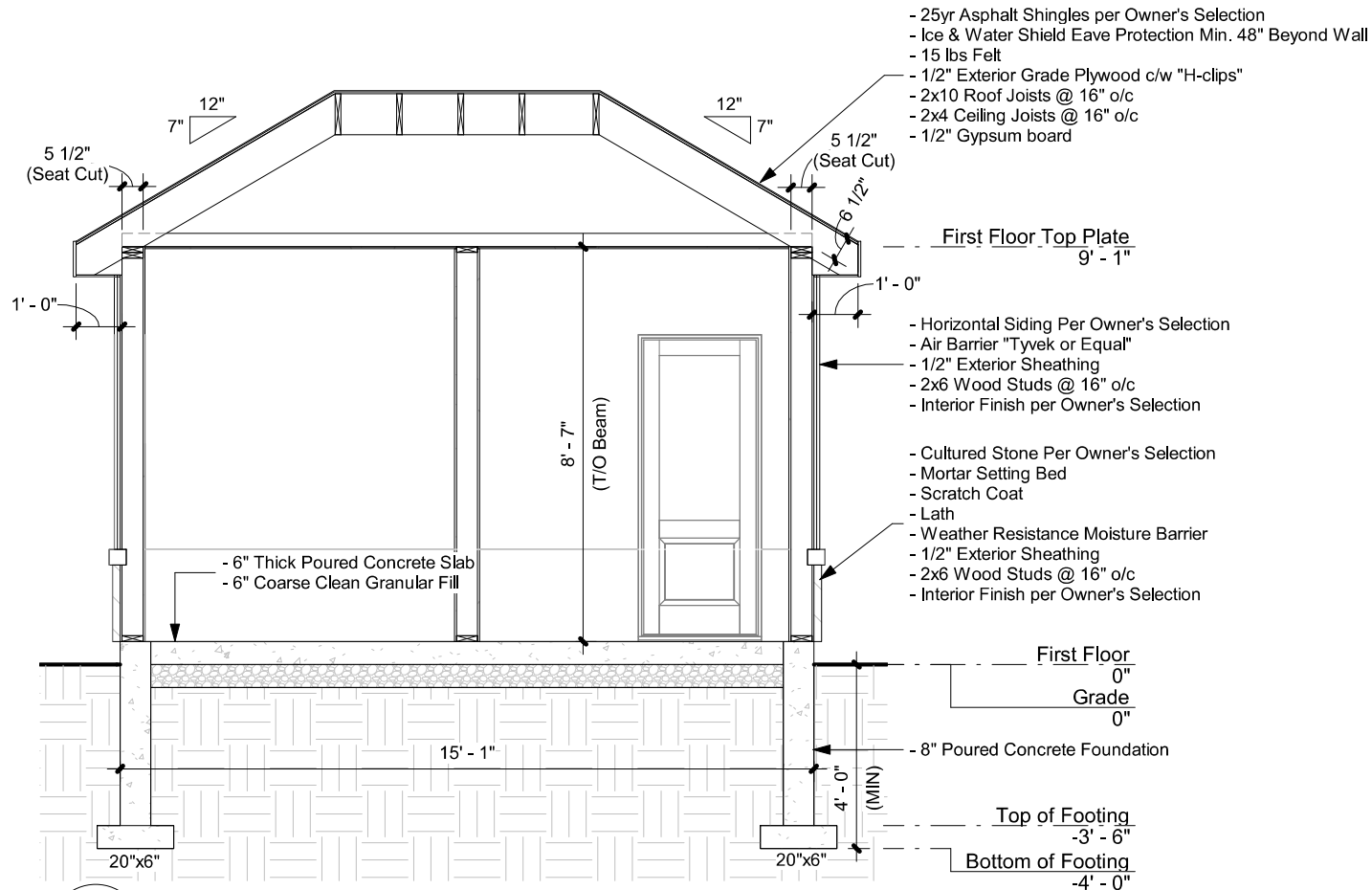
<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <p>Philippe Lanaudelle NAME SIGNATURE <i>Philippe Lanaudelle</i> #28573 BCIN</p> <p>REGISTRATION INFORMATION</p> <p>Custom CADD Inc. FIRM NAME #30803 BCIN</p>		<p>PROJECT NO. 21-95</p> <p>PROJECT NAME: Royal Stone Landscaping Pool Cabana</p> <p>DRAWING NO. A0.5</p> <p>DRAWING TITLE: Elevations</p>
<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: June. 21st, 2021</p> <p>DRAWN BY: A.P.</p> <p>CHECKED BY: P.L.</p>	<p>Custom CADD Inc 99 Hooper Road Unit 8 Barrie, Ontario L4N 9S3 Tel: (705) 725-7724 Fax: (705) 725-1076 www.custom-cadd.com</p> <p>Custom CADD Inc</p>	



1 Section - Cabana 1
A3.1 1/4" = 1'-0"



3 Foundation Detail (Typ.) (per S.E.I.)
A3.1 1/4" = 1'-0"



2 Section - Cabana 2
A3.1 1/4" = 1'-0"

No.	Description	dd.mm.yyyy
1	Issued for Pricing	18.06.2021
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3	Re-issued For Permit	05.05.2023

Revision Schedule

PROJECT NO.	21-95
PROJECT NAME:	Royal Stone Landscaping Pool Cabana
SCALE:	1/4" = 1'-0"
DATE:	June. 21st, 2021
DRAWN BY:	P.L. / A.P.
CHECKED BY:	P.L.
DRAWING NO.	A3.1
DRAWING TITLE:	Building Sections

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 be a designer.

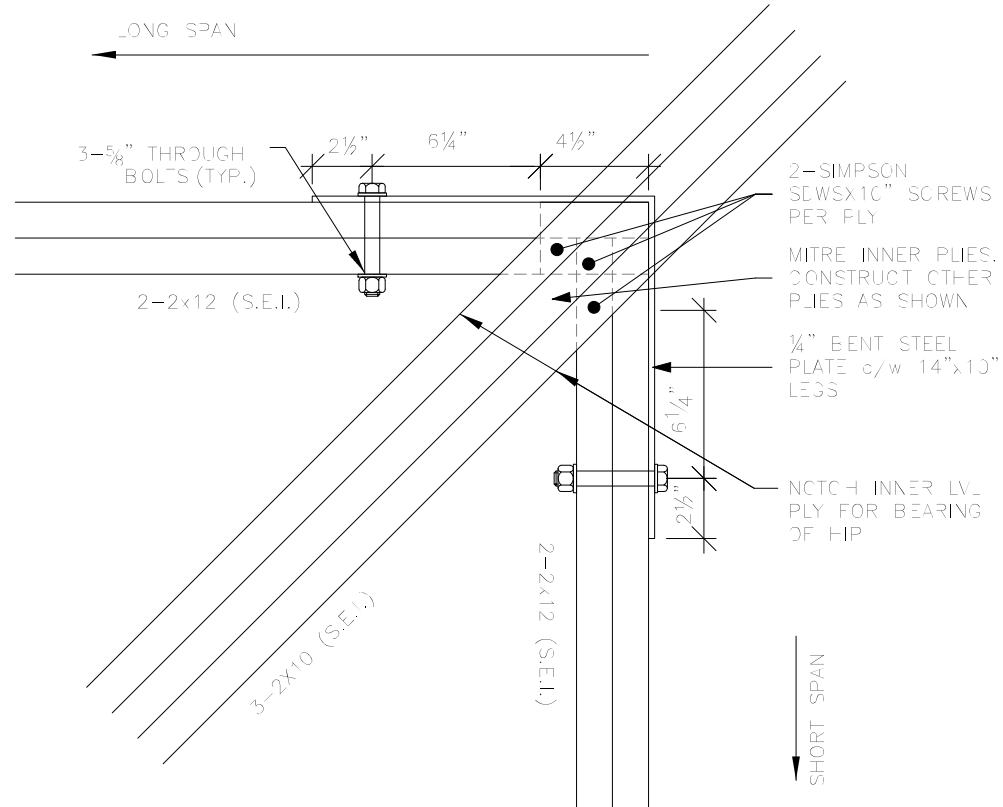
QUALIFICATION INFORMATION
Philippe Lanaudelle #28873 BCIN
NAME SIGNATURE *Philippe Lanaudelle*

REGISTRATION INFORMATION
Custom CADD Inc. #30803 BCIN
FIRM NAME

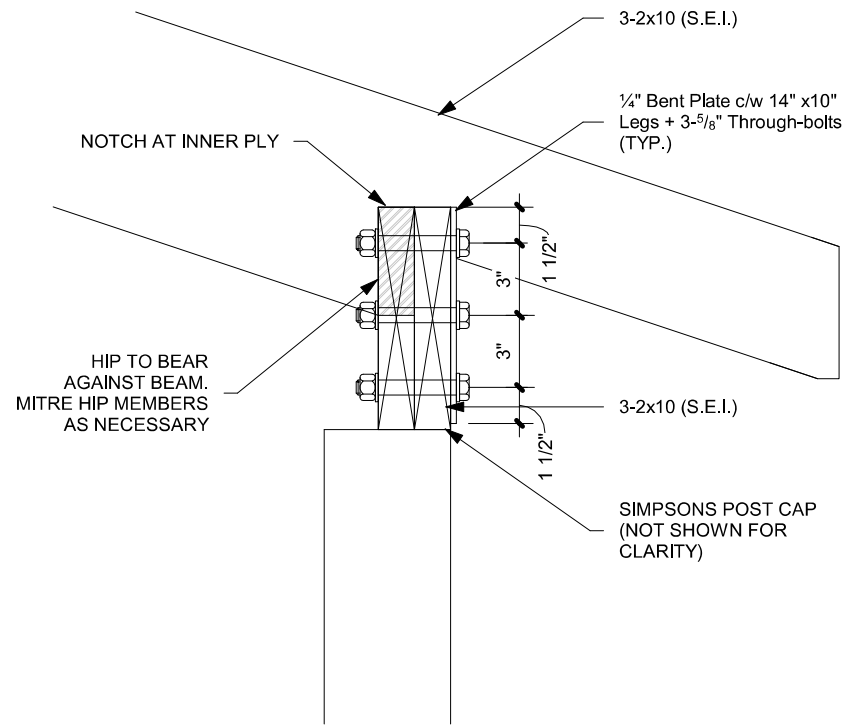
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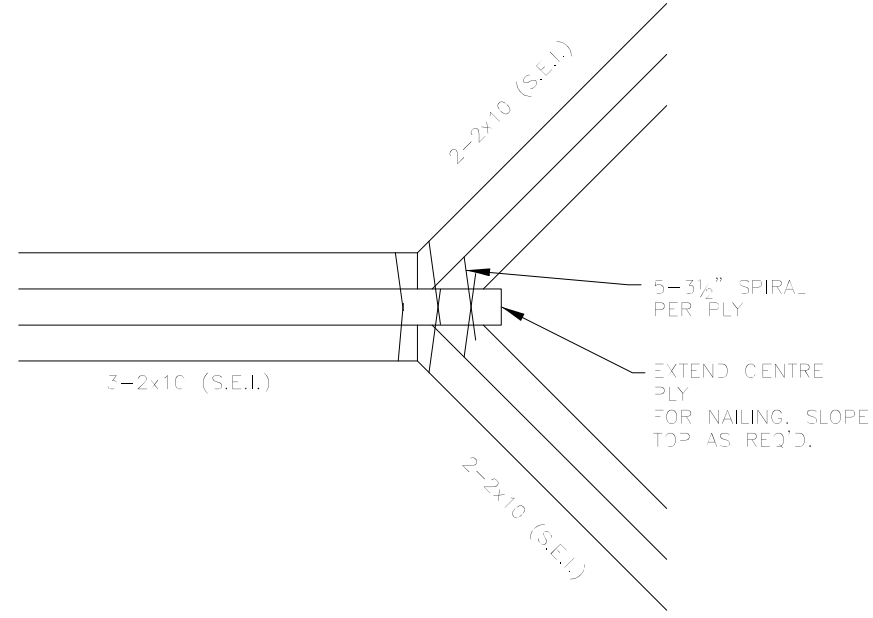
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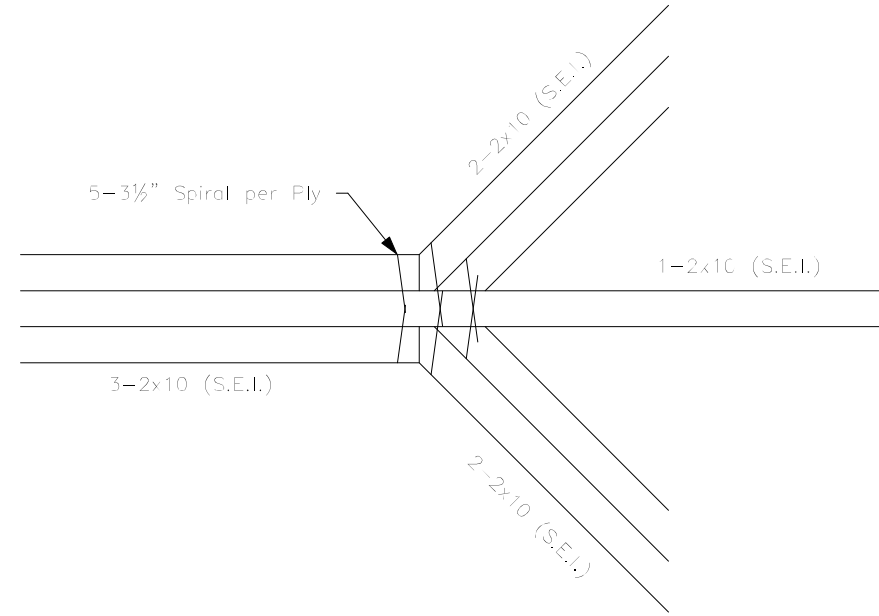
1 Hip To Perimeter Beam Plan (Typ. at 4 Corners) (per S.E.I.)
A4.1 1 1/2" = 1'-0"



2 Hip To Perimeter Beam Section (S.E.I.)
A4.1 1 1/2" = 1'-0"



3 Hip To Ridge Beam Plan - 1 (S.E.I.)
A4.1 1 1/2" = 1'-0"



4 Hip To Ridge Beam Plan - 2 (S.E.I.)
A4.1 1 1/2" = 1'-0"

Revision Schedule	
No.	Description
1	Issued for Pricing
2	Issued For Permit
3	Re-Issued For Permit
	dd.mm.yyyy

PROJECT NO.	21-95
PROJECT NAME:	Royal Stone Landscaping Pool Cabana
SCALE:	1 1/2" = 1'-0"
DATE:	June. 21st, 2021
DRAWN BY:	P.L. / A.P.
CHECKED BY:	Checker
DRAWING NO.	A4.1
DRAWING TITLE:	Details

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 be a designer.

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REGISTRATION INFORMATION
Philippe Lanaudelle #28873 BCIN
FIRM NAME: Custom CADD Inc. #30803 BCIN



STIEMER ENGINEERING INC.
FOR STRUCTURE NOTED WITH (SEI)

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99 Hooper Road
Unit 8
Barrie, Ontario
L4N 9S3

Tel: (705) 725-7724
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SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				No Comments Received to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X	X	Recommend Approval/w conditions
Building Standards (Zoning)	X	X		General Comments

Date: March 1st 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A027-23**

Related Files:

Applicant Shamin Ali and Zhanna Prokopchuk

Location 86 Hailsham Court

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Stephen Cranley, C.E.T

Mitchell Penner

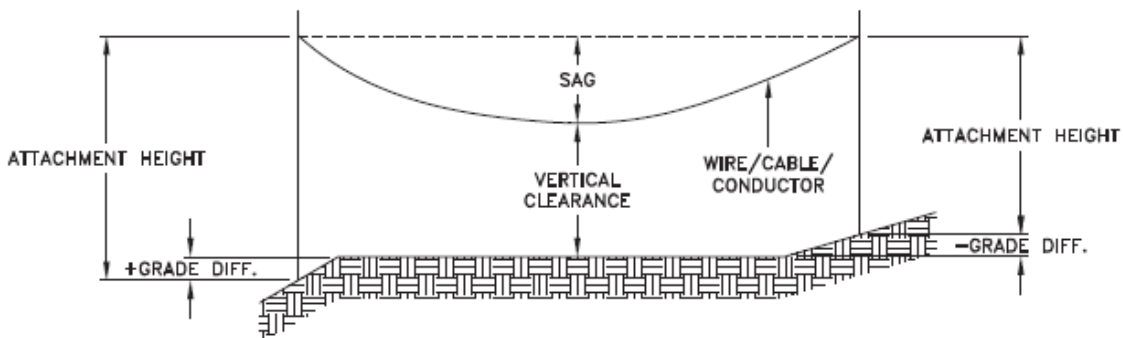
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

REFERENCES

SAGS AND TENSIONS | SECTION 02

Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

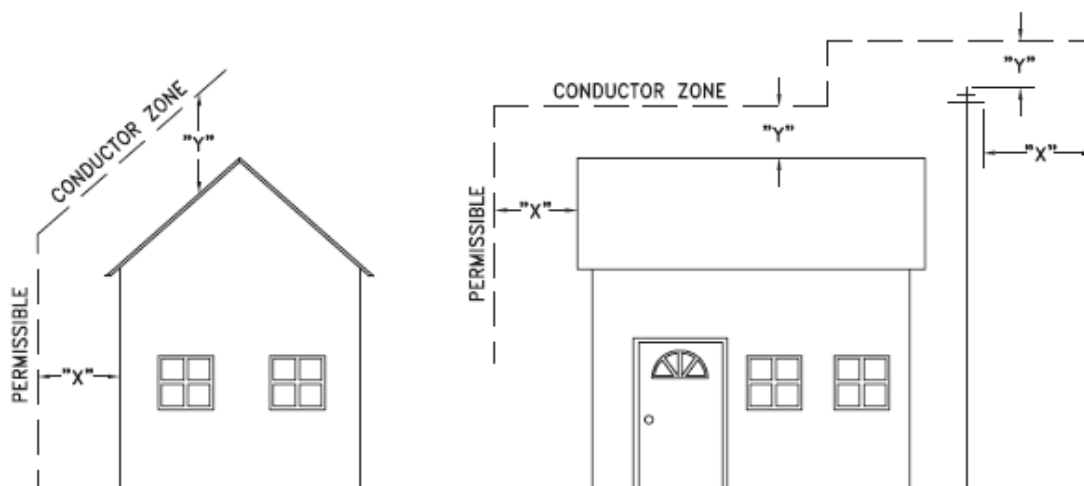
Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

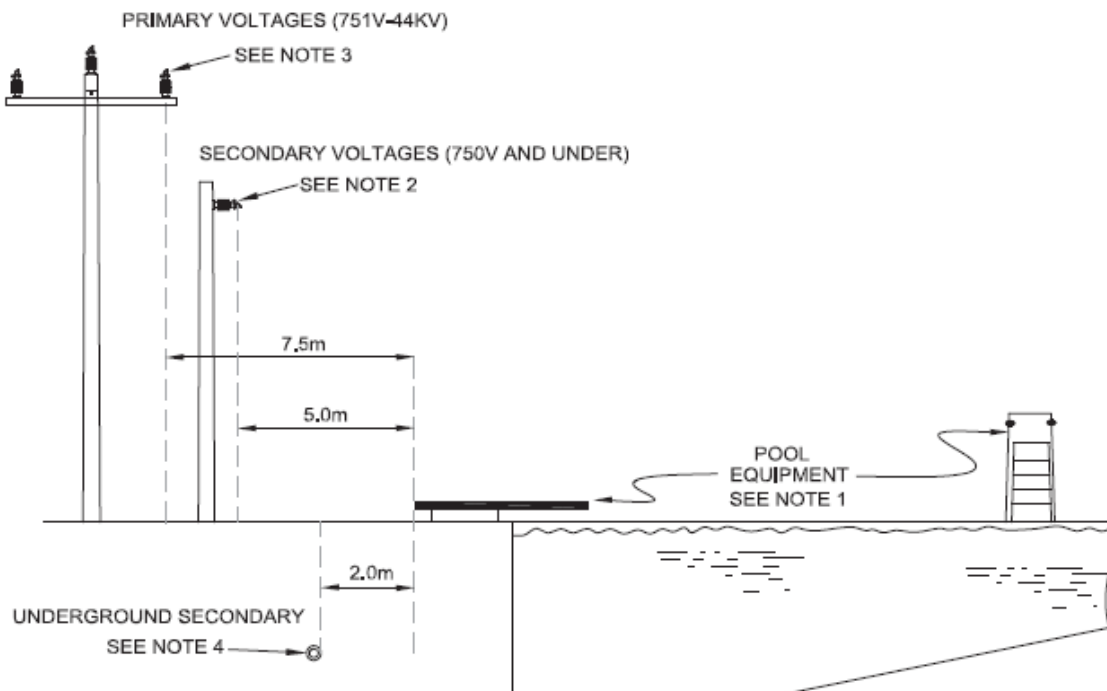
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:22:02 AM, Adobe PDF



NOTES:

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

REFERENCES

FIGURE 3, 25-100	SECTION 25
FIGURE 3, 25-101	SECTION 25

Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng.	2013-JUN-12
Name	Date
P.Eng. Approval By:	Joe Crozier

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

ORIGINAL ISSUE DATE: 2013-JUNE-12 REVISION NO: R0 REVISION DATE:

To: Committee of Adjustment

From: Christian Tinney, Building Standards Department

Date: May 23, 2023

Applicant: Shamin Ali & Zhanna Prokopchuk

Location: 86 Hailsham Court
PLAN 65M4250 Lot 15

File No.(s): A027/23

Zoning Classification:

The subject lands are zoned R1 – First Density Residential Zone and subject to the provisions of Exception 14.968 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum interior side yard setback required is 2.4 metres. [Section 4.1.2 (1)(b)]	The permit a minimum interior side yard setback of 1.23 metres to a Cabana.
2	The maximum height of an accessory building permitted is 3.0 metres. [Section 4.1.4 (1)]	To permit a maximum building height of 3.45 metres.
3	The maximum encroachment of a heat pump or similar equipment permitted is 1.5 metres into the required rear yard. [Table 4-1]	To permit a heat pump (pool equipment) to encroach a maximum of 6.89 metres into the required rear yard.
4	Any portion of a yard in excess of 135 m ² shall be comprised of 60% soft landscape is required. [Section 4.19.1.1 and Section 3]	To permit a minimum of 50% of the rear yard over 135 m ² be comprised of soft landscape

The subject lands are zoned RD1 – Residential Zone and subject to the provisions of Exception 9(1333) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
5	The minimum rear yard setback required is 7.5 metres. [Section 4.1.1, c)]	The permit a minimum rear yard setback of 4.23 metres to a Cabana.
6	The maximum height of any accessory building or structure measured from the average finished ground level to the highest point accessory building or structure shall be 4.5 metres. [Section 4.1.1 b)]	To permit a maximum building height of 4.26 metres to the highest point accessory building or structure.
7	Heat Pump Units are permitted to encroach a maximum of 1.5 metres into the required rear yard. [Table 4-1]	To permit a heat pump (pool equipment) to encroach a maximum of 6.89 metres into the required rear yard.
8	Where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping.	To permit a minimum of 50% of the rear yard over 135 m ² be comprised of soft landscape.

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. 22-109700 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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 15, 2023
Name of Owners: Shamin Ali & Zhanna Prokopchuk
Location: 86 Hailsham Court
File No.(s): A027/23

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

1. To permit a minimum interior side yard setback of 1.23 m to a cabana.
2. To permit a maximum building height of 3.45 m.
3. To permit a heat pump (pool equipment) to encroach a maximum of 6.89 m into the required rear yard.
4. To permit a minimum of 50% of the rear yard over 135 m² be comprised of soft landscape

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

1. The minimum interior side yard setback required is 2.4 m.
2. The maximum height of an accessory building permitted is 3.0 m.
3. The maximum encroachment of a heat pump or similar equipment permitted is 1.5 m into the required rear yard.
4. Any portion of a yard in excess of 135 m² shall be comprised of 60% soft landscape is required.

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

5. To permit a minimum rear yard setback of 4.23 m to a cabana.
6. To permit a heat pump (pool equipment) to encroach a maximum of 6.89 m into the required rear yard.
7. To permit a minimum of 50% of the rear yard over 135 m² be comprised of soft landscape.

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

5. The minimum rear yard setback required is 7.5 m.
6. Heat Pump Units are permitted to encroach a maximum of 1.5 m into the required rear yard.
7. Where the area of a rear yard of a lot is greater than 135 m², a minimum of 60% of that portion of the rear yard in excess of 135 m² shall be composed of soft landscaping.

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, pool equipment, and the addition of rear yard hard landscaping, with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2 and 5 for the proposed cabana. The cabana is a partially open structure with a hip roof design that has an enclosed room on the west side. The cabana, as a partially open structure, presents less mass overall relative to a fully enclosed structure. Hedge plantings are proposed to the north of the cabana to assist in screening it from the neighbouring property. The 0.45 m increase in height for the cabana is not anticipated to pose adverse use or massing impacts to the neighbouring properties as the hip roof design ensures that the full extent of the height relief is for an angled, shingled roof with a ridge situated further away from the rear and interior side lot lines. As such, the cabana will not pose adverse massing and privacy impacts to the neighbouring properties and provides an appropriate spatial separation for maintenance access.

The Development Planning Department has no objection to Variances 3 and 6 for the proposed pool equipment as the proposal maintains sufficient area for access and

maintenance and is not anticipated to adversely impact the neighbouring properties. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage will be maintained.

The Owners have revised their application to provide additional rear yard soft landscaping upon recommendations from the Development Planning Department. The Development Planning Department has no objection to Variances 4 and 7 for the revised rear yard soft landscaping as the reduction in soft landscaping is minor in nature and will maintain an appropriate balance of soft landscaping to facilitate drainage, reduce urban heat island effects, and facilitate the establishment of vegetation. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained.

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-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application, subject to the following condition:

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner
David Harding, Senior Planner

Lenore Providence

Subject: FW: [External] RE: A027/23 (86 Hailsham Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentservices@york.ca>

Sent: March-10-23 3:58 PM

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

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

Subject: [External] RE: A027/23 (86 Hailsham Court) - 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.

Niranjn Rajevan, M.PI. | 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 | niranjn.rajevan@york.ca | www.york.ca

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None