

ITEM:6.7	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A111/23 29 FACTOR ST, KLEINBURG
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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 checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input 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
A111/23
29 FACTOR ST, KLEINBURG**

ITEM NUMBER: 6.7	CITY WARD #: 1
APPLICANT:	Jason Chauhan & Avni Chauhan
AGENT:	Anthony Bartolini
PROPERTY:	29 Factor Street, Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential," Volume 2, Area Specific Policy 12.7, Block 61 West - Nashville Heights
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed cabana, swimming pool and an existing shed.

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

The subject lands are zoned RD3, Residential Detached Zone Three and subject to the provisions of Exception 9(1376) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
1	A minimum easterly interior side yard setback of 1.5 m is required from the easterly interior side lot line to an inground swimming pool. [4.1.1i]	To permit a minimum easterly interior side yard setback of 0.80 m from the easterly interior side lot line to an existing inground swimming pool.
2	A minimum rear yard setback of 1.5m is required from the rear lot line to the inground swimming pool. [4.1.1i]	To permit a minimum rear yard setback of 0.82 m from the rear lot line to the existing inground swimming pool.
3	A minimum northerly interior side yard setback of 1.2 m is required from the interior side lot line an accessory structure (cabana). [Schedule A3 and 4.1.1c]	To permit a minimum northerly interior side yard setback of 1.17 m from the interior side lot line to an existing accessory structure (cabana).
4	A minimum rear yard setback of 7.5 m is required from the rear lot line to an accessory structure (cabana). [Schedule A3 and 4.1.1c]	To permit a minimum rear yard setback of 1.07m from the rear lot line to an existing accessory structure (cabana).
5	An accessory structure (shed) shall be located in the rear yard. [4.1.1fi]	To permit an existing accessory structure (shed) not to be located in the rear yard.
6	A maximum height of 2.5 metres from finished grade to the highest point of an accessory structure (shed) is permitted.	To permit an existing accessory structure (5.73 m ² shed) with a height of 2.91m from finished grade at the highest point.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 31, 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

HEARING INFORMATION

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:	August 17, 2023
Date Applicant Confirmed Posting of Sign:	August 14, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Cannot comply with by law setbacks, heights, and lot coverage %.
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.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*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. 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
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING COMMENTS

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

Due to the size of the proposed cabana on the subject property, which measures 25.7 m², the Owner/Applicant must acquire a Lot Grading Permit from the Development Inspection and Lot Grading Division of the City's Development Engineering Department. It's important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application.

The Owner/Applicant's proposed work involves increasing the Lot Coverage on the subject property. This addition of hardscape could potentially affect the City's Storm Water management system. Development Engineering highly recommends that the Owner/Applicant incorporate Low-Impact Development (LID) measures, such as bioswales, permeable pavers, rain gardens, rain barrels, etc., to minimize the impact on the stormwater system. If additional information is needed, please reach out to the Development Engineering COA reviewer.

The Development Engineering Department does not object to the Minor Variance application A111/23, 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 within the City's Development Engineering Department before initiating any work on the property. To apply for a Grading Permit, please visit the Permit page on the City of Vaughan website. For any inquiries regarding the Grading Permit, please feel free to contact the Development Engineering Department via email at DEPermits@vaughan.ca .
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Forestry has no comments.

Forestry has no comments.

PFH Recommended Conditions of Approval:	None
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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

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

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 within the City's Development Engineering Department before initiating any work on the property. To apply for a Grading Permit, please visit the Permit page on the City of Vaughan website. For any inquiries regarding the Grading Permit, please feel free to contact the Development Engineering Department via 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.

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

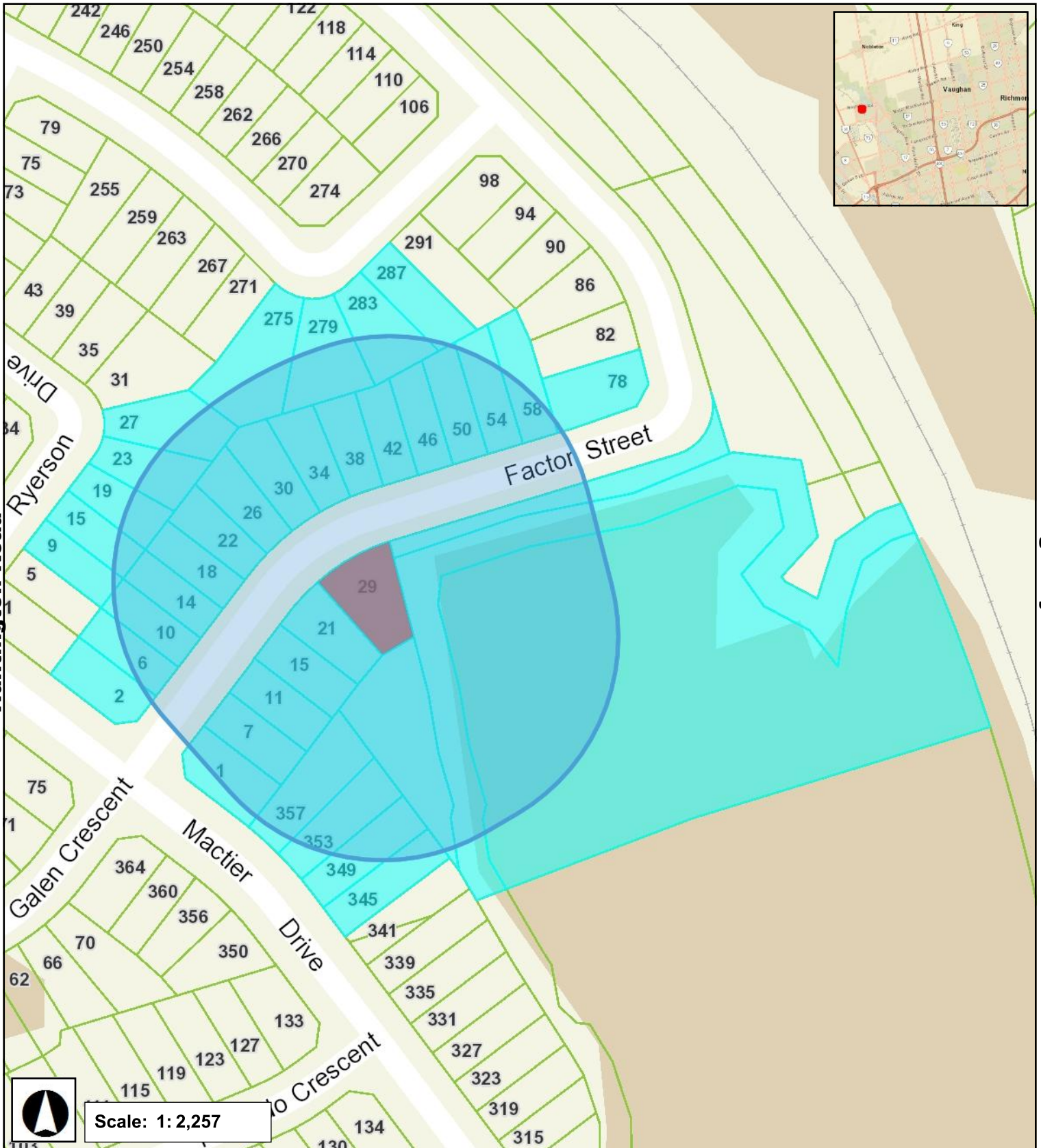
IMPORTANT INFORMATION – PLEASE READ

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

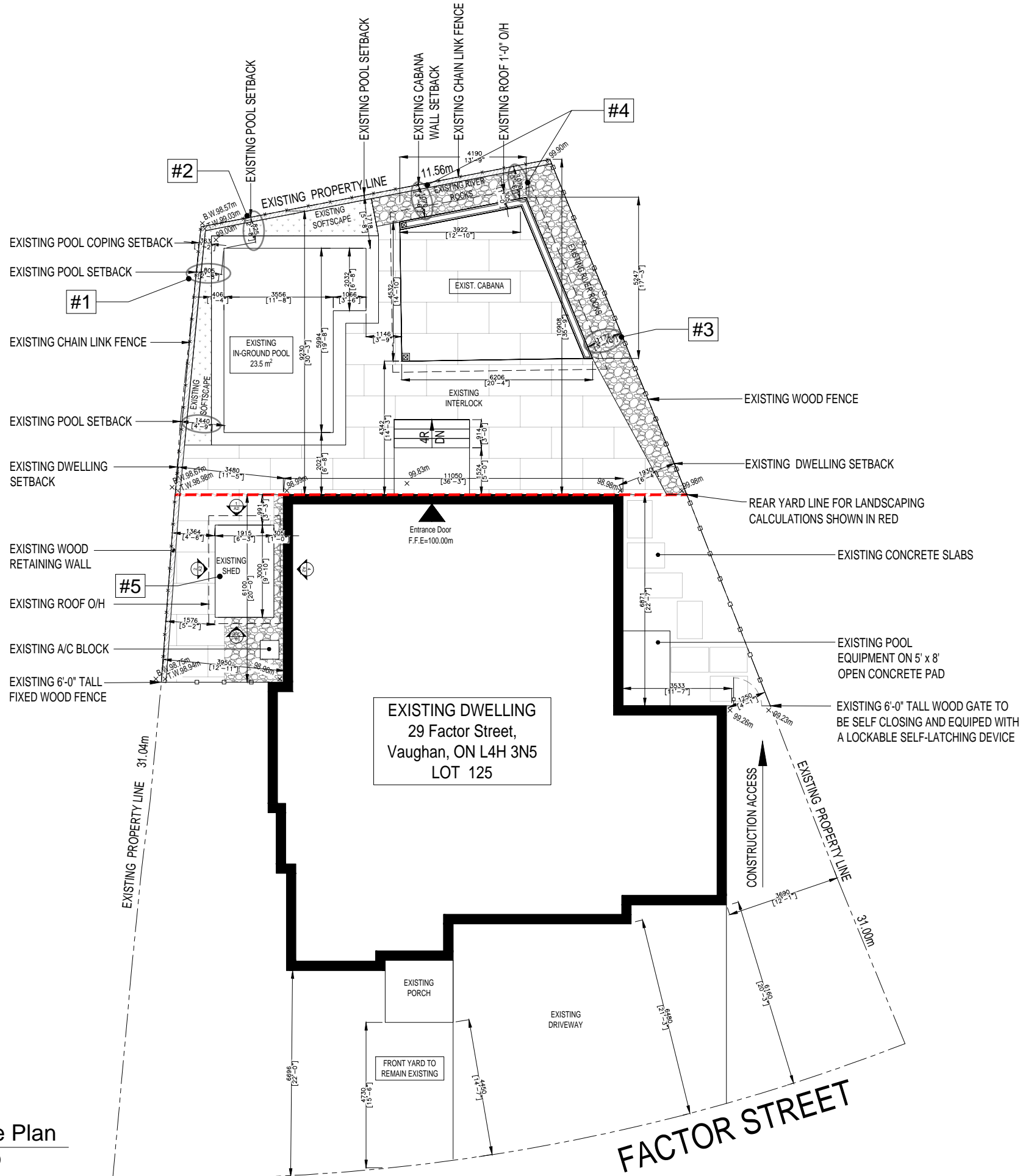
29 FACTOR STREET, KLEINBURG

Nashville Road



Scale: 1:2,257

Major Mackenzie Drive

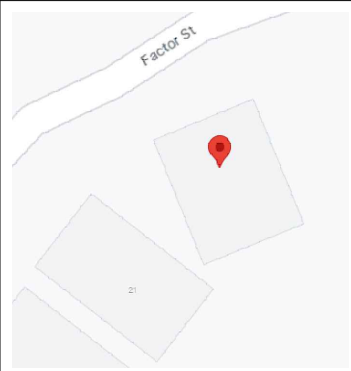


SITE DEVELOPMENT

CATEGORY	AREA
TOTAL LOT AREA	591.8 m ²
EXISTING HOUSE w/ PORCH FOOTPRINT	190.6 m ²
EXISTING CABANA	25.7 m ²
EXISTING SHED	5.7 m ²
LOT COVERAGE	PROVIDED
EXISTING HOUSE w/ PORCH FOOTPRINT	32.2%
EXISTING CABANA	4.3%
EXISTING SHED	0.96 %
TOTAL COVERAGE	37.5%
LANDSCAPE AREA (REAR LOT)	PROVIDED
TOTAL REAR YARD AREA	139.6 m ²
REQ'D SOFT LANDSCAPE AREA	$(139.6m^2 - 135m^2) \times 60\% = 2.76 m^2$
EXISTING SOFT LANDSCAPE AREA	7.7 m ² (5.5%)
EXISTING HARD LANDSCAPE AREA	131.9 m ² (94.5%)

LEGEND

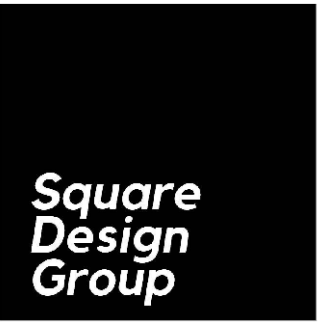
⊗ [X.XX]	-Proposed Grades	T.W -Top Of Wall
⊗ [X.XX]	-Existing Grades	B.W -Bottom Of wall
▲	-Entrance Door	NO RETAINING WALL TO BE GREATER THAN 1 METER TALL
---	Rear yard line	



No.	DESCRIPTION	REVISIONS

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL DATE:
SUBMITTALS

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.
DO NOT SCALE DRAWINGS.



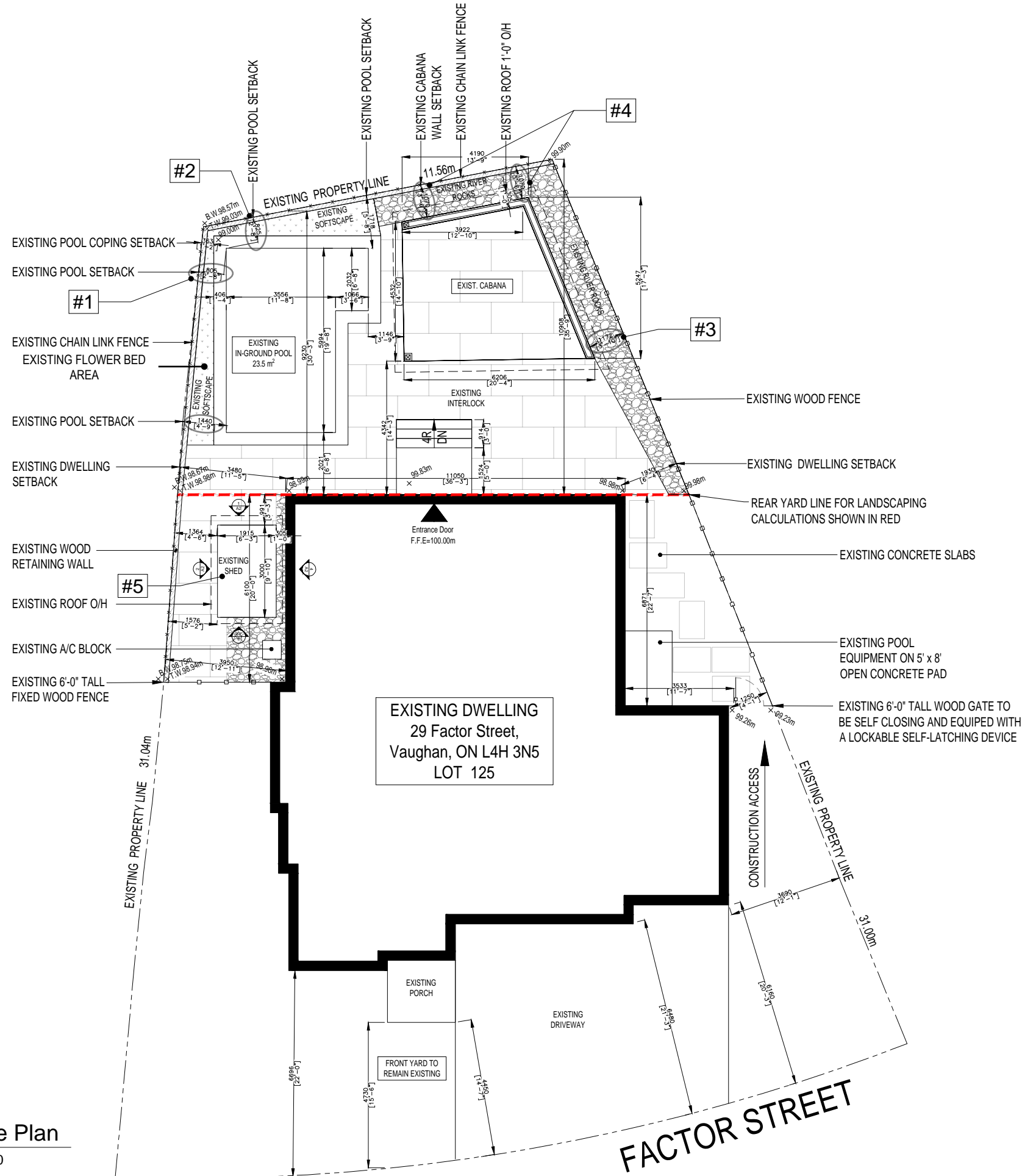
PROJECT:
PROP'D POOL ENCLOSURE /ACCESSORY STRUCTURES
ON
29 FACTOR STREET
VAUGHAN

DRAWING:		SITE PLAN	
PLOTTED:		PROJECT No. 2023-41	
DATE:	2023-07-19	DATE:	2023-07-19
SCALE:	AS NOTED	DRAWING No.	A1
DRAWN BY:	REVIEWED BY:		

RECEIVED
By Christine Vigneault at 12:54 pm, Jul 25, 2023

1 Site Plan
A1 1:150

PLOT SCALE: 1" = 150'

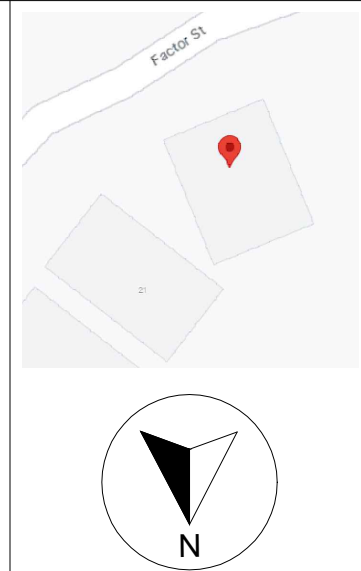


SITE DEVELOPMENT

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REQ'D SOFT LANDSCAPE AREA	(139.6m ² - 135m ²) x 60% = 2.76 m ²
EXISTING SOFT LANDSCAPE AREA	7.7 m ² (5.5%)
EXISTING HARD LANDSCAPE AREA	131.9 m ² (94.5%)

LEGEND

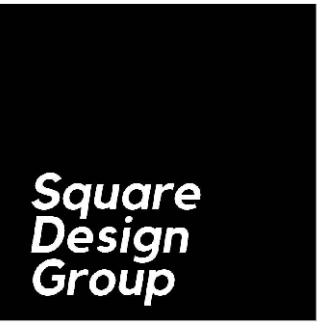
⊗ (X.XX)	-Proposed Grades	T.W	-Top Of Wall
⊗ (X.XX)	-Existing Grades	B.W	-Bottom Of wall
▲	-Entrance Door	NO RETAINING WALL TO BE GREATER THAN 1 METER TALL	
---	-Rear yard line		



No.	DESCRIPTION	REVISIONS

ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	DATE
SUBMITTALS	

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.
 DO NOT SCALE DRAWINGS.



PROJECT:
 PROP'D POOL ENCLOSURE /ACCESSORY STRUCTURES ON 29 FACTOR STREET
 VAUGHAN

RECEIVED
 By Christine Vigneault at 1:35 pm, Aug 15, 2023

*Updated to include existing flower bed area

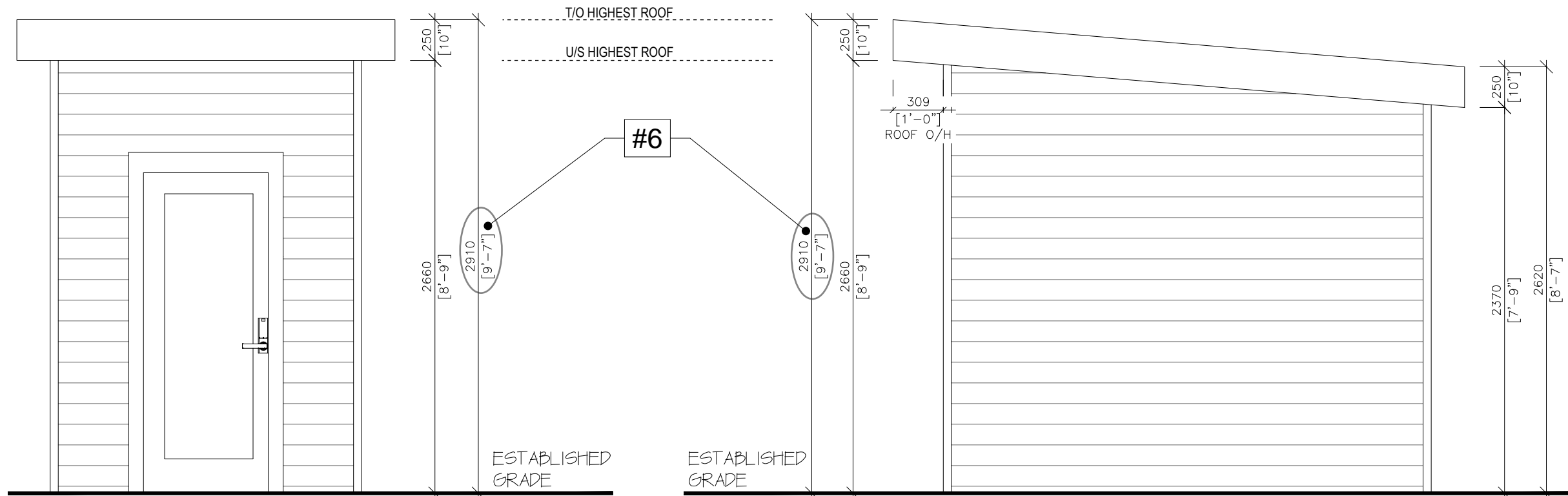
1 Site Plan
 A1 1:150

DRAWING: SITE PLAN

PLOTTED:

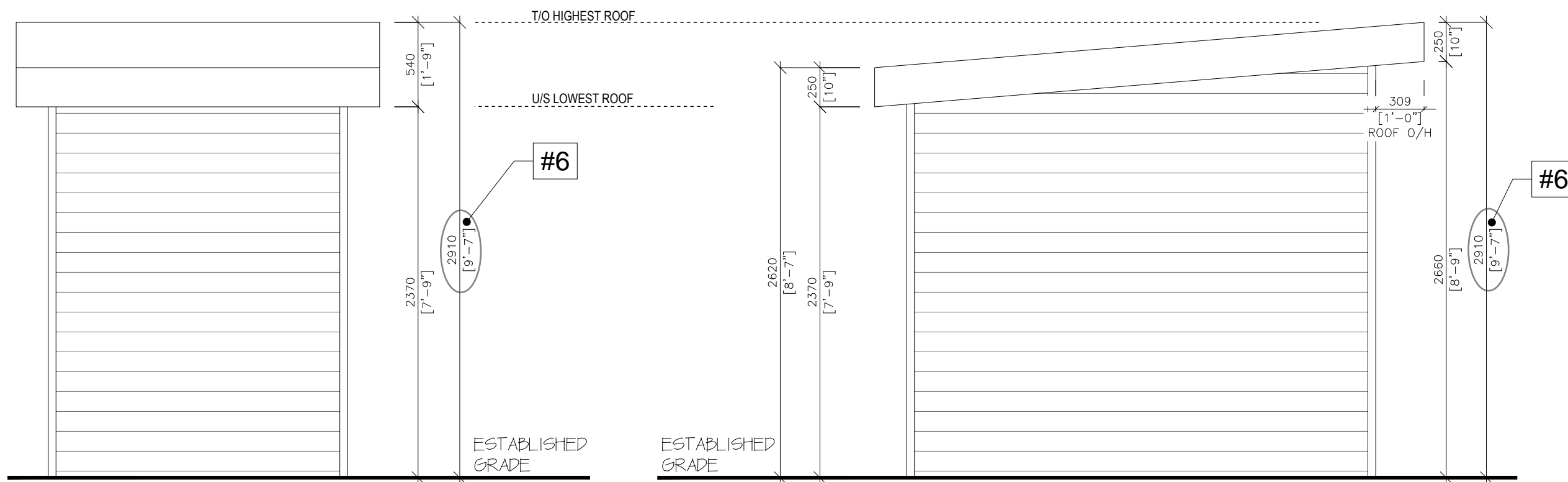
DATE:	PROJECT No.
2023-07-19	2023-41
SCALE:	DRAWING No.
AS NOTED	A1
DRAWN BY:	REVIEWED BY:

PLOT SCALE: 1" = 150'



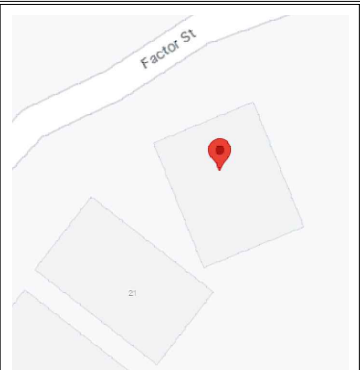
1 Exist. Shed South Elevation
A2 1:30

2 Exist. Shed East Elevation
A2 1:30



3 Exist. Shed North Elevation
A2 1:30

4 Exist. Shed West Elevation
A2 1:30



No.	DESCRIPTION
REVISIONS	

ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	DATE
SUBMITTALS	

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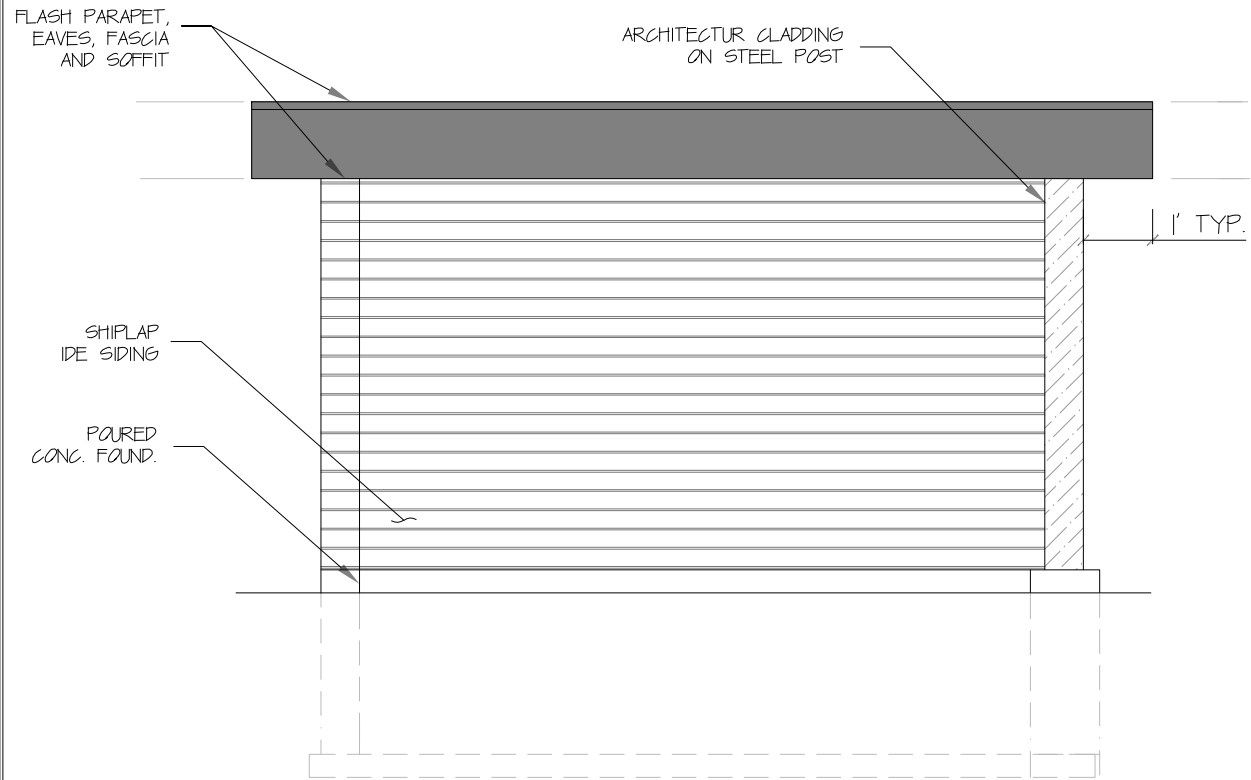


PROJECT:
PROP'D POOL ENCLOSURE
ON
29 FACTOR STREET
VAUGHAN

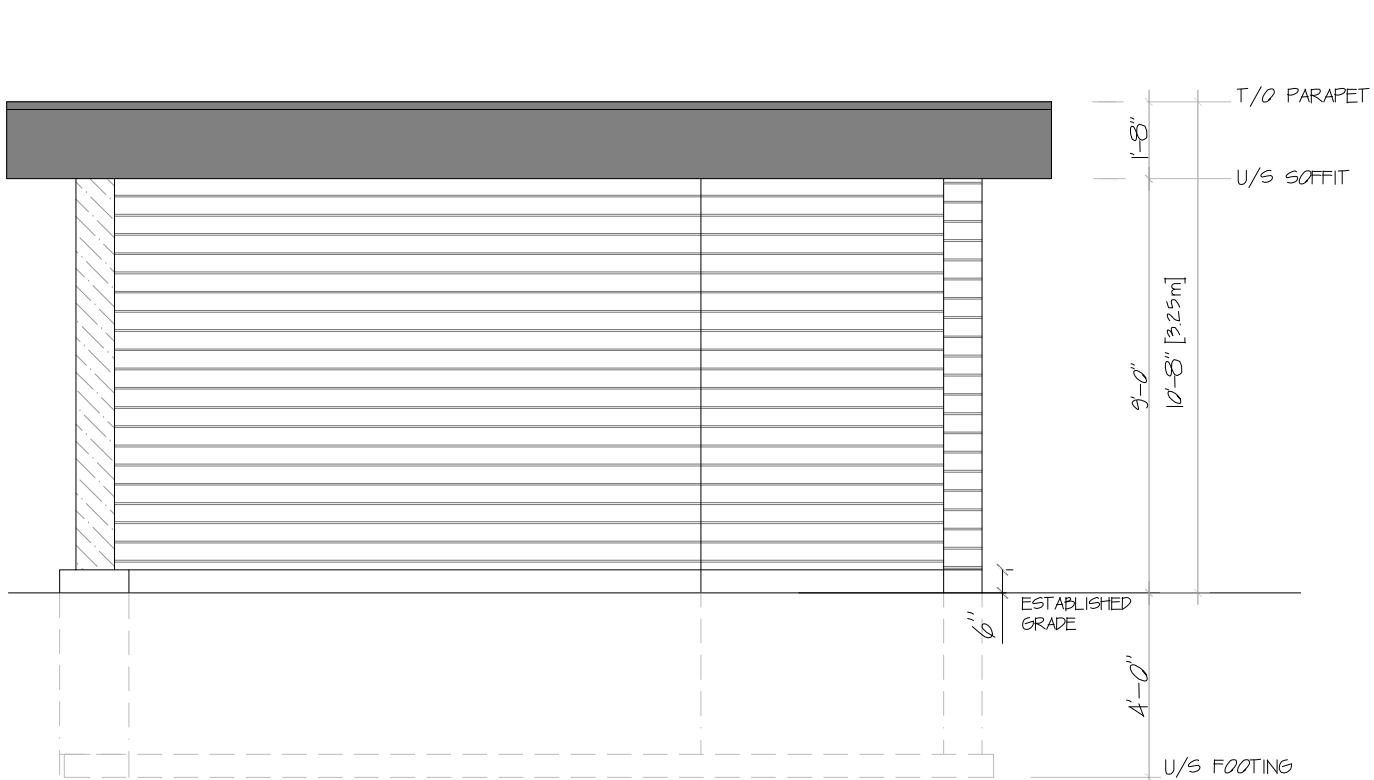
DRAWING:
SHED ELEVATIONS
PLOTTED:

DATE: 2023-07-19	PROJECT No. 2023-41
SCALE: AS NOTED	DRAWING No. A2
DRAWN BY:	REVIEWED BY:

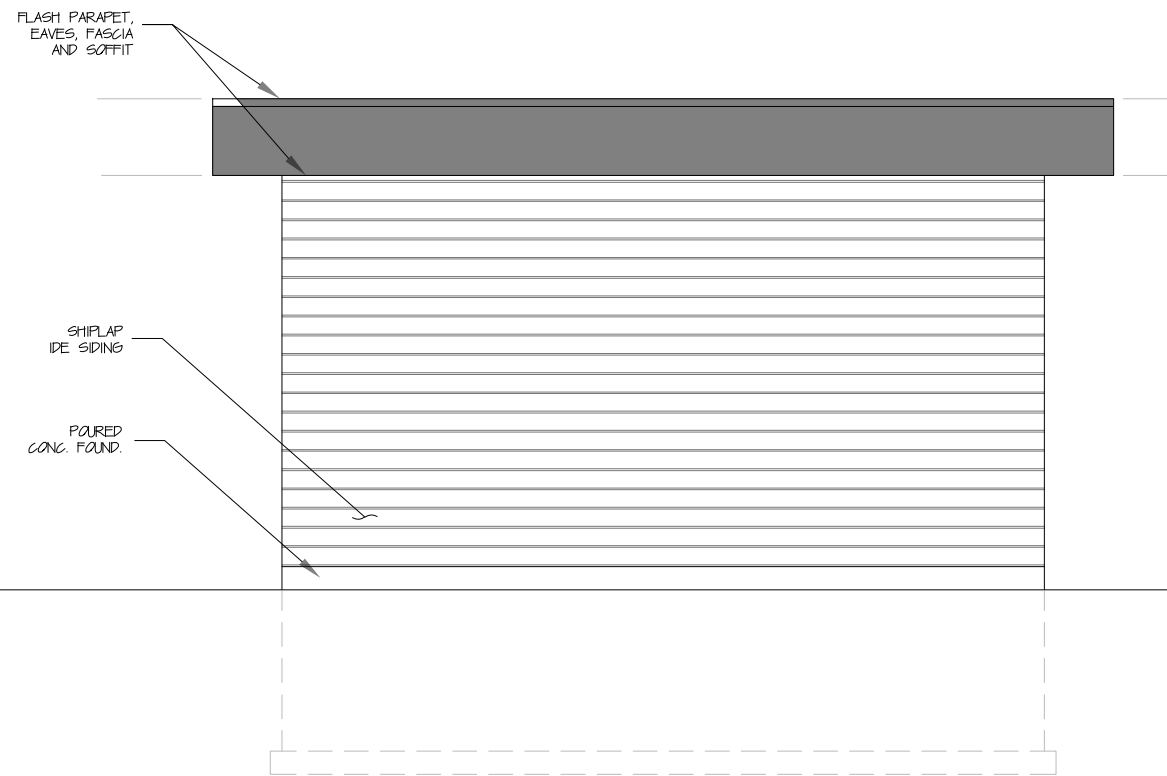
PLOT SCALE: 1" = 1'-0" XREFS: FILE NAME:



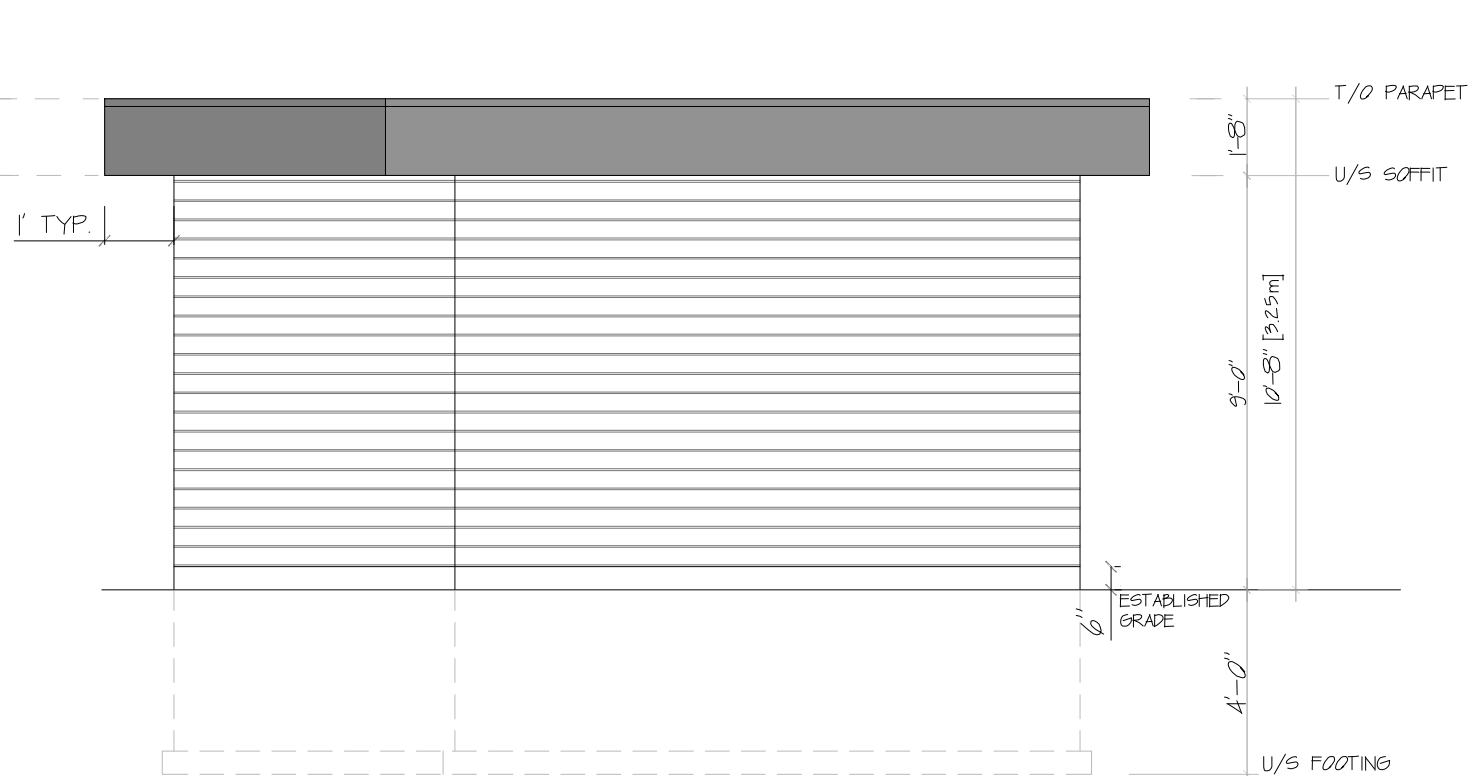
1 Exist. Cabana East Elevation
A3 1:50



2 Exist. Cabana North Elevation
A3 1:50



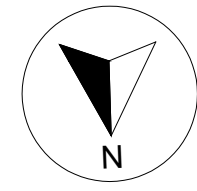
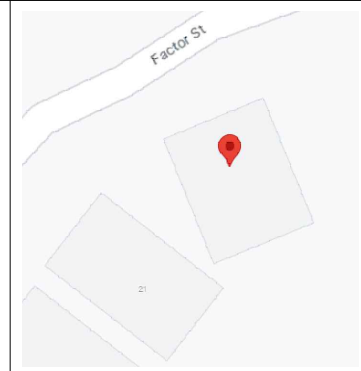
3 Exist. Cabana West Elevation
A3 1:50



4 Exist. Cabana South Elevation
A3 1:50

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND/OR SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12.



No.	DESCRIPTION	DATE

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL DATE:

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

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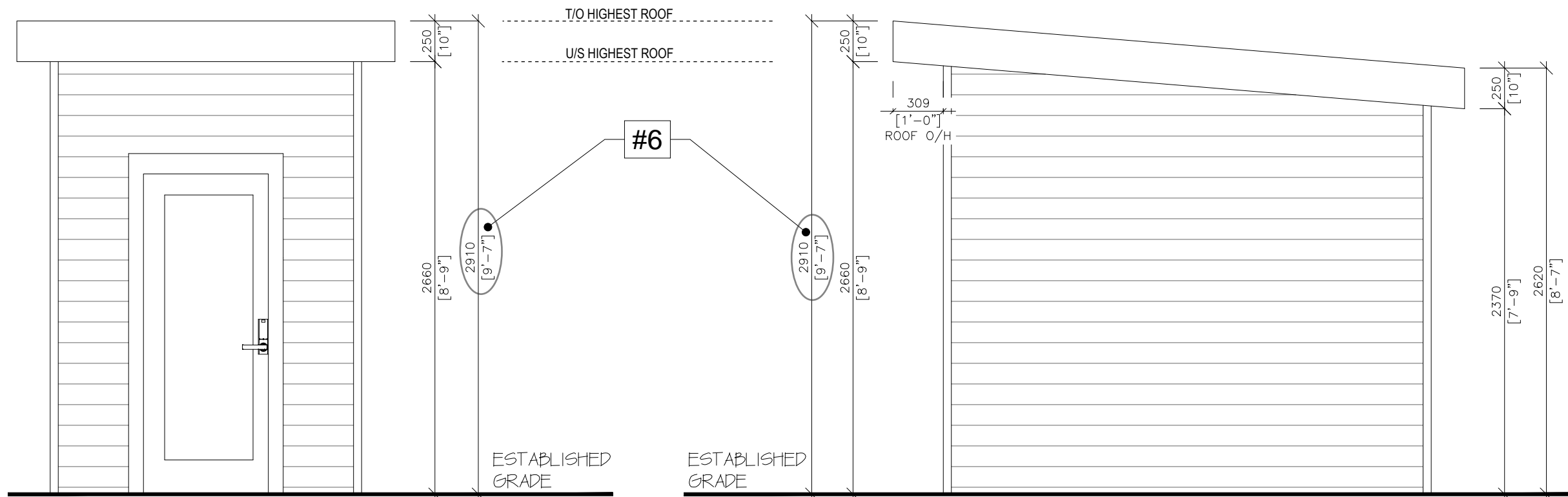


PROJECT:
PROP'D POOL ENCLOSURE
ON
29 FACTOR STREET
VAUGHAN

DRAWING:
SHED ELEVATIONS

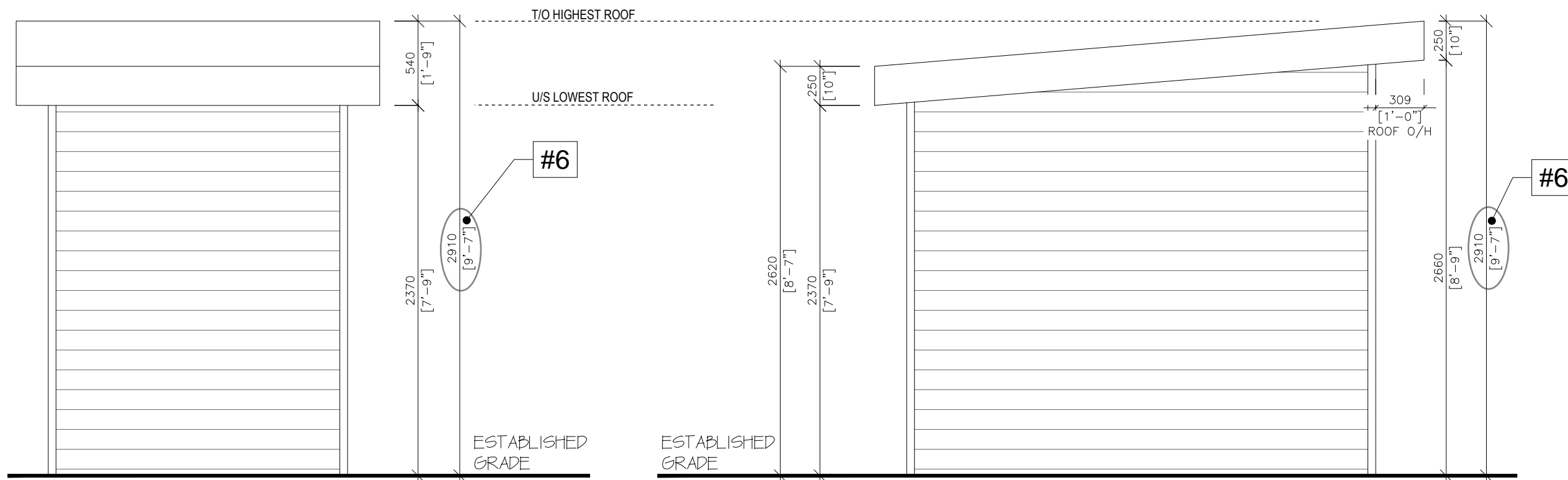
DATE: 2023-07-19	PROJECT No. 2023-41
SCALE: AS NOTED	DRAWING No. A2
DRAWN BY:	REVIEWED BY:

XREFS:
FILE NAME:
PLOT SCALE: 1" =



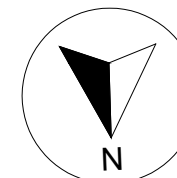
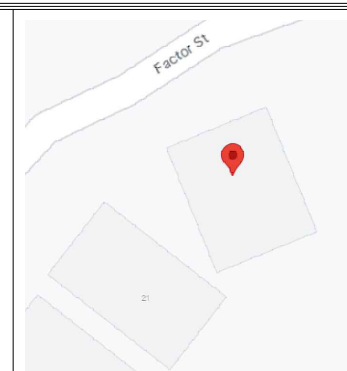
1 Exist. Shed South Elevation
A2 1:30

2 Exist. Shed East Elevation
A2 1:30



3 Exist. Shed North Elevation
A2 1:30

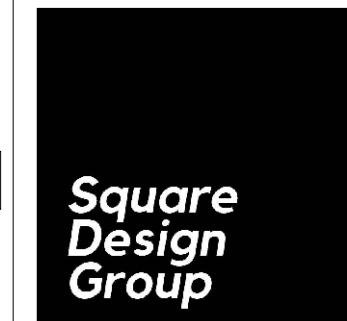
4 Exist. Shed West Elevation
A2 1:30



No.	DESCRIPTION
REVISIONS	

ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	DATE
SUBMITTALS	

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.
DO NOT SCALE DRAWINGS.



PROJECT:
PROP'D POOL ENCLOSURE
ON
29 FACTOR STREET
VAUGHAN

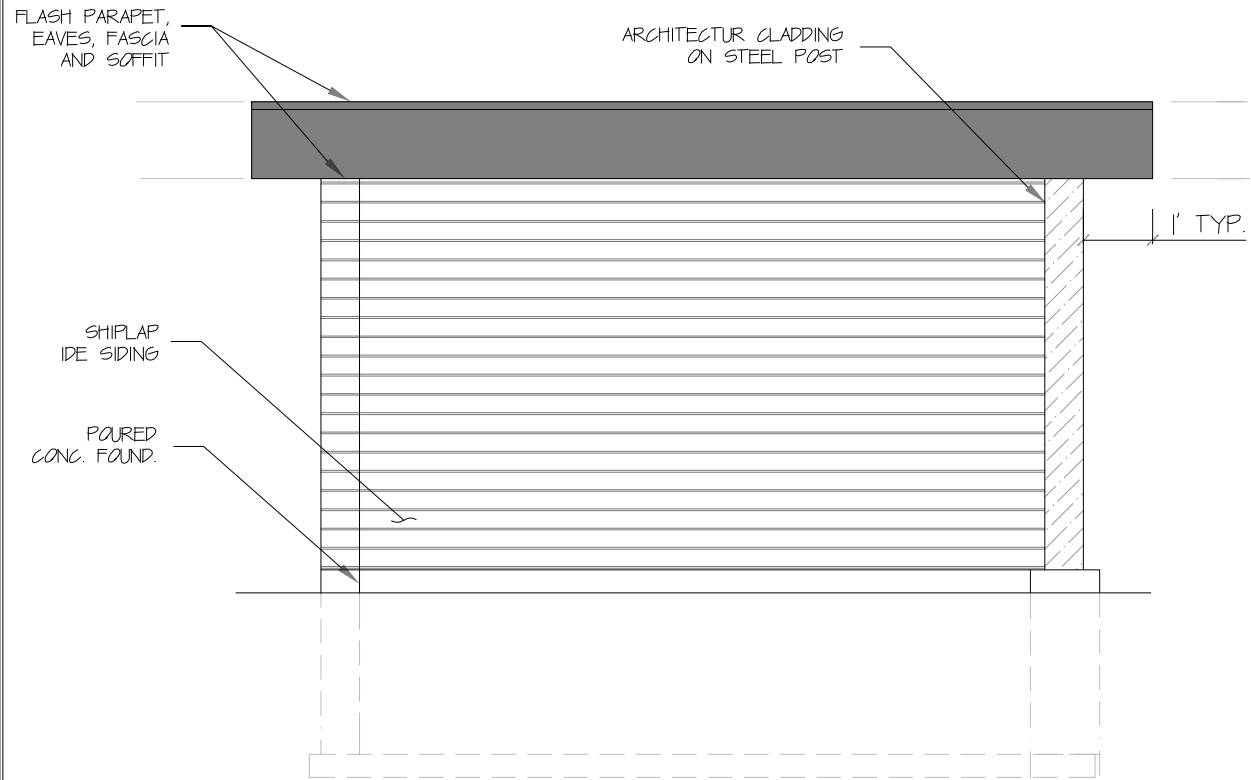
DRAWING:
SHED ELEVATIONS

PLOTTED:
DATE: 2023-07-19 PROJECT No. 2023-41

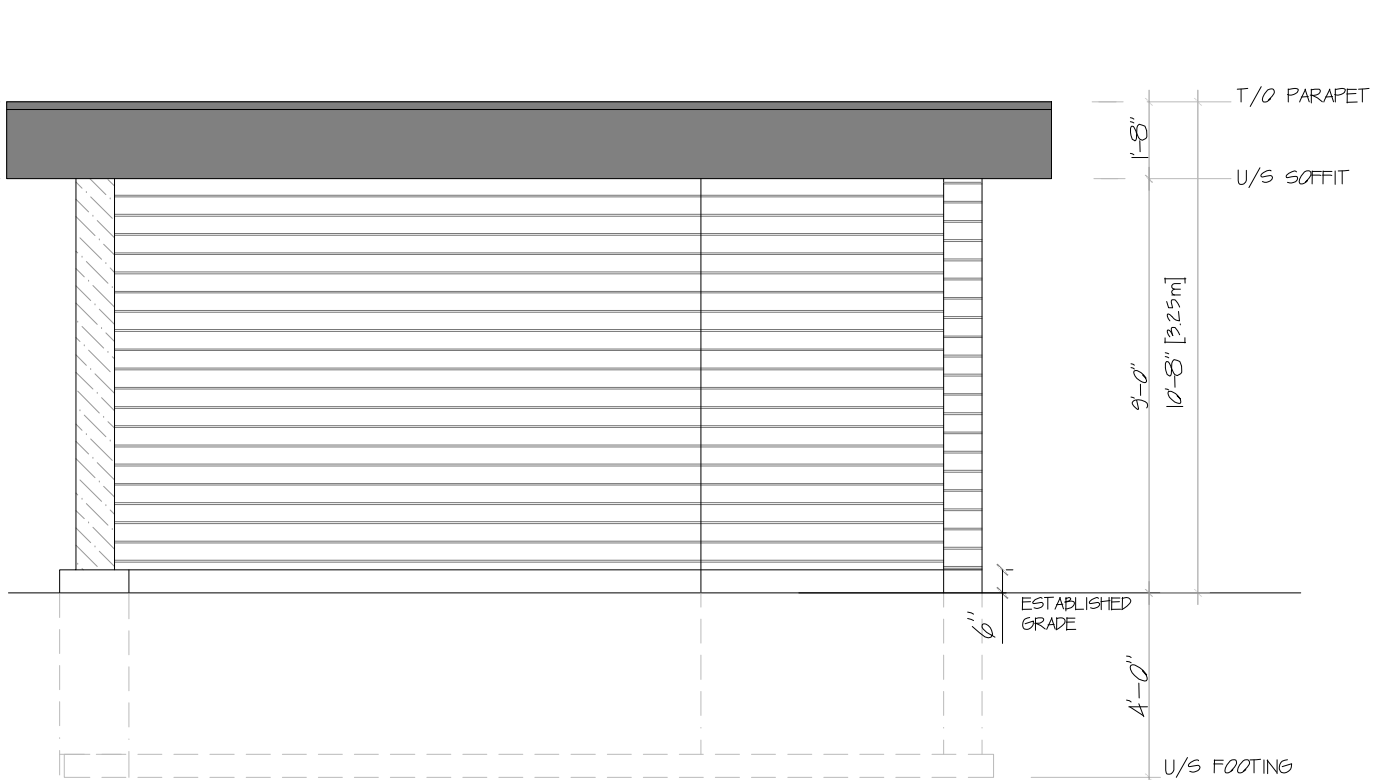
SCALE: AS NOTED DRAWING No. A2

DRAWN BY: REVIEWED BY:

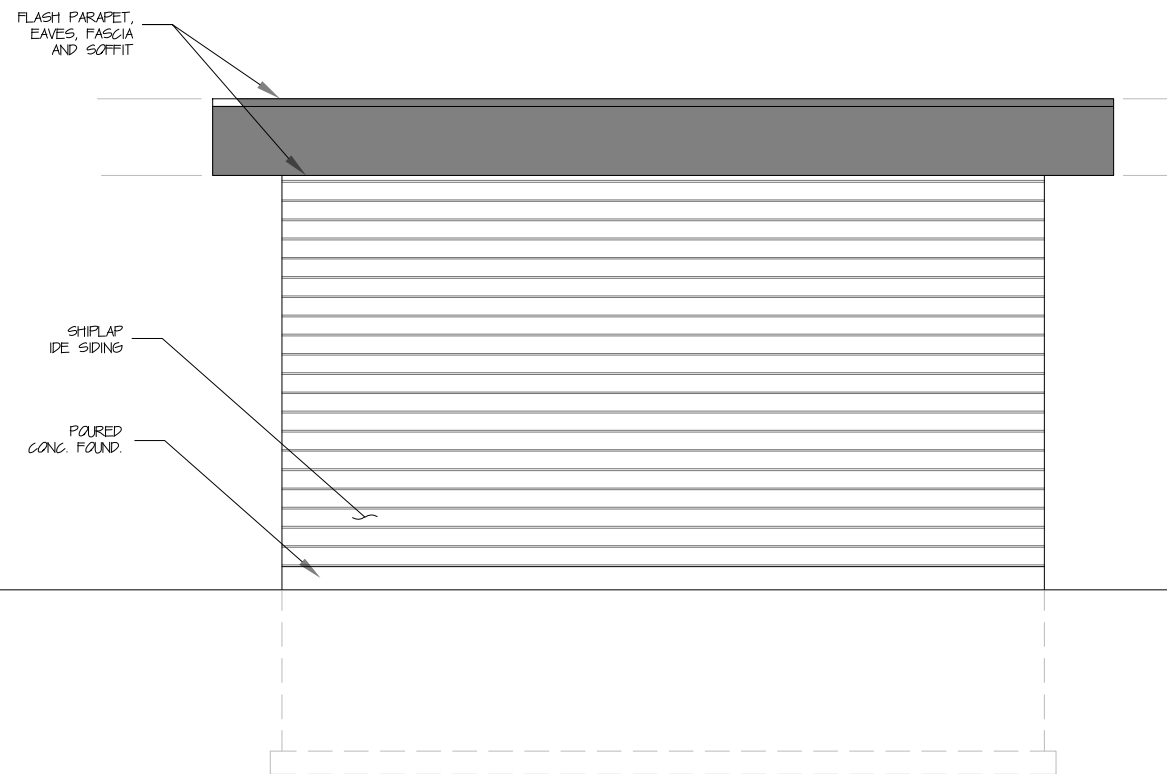
XREFS: FILE NAME: PLOT SCALE: 1=



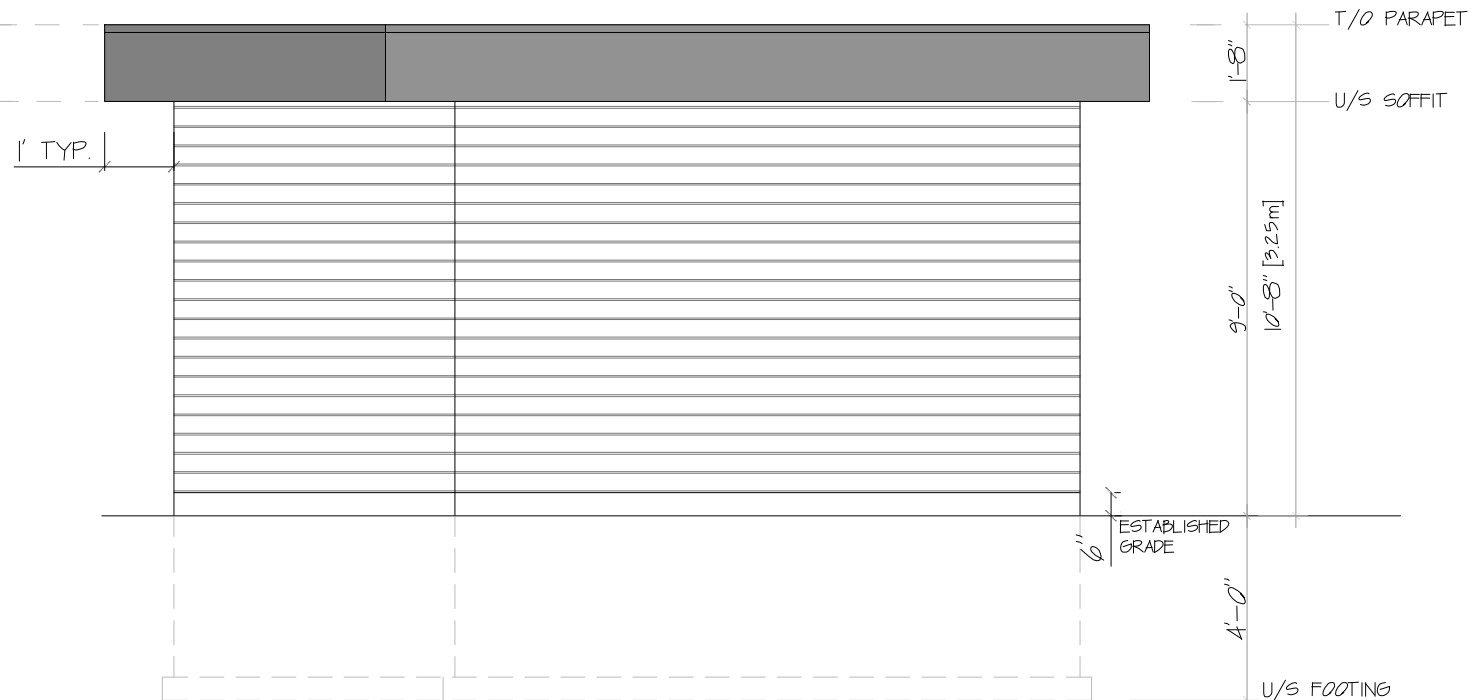
1 Exist. Cabana East Elevation
A3 1:50



2 Exist. Cabana North Elevation
A3 1:50



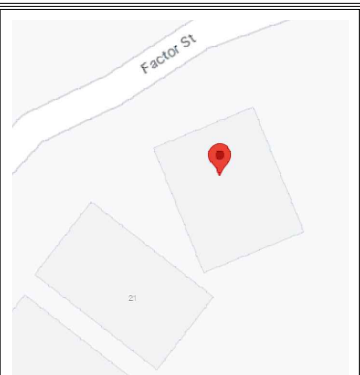
3 Exist. Cabana West Elevation
A3 1:50



4 Exist. Cabana South Elevation
A3 1:50

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND/OR SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12.



No.	DESCRIPTION	DATE

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL DATE:

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.

DO NOT SCALE DRAWINGS.



PROJECT:
PROP'D POOL ENCLOSURE
ON
29 FACTOR STREET
VAUGHAN

DRAWING:
SHED ELEVATIONS

DATE: 2023-07-19	PROJECT No. 2023-41
SCALE: AS NOTED	DRAWING No. A2
DRAWN BY:	REVIEWED BY:

XREFS: FILE NAME: PLOT SCALE: 1" =

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO) *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	No Comments or Concerns
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/no conditions
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments

To: Committee of Adjustment
From: Catherine Saluri, Building Standards Department
Date: July 21, 2023
Applicant: Jason and Avni Chauhan
Location: 29 Factor Street
 65M-2928, Lot 14
File No.(s): A1111/23

Zoning Classification:

The subject lands are zoned RD3, Residential Detached Zone Three and subject to the provisions of Exception 9(1376) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
1	A minimum easterly interior side yard setback of 1.5 m is required from the easterly interior side lot line to an inground swimming pool. [4.1.1i]	To permit a minimum easterly interior side yard setback of setback of 0.805 m from the easterly interior side lot line to an existing inground swimming pool.
2	A minimum rear yard setback of 1.5m is required from the rear lot line to the inground swimming pool. [4.1.1i]	To permit a minimum rear yard setback of 0.825 m from the rear lot line to the existing inground swimming pool.
3	A minimum northerly interior side yard setback of 1.2 m is required from the interior side lot line an accessory structure (cabana). [Schedule A3 and 4.1.1c]	To permit a minimum northerly interior side yard setback of 1.172 m from the interior side lot line to an existing accessory structure (cabana).
4	A minimum rear yard setback of 7.5 m is required from the rear lot line to an accessory structure (cabana). [Schedule A3 and 4.1.1c]	To permit a minimum rear yard setback of 1.07m from the rear lot line to an existing accessory structure (cabana).
5	An accessory structure (shed) shall be located in the rear yard. [4.1.1fi]	To permit an existing accessory structure (shed) not to be located in the rear yard.
6	A maximum height of 2.5 metres from finished grade to the highest point of an accessory structure (shed) is permitted.	To permit an existing accessory structure (5.73 m2 shed) with a height of 2.91m from finished grade at the highest point.

Staff Comments:

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

There are no outstanding Orders on file.

Building Permit(s) Issued:

A building permit application has not been submitted for the existing shed, as shown on the Site Plan, in the easterly interior side yard. Please consult with an Applications Expeditor, Building Standards Department, at (905) 832-8510 to determine if a building permit is required.

A building permit application has not been submitted for the existing cabana, as shown on the Site Plan, in the rear yard. Please consult with an Applications Expeditor, Building Standards Department, at (905) 832-8510 for building permit requirements.

Other Comments:

General Comments	
1	This application is determined to be transitioned under Subsection 1.6.2.6 of Zoning Bylaw 001-2021, and therefore subject to Zoning Bylaw 1-88 only.
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
3	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).
4	The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Conditions of Approval:

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

None

* 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: August 22, 2023
Name of Owners: Jason Chauhun & Avni Chauhun
Location: 29 Factor Street
File No.(s): A1111/23

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

1. To permit a minimum easterly interior side yard setback of 0.805 m from the easterly interior side lot line to an existing in-ground swimming pool.
2. To permit a minimum rear yard setback of 0.825 m from the rear lot line to the existing in-ground swimming pool.
3. To permit a minimum northerly interior side yard setback of 1.172 m from the interior side lot line to an existing accessory structure (cabana).
4. To permit a minimum rear yard setback of 1.07 m from the rear lot line to an existing accessory structure (cabana).
5. To permit an existing accessory structure (shed) not to be located within the rear yard.
6. To permit an existing accessory structure (5.73 m² shed) with a height of 2.91 m from finished grade at the highest point.

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

1. A minimum easterly interior side yard setback of 1.5 m is required from the easterly interior side lot line to an in-ground swimming pool.
2. A minimum rear yard setback of 1.5 m is required from the rear lot line to the in-ground swimming pool.
3. A minimum northerly interior side yard setback of 1.2 m is required from the interior side lot line an accessory structure (cabana).
4. A minimum rear yard setback of 7.5 m is required from the rear lot line to an accessory structure (cabana).
5. An accessory structure (shed) shall be located within the rear yard.
6. A maximum height of 2.5 metres from finished grade to the highest point of an accessory structure (shed) is permitted.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential," Volume 2, Area Specific Policy 12.7, Block 61 West - Nashville Heights.

Comments:

The Owners are requesting relief to permit an existing shed in the side yard, as well as an existing cabana structure and existing in-ground swimming pool in the rear yard with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 2. An encroachment of 0.695 m from the easterly interior side lot line and an encroachment of 0.675 m from the rear lot line to the existing in-ground swimming pool are anticipated to have minimal use and massing impacts on the neighbouring residential properties as the easterly interior side and rear lot lines, fenced with chain link, abut an open space containing forest and meadow. The meadow abuts the fence. The open space contains no trail access and is not very accessible to the public. Further, no adverse impacts to the function of the open space are anticipated should the variances be granted.

The Development Planning Department has no objection to Variance 3. The 0.028 m encroachment is not anticipated to not produce any adverse massing impacts in relation to the neighbouring property to the west and thus is considered minor in nature. The encroachment, a minor deviation from the required setback of 1.2 m, is not anticipated to be perceptible and therefore is still in line with the intent of the By-law. Variance 4 is to

permit a minimum rear yard setback of 1.07 m from the rear lot line to the existing cabana and the Development Planning Department has no concerns with the proposed encroachment, as the rear yard abuts an open space zone which is not very accessible by the public. The existing cabana increases the lot coverage by 4.3%, creating a total lot coverage of 36.5% which complies with Zoning By-law 1-88.

With respect to Variances 5 and 6, the Development Planning Department does not have concerns with the existing accessory structure (shed) located in the easterly side yard. The north wall (back) of the structure is partially screened from the street by the existing house and wooden fence. Therefore, the visible portion of the north wall presents a minimal visual impact to the street/sidewalk. The easterly side yard abuts an open space zone and therefore no adverse use impacts to abutting residential properties are anticipated. Interior side yards are often utilitarian in function by the nature of their design and placement, primarily:

- (1) facilitating access between the front and rear yards,
- (2) providing mechanical space for equipment and/or equipment venting vital to home function, like HVAC equipment, and
- (3) providing spatial separation between uses.

The Subject Lands are a reverse-pie shape. Due to the lot shape and rectangular footprint of the dwelling, the east interior side yard is of a more generous depth than typically found within the neighbourhood. As previously noted, there is no residential use to the east, so there is no concern with function 3. The shed provides additional storage for outdoor items. The shed placement does not impede the ability of the side yard to provide its access and equipment functions (items 1 and 2 above). The existing shed also meets the minimum interior side yard setback requirements of the Zoning By-law. Therefore, it is desirable and appropriate to place the shed within the interior yard in order to pair the storage function with the utilitarian function of the side yard and maintain more rear yard space for outdoor recreational uses.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None.

Comments Prepared by:

Nicholas Del Prete, Planner I
David Harding, Senior Planner

Date: July 25th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A111-23**

Related Files:

Applicant Jason and Avni Chauhan

Location 29 Factor Street

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

From: [Kristen Regier](#)
To: [Committee of Adjustment](#)
Cc: [Christine Vigneault](#); [Lenore Providence](#)
Subject: [External] RE: A111/23 (29 Factor Street) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, July 25, 2023 8:46:01 AM
Attachments: [image001.png](#)

Hello,

The subject property at 29 Factor Street, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)

Planner I

Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: kristen.regier@trca.ca

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



From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A111/23 (29 Factor Street) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, August 8, 2023 11:38:49 AM
Attachments: [image001.png](#)
[image003.png](#)

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A111/23 (29 Factor St.) and has no comment.

Please provide us with a copy of the notice of decision for our records.

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, Development Services, 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

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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