

| | |
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| ITEM: 6.11 | COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A121/23 79 CEDARPOINT CT, MAPLE |
|-------------------|--|

**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 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 checked="" type="checkbox"/> | No Comments or Concerns |
| Ministry of Transportation (MTO) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No Comments Received to Date |
| Region of York | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |
| Alectra | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |
| Bell Canada | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No Comments Received to Date |
| YRDSB | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| YCDSB | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| CN Rail | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| CP Rail | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| TransCanada Pipeline | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No Comments Received to Date |
| Metrolinx | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Propane Operator | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

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

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

| File Number | Date of Decision MM/DD/YYYY | Decision Outcome |
|--------------------|---------------------------------------|-------------------------|
| A243/21 | 03/03/2022 | Approved by COA |

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

| | |
|------|--|
| None | |
|------|--|



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A121/23
79 CEDARPOINT CT, MAPLE**

| | |
|--|--|
| ITEM NUMBER: 6.11 | CITY WARD #: 4 |
| APPLICANT: | Iouri Melekhovets & Tatiana Volossiouk |
| AGENT: | Lasonne Engineering Ltd. |
| PROPERTY: | 79 Cedarpoint Court, Maple |
| ZONING DESIGNATION: | See below. |
| VAUGHAN OFFICIAL PLAN (2010) DESIGNATION: | Vaughan Official Plan 2010 ("VOP 2010"): "Low-Rise Residential" by Schedule 13 - Land Use and "Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas |
| RELATED DEVELOPMENT APPLICATIONS: | None |
| PURPOSE OF APPLICATION: | Relief from the Zoning By-law is being requested to permit a proposed gazebo. |

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

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.915 under Zoning By-law 001-2021.

| # | Zoning By-law 001-2021 | Variance requested |
|---|---|---|
| 1 | A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2 b] | To permit a minimum westerly interior side yard setback of 1.19 m for a residential accessory structure with a height greater than 2.8 m. |

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

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:

INTRODUCTION

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 13, 2023 |
| Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small> | Structure built in wrong location |
| 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. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice. | |
| Committee of Adjustment Comments: | General Comments |
| Committee of Adjustment Recommended Conditions of Approval: | General Comments |

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 an Arborist Report/Letter be provided to the satisfaction of the Urban Design division of the Development Planning Department. |
|---|---|

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 19.43 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.

DEVELOPMENT ENGINEERING COMMENTS

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

The Development Engineering Department does not object to the Minor Variance application A121/23, 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 . |
|--|---|

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comments.

| | |
|--|------|
| 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 Comments received to date.

| | |
|--|------|
| BCLPS Recommended Conditions of Approval: | None |
|--|------|

BUILDING INSPECTION (SEPTIC) COMMENTS

No Comments received to date.

| | |
|--|------|
| Building Inspection Recommended Conditions of Approval: | None |
|--|------|

FIRE DEPARTMENT COMMENTS

No Comments received to date.

| | |
|--|------|
| Fire Department Recommended Conditions of Approval: | None |
|--|------|

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 Michelle.Perrone@vaughan.ca | That an Arborist Report/Letter be provided to the satisfaction of the Urban Design division 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 |

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.

| | | |
|---|--|--|
| | | 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 . |
| 3 | TRCA Kristen.Regier@trca.ca | That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority. |

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

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

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

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

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

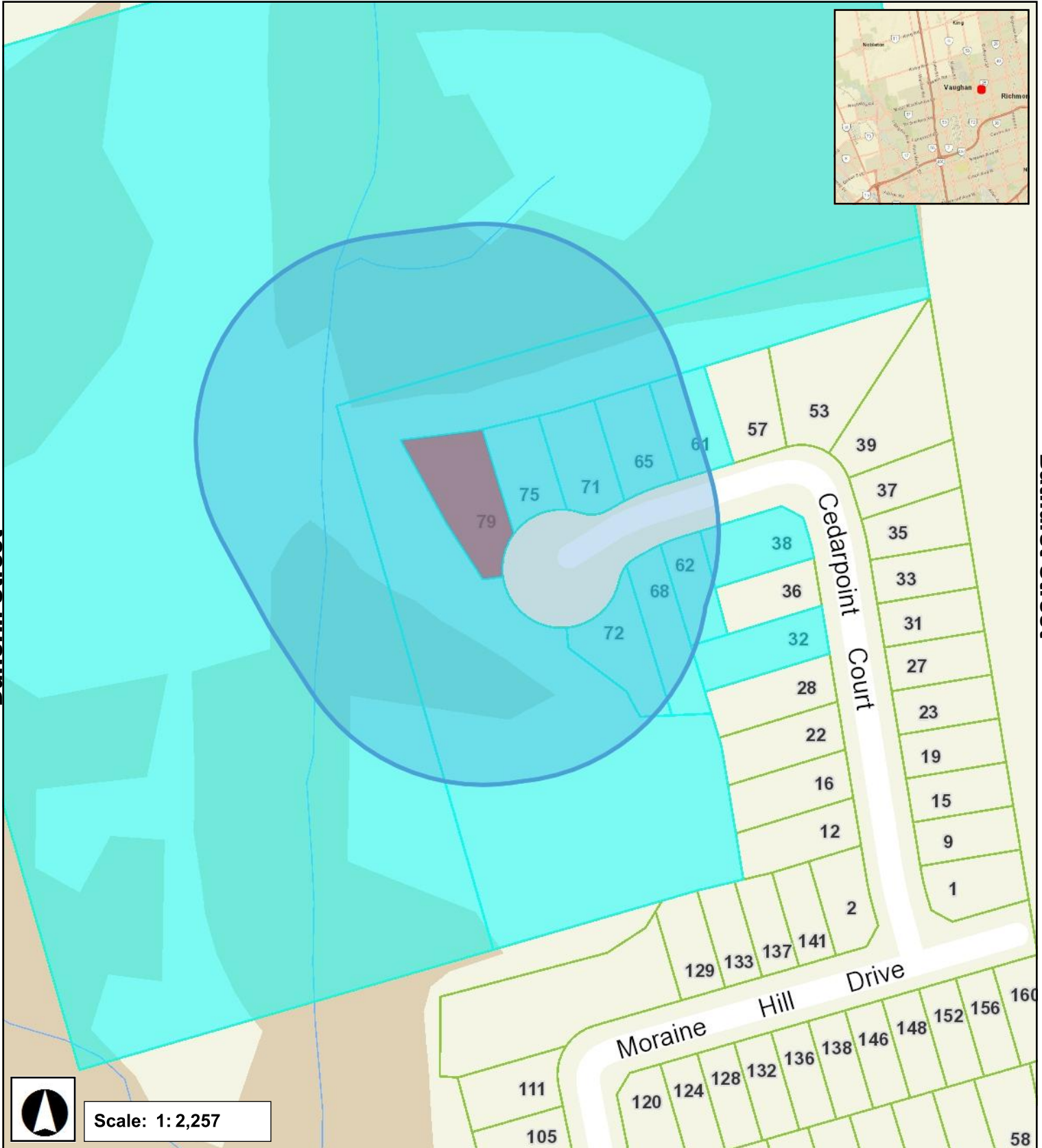
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A121/23

79 CEDARPOINT COURT, MAPLE

Major Mackenzie Drive

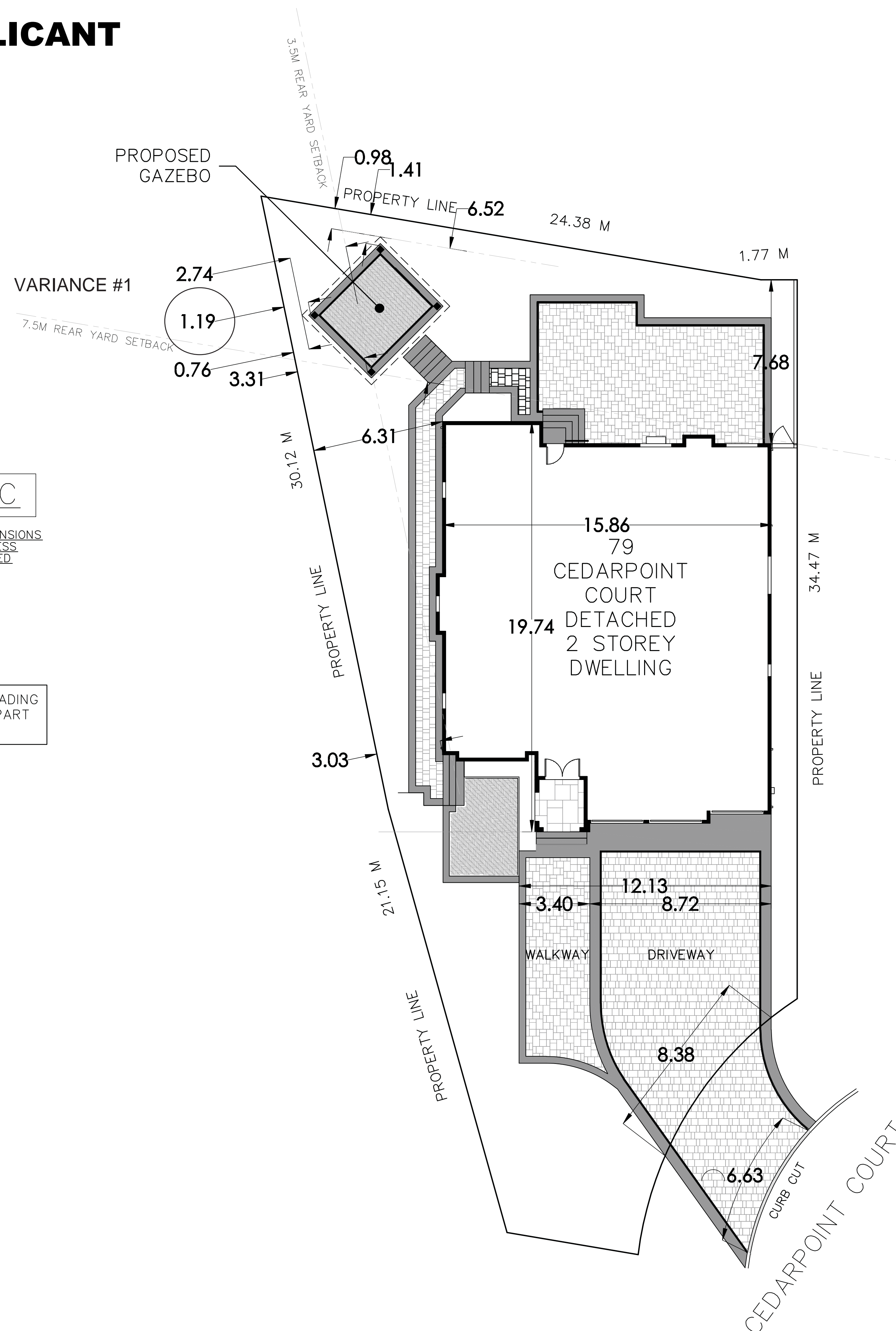


Rutherford Road

July 28, 2023 2:55 PM

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A121/23



METRIC

ALL PROPERTY DIMENSIONS IN METERS UNLESS OTHERWISE NOTED

THERE ARE NO PROPOSED GRADING ALTERATIONS REQUIRED AS PART OF THE PROPOSED WORK

Construction
NORTH

SCOPE OF WORK:
CONSTRUCTION OF REAR YARD GAZEBO

INFORMATION TAKEN FROM SURVEY:
SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN SHOWING LOTS 1 AND 19
REGISTERED PLAN 65M-4264
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

DATED: DEC. 6, 2016
BY: SCHAEFFER DZALDOV BENETT LTD.

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.

BUILDING STATISTICS:

| | |
|--------------------------------------|-------------------|
| SITE AREA: | 906.03 SM |
| DWELLING | 292.10 SM |
| GAZEBO | 19.43 SM |
| COVERARGE: | 3.29 M |
| HEIGHT: | |
| PAVED AREA (HARDSCAPE INC. DRIVEWAY) | 277.60 SM |
| REAR YARD | |
| TOTAL AREA | 223.70 SM |
| PAVED (HARDSCAPE) | 90.54 SM |
| GAZEBO | 19.43 SM |
| SOFT LANDSCAPING | 113.83 SM (50.8%) |
| FRONT YARD | |
| TOTAL AREA | 278.30 SM |
| PAVED (HARDSCAPE) | 169.35 SM |
| SOFT LANDSCAPING | 108.95 SM (39.1%) |

BUILDING HEIGHTS TAKEN FROM APPROX. EXIST ESTABLISHED GRADE.

General Notes



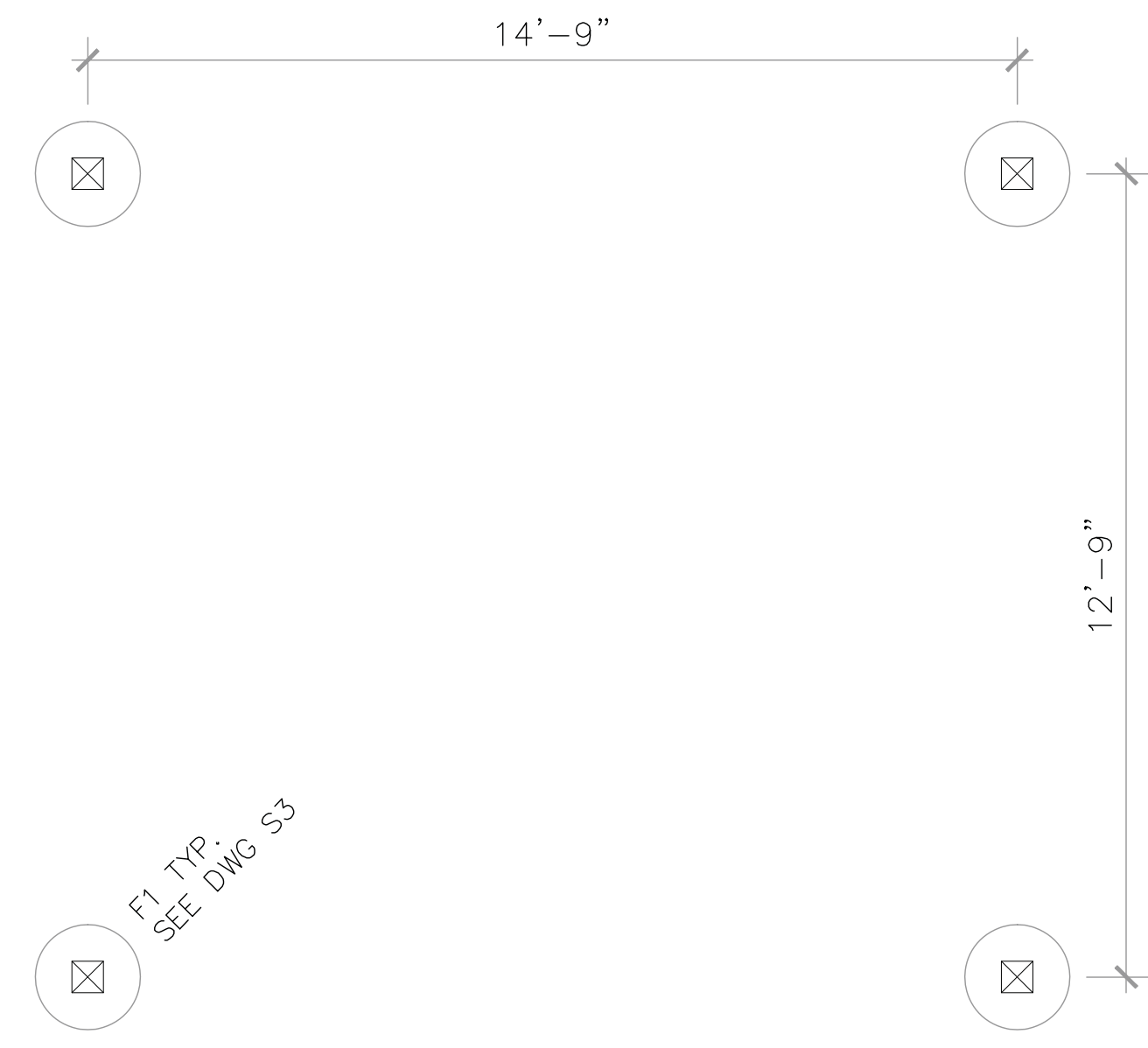
LASONNE ENGINEERING LTD.
KLEINBURG 416.662.2673

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

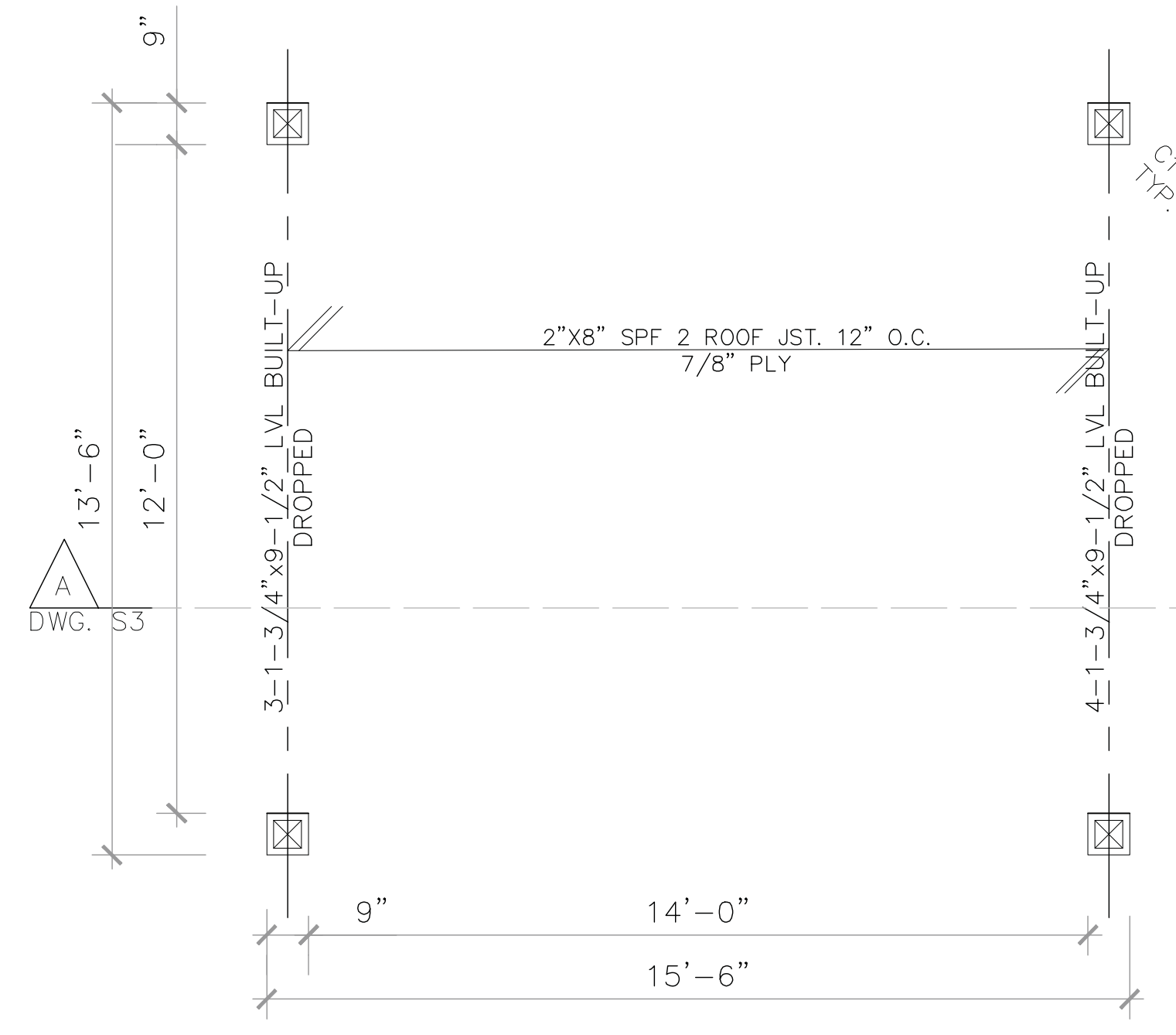
SITE PLAN

79 CEDARPOINT COURT CABANA
Vaughan, Ontario

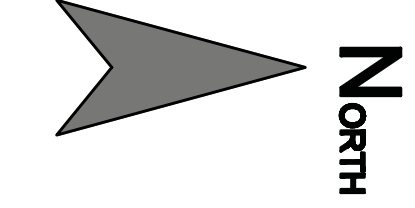
| | | | |
|---------|----------|-------|----|
| Project | 2107R | Sheet | |
| Date | JUNE '21 | | S1 |
| Scale | 1:125 | | |



PLAN FOUNDATIONS



PLAN GAZEBO FRAMING

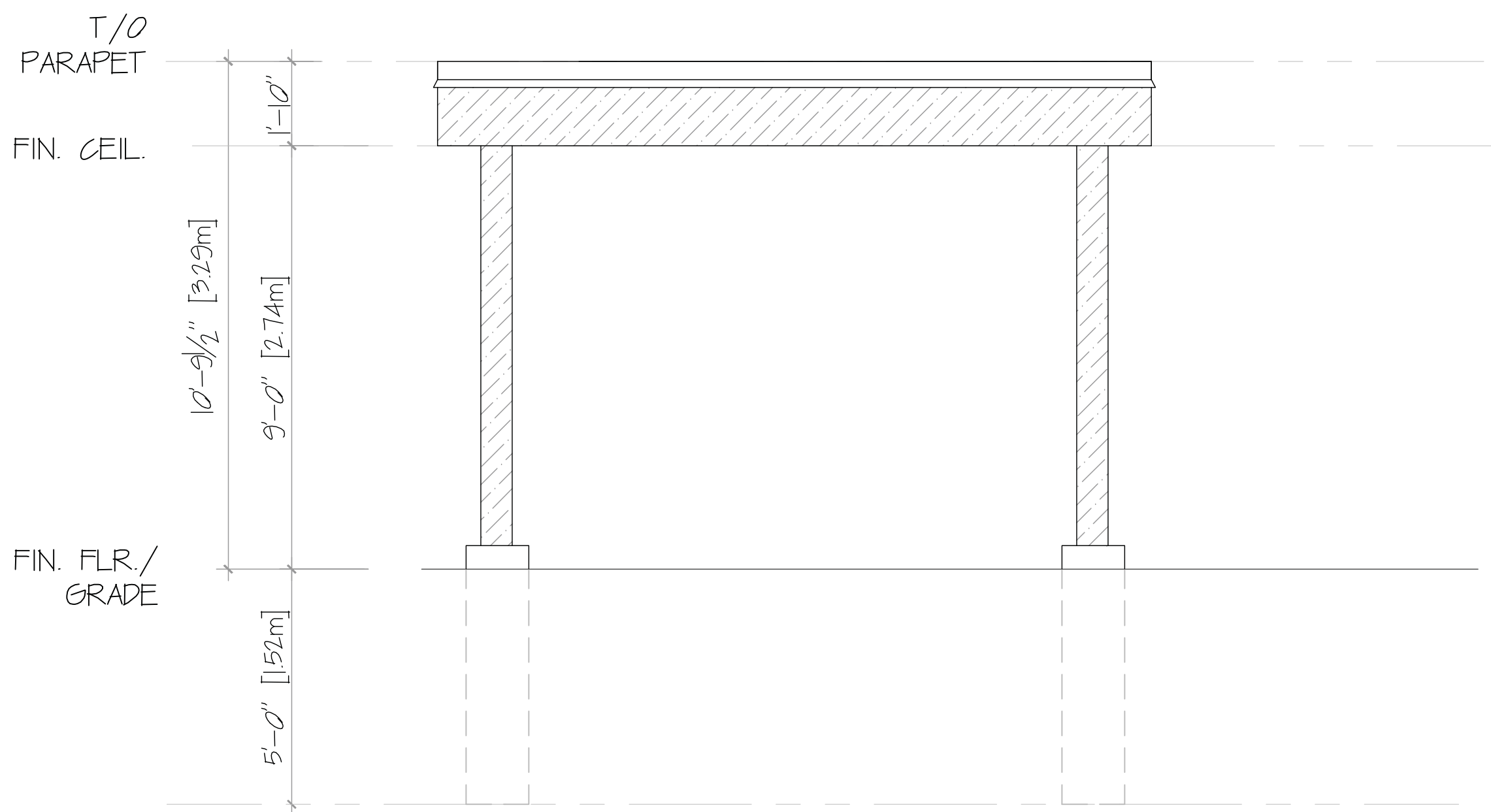


C1 DENOTES HSS 127x127x6.4 COL. W/ 200x200x9.0mm BASEPLATE AND 6.4MM TOP SADDLE WELDED FIT TO SUIT. PROVIDE 2" BEARING AT EA. SADDLE.

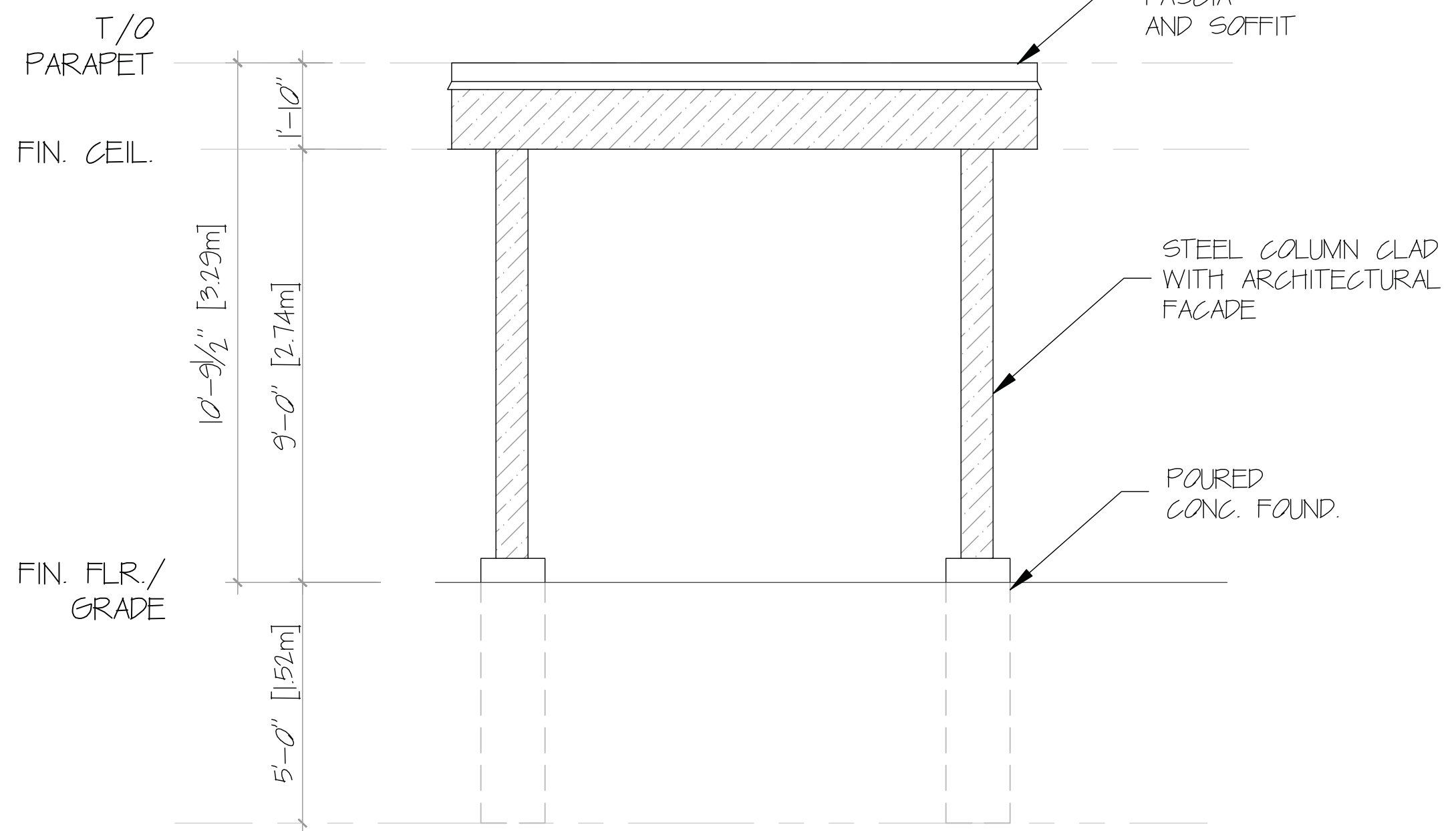
BOLT TO FOUND W/ 4-16mm DIA THREADED RODS 450mm EMBEDMENT. GROUT B/W BASE PL AND CONCRETE FOUND.

2-12.5mm THROUGH BOLTS AT EA. SADDLE.

- GENERAL NOTES:**
- LUMBER:** ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER UNLESS NOTED OTHERWISE.
 - STUDS SHALL BE STUD GRADE SPRUCE, UNLESS OTHERWISE NOTED.
 - JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.
 - WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2mm POLYURETHANE FILM, No. 50 (45ba) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL.
 - STEEL:**
 - STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-C40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 'H'.
 - REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400W.
 - CONCRETE:**
 - THE MINIMUM COMPRESSIVE STRENGTH f'_c OF ALL CONCRETE SHALL BE 30MPa.
 - CLEAR COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS:
 - 100mm +/- 20mm FOOTINGS CAST AGAINST EARTH
 - 70mm +/- 20mm REMAINDER UNLESS NOTED
 - MECHANICAL:**
 - MECHANICAL VENTILATION SHALL PROVIDE 1 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 0.5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 25 HOURS.
 - HOT WATER TANK MANUFACTURER SPECS SHALL CONFORM TO OBC 9.31.6.
 - FLASHINGS:**
 - FLASHING MATERIALS AND DISTILLATION SHALL CONFORM TO O.B.C SECTIONS 9.20.13, 9.26.4 & 9.27.3
 - ELECTRICAL FACILITIES:**
 - ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34
 - GRADING:**
 - THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. GRADING SHALL CONFORM TO 9.14.6.



ELEVATION EAST & WEST



ELEVATION NORTH & SOUTH

LVL BEAMS SHALL BE 2 OF MIN BY WAYERHAUSER OR APPROVED EQUIV. NAIL EACH PLY OF LVL WITH 89mm LG. COMMON WIRE NAILS @ 300mm O.C. STAGGERED IN 2 ROWS FOR DEPTHS UP TO 11-7/8" AND 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM AT 400mm O.C.

- LEGEND:**
- EXHAUST FAN - 50CFM VENTED TO OUTSIDE
 - CARBON MONOXIDE DETECTOR
 - CEILING MOUNTED SMOKE ALARM (INTER-CONNECTED)
 - SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER (MIN. 2 PIECES)
 - SOLID WOOD BEARING TO MATCH FROM ABOVE
 - DJ DOUBLE JOIST
 - TJ TRIPLE JOIST
 - LVL LAMINATED VENEER LUMBER
 - PT PRESSURE TREATED LUMBER
 - GT GIRDER TRUSS BY MANU.

ALL MATERIAL FINISHES TO BE DETERMINED BY HOME OWNER DURING CONSTRUCTION

| DOOR SCHEDULE | | |
|---------------|--------------|-----|
| MK | SIZE | FPR |
| D1 | 34" W X 8'0" | 1HR |
| D3 | 28" W X 6'8" | N/A |
| D3 | 30" W X 6'8" | N/A |
| D4 | 32" W X 6'8" | N/A |

- SB3 - 3-2"x6" SOLID BEARING
- SB4 - 4-2"x6" SOLID BEARING
- SB5 - 5-2"x6" SOLID BEARING
- SB6 - 5-2"x8" SOLID BEARING
- ALL SOLID BEARING TO BE BRACED AT TOP AND BOTTOM

General Notes



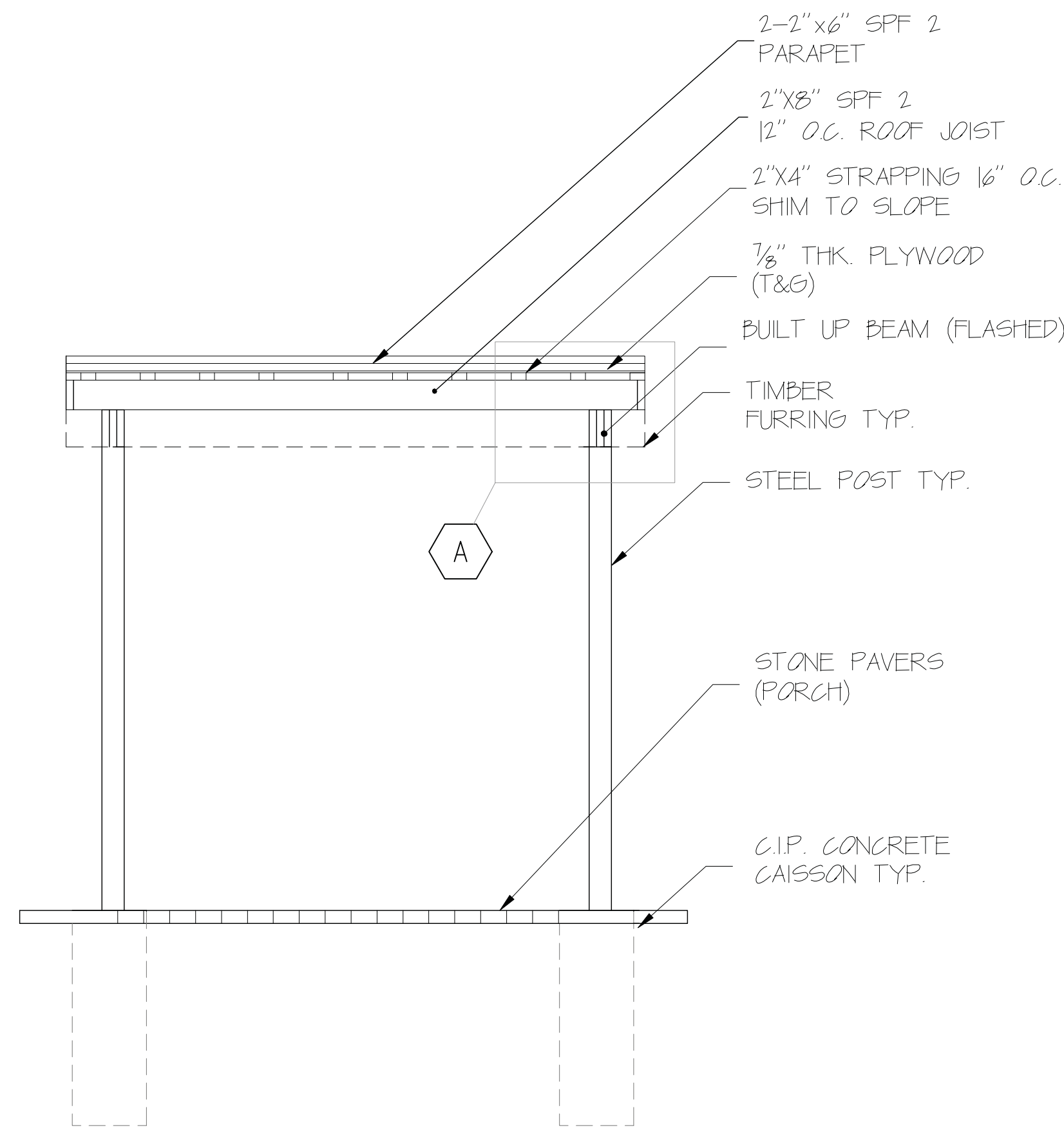
LASONNE ENGINEERING LTD.
KLEINBURG 416.662.2673

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

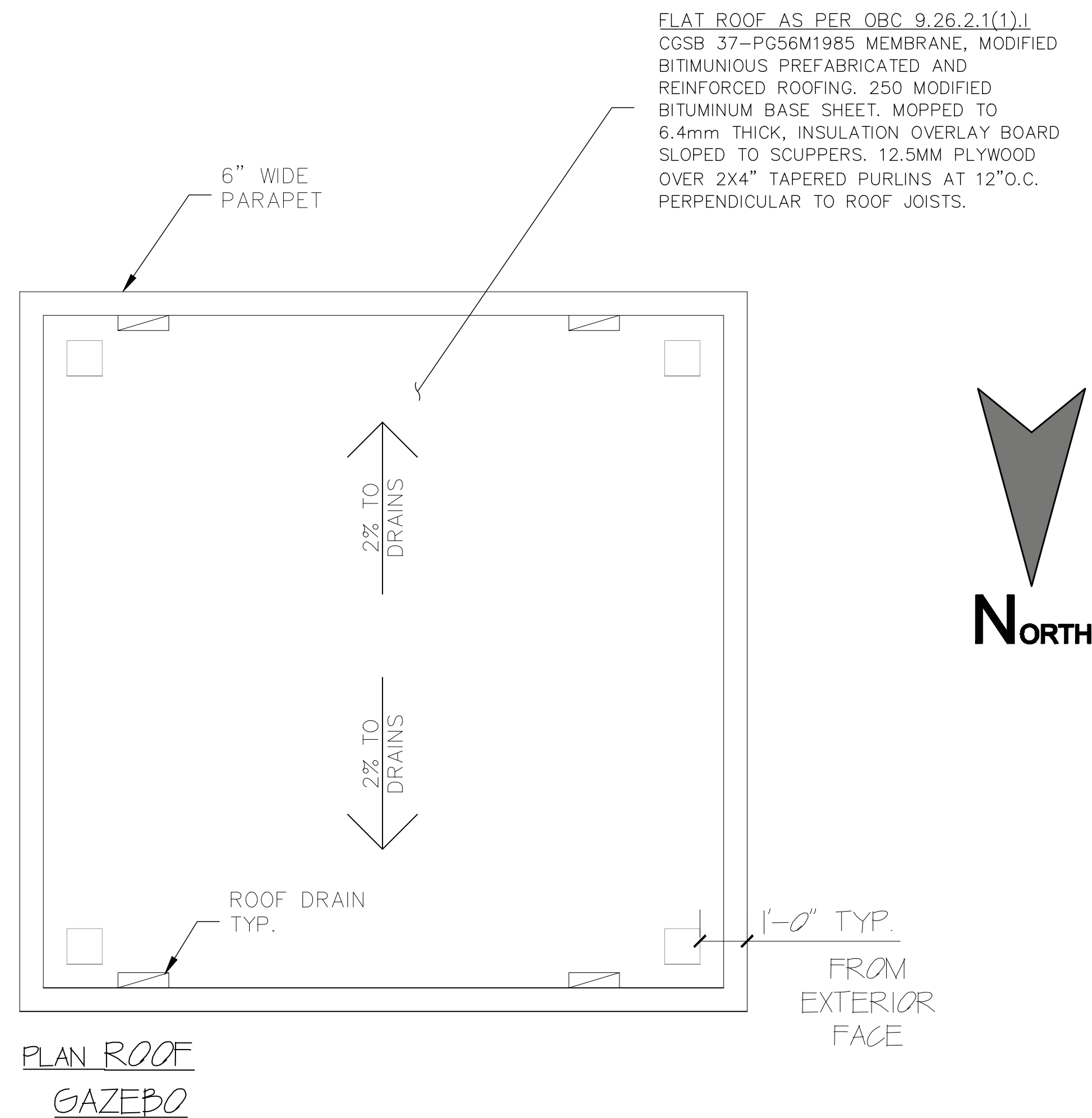
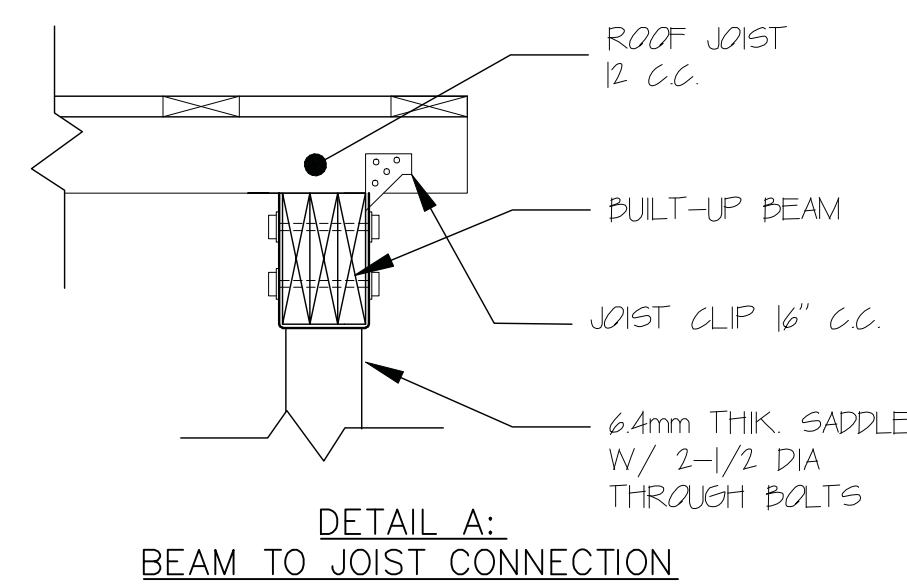
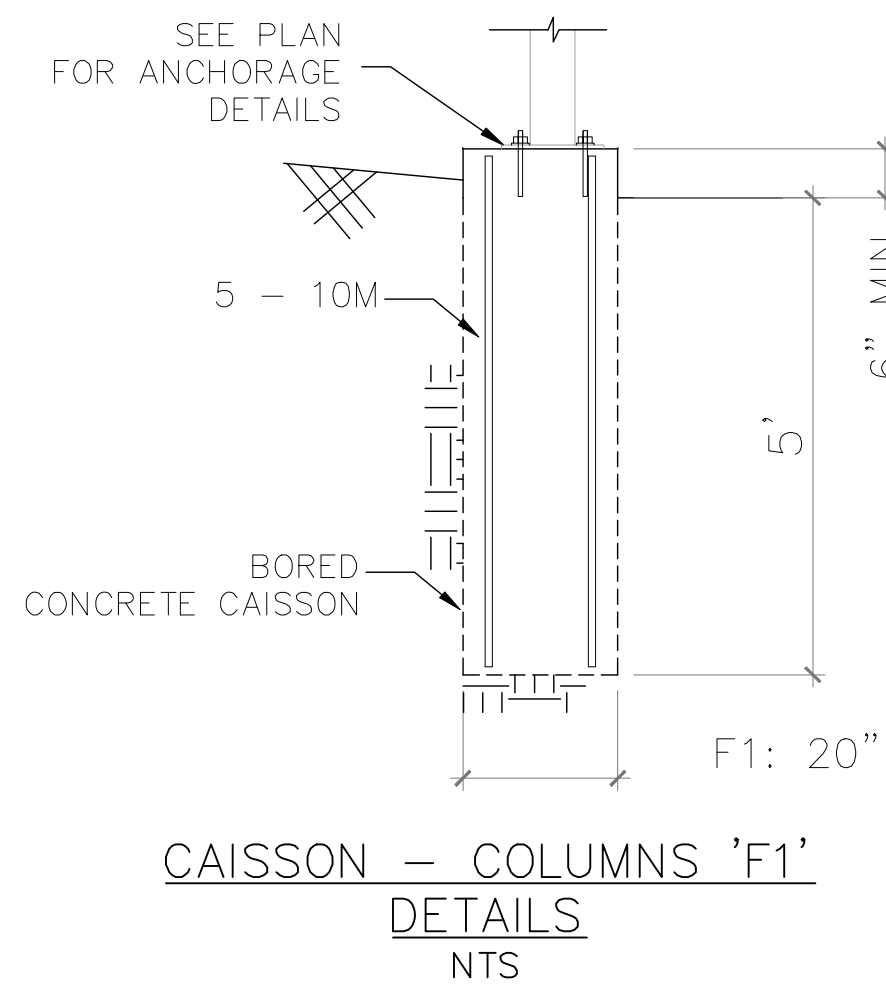
ELEVATION AND PLANS

79 CEDARPOINT COURT
REAR YARD GAZEBO
Vaughan, Ontario

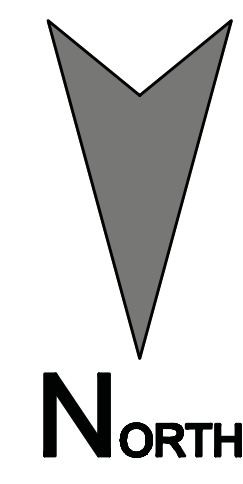
| | | | |
|---------|--------------|-------|----|
| Project | 2107R | Sheet | |
| Date | JUNE '21 | | S2 |
| Scale | 3/8" = 1'-0" | | |



CROSS SECTION: A-A
 STRUCTURAL



PLAN ROOF
 GAZEBO



- GENERAL NOTES:
- 2.1 LUMBER:
 1. ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER UNLESS NOTED OTHERWISE.
 2. STUDS SHALL BE STUD GRADE SPRUCE, UNLESS OTHERWISE NOTED.
 3. JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.
 4. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 20mm POLYURETHANE FLM, No. 50 (4088) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL.
- 2.2 STEEL:
 1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-C40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-C40-21 GRADE 350W CLASS 'H'.
 2. REINFORCING STEEL SHALL CONFORM TO CSA-C30-18M GRADE 400W.
- 2.3 CONCRETE:
 1. THE MINIMUM COMPRESSIVE STRENGTH F_c OF ALL CONCRETE SHALL BE 30MPa.
 2. CLEAR COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS:
 100mm +/- 20mm FOOTINGS CAST AGAINST EARTH
 70mm +/- 20mm REMANDER UNLESS NOTED
- 2.3 MECHANICAL:
 1. MECHANICAL VENTILATION SHALL PROVIDE 1 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 0.5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 25 HOURS.
 2. HOT WATER TANK MANUFACTURER SPECS SHALL CONFORM TO OBC 9.31.6.
- 2.4 FLASHINGS:
 1. FLASHING MATERIALS AND DISTALLATION SHALL CONFORM TO O.B.C SECTIONS 9.20.13, 9.26.4 & 9.27.3
- 2.5 ELECTRICAL FACILITIES:
 1. ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34
- 2.6 GRADING:
 1. THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. GRADING SHALL CONFORM TO 9.14.6.

General Notes



LASONNE ENGINEERING LTD.
 KLEINBURG 416.662.2673

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

DETAILS

**79 CEDARPOINT COURT
 REAR YARD GAZEBO
 Vaughan, Ontario**

| | | | |
|---------|--------------|-------|----|
| Project | 2107R | Sheet | |
| Date | JUNE '20 | | S3 |
| Scale | 3/4" = 1'-0" | | |

| SCHEDULE B: STAFF & AGENCY COMMENTS | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------|
| DEPT/AGENCY | Circulated | Comments Received | Conditions | Nature of Comments |
| TRCA *Schedule B | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Recommend Approval w/Conditions |
| Ministry of Transportation (MTO) *Schedule B | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No Comments Received to Date |
| Region of York *Schedule B | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |
| Alectra *Schedule B | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |
| 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 checked="" type="checkbox"/> | Recommend Approval/ w conditions |
| Building Standards (Zoning) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: August 9, 2023
Name of Owner: Iouri Melekhovets
Location: 79 Cedarpoint Court
File No.(s): A121/23

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

1. To permit a minimum westerly interior side yard setback of 1.19 m for a residential accessory structure with a height greater than 2.8 m.

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

1. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Schedule 13 - Land Use and "Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas

Comments:

The Owner is requesting relief to recognize an accessory structure (gazebo) in the rear yard with the above noted variance.

A gazebo was approved through Minor Variance Application A243/21, with an interior side yard setback of 1.72 metres. The existing gazebo has an interior side yard setback of 1.19 m.

The Development Planning Department has no objection to the above noted variance. Only a corner of the gazebo will utilize the full extent of the requested relief. The 0.53 m difference in the gazebo's interior side yard setback between the current request and what was permitted via A243/21 is considered minor in nature. It will not pose a significant visual impact to the surrounding properties as the gazebo is not in direct line of sight to any abutting properties, nor is it anticipated to impact the function of the abutting uses. It is also not anticipated to impact the ability to perform property maintenance between the structure and lot line.

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

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

1. That an Arborist Report/Letter be provided to the satisfaction of the Urban Design division of the Development Planning Department.

Comments Prepared by:

Michelle Perrone, Planner 1
David Harding, Senior Planner

To: Committee of Adjustment
From: Catherine Saluri, Building Standards Department
Date: July 25, 2023
Applicant: Iouri Melekhovets
Location: 79 Cedarpoint Court
 PLAN 65M4264 Lot 1
File No.(s): A121/23

Zoning Classification:

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.915 under Zoning By-law 001-2021.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|---|
| 1 | A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2 b] | To permit a minimum westerly interior side yard setback of 1.19 m for a residential accessory structure with a height greater than 2.8 m. |

Staff Comments:

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

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building Permit Application No. 21 116585 01 has been submitted for a gazebo.

Other Comments:

| General Comments | |
|------------------|--|
| 1 | The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit approval. |
| 2 | The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority). |
| 3 | 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.

Date: July 25th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A121-23**

Related Files:

Applicant Iouri Melekhovets

Location 79 Cedarpoint Court



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

August 8, 2023

CFN 68446.30
X-Ref CFN 66448.01, 65869

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A121.23
Plan 65M4264, Lot 1
79 Cedarpoint Court
City of Vaughan, Region of York
Owner: Iouri Melekhovets**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on July 25, 2023. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variance under By-law 001-2021:

- To permit a minimum westerly interior side yard setback of 1.19 metres for a residential accessory structure with a height greater than 2.8 metres, whereas a residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line.

The noted variance is being requested to facilitate the construction of a gazebo in the rear yard of an existing dwelling.

Ontario Regulation 166/06

A portion of the subject lands are located within TRCA's Regulated Area due to the presence of an unevaluated wetland. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

TRCA provided no objection to the approval of a Minor Variance application (Municipal File no. A243/21) on February 22, 2022 (CFN 66448.01). The variances requested were to facilitate the construction of a gazebo at the rear yard.

TRCA issued a permit for the construction of a gazebo at the rear yard and landscaping at the front and rear yard on October 8, 2021 (TRCA Permit No. C-211179).

Based on a review of the plans submitted with this variance application, the noted works are generally consistent with the plans that were approved as part of TRCA Permit No. C-211179, and as part of Minor Variance application A243/21. As such, TRCA has no concerns with the proposed variances.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$110.00 (Screening Letter – Residential / Minor Projects) fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A121.23 subject to the following conditions:

1. That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2129 or at Kristen.regier@trca.ca

Sincerely,

Kristen Regier

Kristen Regier
Planner I
Development Planning and Permits

KR/sb

Pravina Attwala

Subject: FW: [External] RE: A121/23 (79 Cedarpoint Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentsservices@york.ca>
Sent: August-08-23 12:39 PM
To: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A121/23 (79 Cedarpoint Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A121/23 (79 Cedarpoint Court) 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
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

| File Number | Date of Decision MM/DD/YYYY | Decision Outcome |
|--------------------|---------------------------------------|-------------------------|
| A243/21 | 03/03/2022 | Approved by COA |

NOTICE OF DECISION
MINOR VARIANCE APPLICATION A243/21
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

| | |
|--|---|
| DATE OF HEARING: | Thursday, March 3, 2022 |
| APPLICANT: | Iouri Melekhovets and Tatiana Volossiouk |
| AGENT: | Daniel Falzon |
| PROPERTY: | 79 Cedarpoint Court, Maple ON |
| ZONING DESIGNATION: | The subject lands are zoned RD3 9(1275) and subject to the provisions of Exception under By-law 1-88 as amended |
| VAUGHAN OFFICIAL PLAN (2010) DESIGNATION: | Vaughan Official Plan 2010 ('VOP2010'): "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 gazebo in the rear yard. |

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

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.915 under Zoning By-law 01-2021.

| # | Zoning By-law 01-2021 | Variance requested |
|---|--|---|
| 1 | A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2 b] | To permit a residential accessory structure with a height greater than 2.8 m to be located closer than 2.4 m to any lot line. (1.31 metre rear yard setback, 1.72 metre interior side yard setback) |
| 2 | In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m. [4.1.4 1] | To permit a maximum height of 3.29 metres for a residential accessory structure. |

The subject lands are zoned RD3 – Residential Detached Zone Three and subject to the provisions of Exception 9(1275) under Zoning By-law 1-88, as amended.

| | Zoning By-law 1-88 | Variance requested |
|---|--|---|
| 3 | A minimum rear yard setback of 7.5 metres is required. [Schedule A3] | To permit a minimum rear yard setback of 1.31 metres for an accessory structure (gazebo). |
| 4 | The minimum interior side yard shall be 3.5 metres on a lot abutting a non-residential use including a walkway, Greenway, buffer block or stormwater management pond. [Schedule A3, Specific Zone Note 3i] | To permit a minimum interior side yard setback of 1.72 metres for an accessory structure (gazebo). |
| 5 | The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [4.1.4 fi] | To permit a maximum driveway width and a curb cut of 6.63 metres at the street curb. |
| 6 | The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.4 fiii] | To permit the portion of the driveway between the street line and the street curb to be 8.38 metres in width. |

| Zoning By-law 1-88 | | Variance requested |
|--------------------|--|---|
| 7 | A maximum driveway width of 8.55 metres is permitted on the lot, based on a lot frontage of 17.1 metres, per Surveyor's Certificate dated December 10, 2009. [4.1.4 fv]] | To permit a maximum driveway width of 8.72 metres on the lot. |

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. **A243/21** for 79 Cedarpoint Ct Maple, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| # | DEPARTMENT / AGENCY | CONDITION(S) DESCRIPTION |
|---|--|--|
| 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. | | |
| 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 below 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. | | |
| 1 | TRCA hamedeh.razavi@trca.ca | 1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority. |

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

PUBLIC WRITTEN & ORAL SUBMISSIONS

Public correspondence considered by the Committee of Adjustment in the making of this decision.

WRITTEN SUBMISSIONS:

| Name | Address | Date Received (mm/dd/yyyy) | Summary |
|-------|---------|----------------------------|---------|
| None. | | | |

ORAL SUBMISSIONS:

| Name | Address | Submission (Hearing) Date (mm/dd/yyyy) | Summary |
|-------|---------|--|---------|
| None. | | | |

In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

| Name | Address | Date Received (mm/dd/yyyy) | Summary |
|-------|---------|----------------------------|---------|
| None. | | | |

IMPORTANT INFORMATION

Making any changes to your proposal/development 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 attached to this decision.

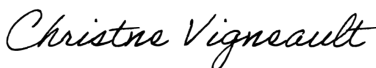
A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with 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.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

| | | |
|-------------------------|----------------------|------------------------|
| <i>H. Zheng</i> | <i>A. Perrella</i> | <i>R. Buckler</i> |
| H. Zheng Member | A. Perrella Chair | R. Buckler Member |
| <i>S. Kerwin</i> | | <i>A. Antinucci</i> |
| S. Kerwin Vice Chair | | A. Antinucci Member |

| | |
|--|-------------------------------------|
| DATE OF HEARING: | March 3, 2022 |
| DATE OF NOTICE: | March 10, 2022 |
| LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal. | March 23, 2022 4:30 p.m. |
| CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan’s Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault Manager Development Services & Secretary Treasurer to the Committee of Adjustment | |

Appealing to The Ontario Land Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may **within 20 days of the making of the decision** appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land Tribunal Act*.

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. **Please notify the Secretary Treasurer by email at cofa@vaughan.ca** that you will be filing an appeal and mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
 2141 Major Mackenzie Drive
 Vaughan Ontario, L6A 1T1

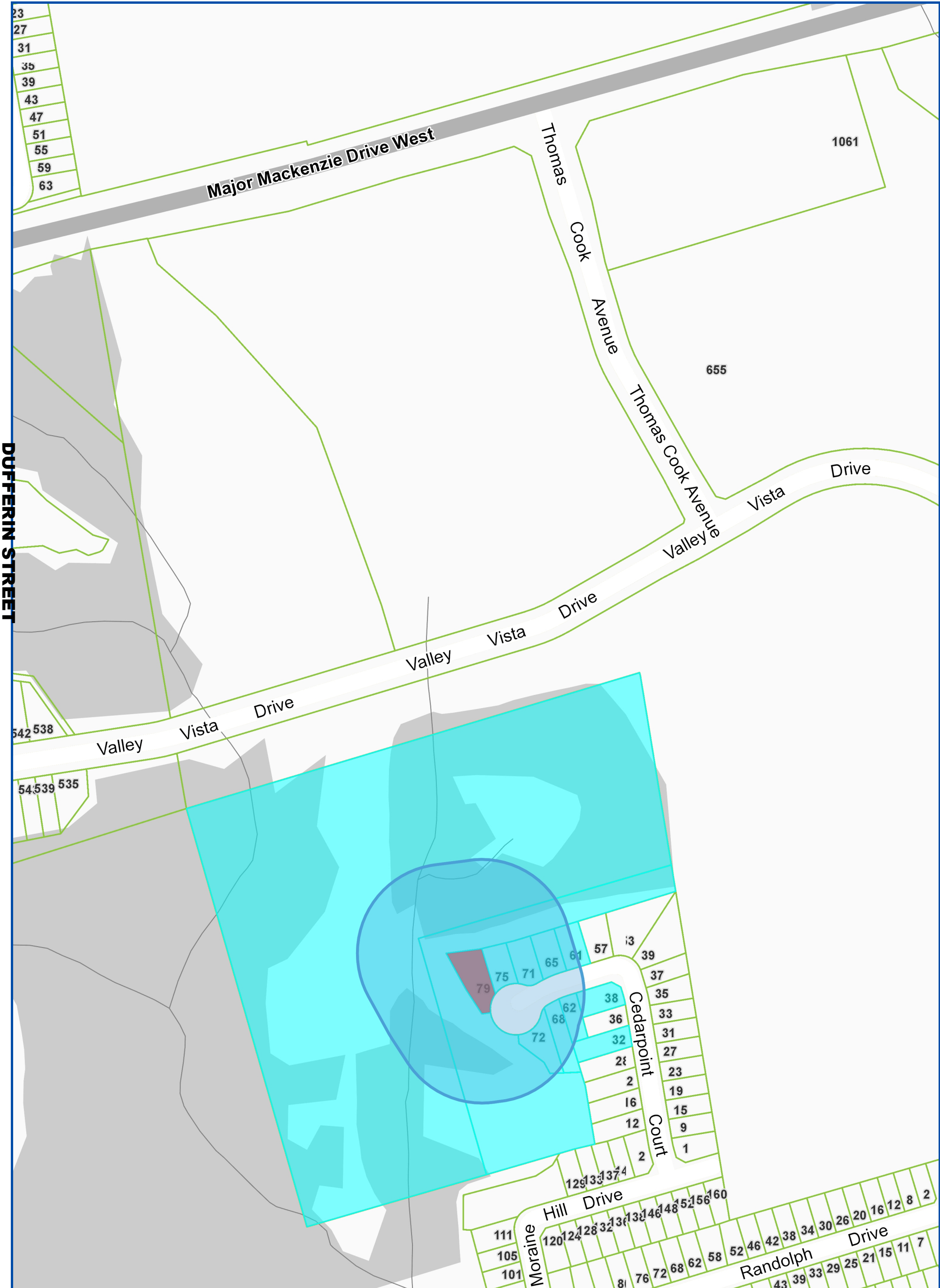
If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the “Minister of Finance”. OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

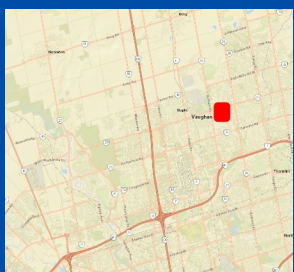
City of Vaughan OLT Processing Fee: \$892.00 per application

*Please note that all fees are subject to change.



DUFFERIN STREET

Map Information:



Title: **79 CEDARPOINT COURT, MAPLE**

NOTIFICATION MAP - A243/21

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.

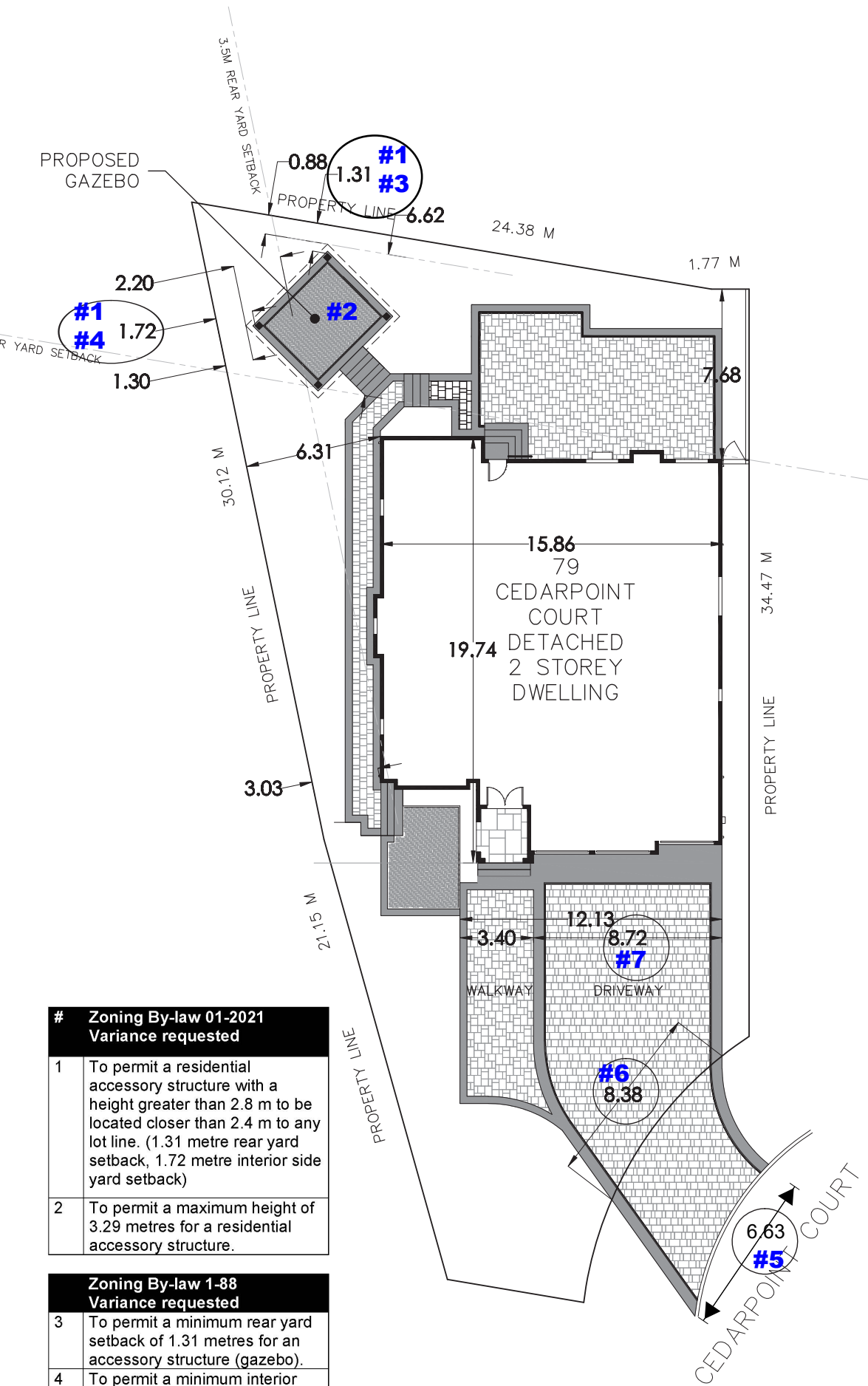


Scale: 1: 3,580
0 0.06 km



Created By:
Infrastructure Delivery
Department
February 15, 2022 11:54 AM

Projection:
NAD 83
UTM Zone
17N



Construction North

SCOPE OF WORK:
CONSTRUCTION OF REAR YARD GAZEBO

INFORMATION TAKEN FROM SURVEY:
SURVEYOR'S REAL PROPERTY REPORT
PART 1
REGISTERED PLAN 65M-4264
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

DATED: DEC. 6, 2016
BY: SCHAEFFER DZALDOV BENETT LTD.

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.

BUILDING STATISTICS:

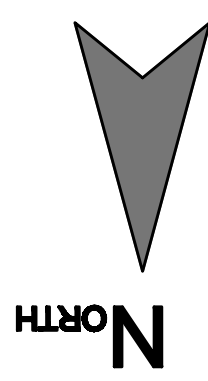
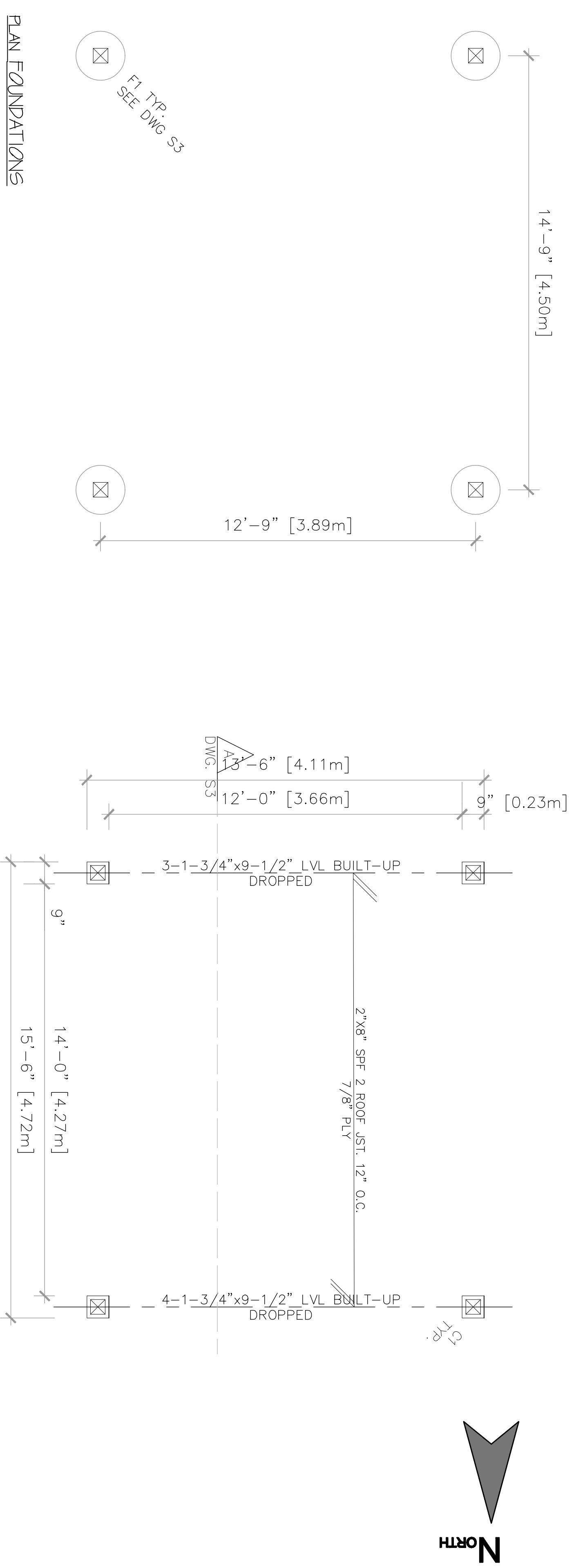
| | |
|--------------------------------------|-------------------|
| SITE AREA: | 906.03 SM |
| DWELLING | 292.10 SM |
| GAZEBO COVERAGE: | 19.43 SM |
| HEIGHT: | 3.29 M |
| PAVED AREA (HARDSCAPE INC. DRIVEWAY) | 277.60 SM |
| REAR YARD | |
| TOTAL AREA | 223.70 SM |
| PAVED (HARDSCAPE) | 90.54 SM |
| GAZEBO | 19.43 SM |
| SOFT LANDSCAPING | 113.83 SM (50.8%) |
| FRONT YARD | |
| TOTAL AREA | 278.30 SM |
| PAVED (HARDSCAPE) | 169.35 SM (39.1%) |
| SOFT LANDSCAPING | 108.95 SM |

BUILDING HEIGHTS TAKEN FROM APPROX. EXIST ESTABLISHED GRADE.

| # | Zoning By-law 01-2021 Variance requested |
|---|---|
| 1 | To permit a residential accessory structure with a height greater than 2.8 m to be located closer than 2.4 m to any lot line. (1.31 metre rear yard setback, 1.72 metre interior side yard setback) |
| 2 | To permit a maximum height of 3.29 metres for a residential accessory structure. |

| # | Zoning By-law 1-88 Variance requested |
|---|---|
| 3 | To permit a minimum rear yard setback of 1.31 metres for an accessory structure (gazebo). |
| 4 | To permit a minimum interior side yard setback of 1.72 metres for an accessory structure (gazebo). |
| 5 | To permit a maximum driveway width and a curb cut of 6.63 metres at the street curb. |
| 6 | To permit the portion of the driveway between the street line and the street curb to be 8.38 metres in width. |
| 7 | To permit a maximum driveway width of 8.72 metres on the lot. |

A243/21



C1 DENOTES HSS 127x127x6 4 COL. W/ 200x200x9 0mm BASEPLATE AND 6 4MM TOP SADDLE WELDED FIT TO SUIT. PROVIDE 2" BEARING AT EA. SADDLE

BOLT TO FOUND W/ 4-16mm DIA THREE-ENDED ROOFS 450mm EMBEDMENT. GROUT B/W BASE PL AND CONCRETE FOUND.

2-12mm THROUGH BOLTS AT EA SADDLE

GENERAL NOTES:

1. ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER UNLESS NOTED OTHERWISE.
2. STUDS SHALL BE SIZED GRADE SPRUCE UNLESS NOTED OTHERWISE.
3. JOIST HANGERS ABOVE APPROX. METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD WOOD MEMBERS.
4. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE TO 20mm PENETRATIVE FILM. No. 20 (4484) HOLLOW ROOFING OR OTHER DAMPENDING MATERIAL.
5. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA C-308-01 GRADE 300W. HOLLOW CAN/CSA C-400-01 GRADE 300W. HOLLOW CAN/CSA C-400-01 GRADE 300W CLASS "H".
6. REINFORCING STEEL SHALL CONFORM TO CSA-C08-18M GRADE 400M.
7. ALL CONCRETE COMPRESSIVE STRENGTH F_c OF ALL CONCRETE SHALL BE 30MPa.
8. CLEAR COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS:
 - 100mm +/- 20mm FOOTINGS CAST 70mm +/- 20mm REINFORCING
 - 70mm +/- 20mm UNLESS NOTED
9. MECHANICAL VENTILATION SHALL PROVIDE 1 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 0.25 HOURS.
10. HOT WATER TANK MANUFACTURER SPECS SHALL CONFORM TO OBC 9.31.6.
11. ALL FINISHINGS:
 - 2.4.1 FINISHINGS: INTERIORS AND DETAILATION SHALL CONFORM TO OBC SECTIONS 9.20.13, 9.26.4 & 9.27.2.
 - 2.4.2 FINISHINGS: EXTERIORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.
12. ALL ELECTRICAL FINISHINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.
13. GRANULITE SHALL BE LOCATED ON THE BUILDING SITE GRADED SO THAT WATER WILL NOT NOT ADVERSELY AFFECT ADJACENT PROPERTIES. GRANULITE SHALL CONFORM TO 9.14.6.

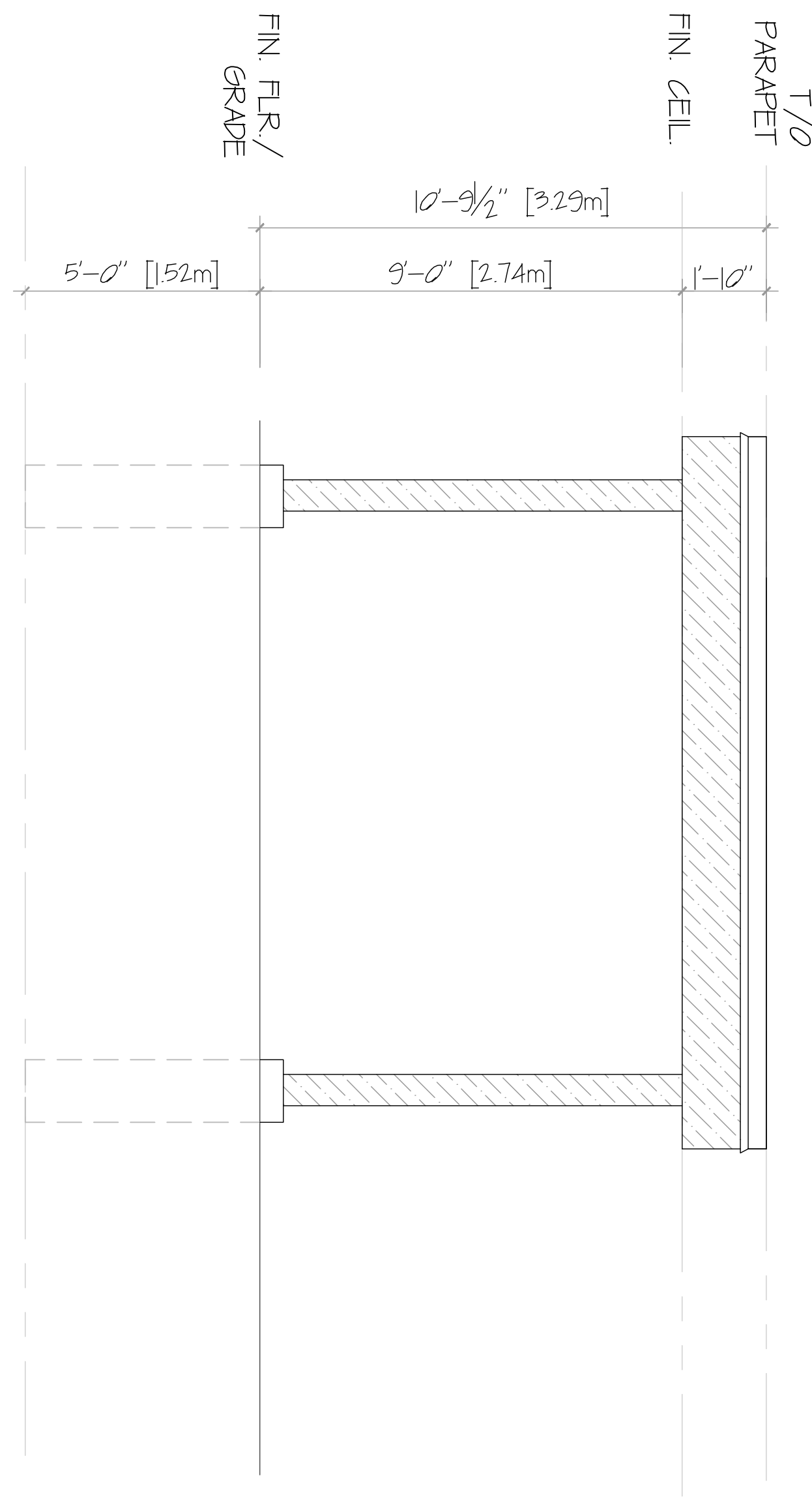
1.1X BEAMS SHALL BE 2X8 MIN BY MANUFACTURER PER APPROVED EQUIV. N/A. EACH PLY OF LVL WITH 80mm LG. GROUT FOR DEPTHS UP TO 117/2" AND 3 ROOFS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND 13mm DIA. SHAL. 924.9 400mm O.C.

- LEGEND**
- EXHAUST FAN - 500PA VENTED TO OUTSIDE
 - CARBON MONOXIDE DETECTOR (INTER-CONNECTED)
 - SOLID BEARING TO BE AS WIDE AS FROM ABOVE
 - DOUBLE JOIST
 - TRIPLE JOIST
 - LVL LAMINATED VENEER LUMBER
 - PT PRESSURE TREATED LUMBER
 - CT GIRDER TRUSS BY MANU.
- ALL MATERIAL FINISHES TO BE DETERMINED BY HOME OWNER DURING CONSTRUCTION

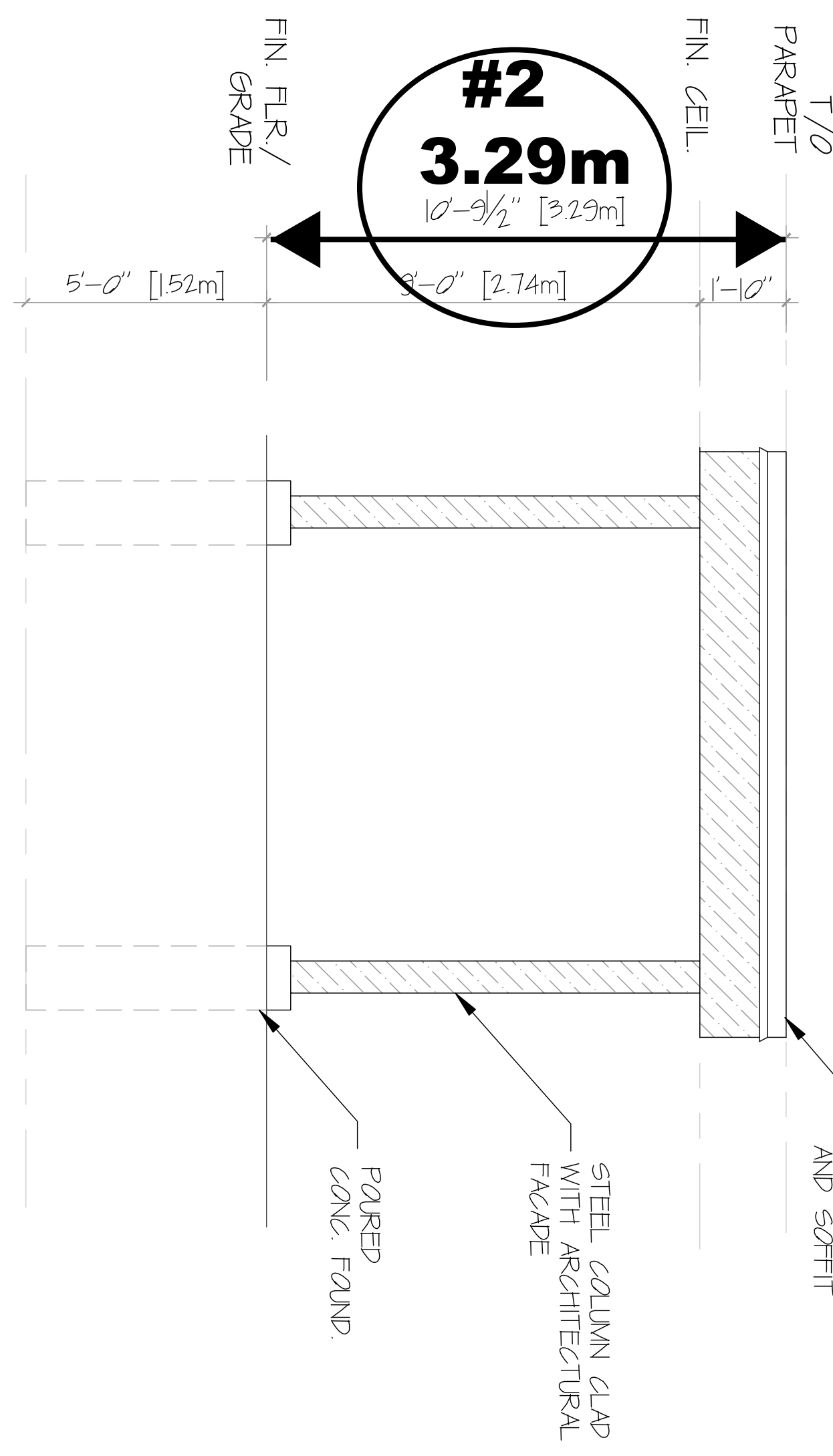
| NO. | DOOR SCHEDULE | FRM. |
|-----|---------------|------|
| D1 | 34" W X 80" H | 1/8" |
| D2 | 36" W X 66" H | N/A |
| D3 | 32" W X 66" H | N/A |
| D4 | 32" W X 66" H | N/A |

| | |
|-----|-----------------------|
| S83 | 4-2"x6" SOLID BEARING |
| S84 | 4-2"x6" SOLID BEARING |
| S85 | 4-2"x6" SOLID BEARING |
| S86 | 4-2"x6" SOLID BEARING |
| S87 | 4-2"x6" SOLID BEARING |
| S88 | 4-2"x6" SOLID BEARING |
| S89 | 4-2"x6" SOLID BEARING |
| S90 | 4-2"x6" SOLID BEARING |

ELEVATION EAST & WEST



ELEVATION NORTH & SOUTH



General Notes

LASONNE ENGINEERING LTD.
KLEINBURG 416.982.2873

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

ELEVATION AND PLANS

79 CEDARPOINT COURT
REAR YARD GAZEBO
Vaughan, Ontario

| | | | |
|---------|----------|-------|--------------|
| Project | 2107R | Sheet | S2 |
| Date | JUNE '21 | Scale | 3/8" = 1'-0" |