

ITEM: 6.1	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A009/23 89 ISERNIA CRESCENT, WOODBRIDGE
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No 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"/>	General Comments
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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 UNDER ZONING BY-LAW 001-2021

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

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

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A009/23
89 ISERNIA CR, WOODBRIDGE**

ITEM NUMBER: 6.1	CITY WARD #: 3
APPLICANT:	Angela Oppedisano & Nicolino Oppedisano
AGENT:	Lucas Cocomello
PROPERTY:	89 Isernia Crescent, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law has been requested to permit a proposed cabana, two existing sheds and reduced rear yard landscaping requirements.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned R3(EN) Third Density Residential Zone, Established Neighbourhood and subject to the provisions of Exception 14.918 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	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. [Section 4.1.2.b]	To permit a residential accessory structure (Cabana) with a height greater than 2.8 metres to be located a minimum of 0.47 metres from the rear line.
2	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. [Section 4.1.2.b]	To permit a residential accessory structure (Cabana) with a height greater than 2.8 metres to be located a minimum of 0.33 metres from the interior side lot line.
3	Any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape. [Section 4.19.1.1]	To permit a minimum rear yard soft landscaping of 48.72% (142.67m ²) for the portion of the yard exceeding 135m ² .
4	The maximum height of a residential accessory structure shall be 3.0 metres. [Section 4.1.4.1]	To permit a residential accessory structure (Cabana) with a maximum height of 3.10 metres.
5	A minimum interior side yard setback of 1.2 metres for the residential accessory structure (Shed 2) is required. [Section 4.1.2.2.a]	To permit a minimum interior side yard setback of 0.91 metres to the residential accessory structure (Shed 2).
6	A minimum interior side yard setback of 1.2 metres for the residential accessory structure (Shed 1) is required. [Section 4.1.2.2.a]	To permit a minimum interior side yard setback of 0.91 metres to the residential accessory structure (Shed 1).
7	A minimum distance of 0.6 metres shall be required from any permitted encroachment to the nearest lot line. [Section 4.13. 3]	To permit a minimum distance of 0.29 metres from the eaves and gutters of the residential accessory structure (Cabana) to the rear lot.
8	A minimum distance of 0.6 metres shall be required from any permitted encroachment to the nearest lot line. [Section 4.13. 3]	To permit a minimum distance of 0.15 metres from the eaves and gutters of the residential accessory structure (Cabana) to the interior side lot.
9	Where a lot frontage is 12.0 metres or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscape. [Section 4.19.1.2.b]	To permit a minimum front yard landscape of 50% of which 59% shall be soft landscape.

HEARING INFORMATION

DATE OF MEETING: Thursday, October 19, 2023

TIME: 6:00 p.m.

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

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

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

Email: cofa@vaughan.ca

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

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

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

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

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

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	October 5, 2023	
Date Applicant Confirmed Posting of Sign:	October 2, 2023	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Legalize the existing rear cabana.	
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:	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](#)

The Applicant has identified an existing weeping tile system that runs adjacent to the rear yard property line, behind the proposed cabana. The implementation of this system will mitigate any potential storm water impacts to the existing rear yard swale.

The Development Engineering Department does not object to the Minor Variance application A009/22.

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment at this time.

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 comment or objection.

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

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date.

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

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
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SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

None

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.

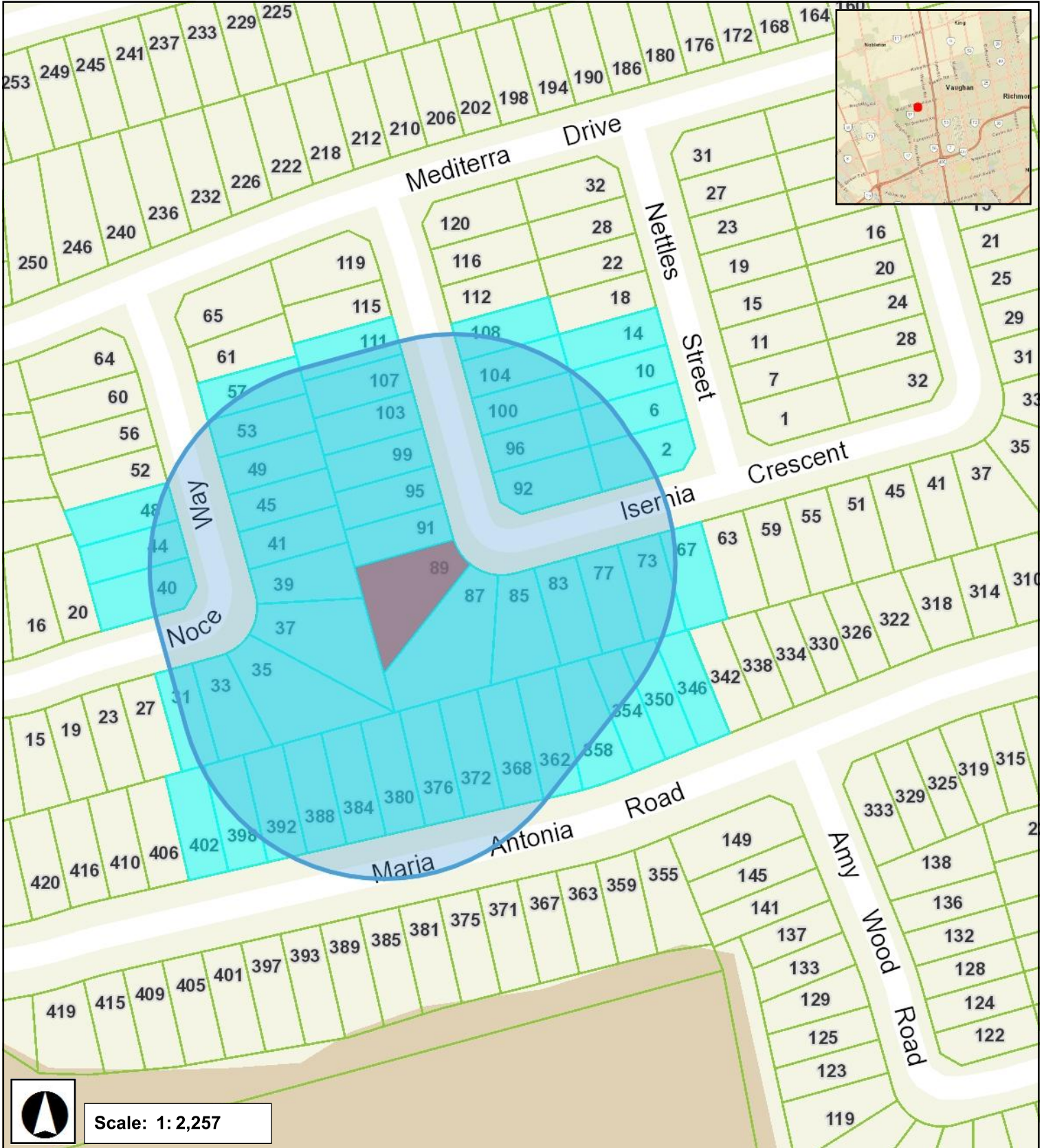
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A009/23

89 ISERNIA CRESCENT, WOODBRIDGE

Major Mackenzie Drive

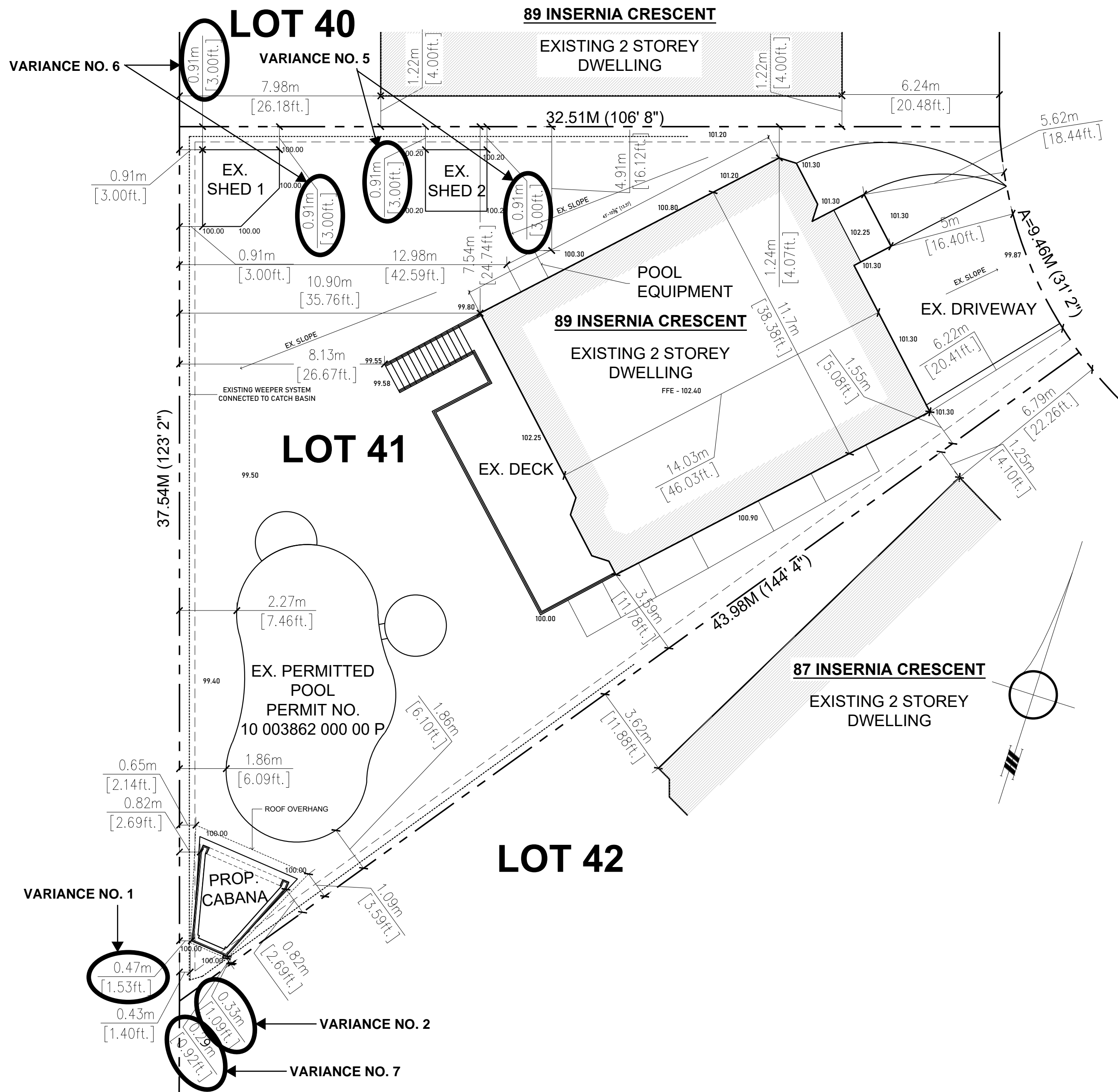


Rutherford Road

August 1, 2023 12:12 PM

RECEIVED

By Prabhdeep Kaur at 10:56 am, Sep 27, 2023



ISERNIA CRESCENT

NOTES

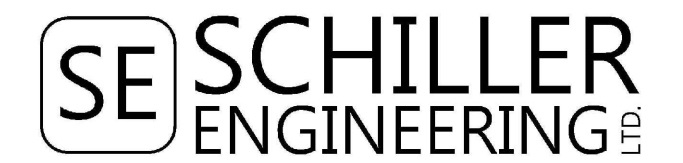
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DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DATE:	REVISION
1	OCT. 29, 2021	ISSUED FOR CLIENT REVIEW
2	SEPT. 6, 2023	ISSUED FOR C OF A

SEALS

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2157 ROYAL WINDSOR DRIVE, UNIT 4
 MISSISSAUGA, ON L5J 1K5
 PHONE: 905-822-1666
 EMAIL: TRAVIS@SCHILLERENGINEERING.CA

CLIENT

PRIVATE RESIDENCE

PROJECT

89 ISERNIA CRESCENT,
 WOODBRIDGE, ON.

PAGE

SITE PLAN

APPROVED BY:	TS	A0.1
DATE:	SEPT. 2023	
SCALE:	3/32" = 1' 0"	
PROJECT No.		

SCOPE OF WORK

PROPOSED CABANA

SITE STATISTICS

	METRIC	IMPERIAL
LOT AREA	759.67 S.M.	8177.02 S.F.
EX. MAIN FLOOR AREA	120.40 S.M.	1296.01 S.F.
EX. SECOND FLOOR AREA	151.63 S.M.	1632.13 S.F.
EX. GFA	272.03 S.M.	2928.14 S.F.
EX. GARAGE	42.75 S.M.	460.12 S.F.
EX. BASEMENT AREA	120.30 S.M.	1294.84 S.F.
EX. PORCH AREA	2.04 S.M.	21.91 S.F.
EX. REAR DECK AREA	32.67 S.M.	351.71 S.F.
EX. POOL AREA	68.28 S.M.	734.99 S.F.
EX. SHED 1 AREA	8.13 S.M.	87.50 S.F.
EX. SHED 2 AREA	5.95 S.M.	64.00 S.F.
NEW CABANA AREA	7.50 S.M.	80.74 S.F.
TOTAL COVERAGE	221.47 S.M.	2383.91 S.F.

ZONING INFORMATION		
ZONING	PROPOSED	
ZONE	RD3	
LOT AREA	324.00 S.M.	EX. TO REMAIN
FRONTAGE	12.00M	EX. TO REMAIN
FRONT YARD	4.50M	EX. TO REMAIN
SIDE YARD	1.20M	1.20M
REAR YARD	1.20M	0.40M
REAR YARD	7.50M	0.32M
MAX HEIGHT	11.00M	EX. TO REMAIN

REAR YARD LANDSCAPE STATS (48.72%)

	METRIC	IMPERIAL
REAR YARD AREA	427.83 S.M.	4605.10 S.F.
HARDSCAPE AREA	158.39 S.M.	1704.85 S.F.
EX. TURF CONVERTED TO GRASS AREA	96.74 S.M.	1041.26 S.F.
EX. POOL AREA	68.28 S.M.	734.99 S.F.
EX. REAR DECK AREA	32.67 S.M.	351.71 S.F.
EX. REAR STEP AREA	4.24 S.M.	45.69 S.F.
EX. SHED 1 AREA	8.13 S.M.	87.50 S.F.
EX. SHED 2 AREA	5.95 S.M.	64.00 S.F.
NEW CABANA AREA	7.50 S.M.	80.74 S.F.
EX. GRASS AREA	45.93 S.M.	494.39 S.F.

EX. GRASS AREA + EX. TURF CONVERTED TO GRASS AREA = 45.93 + 96.74 = 142.67 S.M.(48.72%)

REAR YARD SOFTSCAPE STATS CALCULATIONS

REAR YARD AREA - 135 S.M. = 427.83 - 135 = 292.83 S.M.

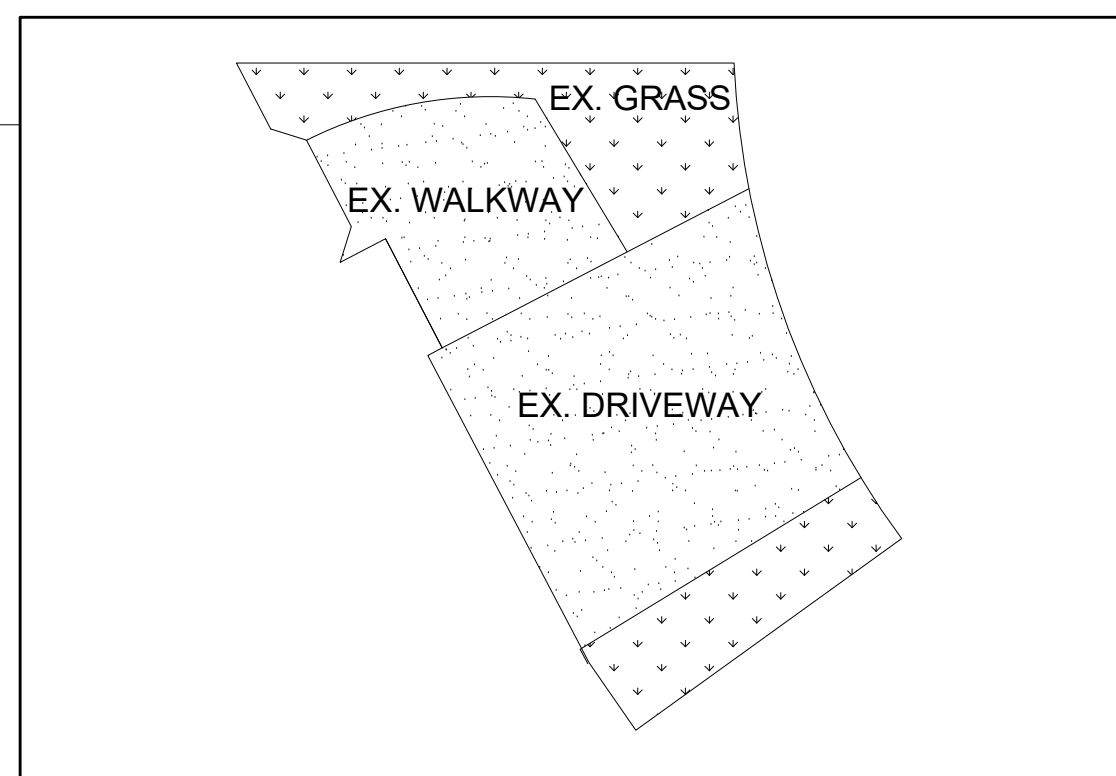
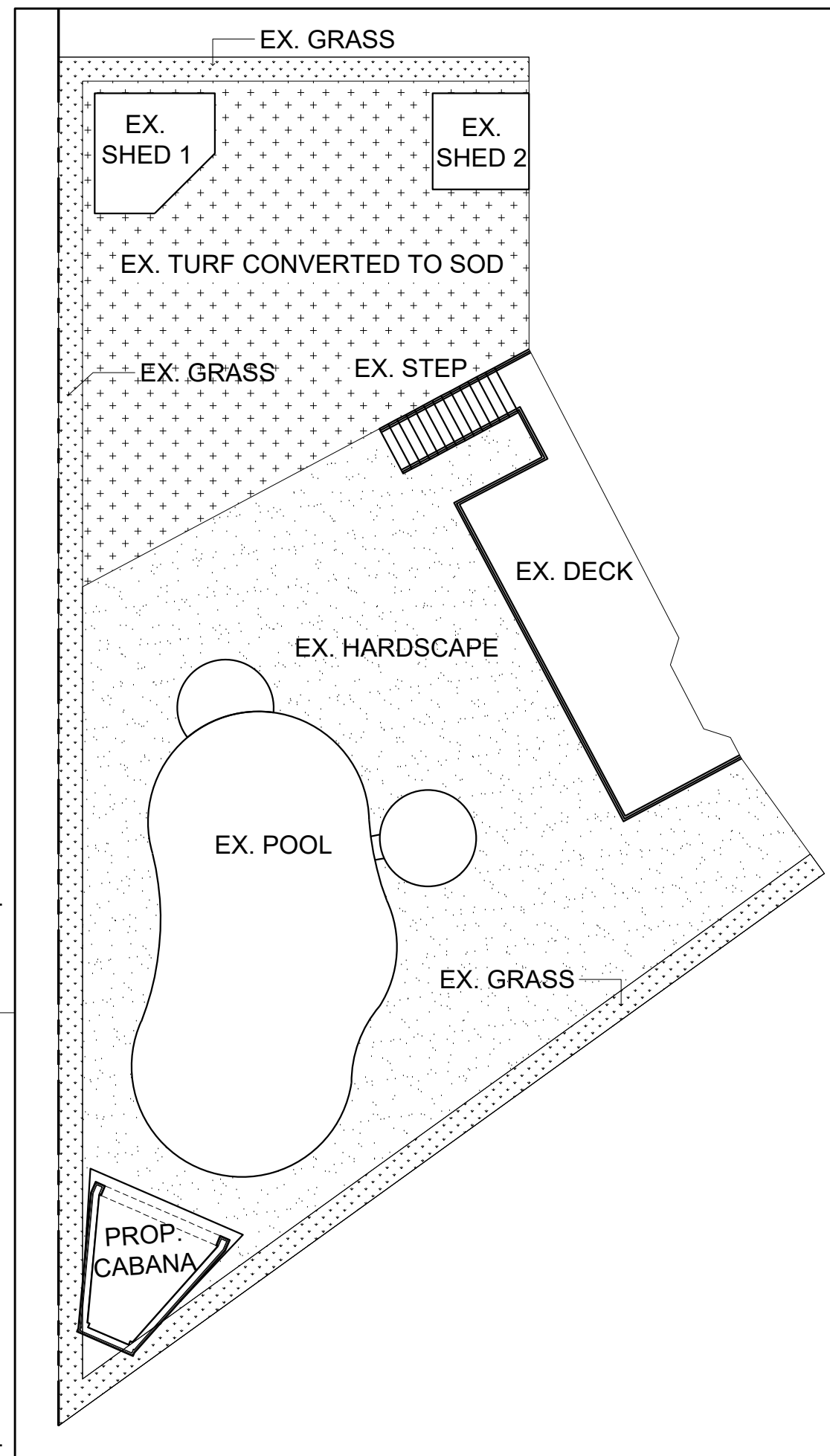
292.83 X 0.6 = 175.70 S.M. MINIMUM SOFTSCAPE AREA

FRONT YARD LANDSCAPE STATS 59%

	METRIC	IMPERIAL
FRONT YARD AREA	80.00 S.M.	861.14 S.F.
EX. WALKWAY AREA	17.06 S.M.	183.66 S.F.
EX. DRIVEWAY AREA	37.94 S.M.	408.34 S.F.
EX. GRASS AREA	25.00 S.M.	269.14 S.F. (31.25%)

***COVERAGE CALCULATIONS**

	METRIC	IMPERIAL
LOT AREA	759.67 S.M.	8177.02 S.F.
HOUSE COVERAGE	165.19 S.M.	1778.05 S.F.
EX. PORCH AREA	2.04 S.M.	21.91 S.F.
EX. REAR DECK AREA	32.67 S.M.	351.71 S.F.
EX. SHED 1 AREA	8.13 S.M.	87.50 S.F.
EX. SHED 2 AREA	5.95 S.M.	64.00 S.F.
NEW CABANA AREA	7.50 S.M.	80.74 S.F.
TOTAL COVERAGE	221.47 S.M.	2383.91 S.F.



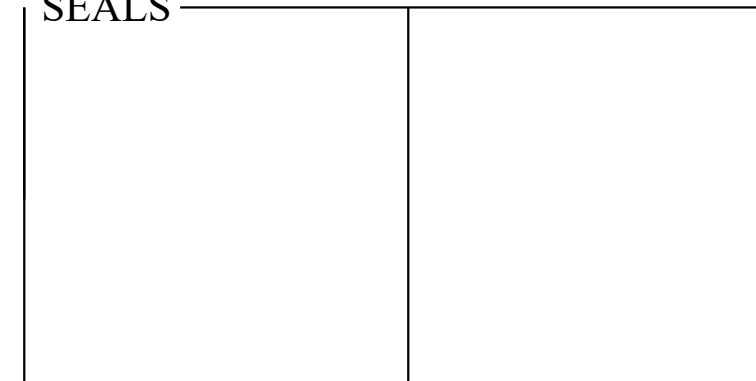
NOTES

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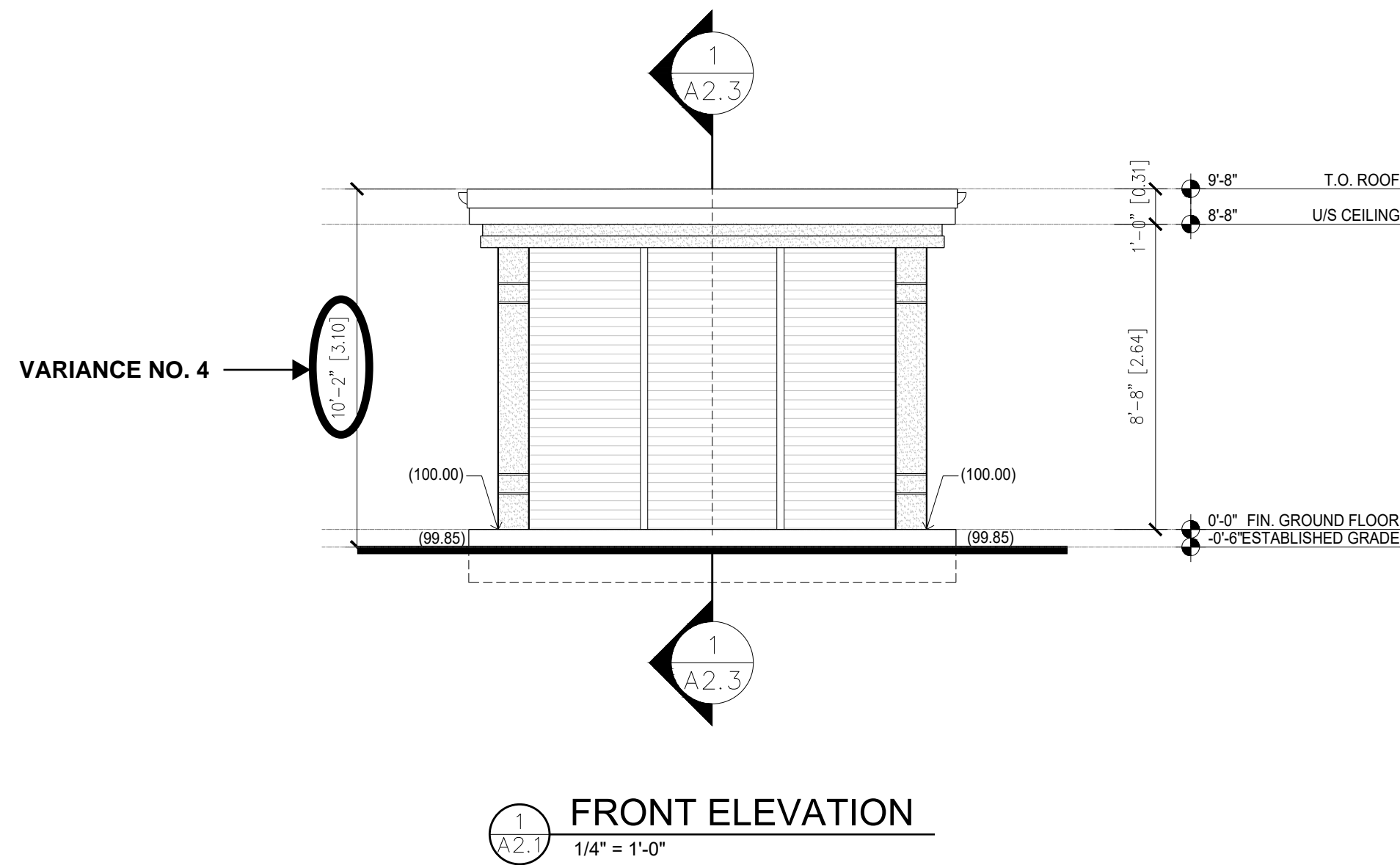
PROJECT

89 ISERNIA CRESCENT,
WOODBRIDGE, ON.

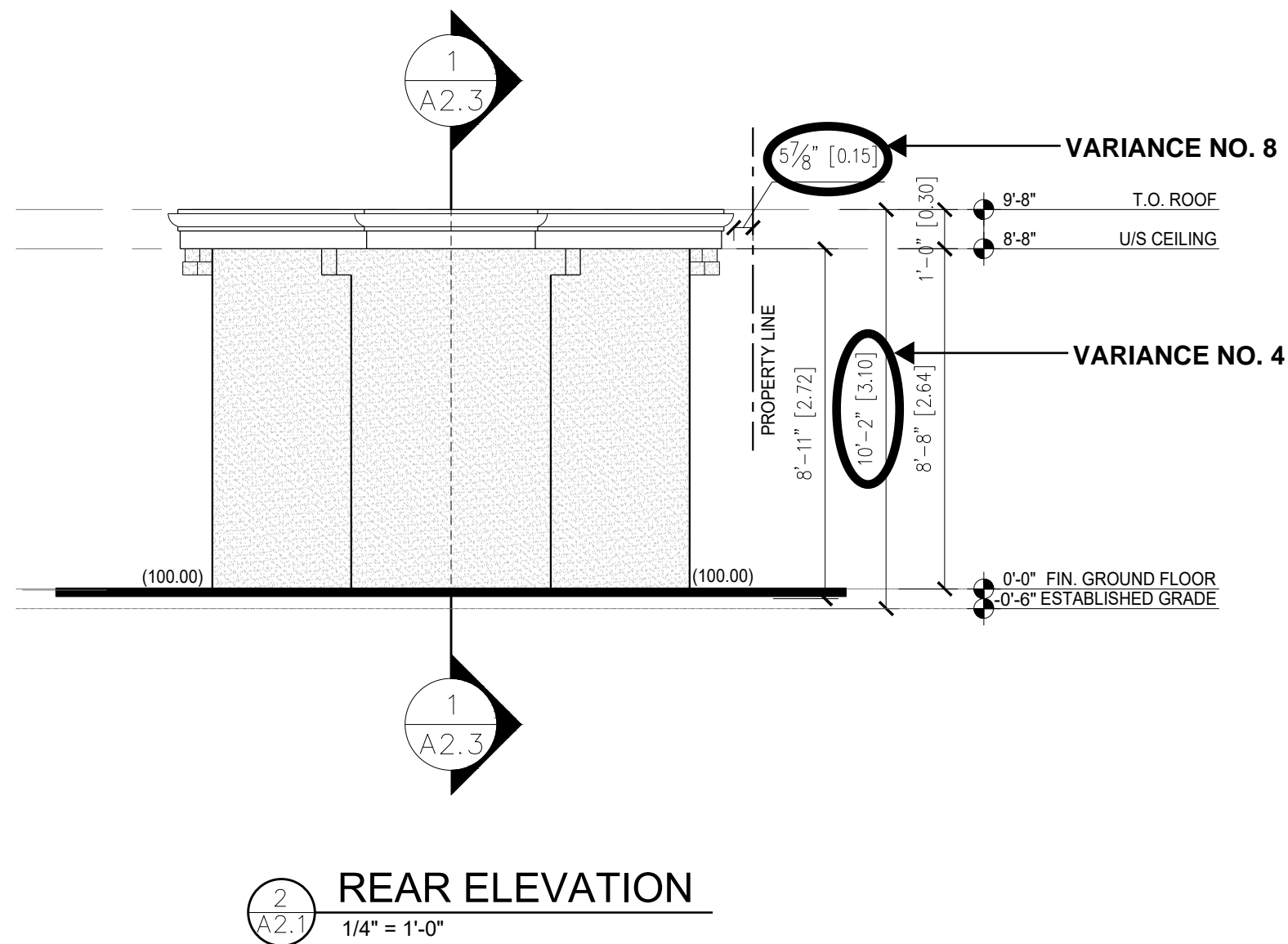
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SITE PLAN

APPROVED BY:	TS	A0.2
DATE:	SEPT. 2023	
SCALE:	1:750	
PROJECT No.		



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

STRUCTURAL SCHEDULE

BBFM S.B.	BEAM BY FLOOR MANUF SOLID BEARING	
WOOD STUD WALL FRAMING SCHEDULE		
TAG	DESCRIPTION	MAX WALL HT
WS1	2X4@16" OC	9'-10"
WS2	2-2X4@12" OC	10'-8"
WS3	2-2X4@12" OC	11'-5"
WS4	2X6@12" OC	-
WS5	2X6@16" OC	-
WS6	2-2X6@16" OC	-
WS7	2-2X6@12" OC	-
WS8	2X8@16" OC	-
WS9	2-2X8@12" OC	-

ALL WOOD STUDS TO BE SPF#2 CONTINUOUS FROM SILL TO TOP PLATE W WOOD GIRTS @ 3'-11" VERT; LOAD BEARING WALLS W 2-TOP PLATES

LVL SCHEDULE (2.0E GRADE)

TAG	# PLYS	DESCRIPTION
LVL1	1PLY	1-3/4"x7-3/4"
LVL2	2PLY	
LVL3	3PLY	
LVL4	4PLY	
LVL5	1PLY	1-3/4"x9-1/2"
LVL6	2PLY	
LVL7	3PLY	
LVL8	4PLY	
LVL9	1PLY	1-3/4"x11-7/8"
LVL10	2PLY	
LVL11	3PLY	
LVL12	4PLY	
LVL13	1PLY	1-3/4"x14"
LVL14	2PLY	
LVL15	3PLY	
LVL16	4PLY	

WOOD BEAM SCHEDULE (SPF#2 GRADE)

TAG	DESCRIPTION
WB1	2-2"x8"
WB2	2-2"x10"
WB3	2-2"x12"
WB4	3-2"x8"
WB5	3-2"x10"
WB6	3-2"x12"
WB7	

FLOOR JOIST SCHEDULE

TAG	DESCRIPTION
FJ1	11-7/8" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ2	9 1/2" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ3	2x8 @12" OC FLOOR JOISTS - SPF#2
FJ4	2x10 @16" OC FLOOR JOISTS - SPF#2
FJ5	
FJ6	

STEEL LINTEL SCHEDULE (G40.21 GRADE)

TAG	DESCRIPTION
L1	L 3-1/2"x 3-1/2"x 1/4"
L2	L 4"x 3-1/2"x 1/4"
L3	L 5"x 3-1/2"x 5/16"
L4	L 5"x 3-1/2"x 3/8"
L5	L 6"x 4"x 3/8"
L6	L 7"x 4"x 3/8"

STEEL COLUMN SCHEDULE (G40.21 GRADE)

TAG	DESCRIPTION
C1	3 1/2" Ø O.D. X 1/8" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLTS
C2	4" X 4" X 1/8" H.S.S. COLUMN W/ 5" X 5" X 1/2" TOP PLATE W/10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLT

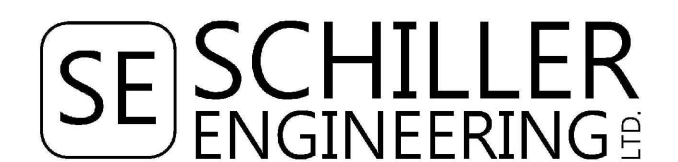
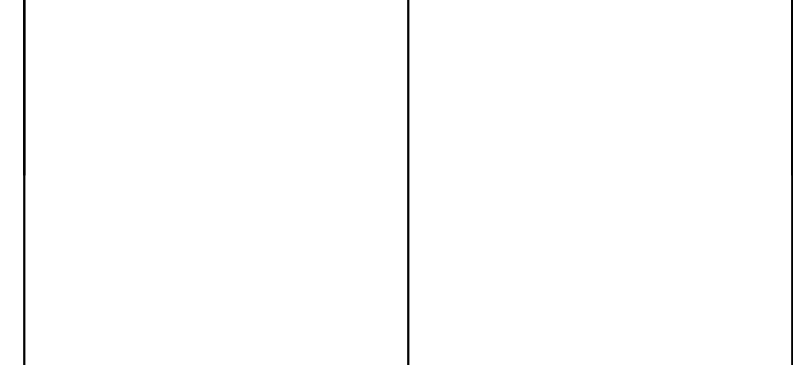
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No.	DATE:	REVISION
1	OCT. 29, 2021	ISSUED FOR CLIENT REVIEW
2	SEPT. 6, 2023	ISSUED FOR C OF A

SEALS



2157 ROYAL WINDSOR DRIVE, UNIT 4
MISSISSAUGA, ON L5J 1K5
PHONE: 905-822-1666
EMAIL: TRAVIS@SCHILLERENGINEERING.CA

CLIENT

PRIVATE RESIDENCE

PROJECT

89 ISERNIA CRESCENT,
WOODBRIDGE, ON.

PAGE

FRONT & REAR ELEVATION

APPROVED BY:	TS	A2.1
DATE:	SEPT. 2023	
SCALE:	1/4"=1'-0"	
PROJECT No.		

SCOPE OF WORK

PROPOSED CABANA

SITE STATISTICS

	METRIC	IMPERIAL
LOT AREA	759.67 S.M.	8177.02 S.F.
EX. MAIN FLOOR AREA	120.40 S.M.	1296.01 S.F.
EX. SECOND FLOOR AREA	151.63 S.M.	1632.13 S.F.
EX. GFA	272.03 S.M.	2928.14 S.F.
EX. GARAGE	42.75 S.M.	460.12 S.F.
EX. BASEMENT AREA	120.30 S.M.	1294.84 S.F.
EX. PORCH AREA	2.04 S.M.	21.91 S.F.
EX. REAR DECK AREA	32.67 S.M.	351.71 S.F.
EX. POOL AREA	68.28 S.M.	734.99 S.F.
EX. SHED 1 AREA	8.13 S.M.	87.50 S.F.
EX. SHED 2 AREA	5.95 S.M.	64.00 S.F.
NEW CABANA AREA	7.50 S.M.	80.74 S.F.
TOTAL COVERAGE	221.47 S.M.	2383.91 S.F.

ZONING INFORMATION		
ZONING	PROPOSED	
ZONE	RD3	
LOT AREA	324.00 S.M.	EX. TO REMAIN
FRONTAGE	12.00M	EX. TO REMAIN
FRONT YARD	4.50M	EX. TO REMAIN
SIDE YARD	1.20M	1.20M
SIDE YARD	1.20M	0.40M
REAR YARD	7.50M	0.32M
MAX HEIGHT	11.00M	EX. TO REMAIN

REAR YARD LANDSCAPE STATS 15.7%

VARIANCE NO. 3

	METRIC	IMPERIAL
REAR YARD AREA	427.83 S.M.	4605.10 S.F.
HARDSCAPE AREA	158.39 S.M.	1704.85 S.F.
EX. TURF AREA	96.74 S.M.	1041.26 S.F.
EX. POOL AREA	68.28 S.M.	734.99 S.F.
EX. REAR DECK AREA	32.67 S.M.	351.71 S.F.
EX. REAR STEP AREA	4.24 S.M.	45.69 S.F.
EX. SHED 1 AREA	8.13 S.M.	87.50 S.F.
EX. SHED 2 AREA	5.95 S.M.	64.00 S.F.
NEW CABANA AREA	7.50 S.M.	80.74 S.F.
EX. GRASS AREA	(15.7%) 45.93 S.M.	494.39 S.F.

REAR YARD SOFTSCAPE STATS CALCULATIONS

LOT AREA - 135 S.M. = 759.67 - 135 = 624.67 S.M.

624.67 X 0.6 = 374.80 S.M. MINIMUM SOFTSCAPE AREA

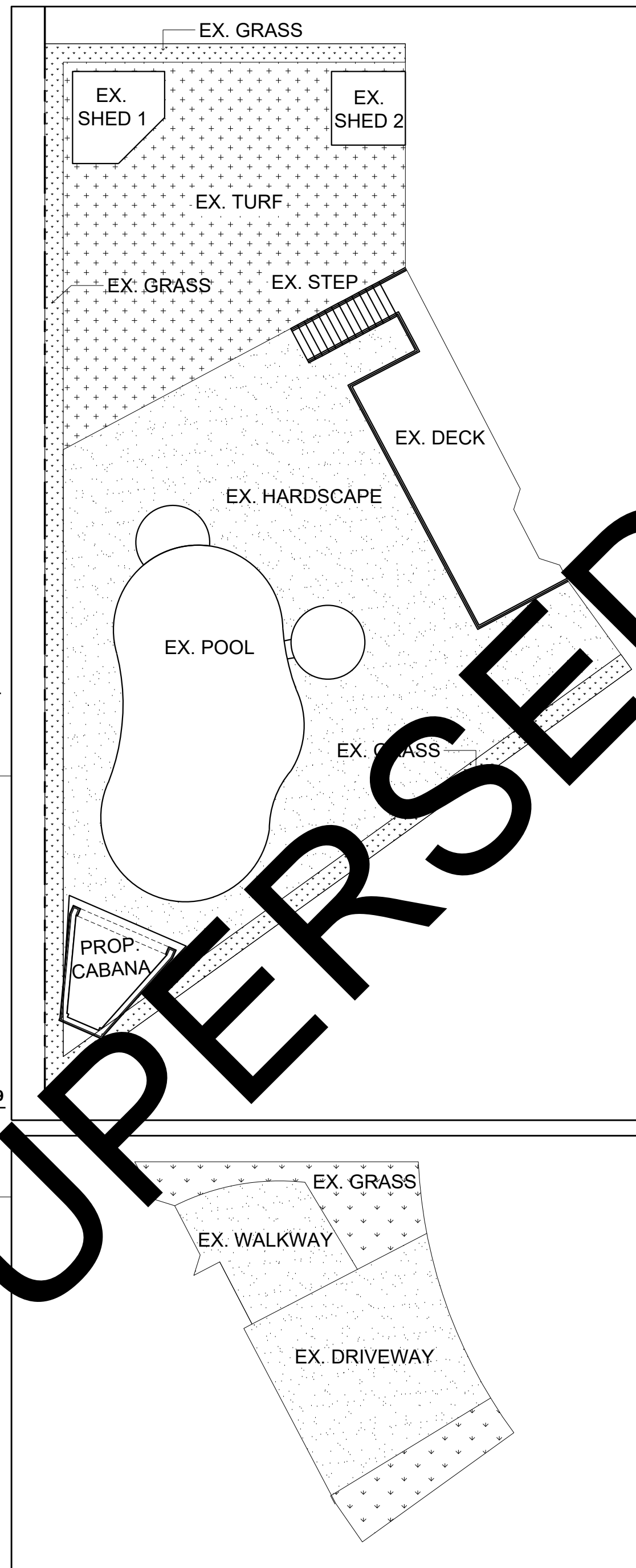
FRONT YARD LANDSCAPE STATS 59%

VARIANCE NO. 9

	METRIC	IMPERIAL
FRONT YARD AREA	80.00 S.M.	861.14 S.F.
EX. WALKWAY AREA	17.06 S.M.	183.66 S.F.
EX. DRIVEWAY AREA	37.94 S.M.	408.34 S.F.
EX. GRASS AREA	25.00 S.M.	269.14 S.F. (31.25%)

***COVERAGE CALCULATIONS**

	METRIC	IMPERIAL
LOT AREA	759.67 S.M.	8177.02 S.F.
HOUSE COVERAGE	165.19 S.M.	1778.05 S.F.
EX. PORCH AREA	2.04 S.M.	21.91 S.F.
EX. REAR DECK AREA	32.67 S.M.	351.71 S.F.
EX. SHED 1 AREA	8.13 S.M.	87.50 S.F.
EX. SHED 2 AREA	5.95 S.M.	64.00 S.F.
NEW CABANA AREA	7.50 S.M.	80.74 S.F.
TOTAL COVERAGE	221.47 S.M.	2383.91 S.F.



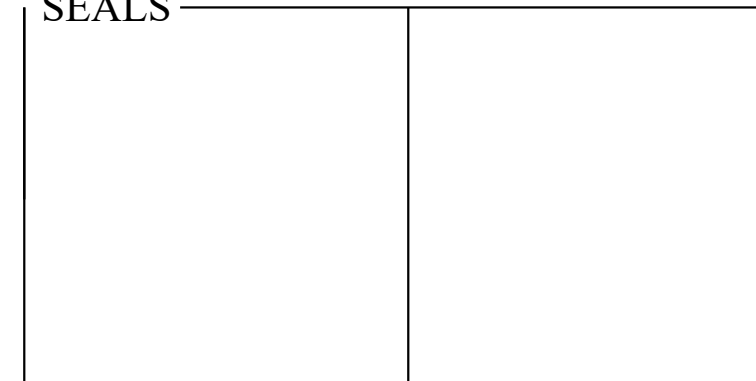
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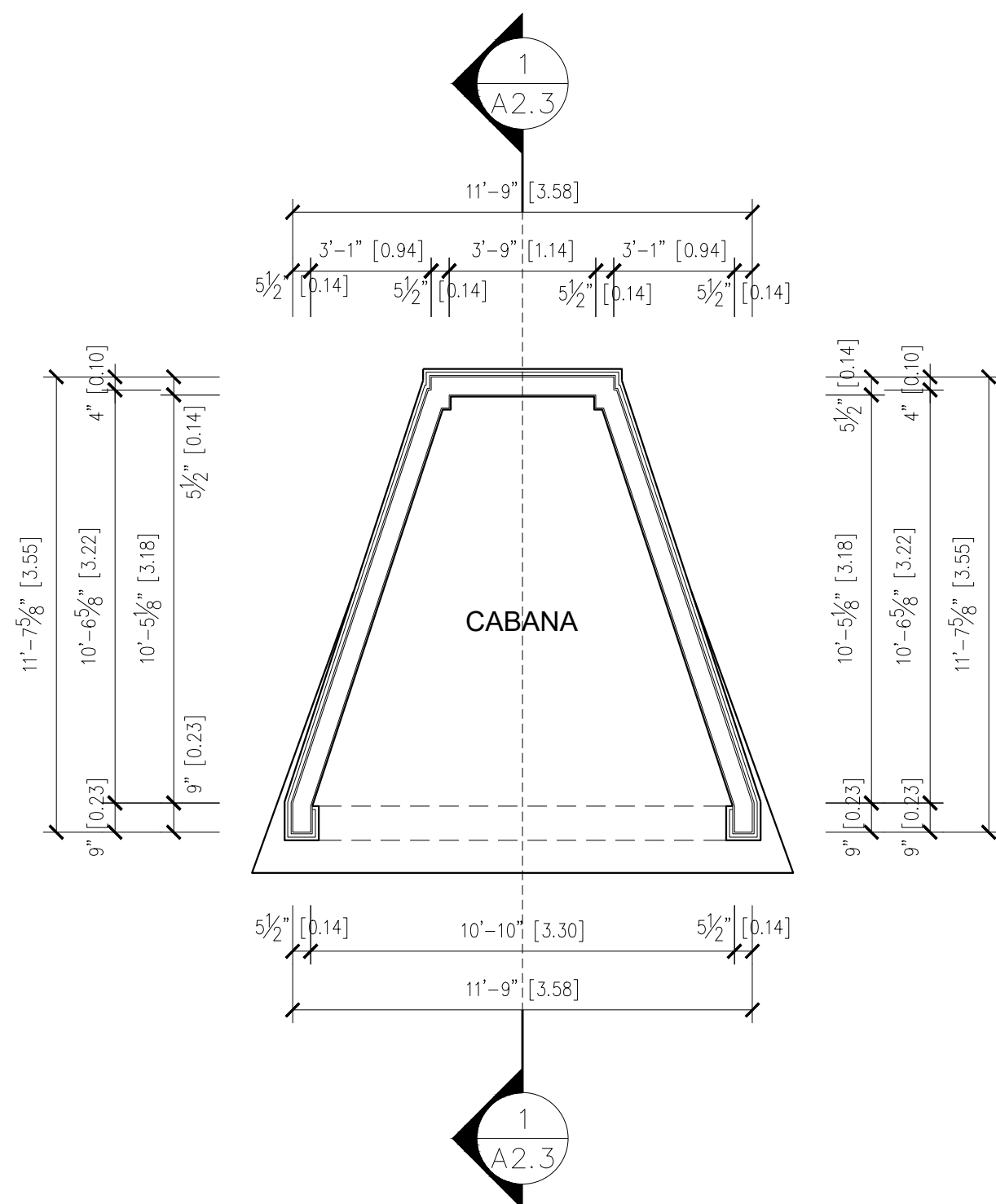
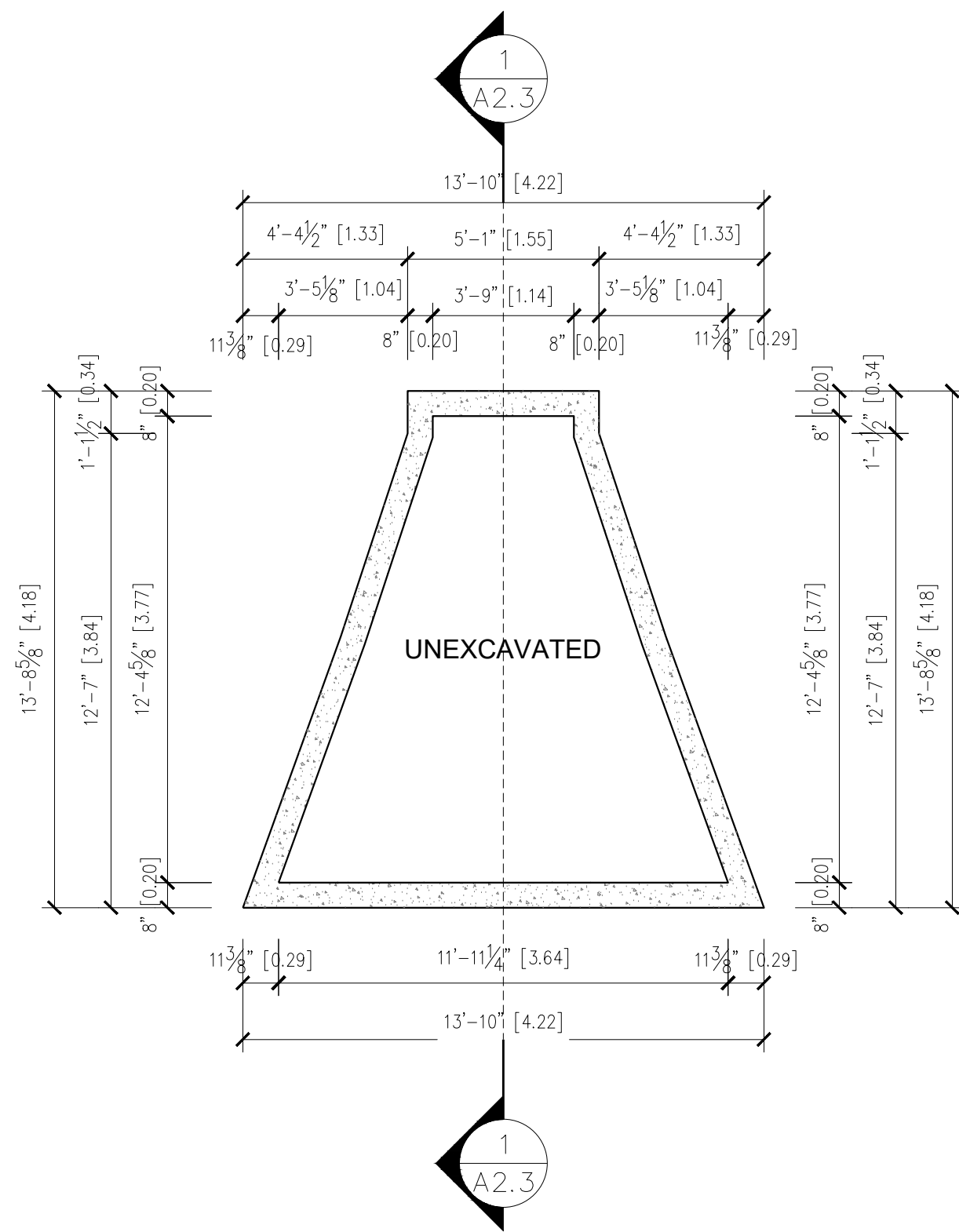
PROJECT

89 ISERNIA CRESCENT,
WOODBRIDGE, ON.

PAGE

SITE PLAN

APPROVED BY:	TS	A0.2
DATE:	SEPT. 2023	
SCALE:	1:750	
PROJECT No.		



STRUCTURAL SCHEDULE

BBFM S.B.	DESCRIPTION
BBFM	BEAM BY FLOOR MANUF
S.B.	SOLID BEARING

WOOD STUD WALL FRAMING SCHEDULE

TAG	DESCRIPTION	MAX WALL HT
WS1	2X4@16" OC	9'-10"
WS2	2-2X4@16" OC	10'-8"
WS3	2-2X4@12" OC	11'-5"
WS4	2X6@12" OC	-
WS5	2X6@16" OC	-
WS6	2-2X6@16" OC	-
WS7	2-2X6@12" OC	-
WS8	2X8@16" OC	-
WS9	2-2X8@12" OC	-

ALL WOOD STUDS TO BE SPF#2 CONTINUOUS FROM SILL TO TOP PLATE W WOOD GIRTS @ 3'-11" VERT; LOAD BEARING WALLS W 2- TOP PLATES

LVL SCHEDULE (2.0E GRADE)

TAG	# PLYS	DESCRIPTION
LVL1	1PLY	1-3/4"x7-1/4"
LVL2	2PLY	
LVL3	3PLY	
LVL4	4PLY	
LVL5	1PLY	1-3/4"x9-1/2"
LVL6	2PLY	
LVL7	3PLY	
LVL8	4PLY	
LVL9	1PLY	1-3/4"x11-7/8"
LVL10	2PLY	
LVL11	3PLY	
LVL12	4PLY	
LVL13	1PLY	1-3/4"x14"
LVL14	2PLY	
LVL15	3PLY	
LVL16	4PLY	

WOOD BEAM SCHEDULE (SPF#2 GRADE)

TAG	DESCRIPTION
WB1	2-2"x8"
WB2	2-2"x10"
WB3	2-2"x12"
WB4	3-2"x8"
WB5	3-2"x10"
WB6	3-2"x12"
WB7	

FLOOR JOIST SCHEDULE

TAG	DESCRIPTION
FJ1	11-7/8" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ2	9 1/2" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ3	2x8 @12" OC FLOOR JOISTS - SPF#2
FJ4	2x10 @16" OC FLOOR JOISTS - SPF#2
FJ5	
FJ6	

STEEL LINTEL SCHEDULE (G40.21 GRADE)

TAG	DESCRIPTION
L1	L 3-1/2"x 3-1/2"x 1/4"
L2	L 4"x 3-1/2"x 1/4"
L3	L 5"x 3-1/2"x 5/16"
L4	L 5"x 3-1/2"x 3/8"
L5	L 6"x 4"x 3/8"
L6	L 7"x 4"x 3/8"

STEEL COLUMN SCHEDULE (G40.21 GRADE)

TAG	DESCRIPTION
C1	3 1/2" Ø O.D. X 1/8" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLTS
C2	4" X 4" X 1/8" H.S.S. COLUMN W/ 5" X 5" X 1/2" TOP PLATE W/10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLT

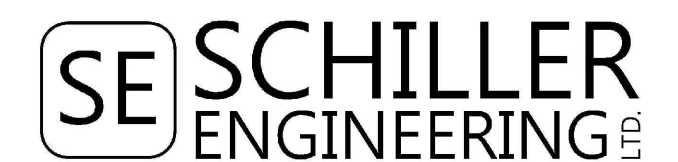
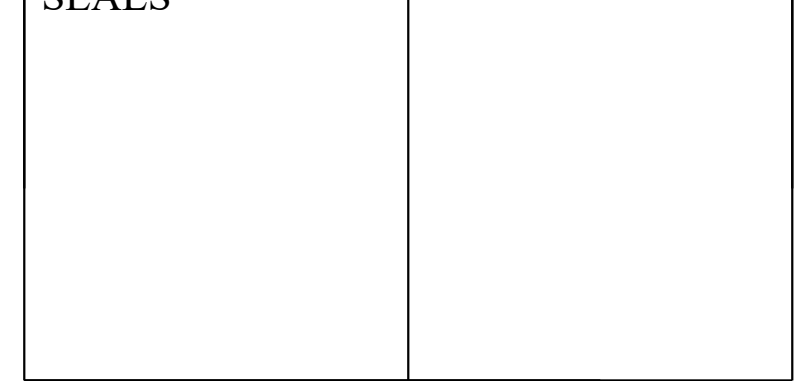
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PHONE: 905-822-1666
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CLIENT

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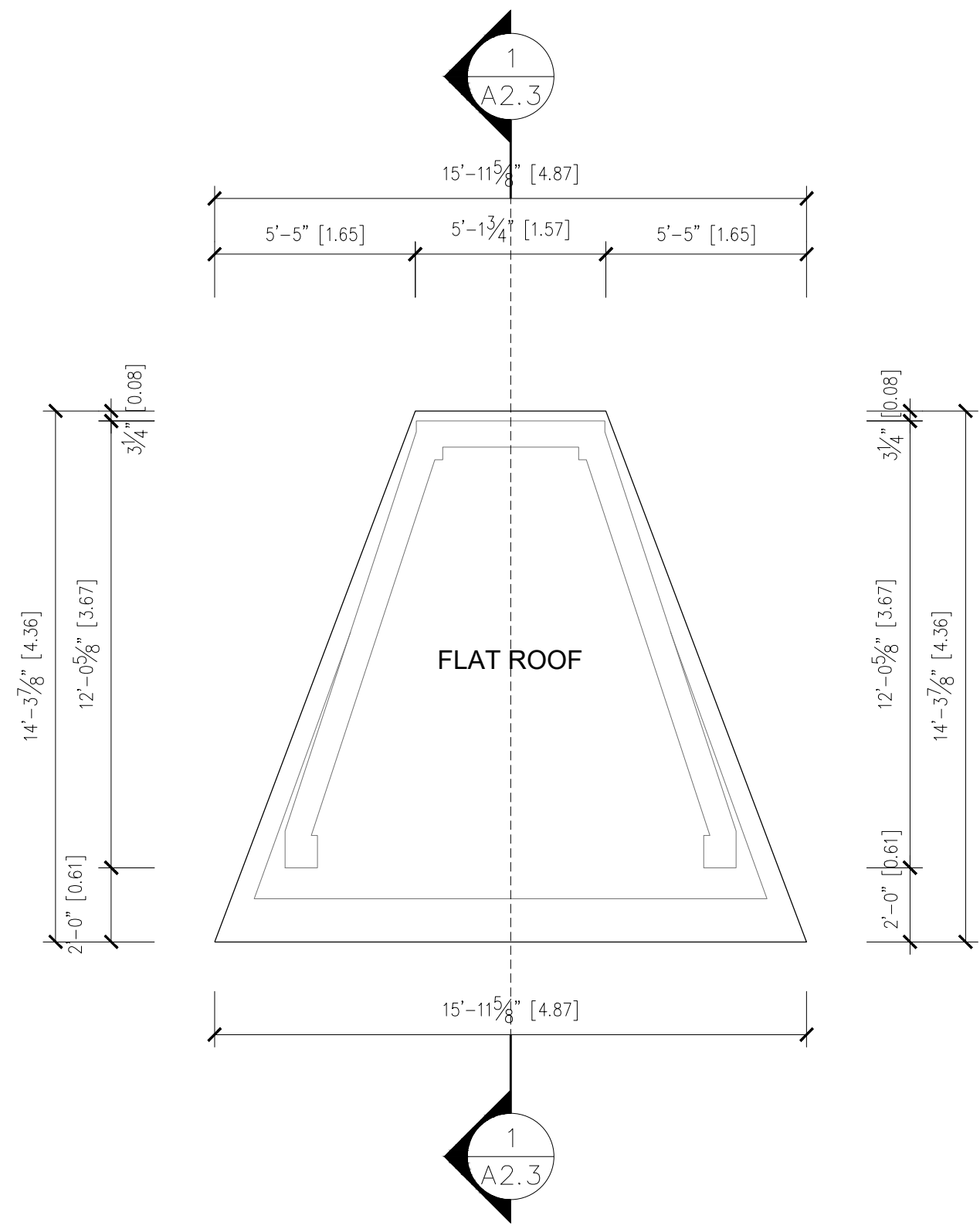
PROJECT

89 ISERNIA CRESCENT,
WOODBRIDGE, ON.

PAGE

FOUNDATION PLAN &
GROUND FLOOR PLAN

APPROVED BY:	TS	A1.1
DATE:	SEPT. 2023	
SCALE:	1/4"=1'-0"	
PROJECT No.		



STRUCTURAL SCHEDULE

BBFM S.B.	BEAM BY FLOOR MANUF SOLID BEARING	
WOOD STUD WALL FRAMING SCHEDULE		
TAG	DESCRIPTION	MAX WALL HT
WS1	2X4@16" OC	9'-10"
WS2	2-2X4@16" OC	10'-8"
WS3	2-2X4@12" OC	11'-5"
WS4	2X6@16" OC	-
WS5	2X6@16" OC	-
WS6	2-2X6@16" OC	-
WS7	2-2X6@12" OC	-
WS8	2X8@16" OC	-
WS9	2-2X8@12" OC	-

ALL WOOD STUDS TO BE SPF#2 CONTINUOUS FROM SILL TO TOP PLATE W WOOD GIRTS @ 3'-11" VERT; LOAD BEARING WALLS W 2-TOP PLATES

LVL SCHEDULE (2.0E GRADE)

TAG	# PLYS	DESCRIPTION
LVL1	1PLY	1-3/4"x7-1/4"
LVL2	2PLY	
LVL3	3PLY	
LVL4	4PLY	
LVL5	1PLY	1-3/4"x9-1/2"
LVL6	2PLY	
LVL7	3PLY	
LVL8	4PLY	
LVL9	1PLY	1-3/4"x11-7/8"
LVL10	2PLY	
LVL11	3PLY	
LVL12	4PLY	
LVL13	1PLY	1-3/4"x14"
LVL14	2PLY	
LVL15	3PLY	
LVL16	4PLY	

WOOD BEAM SCHEDULE (SPF#2 GRADE)

TAG	DESCRIPTION
WB1	2-2"x8"
WB2	2-2"x10"
WB3	2-2"x12"
WB4	3-2"x8"
WB5	3-2"x10"
WB6	3-2"x12"
WB7	

FLOOR JOIST SCHEDULE

TAG	DESCRIPTION
FJ1	11-7/8" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ2	9 1/2" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ3	2x8 @12" OC FLOOR JOISTS - SPF#2
FJ4	2x10 @16" OC FLOOR JOISTS - SPF#2
FJ5	
FJ6	

STEEL LINTEL SCHEDULE (G40.21 GRADE)

TAG	DESCRIPTION
L1	L 3-1/2"x 3-1/2"x 1/4"
L2	L 4"x 3-1/2"x 1/4"
L3	L 5"x 3-1/2"x 5/16"
L4	L 5"x 3-1/2"x 3/8"
L5	L 6"x 4"x 3/8"
L6	L 7"x 4"x 3/8"

STEEL COLUMN SCHEDULE (G40.21 GRADE)

TAG	DESCRIPTION
C1	3 1/2" Ø O.D. X 1/8" H.S.S. COLUMN W/ 4" X 4" X 1/4" TOP PLATE W/ 10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLTS
C2	4" X 4" X 1/8" H.S.S. COLUMN W/ 5" X 5" X 1/4" TOP PLATE W/ 10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLT

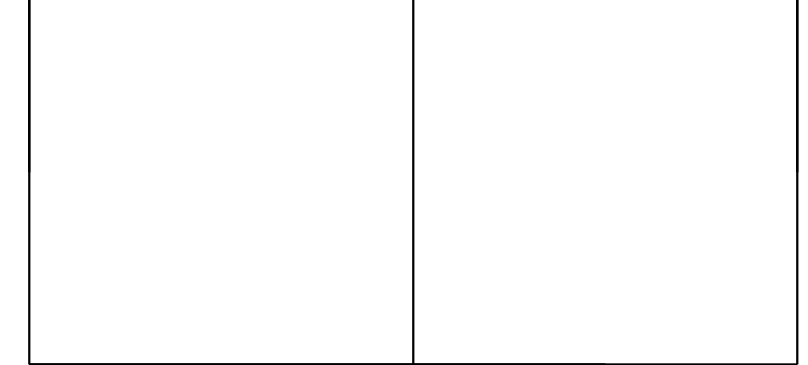
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SEALS



SE SCHILLER ENGINEERING
 2157 ROYAL WINDSOR DRIVE, UNIT 4
 MISSISSAUGA, ON L5J 1K5
 PHONE: 905-822-1666
 EMAIL: TRAVIS@SCHILLERENGINEERING.CA

CLIENT

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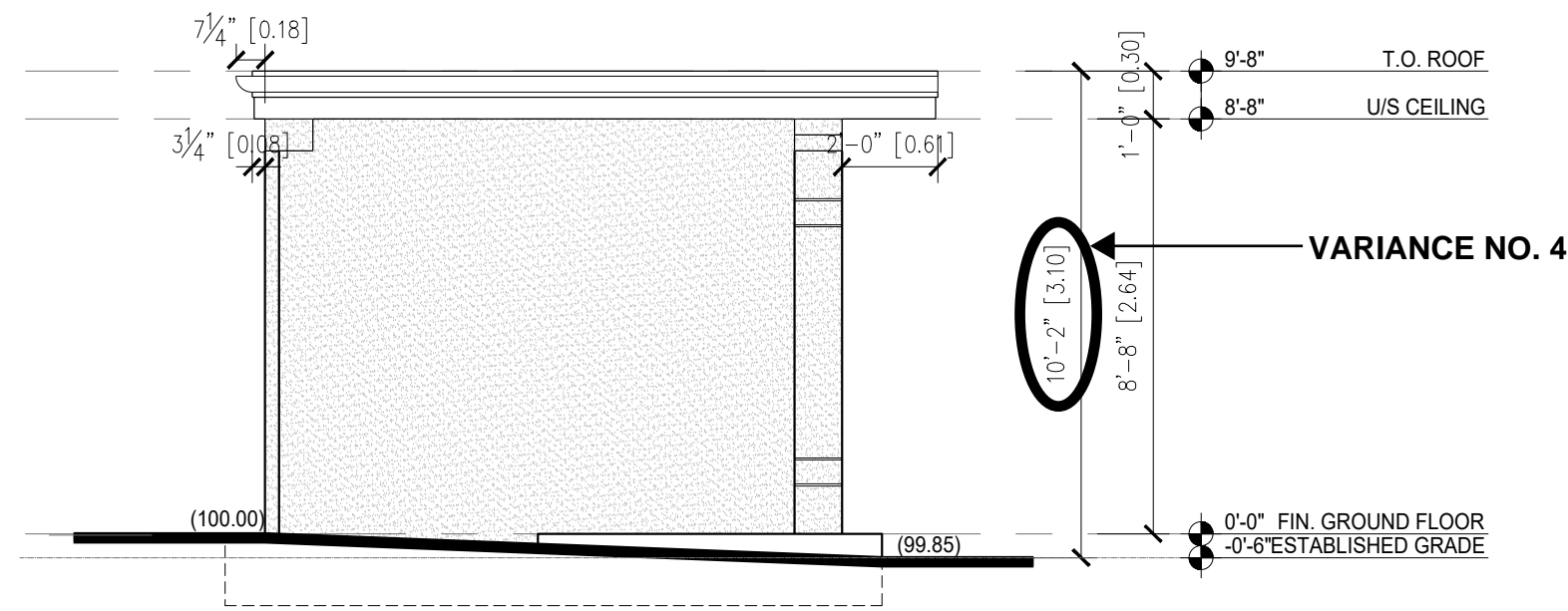
PROJECT

89 ISERNIA CRESCENT,
WOODBRIDGE, ON.

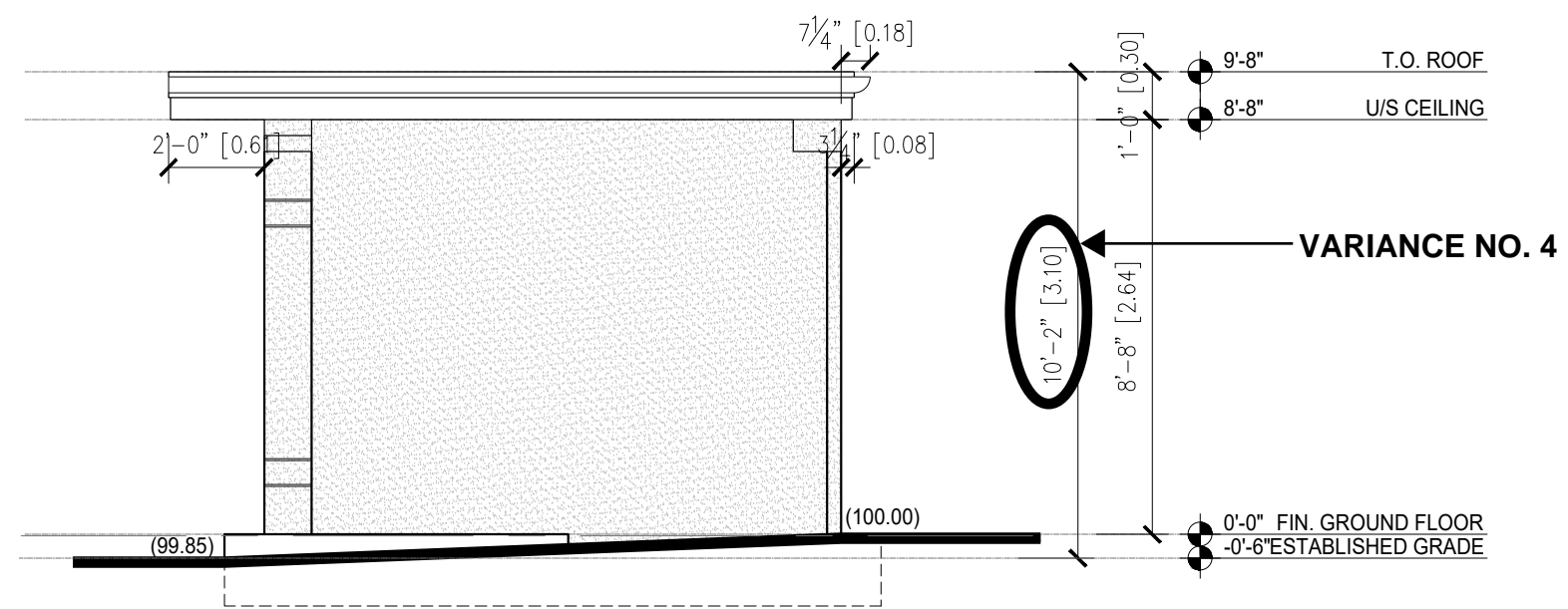
PAGE

ROOF PLAN

APPROVED BY:	TS	A1.2
DATE:	SEPT. 2023	
SCALE:	1/4"=1'-0"	
PROJECT No.		



1 SIDE ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"

STRUCTURAL SCHEDULE

BBFM S.B.	BEAM BY FLOOR MANUF SOLID BEARING	
WOOD STUD WALL FRAMING SCHEDULE		
TAG	DESCRIPTION	MAX WALL HT
WS1	2X4@16" OC	9'-10"
WS2	2-2X4@16" OC	10'-8"
WS3	2-2X4@12" OC	11'-5"
WS4	2X6@12" OC	-
WS5	2X6@16" OC	-
WS6	2-2X6@16" OC	-
WS7	2-2X6@12" OC	-
WS8	2X8@16" OC	-
WS9	2-2X8@12" OC	-

ALL WOOD STUDS TO BE SPF#2 CONTINUOUS FROM SILL TO TOP PLATE W WOOD GIRTS @ 3'-11" VERT; LOAD BEARING WALLS W 2-TOP PLATES

LVL SCHEDULE (2.0E GRADE)

TAG	# PLYS	DESCRIPTION
LVL1	1PLY	1-3/4"x7-3/4"
LVL2	2PLY	
LVL3	3PLY	
LVL4	4PLY	
LVL5	1PLY	1-3/4"x9-1/2"
LVL6	2PLY	
LVL7	3PLY	
LVL8	4PLY	
LVL9	1PLY	1-3/4"x11-7/8"
LVL10	2PLY	
LVL11	3PLY	
LVL12	4PLY	
LVL13	1PLY	1-3/4"x14"
LVL14	2PLY	
LVL15	3PLY	
LVL16	4PLY	

WOOD BEAM SCHEDULE (SPF#2 GRADE)

TAG	DESCRIPTION
WB1	2-2"x8"
WB2	2-2"x10"
WB3	2-2"x12"
WB4	3-2"x8"
WB5	3-2"x10"
WB6	3-2"x12"
WB7	

FLOOR JOIST SCHEDULE

TAG	DESCRIPTION
FJ1	11-7/8" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ2	9 1/2" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ3	2x8 @12" OC FLOOR JOISTS - SPF#2
FJ4	2x10 @16" OC FLOOR JOISTS - SPF#2
FJ5	
FJ6	

STEEL LINTEL SCHEDULE (G40.21 GRADE)

TAG	DESCRIPTION
L1	L 3-1/2"x 3-1/2"x 1/4"
L2	L 4"x 3-1/2"x 1/4"
L3	L 5"x 3-1/2"x 5/16"
L4	L 5"x 3-1/2"x 3/8"
L5	L 6"x 4"x 3/8"
L6	L 7"x 4"x 3/8"

STEEL COLUMN SCHEDULE (G40.21 GRADE)

TAG	DESCRIPTION
C1	3 1/2" Ø O.D. X 1/8" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/ 10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLTS
C2	4" X 4" X 1/8" H.S.S. COLUMN W/ 5" X 5" X 1/2" TOP PLATE W/ 10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLT

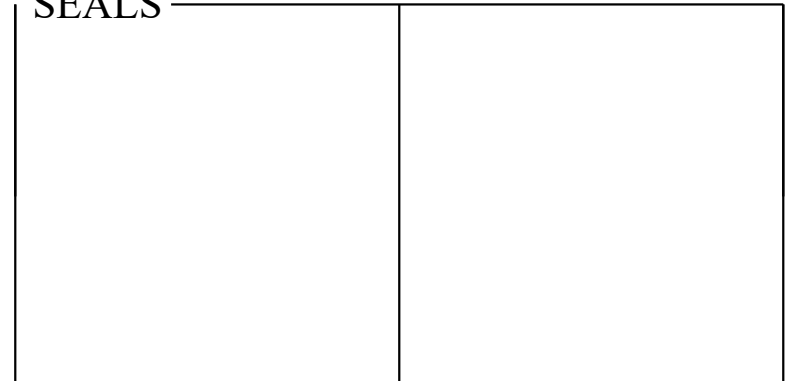
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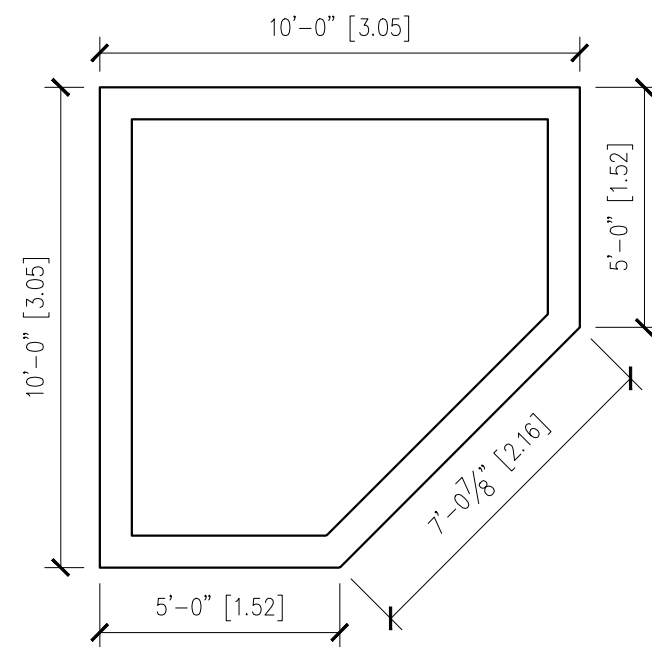
PROJECT

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WOODBRIDGE, ON.

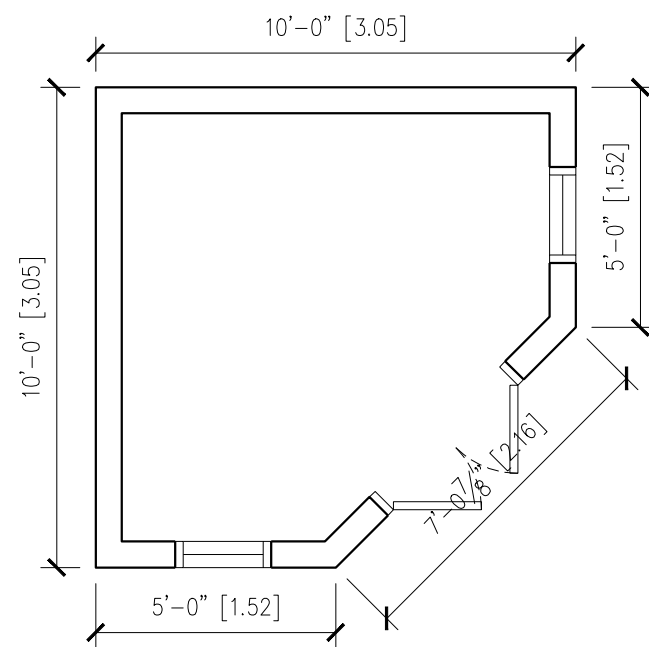
PAGE

SIDE ELEVATION

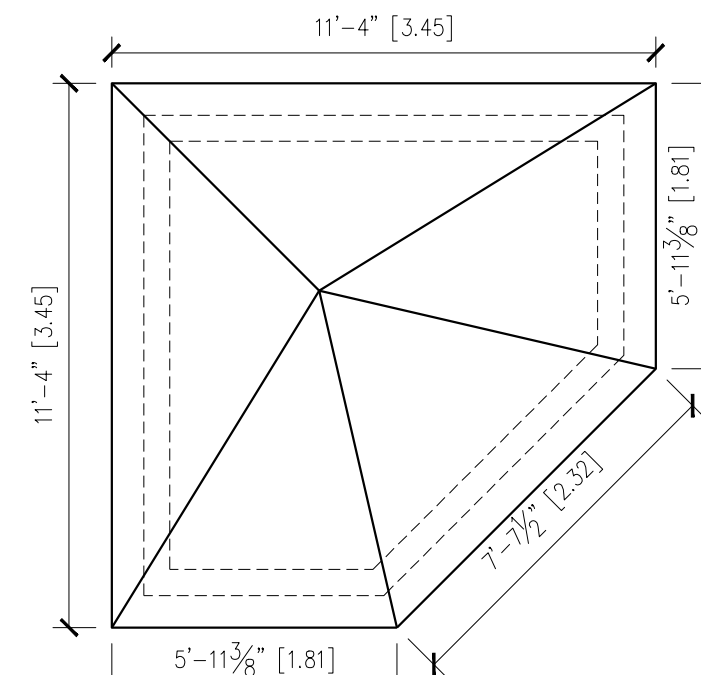
APPROVED BY:	TS	A2.2
DATE:	SEPT. 2023	
SCALE:	1/4"=1'-0"	
PROJECT No.		



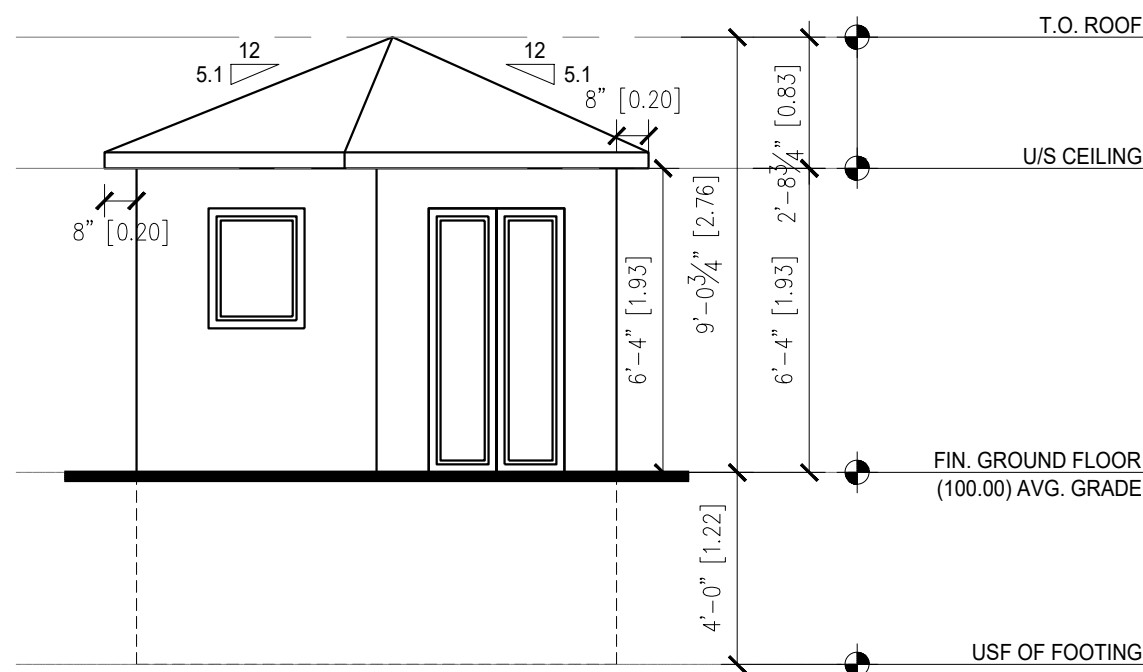
FOUNDATION PLAN



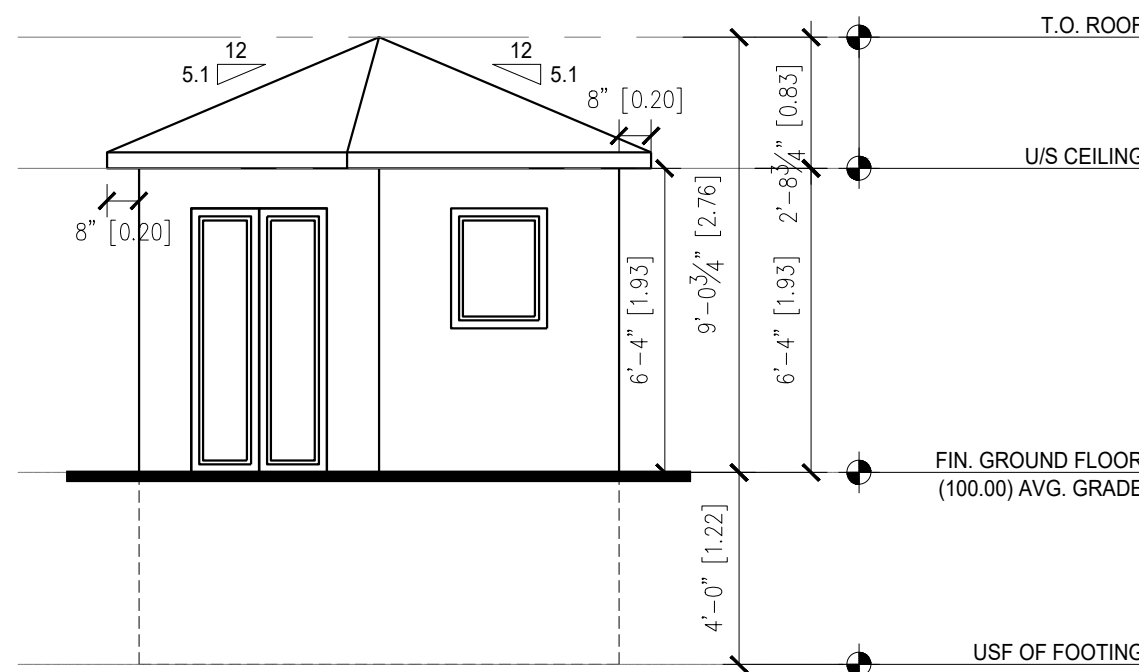
MAIN FLOOR PLAN



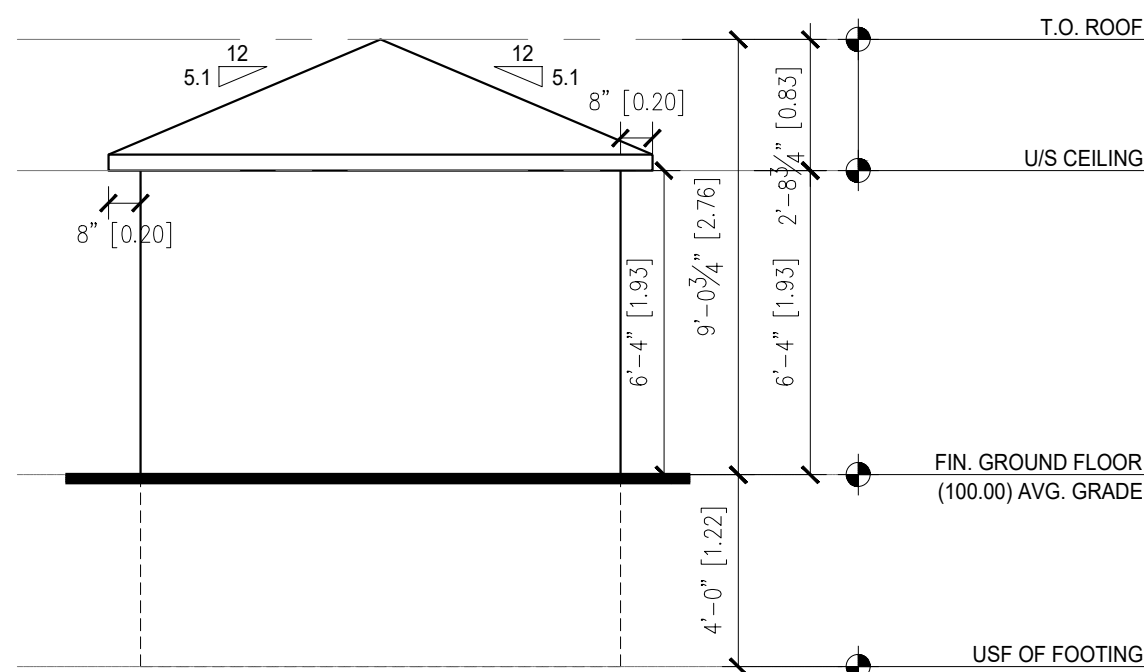
ROOF PLAN



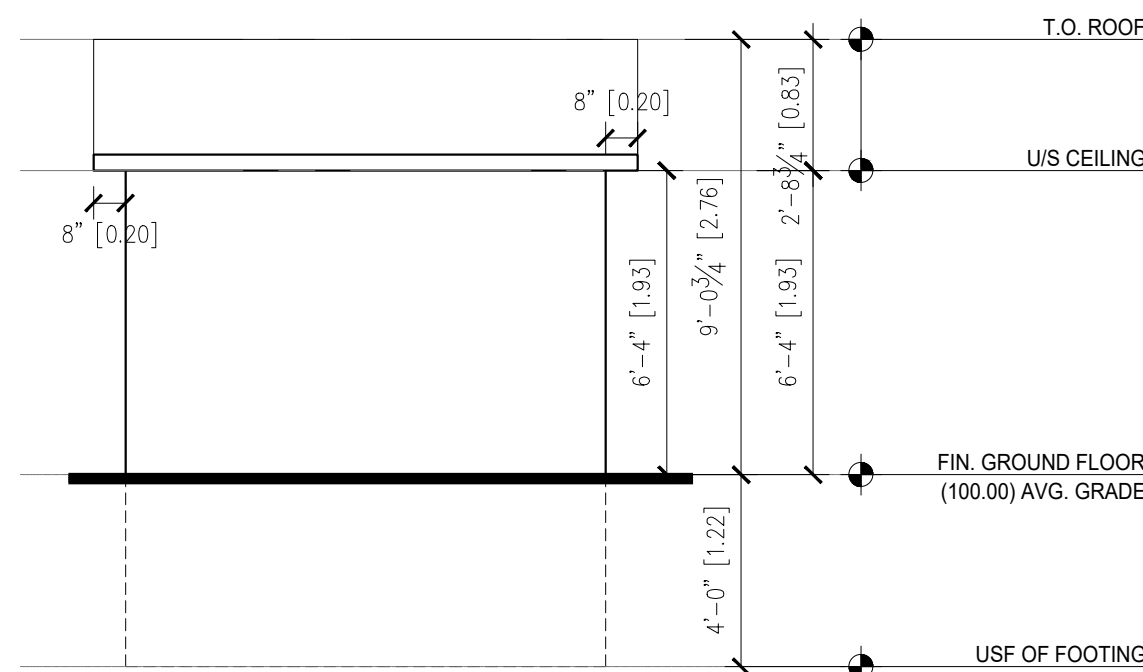
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

NOTES

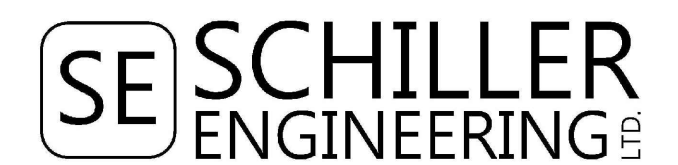
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DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DATE:	REVISION
1	OCT. 29, 2021	ISSUED FOR CLIENT REVIEW
2	SEPT. 6, 2023	ISSUED FOR C OF A

SEALS

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2157 ROYAL WINDSOR DRIVE, UNIT 4
 MISSISSAUGA, ON L5J 1K5
 PHONE: 905-822-1666
 EMAIL: TRAVIS@SCHILLERENGINEERING.CA

CLIENT

PRIVATE RESIDENCE

PROJECT

89 ISERNIA CRESCENT,
 WOODBRIDGE, ON.

PAGE

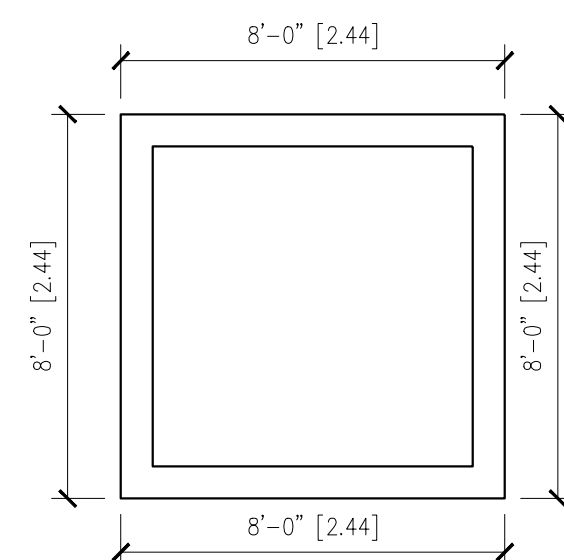
EX SHED 1

APPROVED BY:	TS	A2.3
DATE:	SEPT. 2023	
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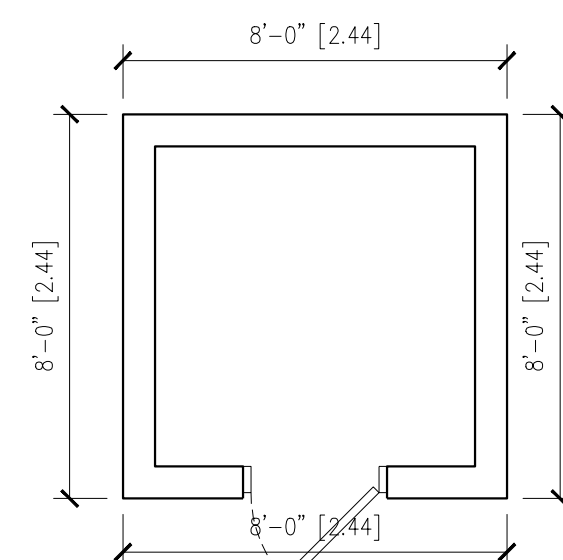
NOTES

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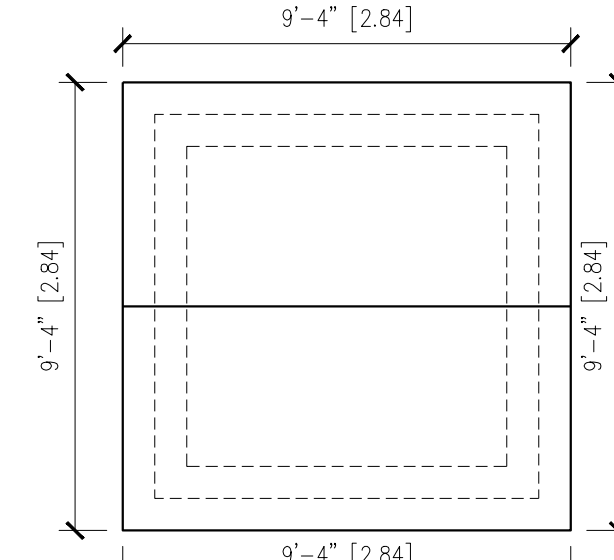
DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.



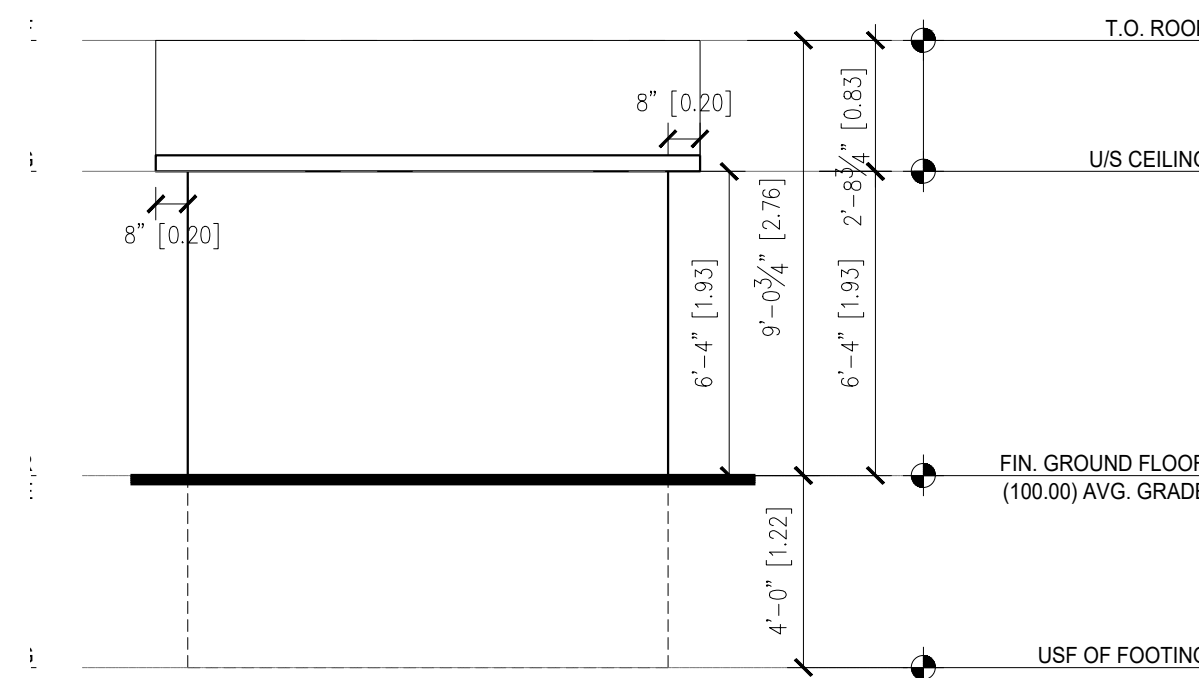
FOUNDATION PLAN



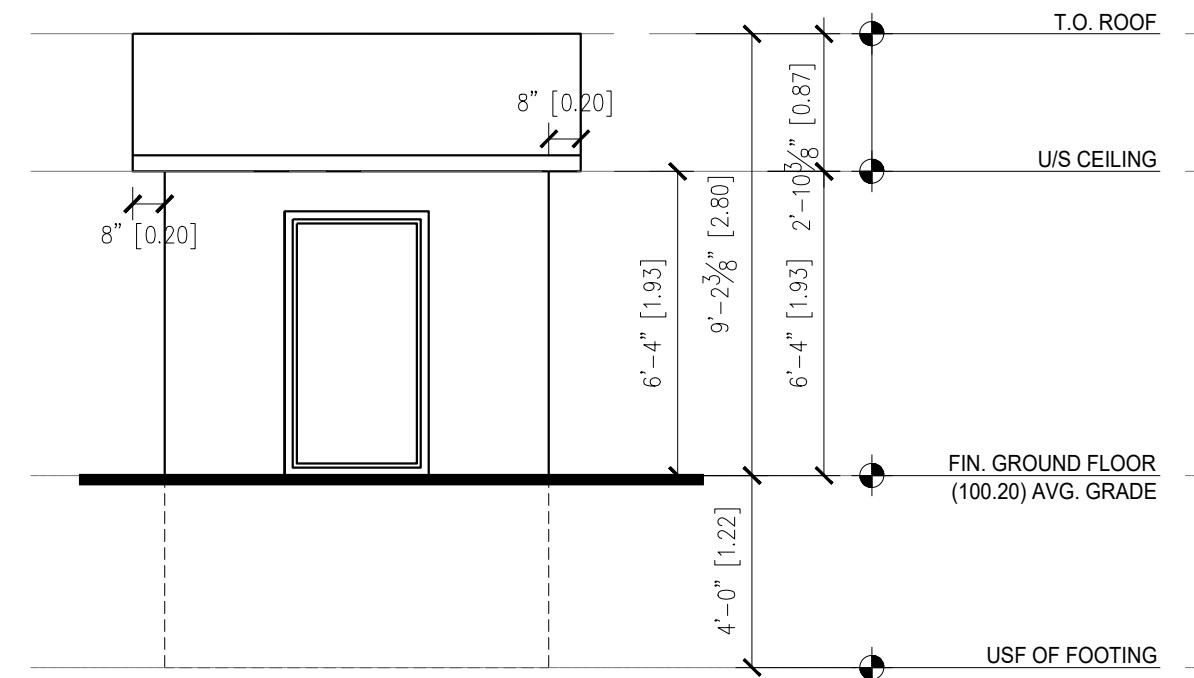
MAIN FLOOR PLAN



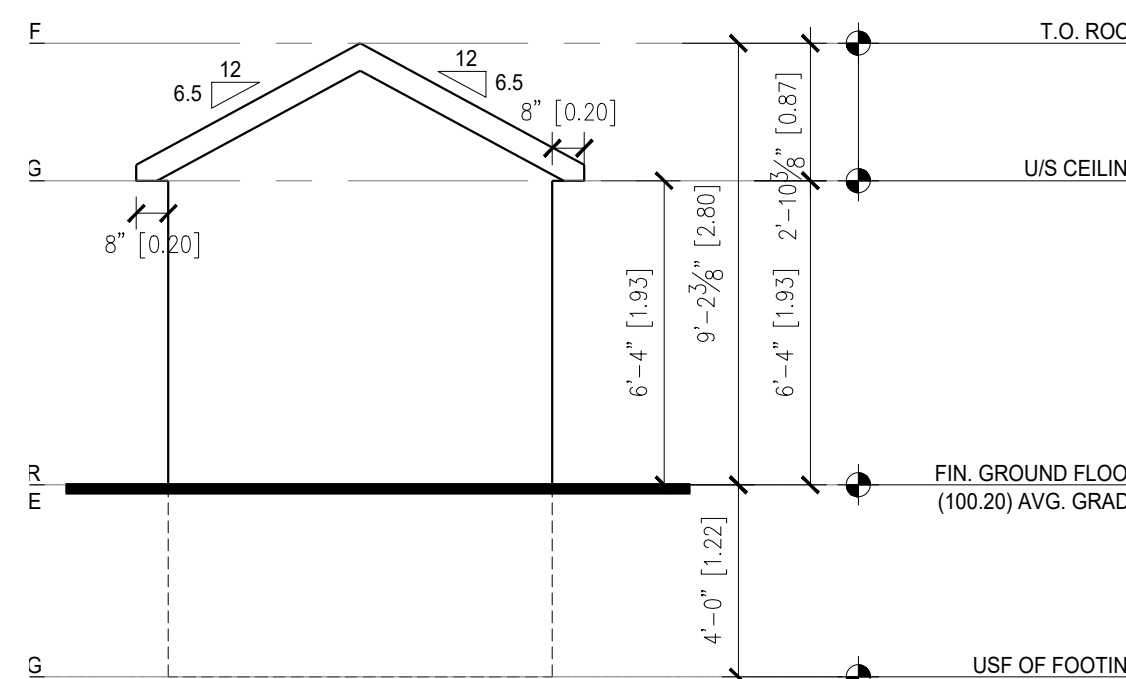
ROOF PLAN



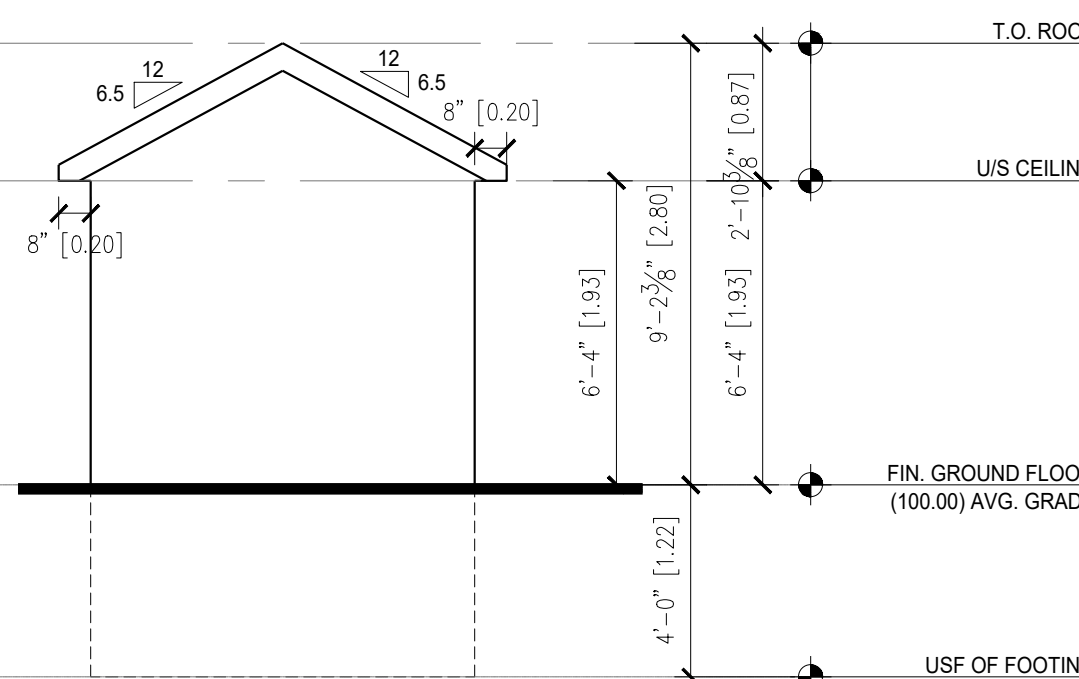
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

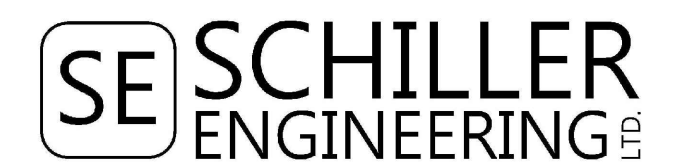


WEST ELEVATION

No.	DATE:	REVISION
1	OCT. 29, 2021	ISSUED FOR CLIENT REVIEW
2	SEPT. 6, 2023	ISSUED FOR C OF A

SEALS

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2157 ROYAL WINDSOR DRIVE, UNIT 4
 MISSISSAUGA, ON L5J 1K5
 PHONE: 905-822-1666
 EMAIL: TRAVIS@SCHILLERENGINEERING.CA

CLIENT

PRIVATE RESIDENCE

PROJECT

89 ISERNIA CRESCENT,
 WOODBRIDGE, ON.

PAGE

EX SHED 2

APPROVED BY:	TS	A2.3
DATE:	SEPT. 2023	
SCALE:	1/4"=1'-0"	
PROJECT No.		

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 type="checkbox"/>	General Comments
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"/>	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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

Date: August 30th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A009-23**

Related Files:

Applicant Nicolino & Angela Oppedisano

Location 89 Isernia Crescent



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:

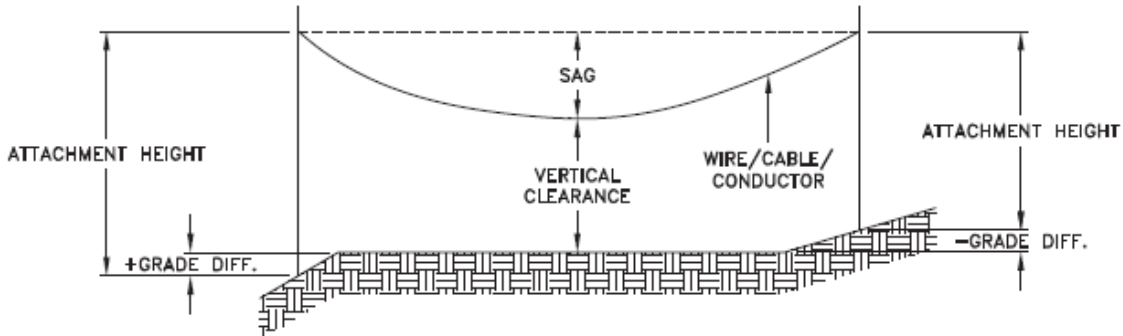
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

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



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

NOTES:

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

CONVERSION TABLE

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

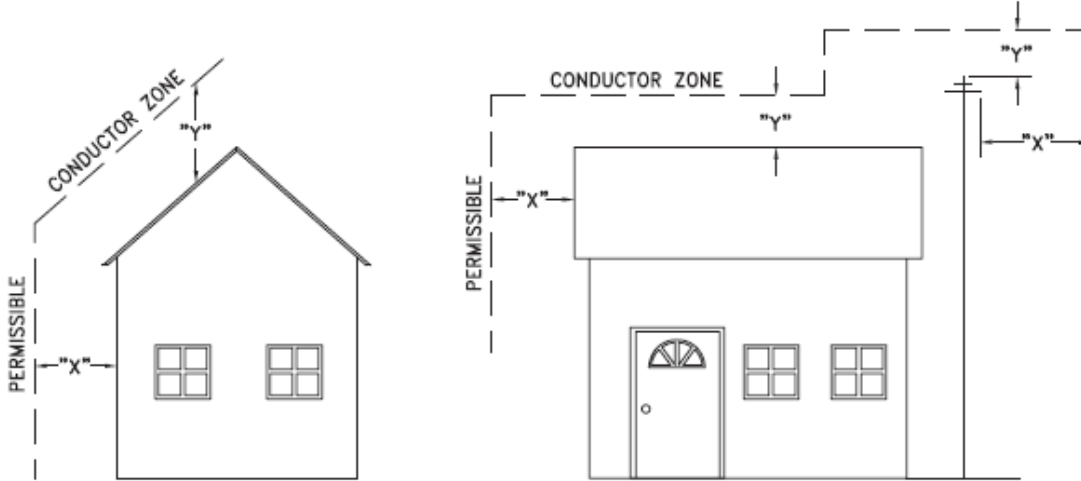
REFERENCES

SAGS AND TENSIONS | SECTION 02

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

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

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



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

NOTES

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

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

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

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

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment

From: Sarah Scauzillo, Building Standards Department

Date: October 2, 2023

Applicant: Nicolino & Angela Oppedisano

Location: 89 Isernia Crescent
PLAN 65M4138 Lot 41

File No.(s): A009/23

Zoning Classification:

The subject lands are zoned R3(EN) Third Density Residential Zone, Established Neighbourhood and subject to the provisions of Exception 14.918 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	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. [Section 4.1.2.b]	To permit a residential accessory structure (Cabana) with a height greater than 2.8 metres to be located a minimum of 0.47 metres from the rear line.
2	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. [Section 4.1.2.b]	To permit a residential accessory structure (Cabana) with a height greater than 2.8 metres to be located a minimum of 0.33 metres from the interior side lot line.
3	Any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape. [Section 4.19.1.1]	To permit a minimum rear yard soft landscaping of 48.72% (142.67m ²) for the portion of the yard exceeding 135m ² .
4	The maximum height of a residential accessory structure shall be 3.0 metres. [Section 4.1.4.1]	To permit a residential accessory structure (Cabana) with a maximum height of 3.10 metres.
5	A minimum interior side yard setback of 1.2 metres for the residential accessory structure (Shed 2) is required. [Section 4.1.2.2.a]	To permit a minimum interior side yard setback of 0.91 metres to the residential accessory structure (Shed 2).
6	A minimum interior side yard setback of 1.2 metres for the residential accessory structure (Shed 1) is required. [Section 4.1.2.2.a]	To permit a minimum interior side yard setback of 0.91 metres to the residential accessory structure (Shed 1).
7	A minimum distance of 0.6 metres shall be required from any permitted encroachment to the nearest lot line. [Section 4.13. 3]	To permit a minimum distance of 0.29 metres from the eaves and gutters of the residential accessory structure (Cabana) to the rear lot.
8	A minimum distance of 0.6 metres shall be required from any permitted encroachment to the nearest lot line. [Section 4.13. 3]	To permit a minimum distance of 0.15 metres from the eaves and gutters of the residential accessory structure (Cabana) to the interior side lot.
9	Where a lot frontage is 12.0 metres or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscape. [Section 4.19.1.2.b]	To permit a minimum front yard landscape of 50% of which 59% shall be soft landscape.

Staff Comments:

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

Conditions of Approval:

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

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: October 11, 2023
Name of Owners: Nicolino & Angela Oppedisano
Location: 89 Isernia Crescent
File No.(s): A009/23

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

1. To permit a residential accessory structure (Cabana) with a height greater than 2.8 metres to be located a minimum of 0.47 metres from the rear lot line.
2. To permit a residential accessory structure (Cabana) with a height greater than 2.8 metres to be located a minimum of 0.33 metres from the interior side lot line.
3. To permit a minimum rear yard soft landscaping of 48.72% (142.67m²) for the portion of the yard exceeding 135 m².
4. To permit a residential accessory structure (Cabana) with a maximum height of 3.10 metres.
5. To permit a minimum interior side yard setback of 0.91 metres to the residential accessory structure (Shed 2).
6. To permit a minimum interior side yard setback of 0.91 metres to the residential accessory structure (Shed 1).
7. To permit a minimum distance of 0.29 metres from the eaves and gutters of the residential accessory structure (Cabana) to the rear lot line.
8. To permit a minimum distance of 0.15 metres from the eaves and gutters of the residential accessory structure (Cabana) to the interior side lot line.
9. To permit a minimum front yard landscape of 50% of which 59% shall be soft landscape.

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

1. 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.
2. 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.
3. Any portion of a yard in excess of 135.0 m² shall be comprised of a minimum 60% soft landscape.
4. The maximum height of a residential accessory structure shall be 3.0 metres.
5. A minimum interior side yard setback of 1.2 metres for the residential accessory structure (Shed 2) is required.
6. A minimum interior side yard setback of 1.2 metres for the residential accessory structure (Shed 1) is required.
7. A minimum distance of 0.6 metres shall be required from any permitted encroachment to the nearest lot line.
8. A minimum distance of 0.6 metres shall be required from any permitted encroachment to the nearest lot line.
9. Where a lot frontage is 12.0 metres or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscape.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the existing accessory structures (cabana and two (2) sheds), existing front yard landscaping, and proposed rear yard landscaping with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 2 to permit a residential accessory structure (cabana) with a height greater than 2.8 metres to be located a minimum of 0.47 metres from the rear line and to be located a minimum of

0.33 metres from the interior side lot line. The cabana will be screened from the street by the existing privacy fence. The proposed encroachment into the rear yard setback (Variance 1) and the interior side yard setback (Variance 2) provides sufficient space to accommodate access and maintenance. The modest footprint of the cabana results in walls of modest length and thus mass facing the south interior side and rear lot lines. No significant massing impacts are anticipated. As such, the proposed cabana is not anticipated to pose any adverse use impacts to the abutting properties.

The Development Planning Department has no objections with Variance 4 to permit a maximum cabana height of 3.10 metres, which is 0.1 m in excess of the required maximum height in the Zoning By-law. The cabana has a flat roof design with the requested relief measured between the established grade to the top of the roof. The proposed increase in height is negligible from a visual perspective and is considered to be minor in nature. As such, the 0.1 m increase in height in combination with the reduced interior side yard setbacks (Variances 1 & 2) for the Cabana are not anticipated to pose adverse use, massing, or privacy impacts to the neighbouring properties.

Variance 3 is to permit a minimum rear yard soft landscape of 48.72% (142.67 m²) for the portion of the yard exceeding 135 m² and Development Planning Staff have no objection to the proposed reduction in rear yard soft landscaping. The Owners have revised their application to provide additional rear yard soft landscaping upon recommendations from the Development Planning Department. The proposed reduction in soft landscaping is minor in nature and will maintain an appropriate permeable area to facilitate drainage, reduce urban heat island effects, and facilitate the establishment of vegetation. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained.

The Development Planning Department has no objection to Variances 5 and 6 to permit a minimum interior side yard setback of 0.91 metres to the residential accessory structures (sheds 1 & 2). The proposed structures are both under the maximum residential structure height requirement of 3.0 metres (shed 1 = 1.93 m & shed 2 = 1.93 m). Sufficient space to accommodate access and maintenance is provided and therefore, Variances 5 and 6 are considered minor in nature.

The Development Planning Department has no objection to Variances 7 and 8 to permit a minimum distance of 0.29 metres from the eaves and gutters of the residential accessory structure (cabana) to the rear lot line and to permit a minimum distance of 0.15 metres from the eaves and gutters of the cabana to the interior side lot line. The proposed encroachment does not propose any adverse impacts to abutting properties as the eaves and gutters do not overhang over the property line and sufficient space for maintenance is provided.

Variance 9 is to permit a minimum front yard landscape of 50%, of which 59% shall be soft landscape, where the By-law requires 60% to be soft landscape. Development Planning Staff have no concerns with the proposed 1% reduction as it is not anticipated to be perceptible, maintaining a vegetated area similar to that of neighbouring properties. The remaining soft landscaping will maintain an appropriate balance of hard and soft landscaping to facilitate drainage, reduce urban heat island effects, and facilitate the establishment of vegetation.

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

From: [Kristen Regier](#)
To: [Committee of Adjustment](#)
Cc: [Lenore Providence](#); [Christine Vigneault](#)
Subject: [External] RE: A009/23 (89 Isernia Crescent) - REQUEST FOR COMMENTS
Date: August-28-23 8:49:35 AM
Attachments: [image002.png](#)

Hello,

The subject property at 89 Isernia Cres, 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



Lenore Providence

From: Development Services <developmentservices@york.ca>
Sent: August-30-23 4:26 PM
To: Lenore Providence
Cc: Committee of Adjustment
Subject: [External] RE: A009/23 (89 Isernia Crescent) - REQUEST FOR COMMENTS

Hi Lenore,

The Regional Municipality of York has completed its review of the above minor variance (A009/23) and has no comment.

Many thanks,

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

Niranjan Rajevan, M.Pl. | Associate Planner, 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.

From: [Pacione, Joseph](#)
To: [Christine Vigneault](#); [Committee of Adjustment](#)
Subject: [External] RE: A109/23 (10462 Islington Avenue) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, July 6, 2023 11:36:14 AM

Good morning YRDSB does not have any comments in regard to the subject application.

Kind regards.

Joseph Pacione
Planner
York Region District School Board
Tel: 905.727.0022, 416.969.7170 **Ext.** 2421
60 Wellington St West
Aurora, ON
L4G 3H2

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

COPY AND PASTE FROM SUMMARY CHART