

|                  |   |
|------------------|---|
| <b>ITEM: 6.3</b> | <b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY<br/>MINOR VARIANCE APPLICATION<br/>FILE NUMBER A112/23<br/>39 KORTRIGHT PLACE, WOODBRIDGE</b> |
|------------------|---|

**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 type="checkbox"/>            | <input type="checkbox"/>            | Application Under Review        |
| 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 checked="" type="checkbox"/> | General Comments w/condition    |
| 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 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<br>(mm/dd/yyyy) | Summary |
|---------------------|------|---------|-------------------------------|---------|
| None                |      |         |                               |         |

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

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

| <b>File Number</b> | <b>Date of Decision</b><br>MM/DD/YYYY | <b>Decision Outcome</b> |
|--------------------|---------------------------------------|-------------------------|
| None               |                                       |                         |

**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  
A112/23  
39 KORTRIGHT PLACE, WOODBRIDGE**

|  |   |
|--|---|
| <b>ITEM NUMBER: 6.3</b>                          | <b>CITY WARD #: 2</b>   |
| <b>APPLICANT:</b>                                | Robert Chiumminto & Rachele Francesca Leonardo  |
| <b>AGENT:</b>                                    | Lasonne Engineering Ltd.  |
| <b>PROPERTY:</b>                                 | 39 Kortright Place, Woodbridge  |
| <b>ZONING DESIGNATION:</b>                       | See below.  |
| <b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b> | Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"   |
| <b>RELATED DEVELOPMENT APPLICATIONS:</b>         | None  |
| <b>PURPOSE OF APPLICATION:</b>                   | Relief from the Zoning By-law is being requested to permit a proposed cabana and reduced rear yard landscaping. |

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

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.399 under Zoning By-law 001-2021, as amended.

| # | 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 [Section 4.1.2.b]    | To permit a residential accessory structure to be located 1.52 metres from the rear lot line.         |
| 2 | 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 [Section 4.1.2.b]    | To permit a residential accessory structure to be located 1.6 metres from the interior side lot line. |
| 3 | In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1].     | To permit a maximum height of 3.43 metres for a residential accessory structure.                      |
| 4 | In the R1B Zone, any portion of a yard in excess of 135.0 m <sup>2</sup> shall be comprised of a minimum 60% soft landscape [Section 4.19.1.1] | To permit the area of the rear yard in excess of 135 m <sup>2</sup> to be 50.32% soft landscape.      |

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, October 19, 2023  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto:cofa@vaughan.ca)

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

## HEARING INFORMATION

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to [cofa@vaughan.ca](mailto: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

|  |  |
|--|--|
| <b>Date Public Notice Mailed:</b>  | October 5, 2023                              |
| <b>Date Applicant Confirmed Posting of Sign:</b>   | October 2, 2023                              |
| <b>Applicant Justification for Variances:</b><br><small>*As provided by Applicant in Application Form</small>  | Rear yard landscaping & accessory structure. |
| <b>Adjournment Requests (from staff):</b><br><small>*Adjournment requests provided to applicant prior to issuance of public notice</small>   | None   |
| <b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b><br><br><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.<br/><br/>*A revised submission may be required to address staff / agency comments received as part of the application review process.<br/><br/>*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   |
| <b>Adjournment Fees:</b><br>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.<br><br>An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.   |  |
| <b>Committee of Adjustment Comments:</b>   | None   |
| <b>Committee of Adjustment Recommended Conditions of Approval:</b>   | None   |

## BUILDING STANDARDS (ZONING) COMMENTS

\*\*See Schedule B for Building Standards (Zoning) Comments

|   |      |
|---|------|
| <b>Building Standards Recommended Conditions of Approval:</b> | None |
|---|------|

## DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule B for Development Planning Comments.

|   |     |
|---|-----|
| <b>Development Planning Recommended Conditions of Approval:</b> | TBD |
|---|-----|

## 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 pool and cabana on the subject property, which measures 53.51 m<sup>2</sup> and 26.8 m<sup>2</sup> respectively, 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 m<sup>2</sup> 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 shall submit an application for a Pool Grading Permit to the Development Engineering (DE) Department. For instructions on how to apply for the Pool Permit, please refer to the grading permits page on the City of Vaughan website. If you have any questions regarding the Pool Grading Permit, please feel free to reach out to the Development Engineering Department via email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca).

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

The Development Engineering Department does not object to the Minor Variance application A112/23, subject to the following condition(s):

|  |  |
|--|--|
| <b>Development Engineering Recommended Conditions of Approval:</b> | The Owner/Applicant shall submit an application for a Grading Permit to the Development Engineering (DE) department before initiating any work on the property. Please visit the Permit page of the City of Vaughan's website: <a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits</a> to submit the final Lot Grading and/or Servicing Plan. For any inquiries regarding the Grading Permit, please feel free to contact the Development Engineering Department via email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> |
|--|--|

## PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

See recommended condition of approval.

|  |   |
|--|---|
| <b>PFH Recommended Conditions of Approval:</b> | Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property. |
|--|---|

## DEVELOPMENT FINANCE COMMENTS

No comment no concerns

|  |      |
|--|------|
| <b>Development Finance Recommended Conditions of Approval:</b> | None |
|--|------|

## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

no comment

|  |      |
|--|------|
| <b>BCLPS Recommended Conditions of Approval:</b> | None |
|--|------|

## BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

|  |      |
|--|------|
| <b>Building Inspection Recommended Conditions of Approval:</b> | None |
|--|------|

## FIRE DEPARTMENT COMMENTS

No comments received to date.

|  |      |
|--|------|
| <b>Fire Department Recommended Conditions of Approval:</b> | None |
|--|------|

## SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

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

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

### SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

| # | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION  |
|---|---|---|
| 1 | Development Engineering<br><a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>                                   | The Owner/Applicant shall submit an application for a Grading Permit to the Development Engineering (DE) department before initiating any work on the property. Please visit the Permit page of the City of Vaughan’s website:<br><a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits</a> to submit the final Lot Grading and/or Servicing Plan. For any inquiries regarding the Grading Permit, please feel free to contact the Development Engineering Department via email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> |
| 2 | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a> | Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.   |
| 3 | Development Planning<br><a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>                        | TBD   |

### 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.

### IMPORTANT INFORMATION – PLEASE READ

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

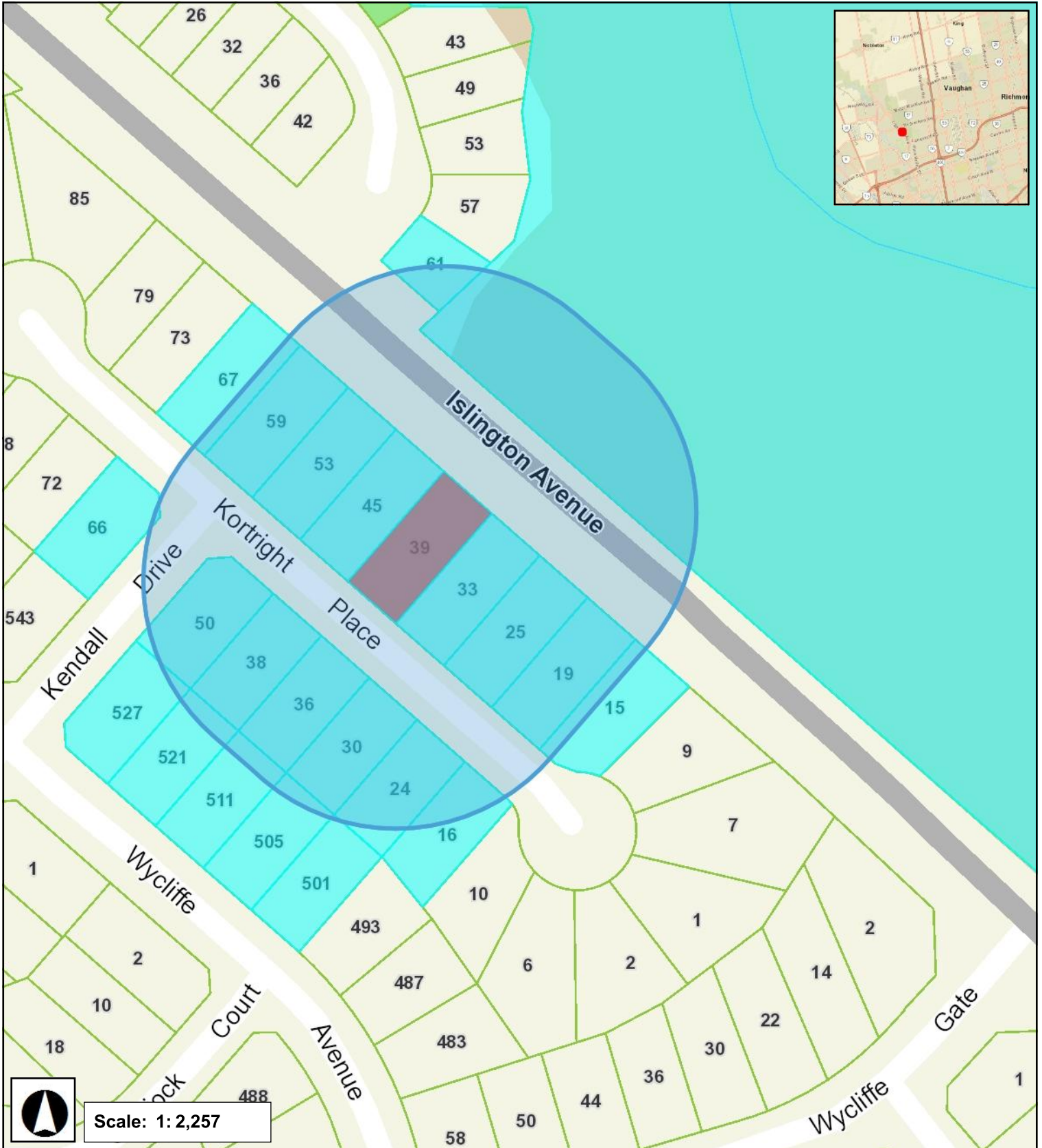
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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



39 KORTRIGHT PLACE, WOODBRIDGE



**A112/23**



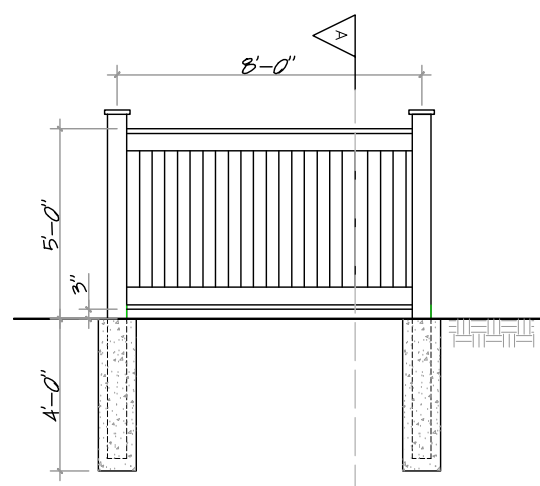
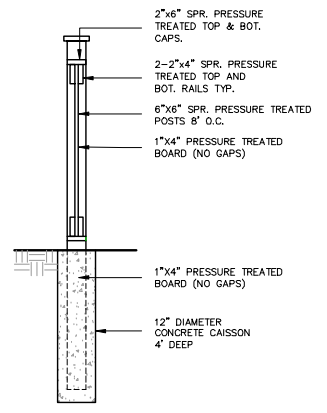
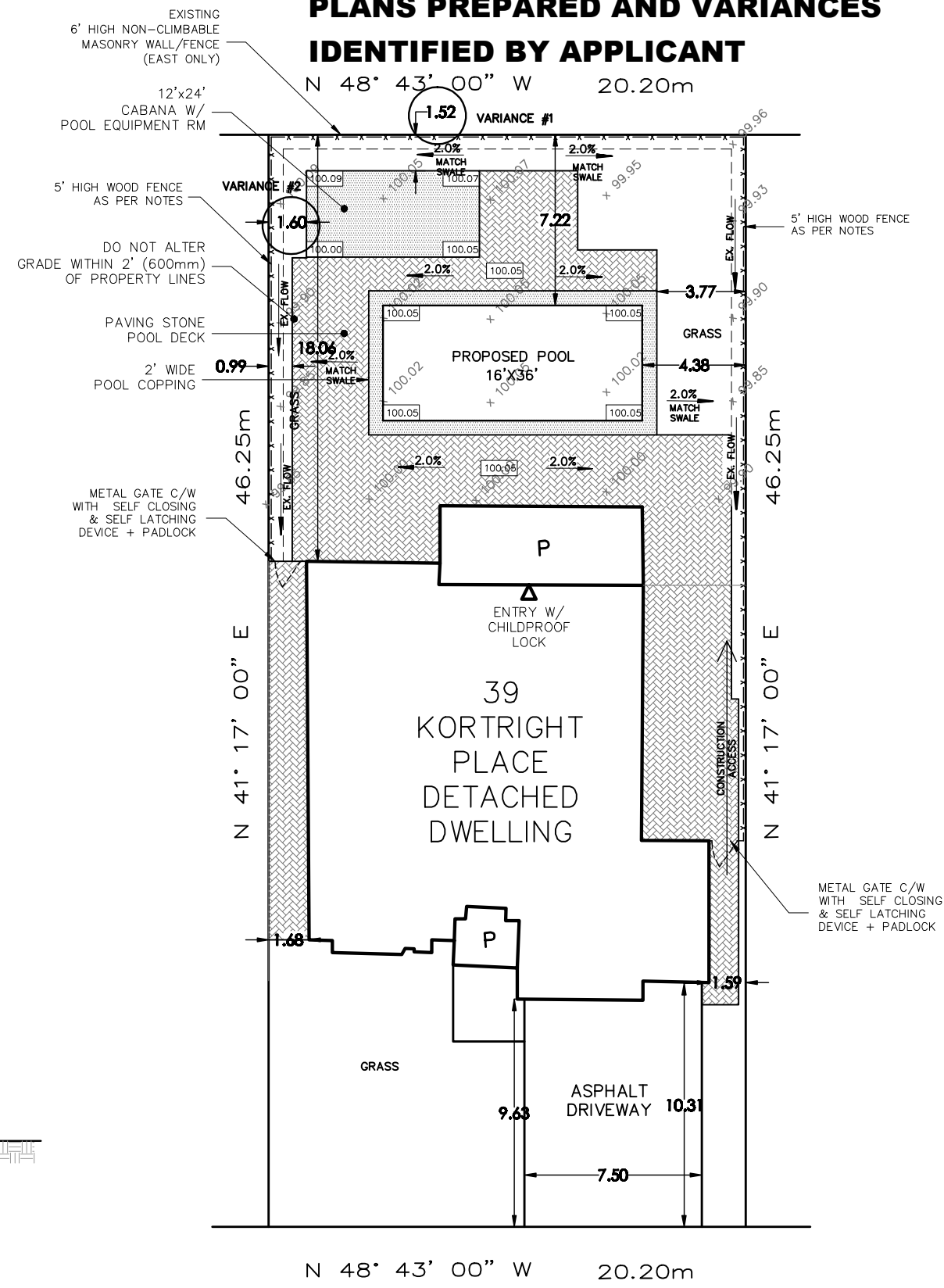
**Received**  
September 14, 2023

**PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT**

**VARIANCE #4**

**LOT COVERAGE STATISTICS**

|                        |           |
|------------------------|-----------|
| SITE AREA:             | 934.25 SM |
| DWELLING               | 249.78 SM |
| DRIVEWAY               | 73.86 SM  |
| POOL                   | 53.51 SM  |
| CABANA                 | 26.76 SM  |
| POOL DECK              | 161.20 SM |
| REAR PORCH             | 28.63 SM  |
| FRONT PORCH            | 6.30 SM   |
| FRONT WALKWAY          | 8.25 SM   |
| SIDE YD. WALKWAY       | 78.08 SM  |
| REAR YARD:             | 349.30 SM |
| SOFT LANDSCAPE (REAR): | 107.83 SM |



TIMBER FENCE PANEL TYPICAL

**SCOPE OF WORK:**

NEW CONSTRUCTION OF REAR YARD IN-GROUND POOL.  
ALL CONSTRUCTION TO ADHERE TO RELEVANT CODES AND AS INDICATED IN THIS DRAWING SET.

**BOUNDARY INFORMATION TAKEN FROM:**

SURVEYOR'S REAL PROPERTY REPORT PART 1  
PLAN OF LOTS 45 AND 69  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
BY: GUIDO PAPA SURVEYING LTD.  
DATED: AUGUST 4, 1992

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.

DOWNSPOUTS ARE TO SPLASH TO GRADE, AND WHERE POSSIBLE, THE DISCHARGE IS TO BE DIRECTED TOWARDS THE ROAD

ELEVATIONS ARE ASSUMED

- LEGEND:**
- FFE DENOTES FINISHED FLOOR ELEVATION
  - GFE DENOTES GARAGE FINISHED ELEVATION
  - BFE DENOTES BASEMENT FLOOR ELEVATION
  - UFE DENOTES UNDERSIDE OF FOOTING ELEVATION
  - TFE DENOTES TOP OF FOUNDATION ELEVATION
  - HP DENOTES HIGH POINT
  - 123.45 DENOTES EXISTING ELEVATION
  - 123.45 DENOTES SHEET FLOOR DIRECTION
  - 123.45 DENOTES PROPOSED ELEVATION
  - xR DENOTES RAINWATER LEADER

- NOTE:**
1. ALL FOOTING FORMWORK ELEVATIONS AND STEBACKS ARE TO BE CONFIRMED BY A REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACEMENT OF ANY CONCRETE.
  2. PRIOR TO PROCEEDING WITH ANY SUPERSTRUCTURE WORKS, CONTRACTOR MUST ENSURE THAT THE TOP OF FOUNDATIONS ARE IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE CITY.
  3. ALL RAINWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL.
  4. EXISTING BOUNDARY ELEVATIONS ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF CONTAINED.
  5. ALL YARD AREAS SHALL RECEIVE A MINIMUM OF 100mm TOPSOIL PLUS SOD.

| No. | Revision/Issue | Date |
|-----|----------------|------|
| 3   |                |      |
| 2   |                |      |

**LASONNE**

**39 KORTRIGHT PLACE  
REAR YARD POOL  
Vaughan, Ontario**

**TITLE:**  
**SITE AND GRADING PLAN**

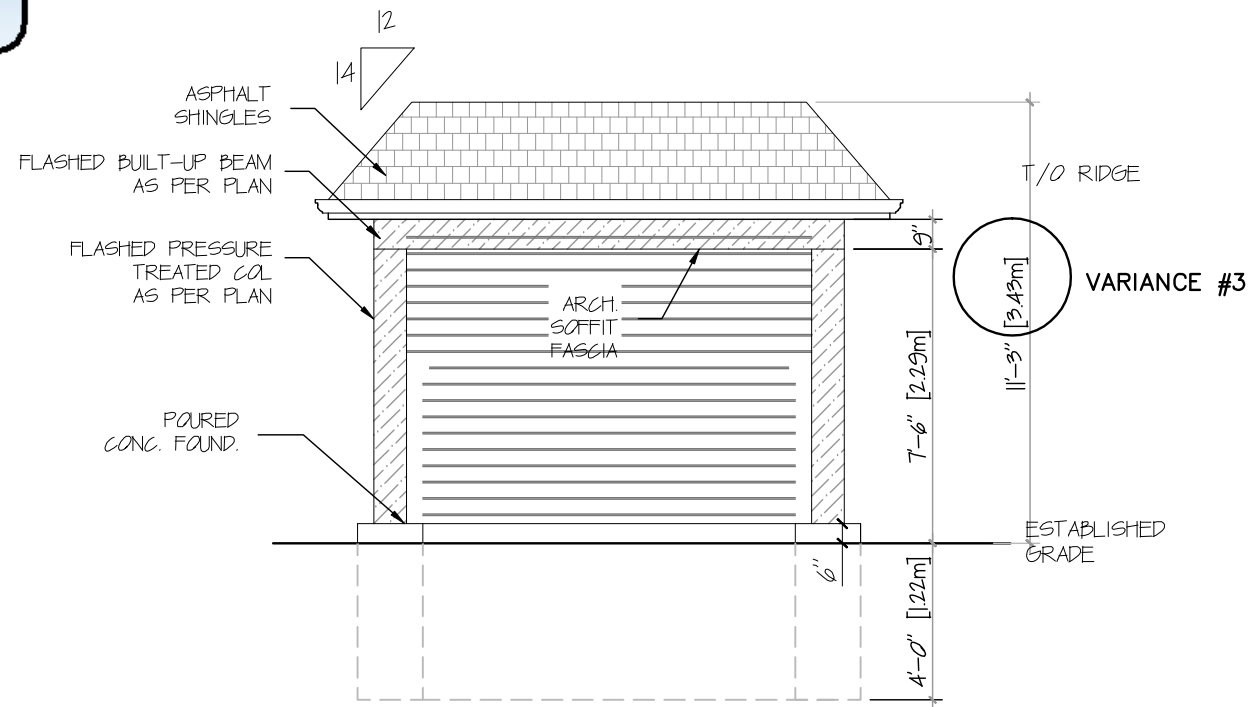
|             |                |
|-------------|----------------|
| Drawing No. | <b>S1</b>      |
| Project No. | <b>2206</b>    |
| Date        | <b>OCT '22</b> |
| Scale       | <b>1:250</b>   |
| Drawn by:   | <b>DF</b>      |
| Checked by: | <b>DF</b>      |

# Received

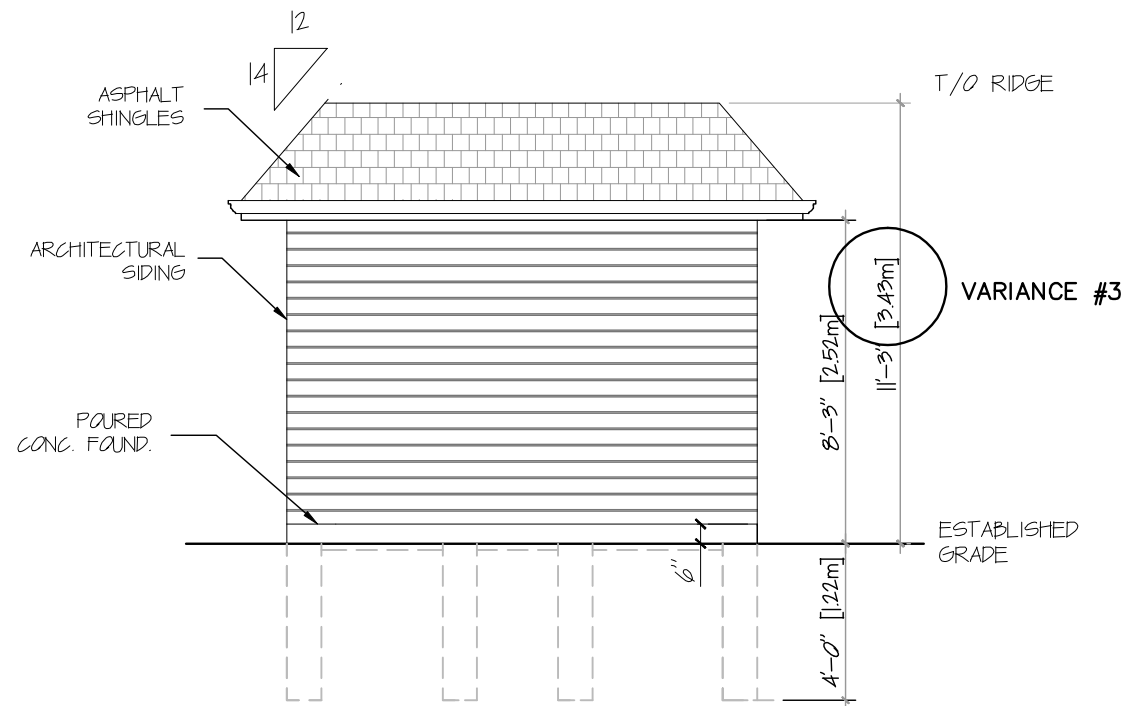
September 14, 2023

## PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

# A112/23



ELEVATION SOUTH



ELEVATION NORTH

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.

06/04/23

| No. | Revision/Issue | Date |
|-----|----------------|------|
| 3   |                |      |
| 2   |                |      |

## LASONNE

39 KORTRIGHT PLACE  
REAR YARD ACCESSORY  
Vaughan, Ontario

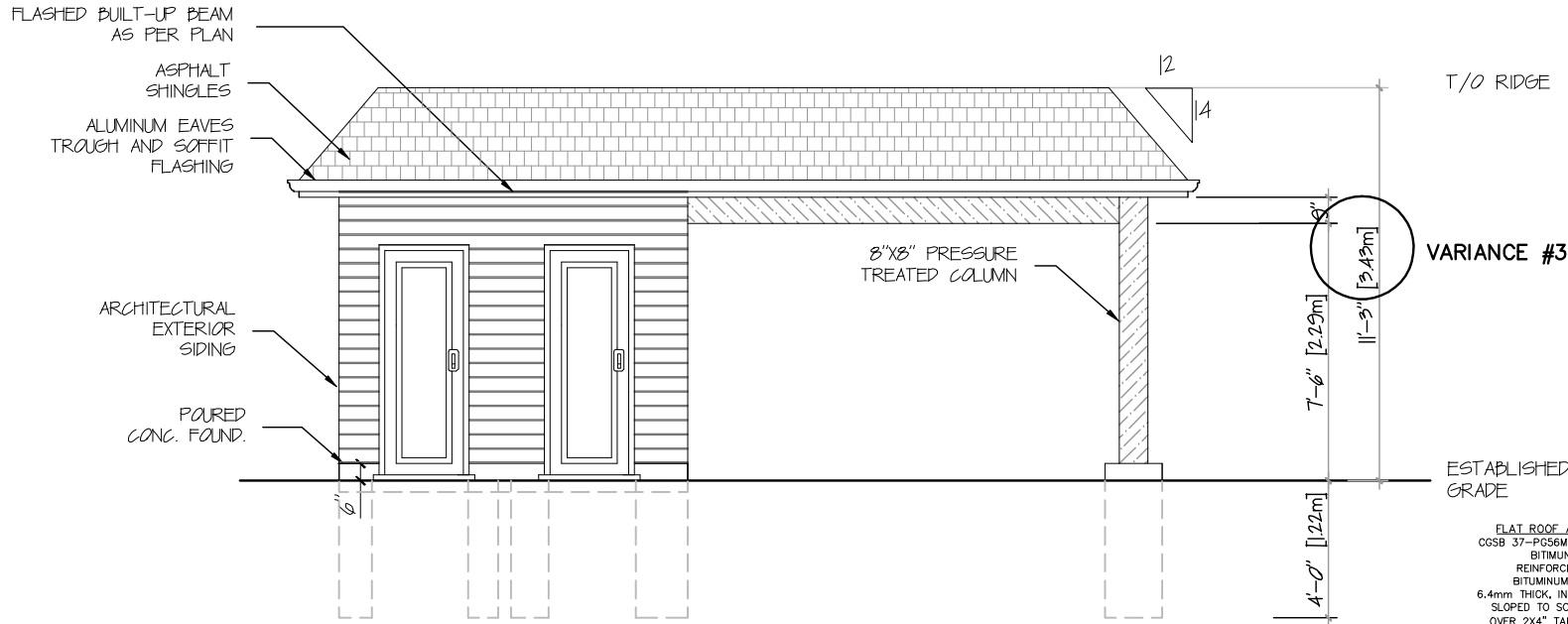
TITLE:  
**ELEVATIONS I**

|             |         |  |
|-------------|---------|--|
| Drawing No. | S4      |  |
| Project No. | 2206B   |  |
| Date        | MAR '23 |  |
| Scale       | 1:60    |  |
| Drawn by:   | DF      |  |

**Received**  
September 14, 2023

**PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT**

**A112/23**

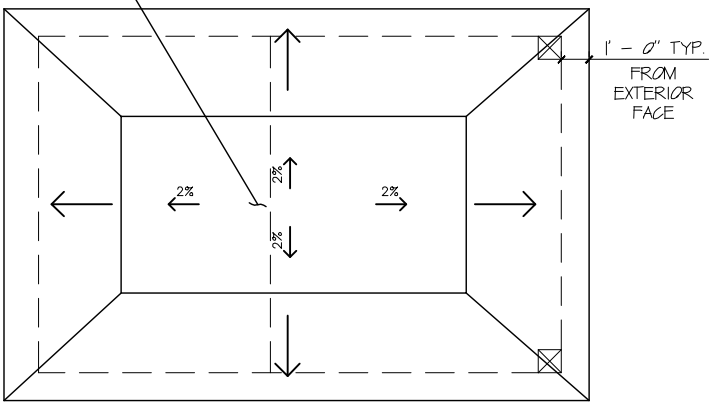


**ELEVATION WEST**

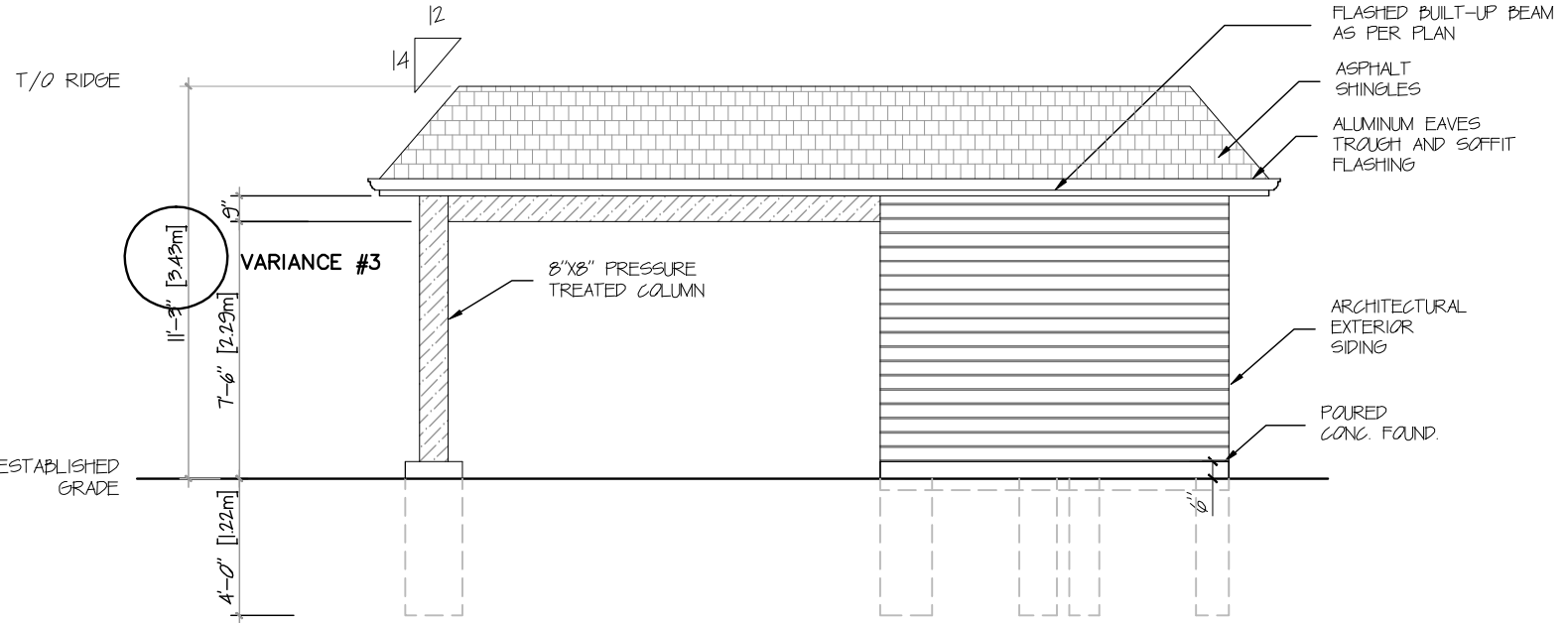
VARIANCE #3

ESTABLISHED GRADE

FLAT ROOF AS PER OBC 9.26.2.1(1).  
COSB 37-PG56M1985 MEMBRANE, MODIFIED BITUMINOUS PREFABRICATED AND REINFORCED ROOFING, 250 MODIFIED BITUMINUM BASE SHEET, MOPPED TO 6.4mm THICK, INSULATION OVERLAY BOARD SLOPED TO SCUPPERS, 12.5MM PLYWOOD OVER 2x4" TAPERED PURLINS AT 12" O.C. PERPENDICULAR TO ROOF JOISTS.



**PLAN ROOF**



**ELEVATION EAST**

VARIANCE #3

ESTABLISHED GRADE

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.

06/04/23

PLAN NORTH 20230308 copy\_2023-03-08-14:30:14/06/04/23/copy of sig block.rvt

| 3   |                |      |
|-----|----------------|------|
| 2   |                |      |
| No. | Revision/Issue | Date |

**LASONNE**

**39 KORTRIGHT PLACE  
REAR YARD ACCESSORY  
Vaughan, Ontario**

TITLE:  
**ELEVATIONS II**

|             |                |
|-------------|----------------|
| Drawing No. | <b>S5</b>      |
| Project No. | <b>2206B</b>   |
| Date        | <b>MAR '23</b> |
| Scale       | <b>1:60</b>    |
| Drawn by:   | <b>DF</b>      |
| Checked by: | <b>DF</b>      |

| <b>SCHEDULE B: STAFF &amp; AGENCY COMMENTS</b> |                                     |                                     |                          |                              |
|--|-------------------------------------|-------------------------------------|--------------------------|------------------------------|
| <b>DEPT/AGENCY</b>                             | <b>Circulated</b>                   | <b>Comments Received</b>            | <b>Conditions</b>        | <b>Nature of Comments</b>    |
| 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 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 type="checkbox"/>            | <input type="checkbox"/> | Application Under Review     |
| Building Standards (Zoning)                    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |

**Date:** July 25<sup>th</sup> 2023

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A112-23**

**Related Files:**

**Applicant** Daniel Falzon

**Location** 39 Kortright Place





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:

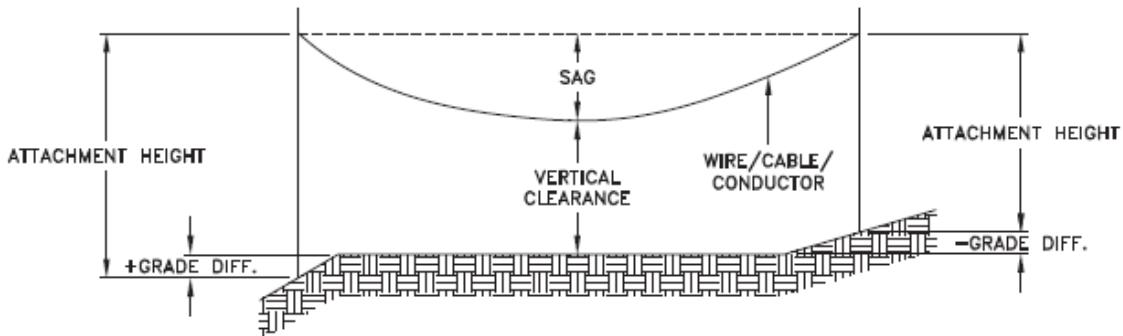
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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

**Email:** [Mitchell.Penner@alectrautilities.com](mailto: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:** Lindsay Haviland, Building Standards Department  
**Date:** September 14, 2023  
**Applicant:** Daniel Falzon  
**Location:** 39 Kortright Place  
 PLAN 65M2852 Lot 69  
**File No.(s):** A112/23

**Zoning Classification:**

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.399 under Zoning By-law 001-2021, as amended.

| # | 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 [Section 4.1.2.b]    | To permit a residential accessory structure to be located 1.52 metres from the rear lot line.         |
| 2 | 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 [Section 4.1.2.b]    | To permit a residential accessory structure to be located 1.6 metres from the interior side lot line. |
| 3 | In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1].     | To permit a maximum height of 3.43 metres for a residential accessory structure.                      |
| 4 | In the R1B Zone, any portion of a yard in excess of 135.0 m <sup>2</sup> shall be comprised of a minimum 60% soft landscape [Section 4.19.1.1] | To permit the area of the rear yard in excess of 135 m <sup>2</sup> to be 50.32% soft landscape.      |

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

Building Permit No. 23-112889 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

**Other Comments:**

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

**Conditions of Approval:**

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

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

**From:** [Kristen Regier](#)  
**To:** [Committee of Adjustment](#)  
**Cc:** [Christine Vigneault](#); [Lenore Providence](#)  
**Subject:** [External] RE: A112/23 (39 Kortright Place)- REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Tuesday, July 25, 2023 8:51:26 AM  
**Attachments:** [image001.png](#)

---

Hello,

The subject property at 39 Kortright Pl, 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](mailto:kristen.regier@trca.ca)

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



**From:** [Development Services](#)  
**To:** [Christine Vigneault](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A112/23 (39 Kortright Place)- REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Wednesday, July 26, 2023 5:04:55 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A112/23 (39 Kortright Place) 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](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://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**

None

**SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

None