

ITEM: 6.9	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A181/23 16 WEAVER COURT, KLEINBURG
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

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

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

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

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

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

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
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
A181/23
16 WEAVER COURT, KLEINBURG**

ITEM NUMBER: 6.9	CITY WARD #: 1
APPLICANT:	Natasha Chandok & Viraj Vora
AGENT:	Michelle Mawby & Elham Gharagozloo
PROPERTY:	16 Weaver Court, Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed cabana and observatory deck. Relief is also required to permit increased maximum lot coverage for all residential accessory structures onsite.

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 14.336 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum height of an accessory building and residential accessory structure shall be 3.0 metres. [Section 4.1.4 1.]	To permit an accessory building (Cabana) with a maximum height of 3.5 metres.
2	The maximum lot coverage of all accessory buildings and residential accessory structures shall be 67.0 m ² . [Section 4.1.3 1.]	To permit a maximum lot coverage of 107.5 m ² for all accessory buildings and residential accessory structures.

HEARING INFORMATION

DATE OF MEETING: Thursday, January 11, 2024

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:	December 21, 2023
Date Applicant Confirmed Posting of Sign:	December 18, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Proposed t accessories building that the total area will be 102.04square meter
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 proposed cabana, shed, observatory and swimming pool can increase to the existing storm drainage flows having adverse effects on the neighbour's property. The Owner / Applicant shall ensure that positive drainage is achieved and that no surface drainage problems are created on adjacent private or public lands because of the construction in accordance with the City's Engineering standards. It's important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application. The Owner / Applicant shall apply for a Pool Grading Permit with the Development Engineering (DE) Department. Please visit the grading

DEVELOPMENT ENGINEERING COMMENTS

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

permits page at City of Vaughan website to learn how to apply for the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca. The proposed work by the Owner / Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer. The Development Engineering Department does not object to the Minor Variance application A181/23, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Conditions:

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

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

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

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date.

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

*See Schedule for list of correspondence

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

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

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.

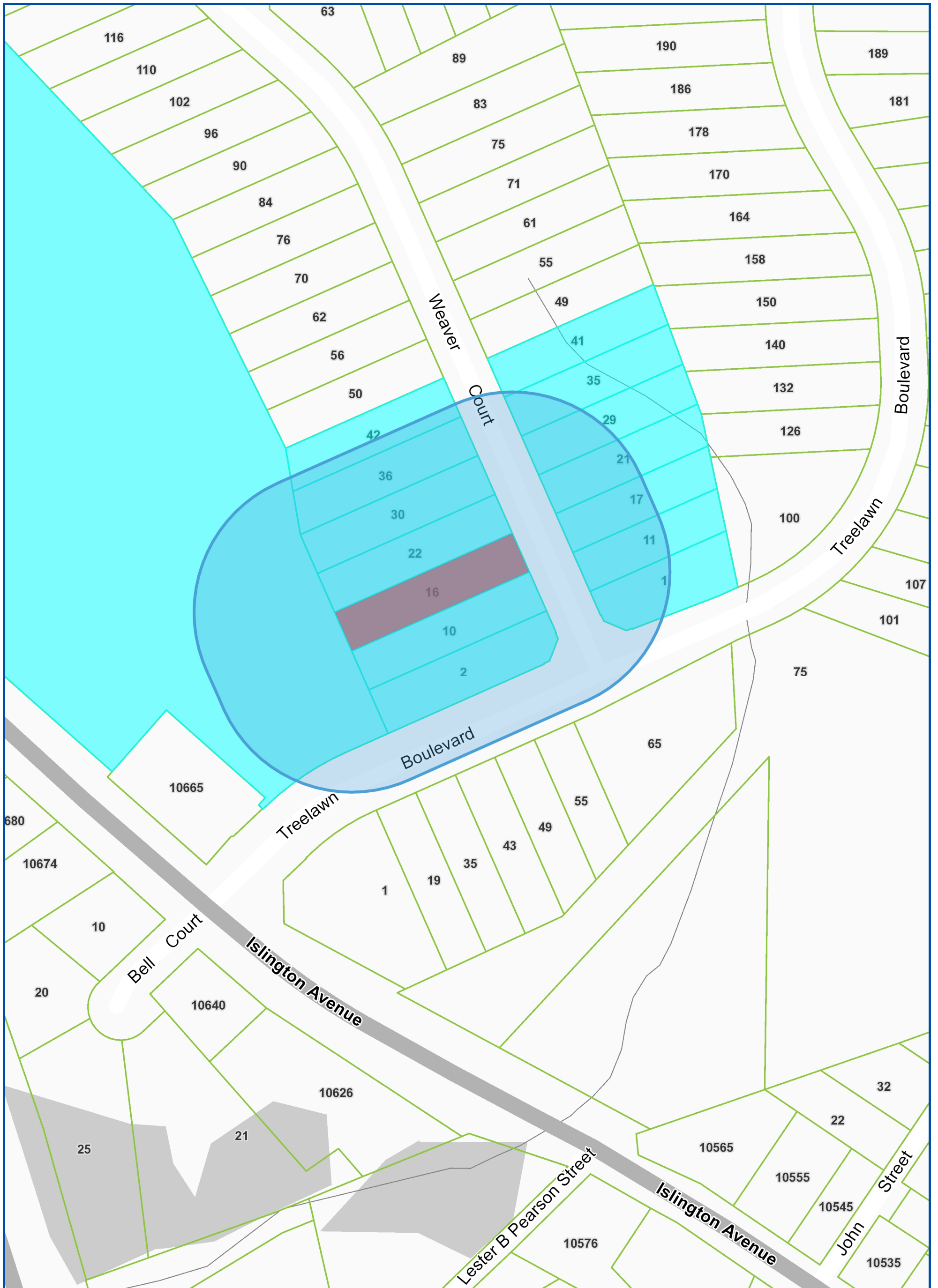
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

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

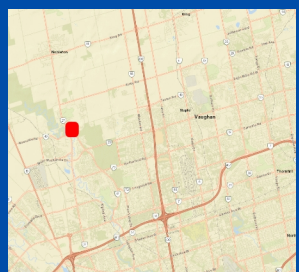
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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



Map Information:




Title: **16 WEAVER COURT, KLEINBURG**

NOTIFICATION MAP - A181/23

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



Scale: **1:2,257**
 0 0.04 km 

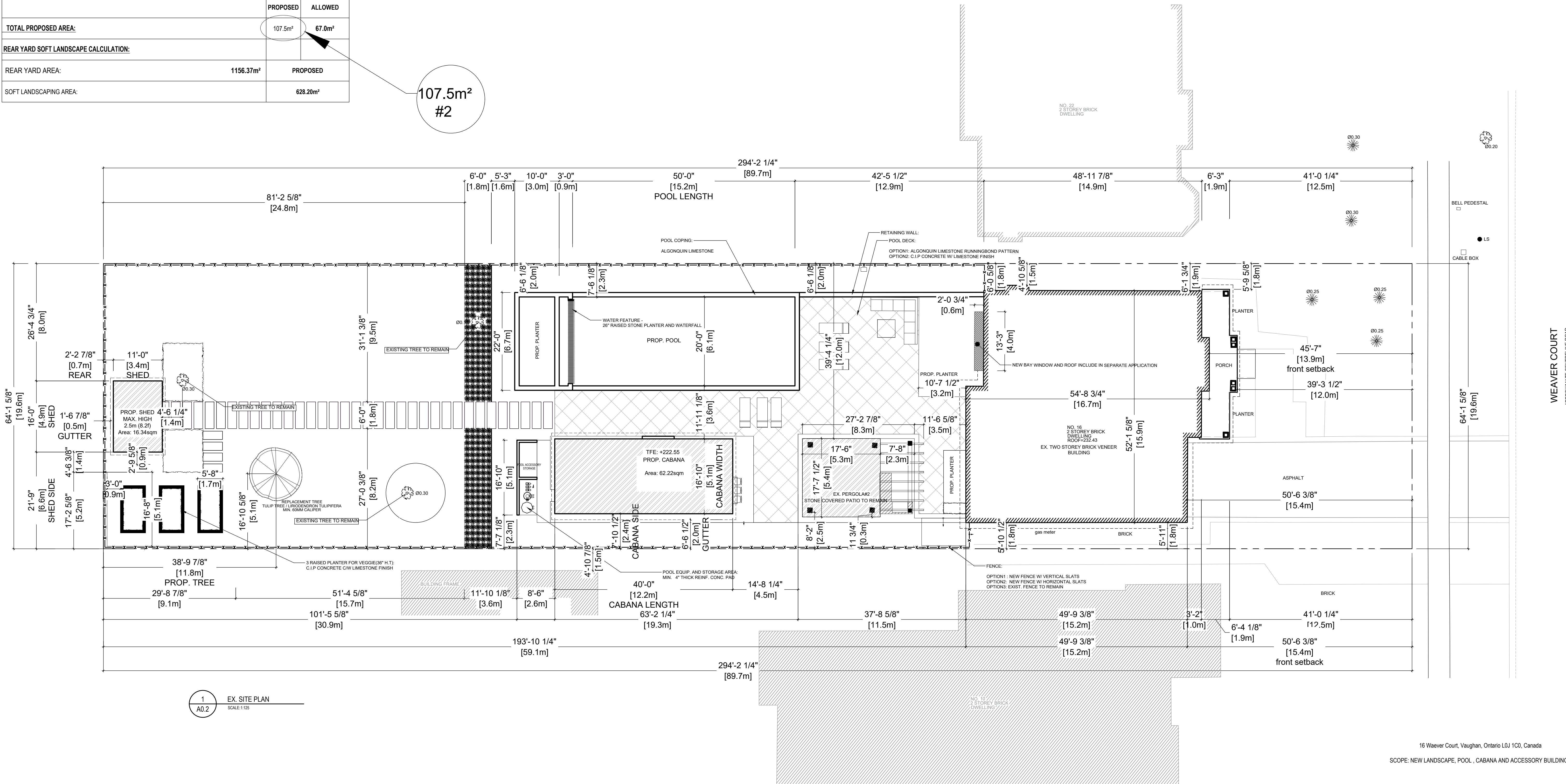
Created By:
 Infrastructure Delivery
 Department
 November 15, 2023 11:19 AM

Projection:
 NAD 83
 UTM Zone
 17N

SITE STATISTICS				
ADDRESS:		16 Waever Court, Vaughan, Ontario L0J 1C0, Canada		
ZONING:		R1B - EXCEPTION 338		
LOT AREA:		1753.02m ²		
PROPOSED ACCESSORY BUILDINGS:		PROP. SETBACK	PROP. HEIGHT	PROP. AREA
1- PROP. SHED (STORAGE/GARDEN SHED)		0.68m	2.5m	16.66m ²
2- PROP. CABANA		2.41m	3.5m	62.22m ²
4- EXISTING PERGOLA#2 TO REMAIN		EXISTING	EXISTING	28.62m ²
			PROPOSED	ALLOWED
TOTAL PROPOSED AREA:			107.5m ²	67.0m ²
REAR YARD SOFT LANDSCAPE CALCULATION:				
REAR YARD AREA:		1156.37m ²	PROPOSED	
SOFT LANDSCAPING AREA:		628.20m ²		

3.50m
#1

107.5m²
#2



1 EX. SITE PLAN
A0.2 SCALE: 1:125

NOTES: THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES IN WRITING TO GEORGIAN RENOVATIONS. ANY DIMENSIONS NOT REPRESENTED ON THE DRAWINGS BUT DEEMED NECESSARY MUST BE VERIFIED WITH GEORGIAN RENOVATIONS PRIOR TO CONSTRUCTION OR FABRICATION. DO NOT SCALE DRAWINGS.

THE CONTRACTOR AND ALL SUB-CONTRACTORS MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS FOR GEORGIAN RENOVATIONS SIGNED APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION OR FABRICATION.

ALL CONCEPTS, DESIGN, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF GEORGIAN RENOVATIONS, AND ARE INTENDED FOR USE ON THE SPECIFIED PROJECT ONLY, AND ARE NOT TO BE USED ON OTHER PROJECTS OR ANY EXTENSIONS OF THE SPECIFIED PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF GEORGIAN RENOVATIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR PROVISIONS OCCURRING DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING, AND OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES DURING CONSTRUCTION.

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ISSUED FOR:

01-DRAFT	25.10.2023
02-ZONING REVIEW	00.MM.YYYY
03-STRUCTURE CHECK	00.MM.YYYY
04-SUBMIT TO COA	31.10.2023
05-REVISION	17.11.2023
06-PERMIT	00.MM.YYYY
07-TENDER	00.MM.YYYY

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

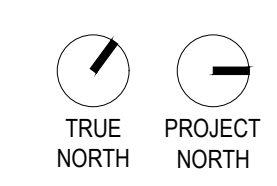
Qualification Information
Required unless design is exempt under 217.5.1 of the O.B.C.

Qualification Information
Required unless design is exempt under 217.4.1 of the O.B.C.

MICHELLE MAWBY
Signature: *Michelle Mawby*
BCIN 26584

GEORGIAN CUSTOM RENOVATIONS
BCIN 109099

The above stamp is void if not signed by the designer.



stage. COA
client. **Natasha & Viraj**
project. 16 Waever Court
Vaughan, ON, L0J 1C0, Canada

drawn by. **Georgian Design Team**
file. **23-181-C**
revision.
date. **Dec 14, 2023**
drawing title. **PROPOSED SITE PLAN**

21975 MEYERBROOK DR WILLOWDALE ON L2Y 4G3
TEL: 905.456.7272
WWW.GEORGIANRENO.COM

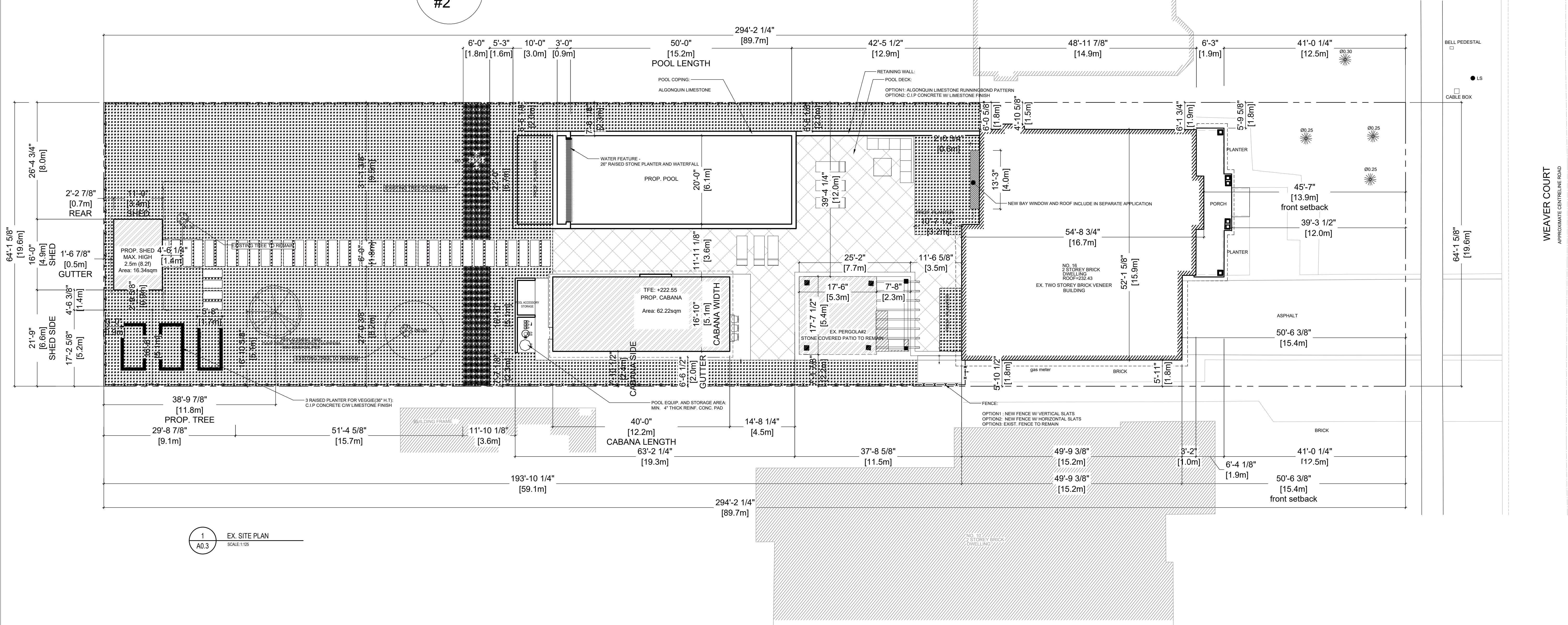
sheet. **A0.2**

16 Waever Court, Vaughan, Ontario L0J 1C0, Canada
SCOPE: NEW LANDSCAPE, POOL, CABANA AND ACCESSORY BUILDINGS

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107.5m²
#2



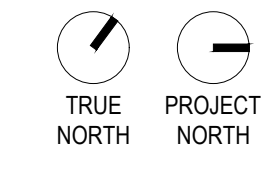
1 EX. SITE PLAN
A0.3 SCALE: 1:125

16 Waever Court, Vaughan, Ontario L0J 1C0, Canada
SCOPE: NEW LANDSCAPE, POOL, CABANA AND ACCESSORY BUILDINGS

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SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THOSE INDICATED ON THE DRAWINGS, GEORGIAN RENOVATIONS MUST BE NOTIFIED IMMEDIATELY.
THE CONTRACTOR AND ALL SUB-CONTRACTORS MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS FOR GEORGIAN RENOVATIONS SIGNED APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION OR FABRICATION.
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ISSUED FOR:
01-DRAFT 25.10.2023
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05-REVISION 17.11.2023
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07-TENDER 00.MM.YYYY

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
Qualification Information
Required unless design is exempt under 2.17.5.1 of the O.B.C.
Required unless design is exempt under 2.17.4.1 of the O.B.C.
MICHELLE MAWBY
BCIN 26584
Signature: *Michelle Mawby*
GEORGIAN CUSTOM RENOVATIONS
BCIN 109099
The above stamp is void if not signed by the designer.



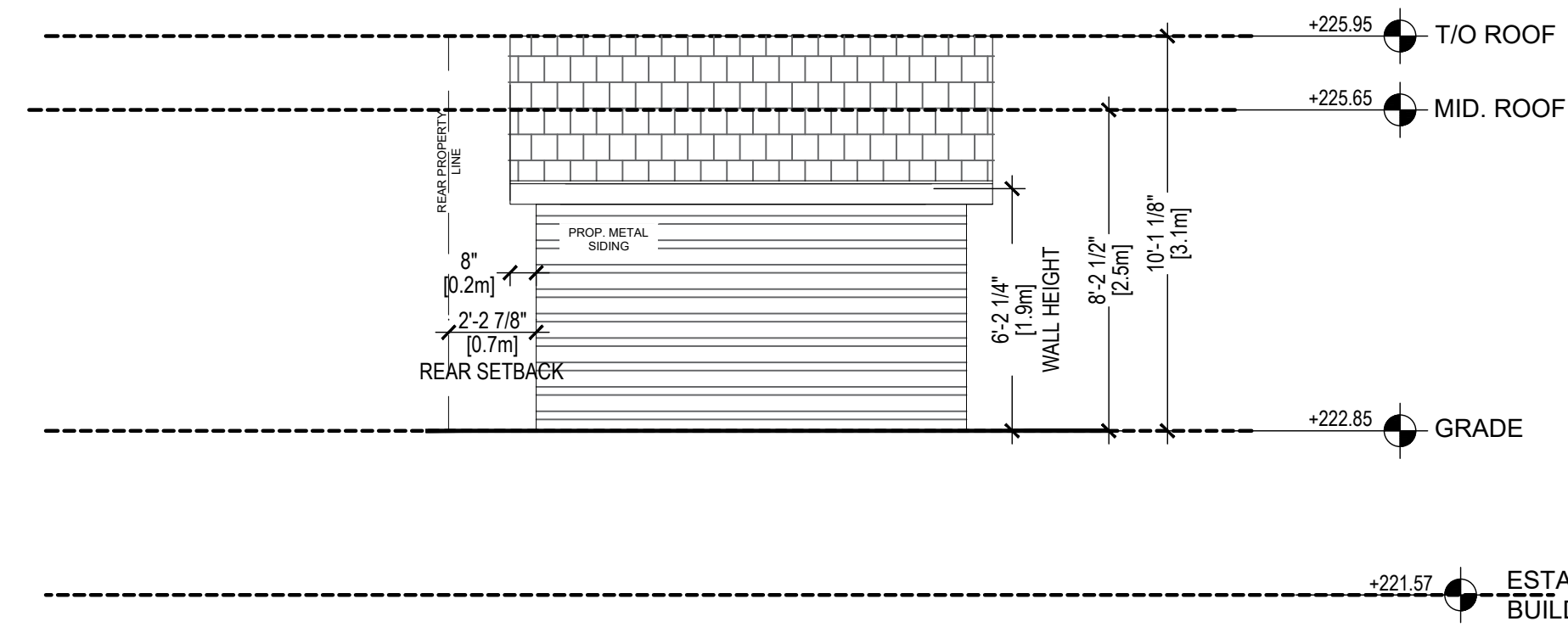
stage: COA
client: **Natasha & Viraj**
project: 16 Waever Court
Vaughan, ON, L0J 1C0, Canada

drawn by: **Georgian Design Team**
file: **23-181-C**
revision:
date: **Dec 14, 2023**
drawing title: **PROPOSED SOFT LANDSCAPING**

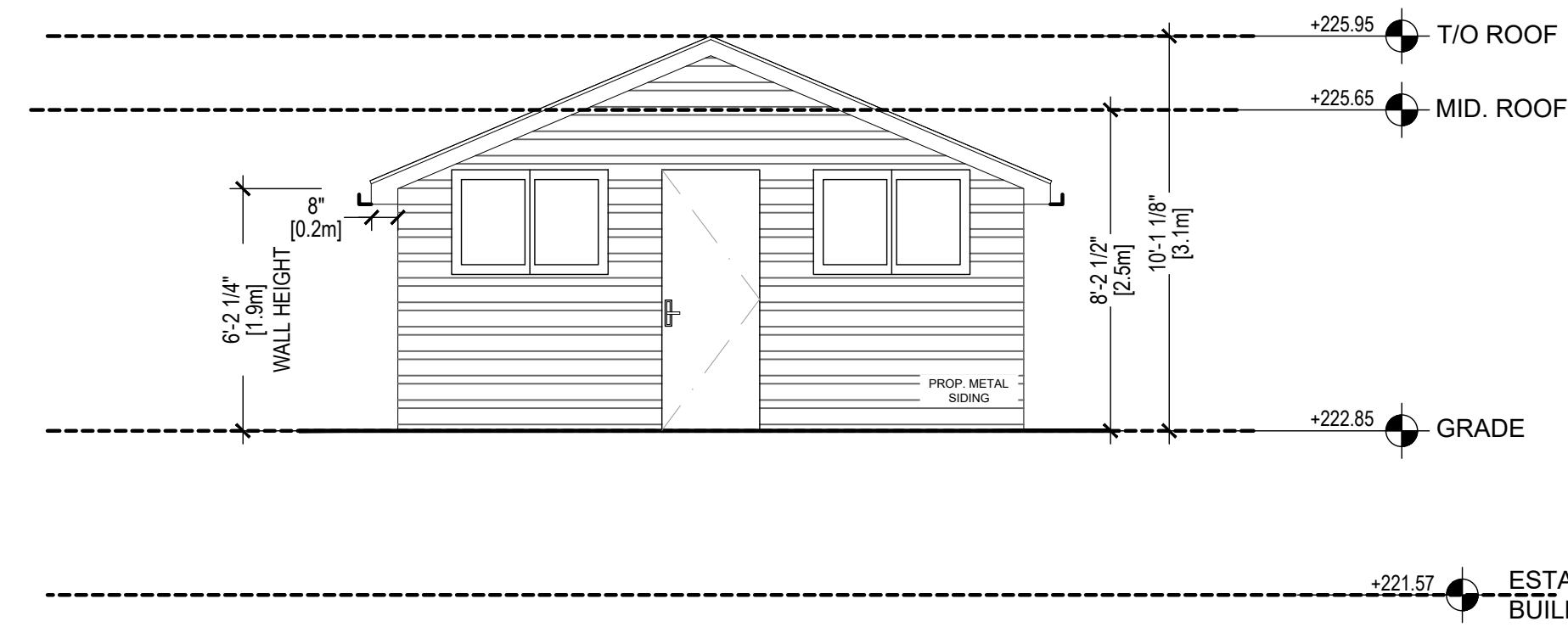
GEORGIAN
DESIGN BUILD
24175 MEYERBERG DR WEBBDALE ON L3T 0H3
TEL: 905.456.7272
WWW.GEORGIANRENO.COM

sheet: **A0.3**

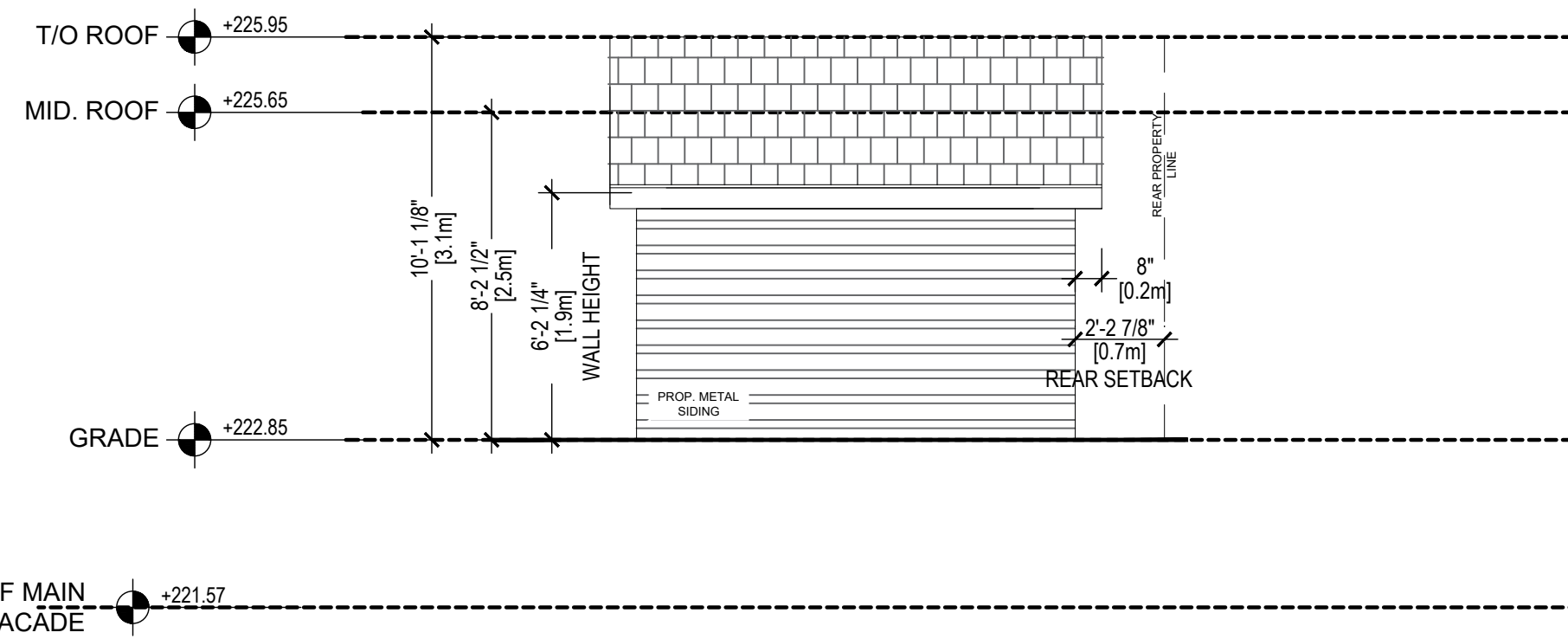
PROPOSED STORAGE/ SHED



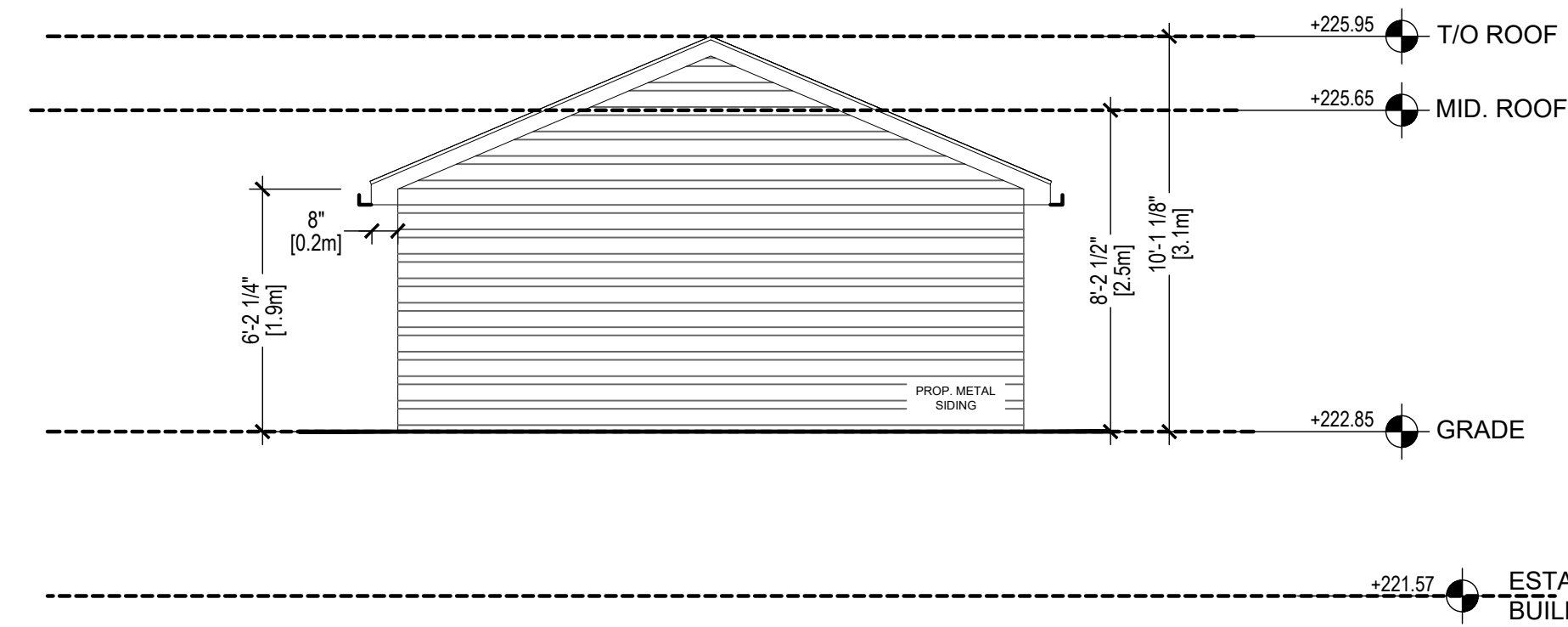
1 SHED EAST ELEVATION
SCALE: 1/50
A4.0



2 SHED NORTH ELEVATION
SCALE: 1/50
A4.0



3 SHED WEST ELEVATION
SCALE: 1/50
A4.0



4 SHED SOUTH ELEVATION
SCALE: 1/50
A4.0

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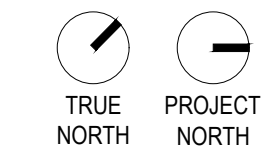
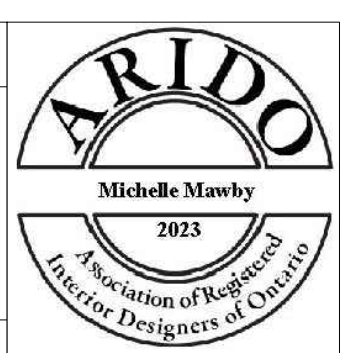
ISSUED FOR:

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02-ZONING REVIEW & COA	DD.MM.YYYY
03-STRUCTURE CHECK	DD.MM.YYYY
04-SUBMIT TO THE CITY	DD.MM.YYYY
05-REVISION	DD.MM.YYYY
06-PERMIT	DD.MM.YYYY
07-TENDER	DD.MM.YYYY

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information
 Required unless design is exempt under 2.17.5.1 of the O.B.C.
MICHELLE MAWBY
 BCIN 26584
 Signature: *Michelle Mawby*

Qualification Information
 Required unless design is exempt under 2.17.4.1 of the O.B.C.
 GEORGIAN CUSTOM RENOVATIONS
 BCIN 109099



stage: C.O.A
 client: **Natasha & Viraj**
 project: 16 Weaver Court
 Vaughan, ON, L0J 1C0, Canada

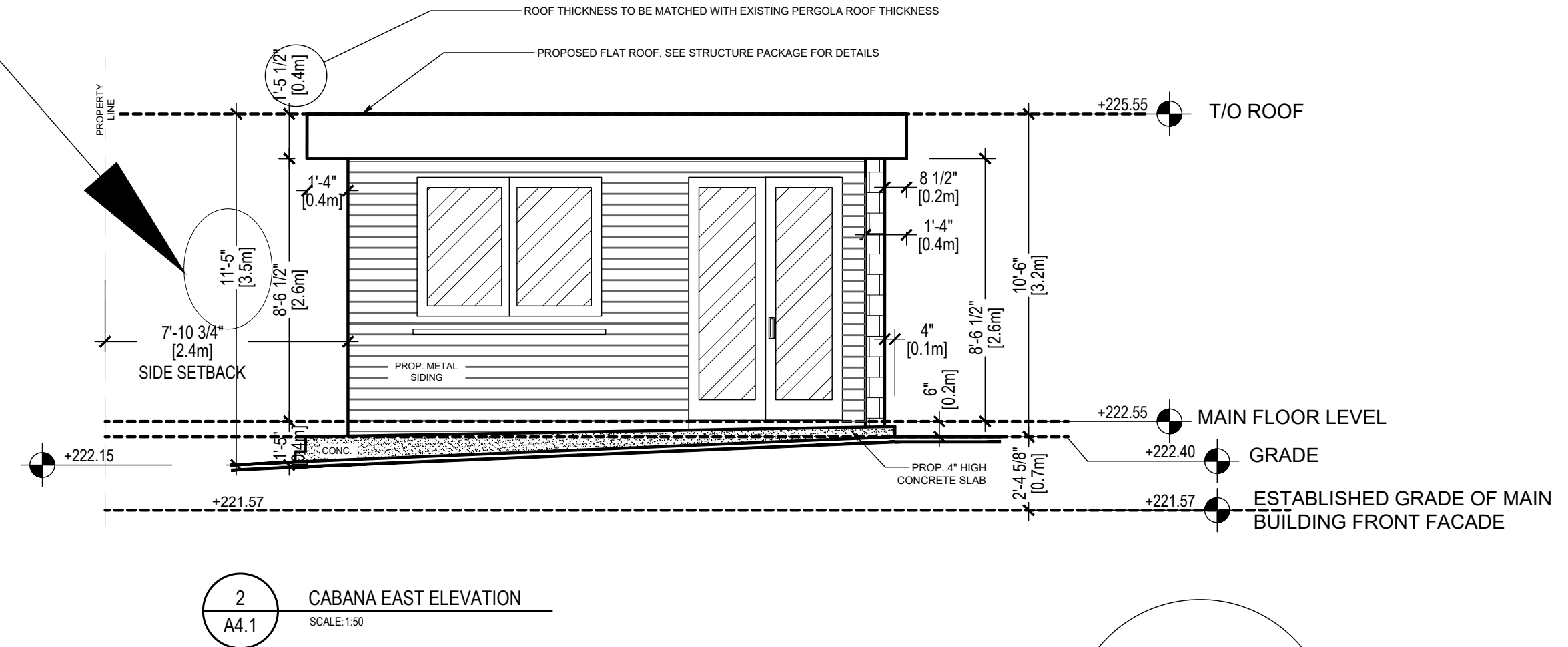
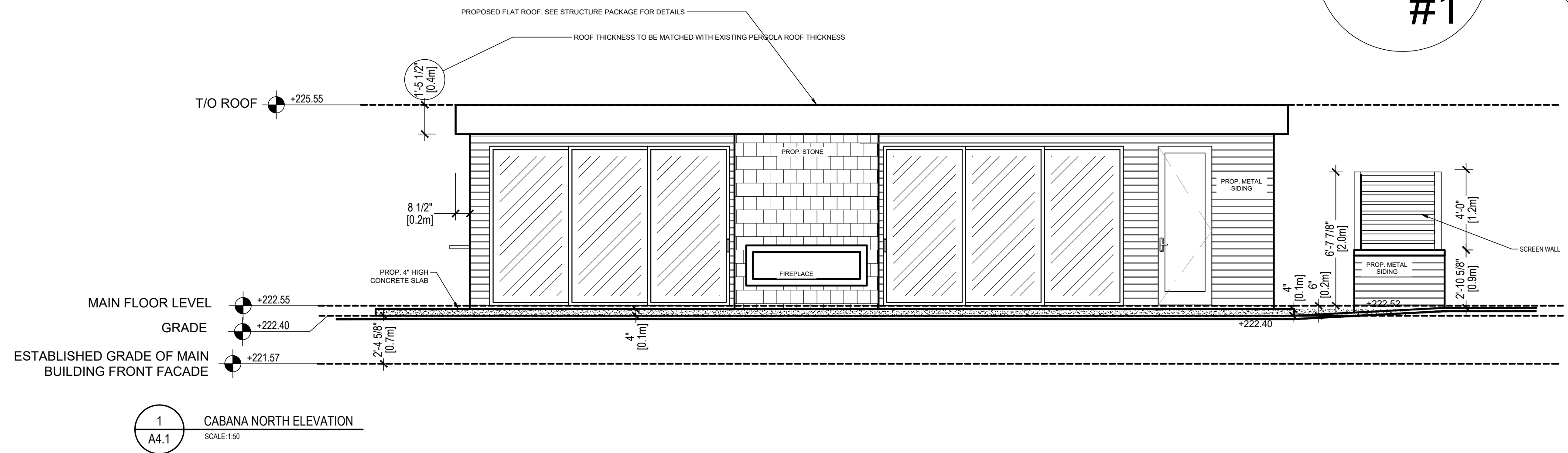
drawn by: **GEORGIAN DESIGN TEAM**
 file: **23-181-C**
 revision:
 date: **Nov, 21, 2023**
 drawing title: **SHED EXTERIOR ELEVATION**

GEORGIAN
 DESIGN BUILD
 24175 MEYERBROOK DR WEBSTERVILLE, ON L1T 0A3
 TEL: 905.456.7272
 FAX: 905.456.7272
 WWW.GEORGIANRENO.COM

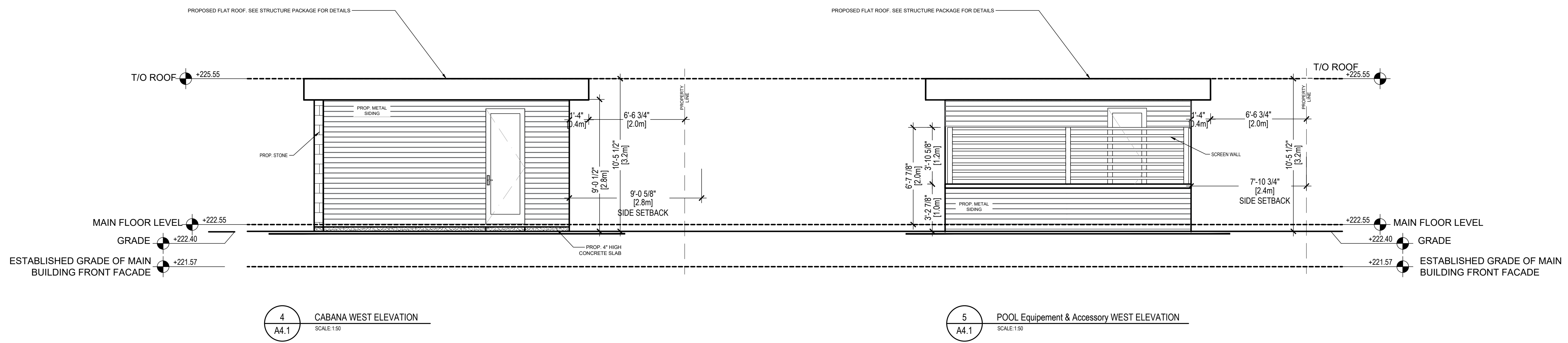
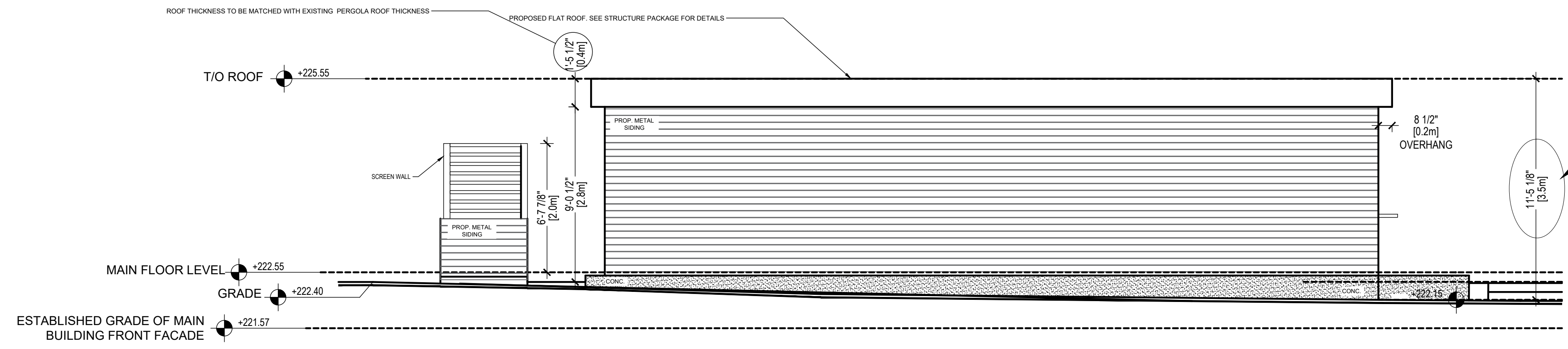
sheet: **A4.0**

PROPOSED CABANA

3.50m
#1



3.50m
#1



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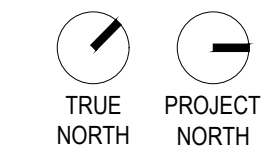
Qualification Information
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Michelle Mawby
BCIN 26584
Signature: *Michelle Mawby*

Qualification Information
Required unless design is exempt under 2.17.4.1 of the O.B.C.

GEORGIAN CUSTOM RENOVATIONS
BCIN 109099

The above stamp is void if not signed by the designer



stage: _____
client: **Natasha & Viraj**
project: _____

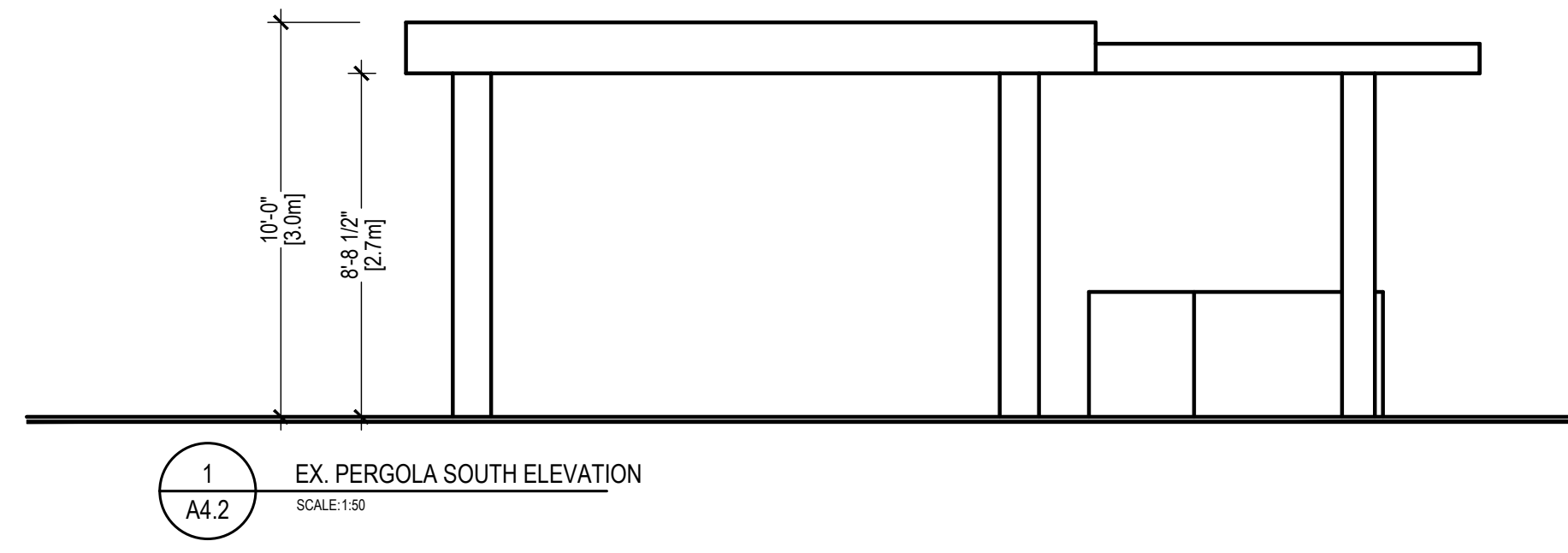
16 Weaver Court
Vaughan, ON, L0J 1C0, Canada

drawn by: **GEORGIAN DESIGN TEAM**
file: **23-181-C**
revision: _____
date: **Dec 14, 2023**
drawing title: **CABANA EXTERIOR ELEVATION**

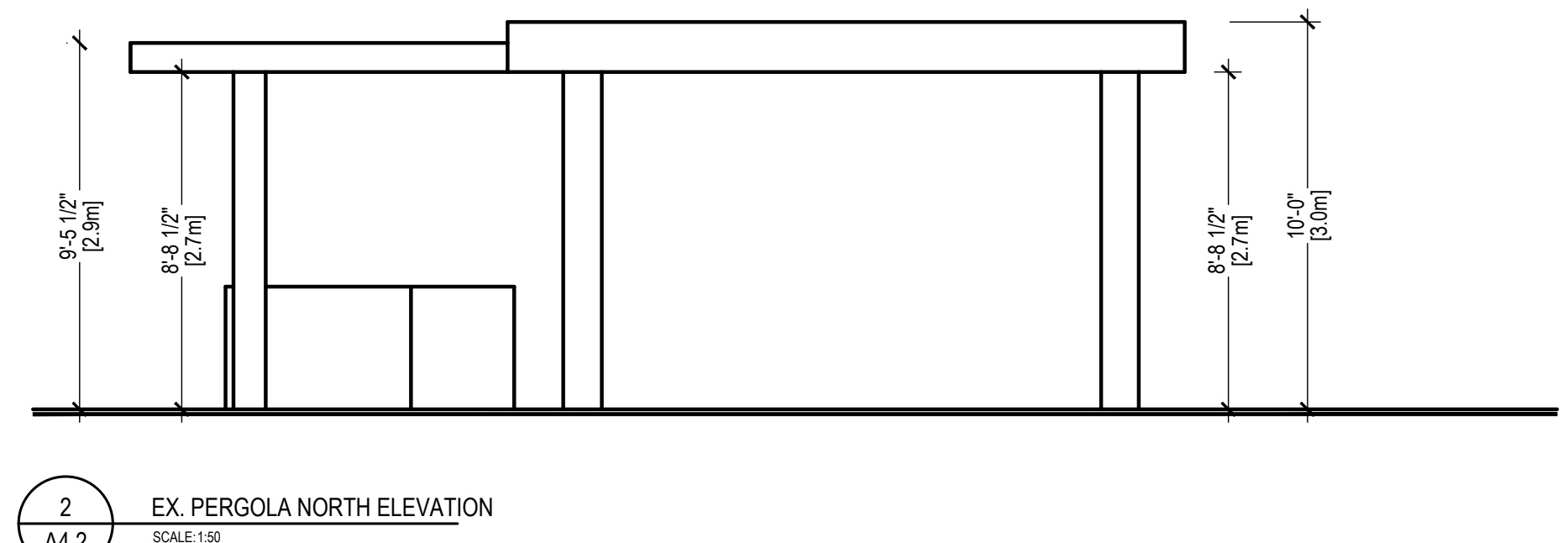
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DESIGN BUILD

21175 MEYERBROOK DR WESBBAUGA ON L1Y 4G3
TEL: 905.456.7272
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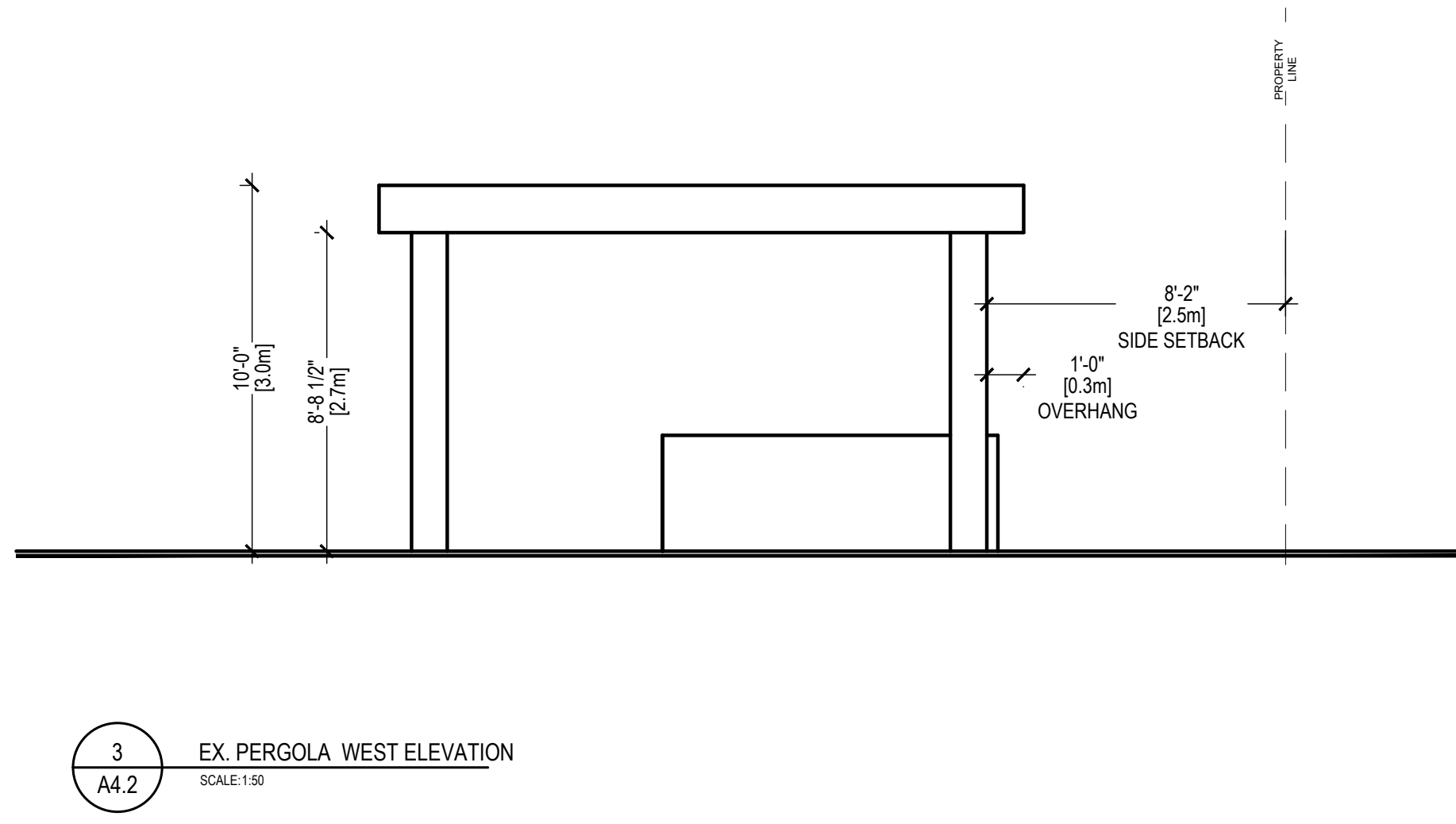
sheet: **A4.1**



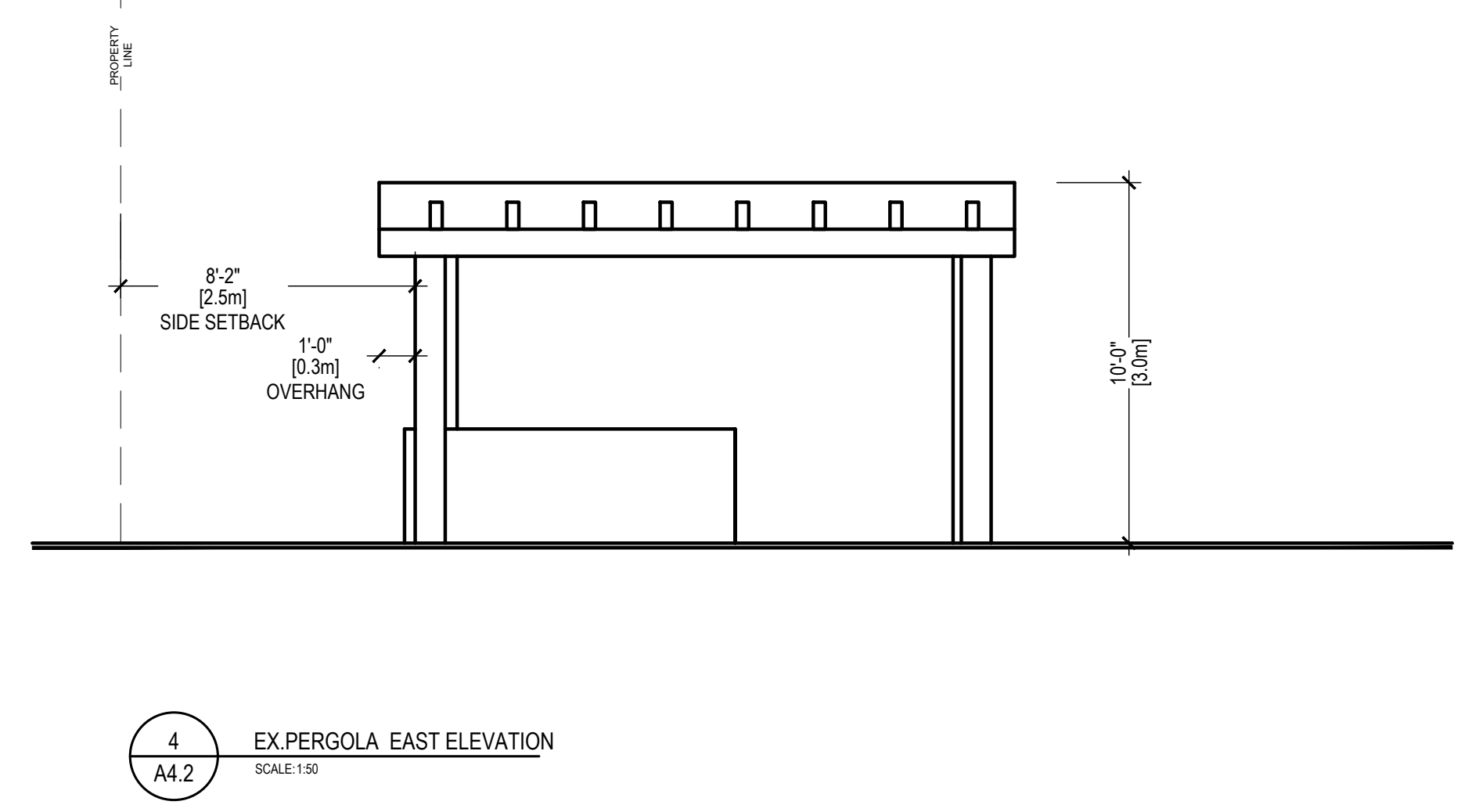
1 EX. PERGOLA SOUTH ELEVATION
SCALE: 1/50
A4.2



2 EX. PERGOLA NORTH ELEVATION
SCALE: 1/50
A4.2



3 EX. PERGOLA WEST ELEVATION
SCALE: 1/50
A4.2



4 EX. PERGOLA EAST ELEVATION
SCALE: 1/50
A4.2

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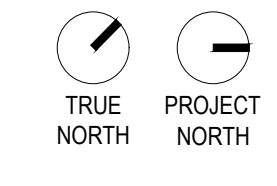
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 BCIN 109099

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stage. C.O.A
 client. **Natasha & Viraj**
 project. 16 Weaver Court
 Vaughan, ON, L0J 1C0, Canada

drawn by. **GEORGIAN DESIGN TEAM**
 file. **23-181-C**
 revision.
 date. **Dec, 14, 2023**
 drawing title. **EX. PERGOLA EXTERIOR ELEV**

GEORGIAN
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 24175 MEYERBOOR OR WEBBERDALE ON L1T 0A3
 TEL: 905.456.7777
 FAX: 905.456.7777
 WWW.GEORGIANRENO.COM

sheet. **A4.2**

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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
MetroInx *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: November 23rd 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A181-23**

Related Files:

Applicant Georgian Renovation Group

Location 16 Weaver Court



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

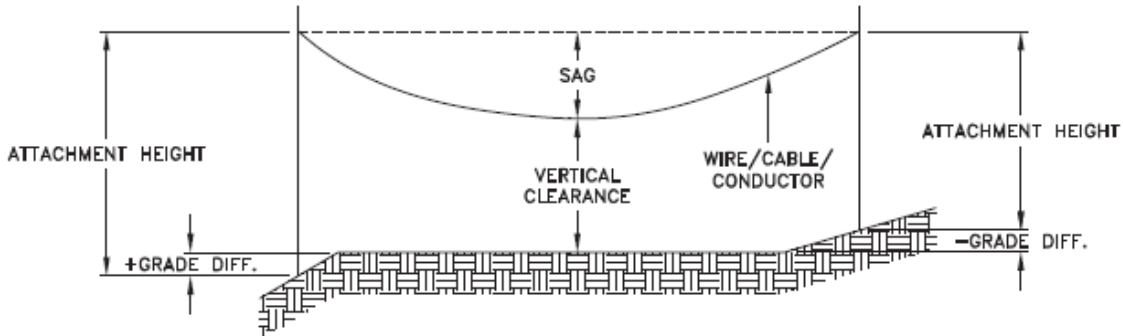
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

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"

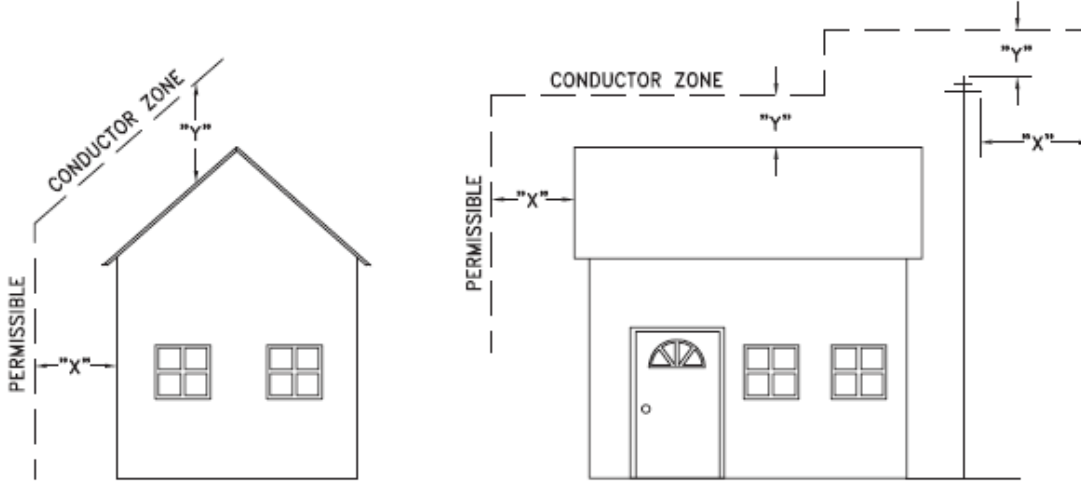
REFERENCES

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

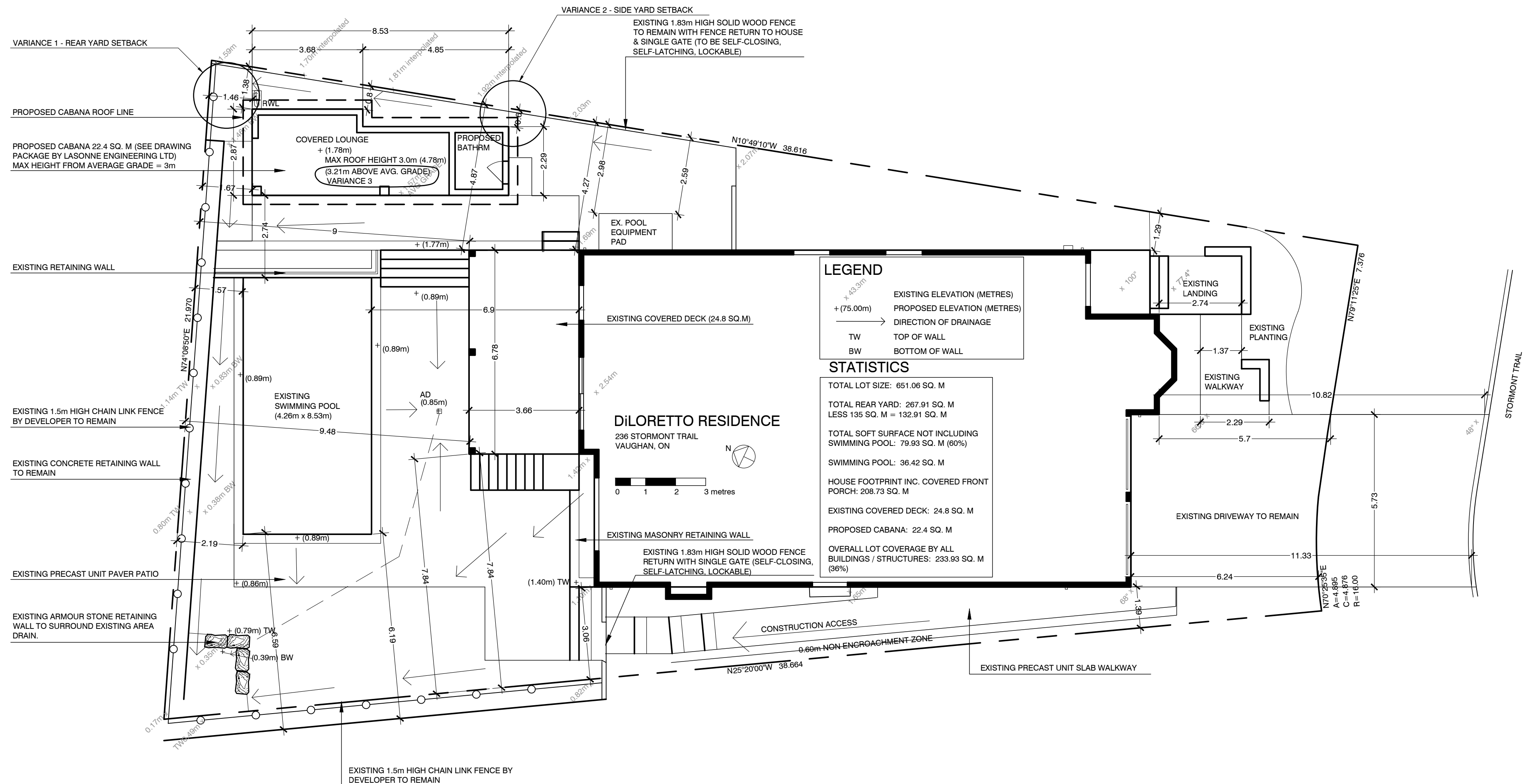
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE 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



PROPOSED CABANA SITE PLAN

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: January 3, 2024
Name of Owners: Natasha Chandok and Viraj Vora
Location: 16 Weaver Court
File No.: A181/23

Proposed Variances (By-law 001-2021):

1. To permit an accessory building (Cabana) with a maximum height of 3.5 metres.
2. To permit a maximum lot coverage of 107.5 m² for all accessory buildings and residential accessory structures.

By-Law Requirements (By-law 001-2021):

1. The maximum height of an accessory building and residential accessory structure shall be 3.0 metres.
2. The maximum lot coverage of all accessory buildings and residential accessory structures shall be 67.0 m².

Official Plan:

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

Comments:

The Owners are requesting relief to permit an existing Pergola as well as a proposed Cabana and Shed at 16 Weaver Court with the above noted variances.

The Development Planning Department has no objection to Variance 1. At the request of the Development Planning Department, the applicant has reduced the height of the proposed Cabana to the 0.5 metre relief currently proposed. The proposed Cabana is proposed on the south side of the rear yard, west of the existing Pergola, and south of a proposed pool and patio. The accessory structure complies with the interior side yard setback requirements, thus providing sufficient space for access and maintenance and to accommodate proposed vegetative screening. Hedging Beech are proposed along a portion of the south interior side lot line to provide vegetative screening to buffer the Cabana and Pergola from the abutting property to the south (10 Weaver Court). No adverse massing or privacy impacts are anticipated to 10 Weaver Court.

The Development Planning Department has no objection to Variance 2 to permit a maximum lot coverage of 107.5 m² for all three (3) residential accessory structures. In working with Development Planning Staff, the applicant reduced the proposed area and length of the Cabana, and as a result, increased the spatial separation between it and the Pergola. The two accessory structures will be screened from the abutting property to the south through the planting of vegetative screening. The subject property contains a relatively deep rear yard (89.7 metres). Therefore, it is the opinion of Development Planning Staff that the proposed lot coverage of the 3 accessory structures is appropriate and in keeping with the intent of the zoning by-law as the lot is sufficiently sized to accommodate the additional coverage and the accessory buildings are adequately separated from one another to maintain a more modest accessory scale in relation to the primary building (dwelling). The functionality of the rear yard is not adversely impacted as sufficient rear yard outdoor amenity space remains and the soft landscaping requirement is exceeded. There are no adverse massing or privacy impacts anticipated to either of the abutting residential properties. Due to the location of the Cabana and Pergola within the rear yard, no impacts to the abutting park space to the west owned by the Toronto and Region Conservation Authority are anticipated.

In support of the application, the Owners submitted an Arborist Report and Tree Protection Plan prepared by Green Bird Horticultural Ltd., dated November 16, 2023, and December 13, 2023 respectively. The letter inventoried nine (9) total trees. Seven

(7) are proposed to be preserved, one (1) is proposed to be injured, and one (1) is proposed to be removed. A total of one (1) replacement tree is to be installed after the construction phase is completed.

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

Pravina Attwala

Subject: FW: [External] RE: A181/23 - 16 Weaver Court - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Kristen Regier <Kristen.Regier@trca.ca>

Sent: November-21-23 4:07 PM

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

Subject: [External] RE: A181/23 - 16 Weaver Court - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

The subject property at 16 Weaver Court, 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

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](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Prabhdeep Kaur

From: Karyn McAlpine-Tran <karyn.mcalpine-tran@ycdsb.ca>
Sent: Wednesday, November 22, 2023 12:01 PM
To: Committee of Adjustment
Subject: [External] Request for comments - A181/23 - 16 Weaver Court

Hello,

Thank you for the opportunity to review the above referenced Committee of Adjustment application. Staff have reviewed the material provided and have no comments or objections.

Thank you,
Karyn

Karyn McAlpine-Tran
Senior Planner
Planning Services

York Catholic District School Board
320 Bloomington Road West
Aurora, ON L4G 0M1

Phone: 905-713-1211 ext.12329
Email: karyn.mcalpine-tran@ycdsb.ca

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Pravina Attwala

Subject: FW: [External] RE: A181/23 - 16 Weaver Court - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentsservices@york.ca>

Sent: December-18-23 6:14 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: A181/23 - 16 Weaver Court - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Lenore,

The Regional Municipality of York has completed its review of the minor variance application – A181/23 (16 Weaver Court) and has no comment.

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

Many thanks,

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

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None