

ITEM: 6.7	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A031/24
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Report Date: March 28, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
By-law & Compliance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
YCDSB	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>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.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
None				

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p><small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small></p>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
None	

ADJOURNMENT HISTORY	
<small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
None	

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



MINOR VARIANCE APPLICATION FILE NUMBER A031/24

CITY WARD #:	2
APPLICANT:	Domenic Trimboli & Sonya Rondinelli
AGENT:	Gianluca Frasca
PROPERTY:	126 Villa Park Drive, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed cabana.

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

The subject lands are zoned R1A (EN) First Residential Density Zone (Established Neighbourhood) and subject to the provisions of Exception 14.125 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 metres shall not be located closer than 2.4 metres to any lot line. 4.1.2 1.b.	To permit a residential accessory structure (cabana) with a height greater than 2.8 metres to be a minimum distance of 0.91 metres from the rear lot line.
2	The maximum height of a residential accessory structure shall be 3.0 metres. 4.1.4 1.	To permit a residential accessory structure (cabana) a maximum height of 3.19 metres.
3	A residential accessory structure shall not be located closer to an exterior side lot line than the principal building on the lot. 4.1.2 1. C.	To permit a residential accessory structure to be located closer to the exterior side lot line than the principal building as shown on attached site plan.

HEARING INFORMATION

DATE OF MEETING: Thursday, April 4, 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

Date Public Notice Mailed:	March 21, 2024
Date Applicant Confirmed Posting of Sign:	March 20, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Side yard set back is closer than existing house & building height to existing established grade.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING

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

Due to the size of the proposed cabana on the subject property, which measures 26.76 m², the Owner/Applicant must acquire a Lot Grading Permit from the Development Inspection and Lot Grading Division of the City's Development Engineering Department. It's important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application. The Owner/Applicant 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. 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 A031/24, 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
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DEVELOPMENT ENGINEERING

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

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

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns

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

No comment no concerns

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

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:	None
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RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

#	DEPARTMENT / AGENCY	CONDITION
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

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.

IMPORTANT INFORMATION

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.

IMPORTANT INFORMATION

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.

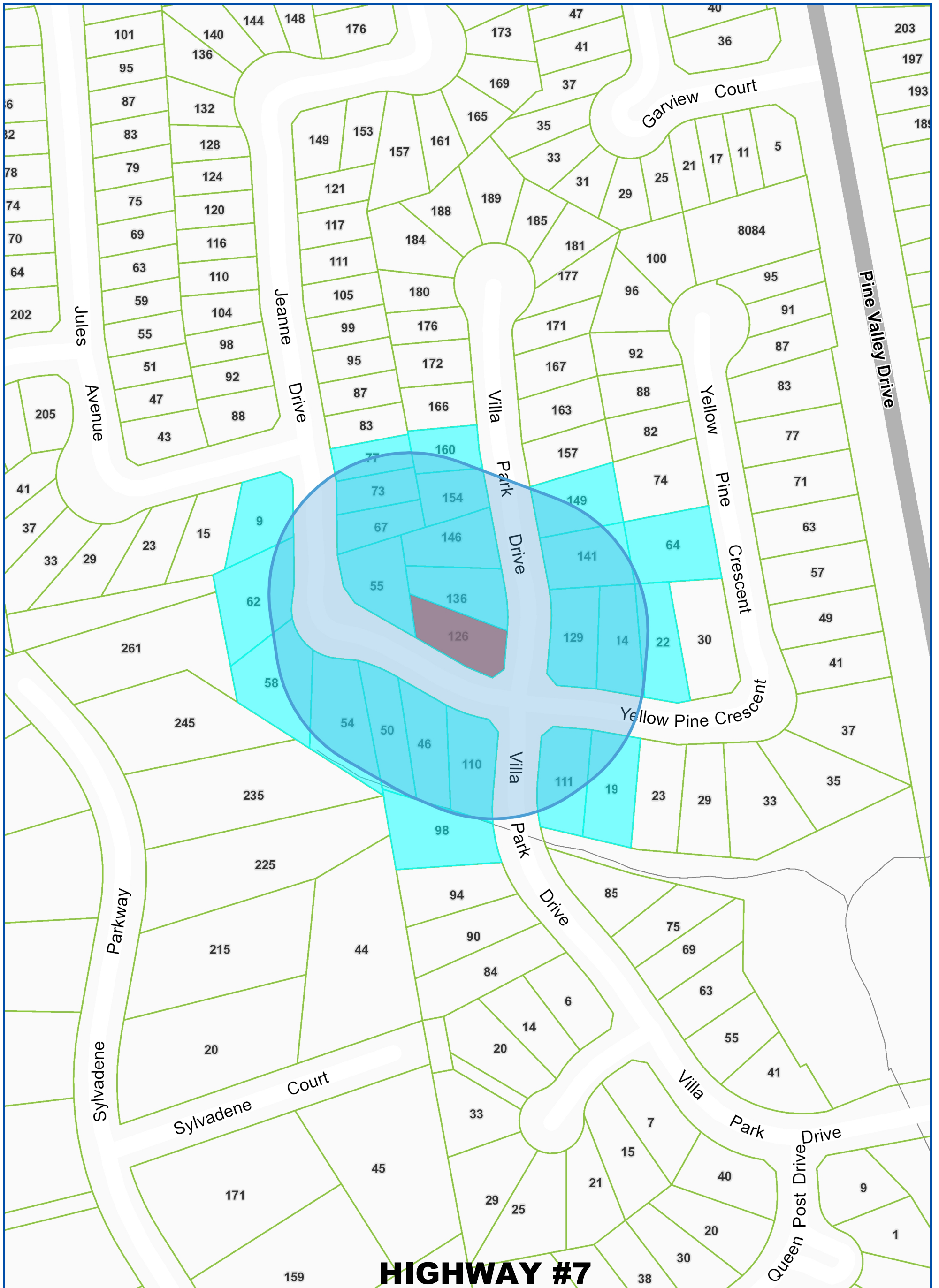
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

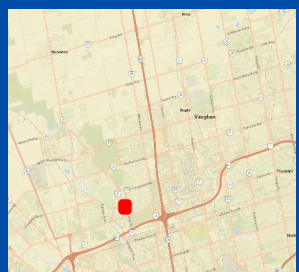
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

126 VILLA PARK DRIVE, WOODBRIDGE

NOTIFICATION MAP - A031/24

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:

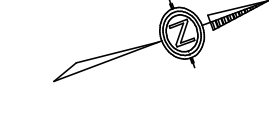
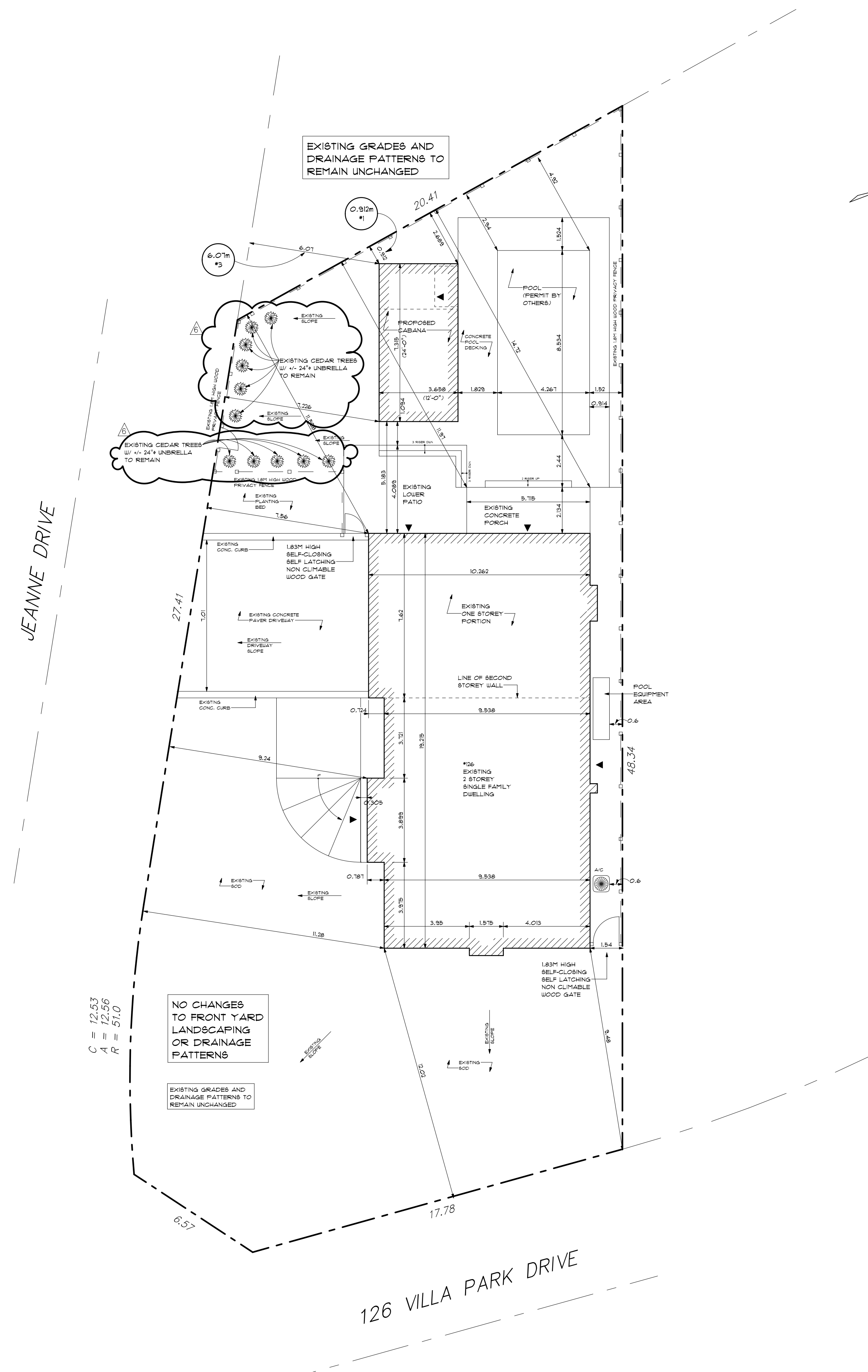
Infrastructure Delivery
Department

February 28, 2024 1:01 PM

Projection:
NAD 83
UTM Zone
17N

RECEIVED
By attwalap at 10:00 am, Mar 19, 2024

PLANS PREPARED BY APPLICANT



SITE PLAN
of
LOT 4
REG. PLAN M-1968
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
ONTARIO
SCALE 1:125

THIS SITE PLAN HAS BEEN PREPARED FOR ORIENTATION PURPOSES BASED ON FIELD MEASUREMENTS AND INFORMATION TAKEN FROM SURVEY PROVIDED BY OWNER FROM P. GALNA COMPANY LTD. D.D. DATED DEC. 13, 1992 AND IT DOES NOT REPRESENT LEGAL OR SURVEY DIMENSIONS. IF LEGAL OR SURVEY DIMENSIONS ARE REQUIRED, REFERENCE MUST BE MADE TO A LEGAL SURVEY OF THE SUBJECT PROPERTY.

LEGEND

- ▲ DENOTES ENTRY POINTS
- ⊙ AIR CONDITIONING UNIT

SITE STATISTICS

LOT AREA	10,944.60 sq.ft.	944.32 sq.m.
ALLOWED COVERAGE	(40%)	4,377.84 sq.ft. 371.73 sq.m.
COVERAGE CALCULATIONS		
EXISTING DWELLING (GROUND FLOOR AREA)	(20.3%)	2,221.10 sq.ft. 191.85 sq.m.
PROPOSED CABANA	(3.1%)	338.00 sq.ft. 26.76 sq.m.
TOTAL COVERAGE	(23.4%)	2,559.10 sq.ft. 218.61 sq.m.
REAR YARD LANDSCAPING STATISTICS		
REAR LOT AREA	2,939.60 sq.ft.	272.74 sq.m.
EXISTING CONCRETE DECK	151.30 sq.ft.	12.20 sq.m.
EXISTING LOWER PATIO	250.60 sq.ft.	23.28 sq.m.
POOL DECKING	589.80 sq.ft.	54.42 sq.m.
PROPOSED CABANA	288.00 sq.ft.	26.76 sq.m.
TOTAL HARD SURFACE	1,289.70 sq.ft.	116.66 sq.m.
TOTAL SOFT SURFACE (SOFT SURFACE INCLUDES POOL AREA)	1,650.10 sq.ft.	156.09 sq.m.
POOL AREA	392.00 sq.ft.	36.42 sq.m.

NOT FOR CONSTRUCTION

Client Approval

- Approved Drawing Package
- Approved, As Noted
- Revised, Resubmit

Authorized Signing Officer _____ Date _____

This drawing (package) represents Uptown Developments Inc. (Uptown's) interpretation of the design intent by the client.

By signing this document, the client(s) agree(s) on the selected provisions as provided above.

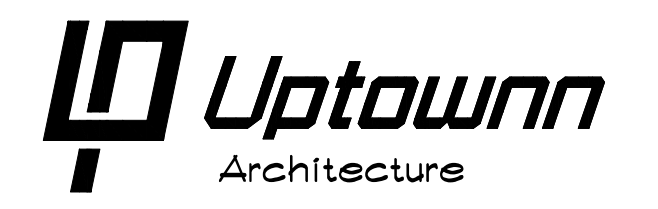
The contractor(s) is(are) responsible for checking and verifying all levels and dimensions and shall report all discrepancies to Uptown Developments Inc. and obtain clarification prior to commencing work.

Drawings are not to be reproduced without written consent of Uptown Developments Inc.

Drawings are not to be scaled.

Uptown Developments Inc. (Uptown) reserves all rights for final interpretation.

No.	Description	Date
1	P.ENG REVIEW	11/09/2023
2	P.ENG APPROVAL & BUILDING PERMIT APPLICATION	11/09/2023
3	COMMITTEE OF ADJUSTMENTS	02/21/2024
4	REVISED AS PER CITY COMMENTS	02/29/2024
5	C.O.P. APPLICATION	03/08/2024
6	REVISED AS PER EXAMINERS NOTICE	03/15/2024



53 Woodstream Blvd Unit 3,
L7B 1C8, ON, Canada
1-844-878-6966 | info@uptown.ca
www.uptown.ca

Project Title & Description: **Arch D**
PROPOSED CABANA

Project Address
126 VILLA PARK DRIVE
WOODBIDGE, ONTARIO
L4L 3G7

Project Number **2023-027**

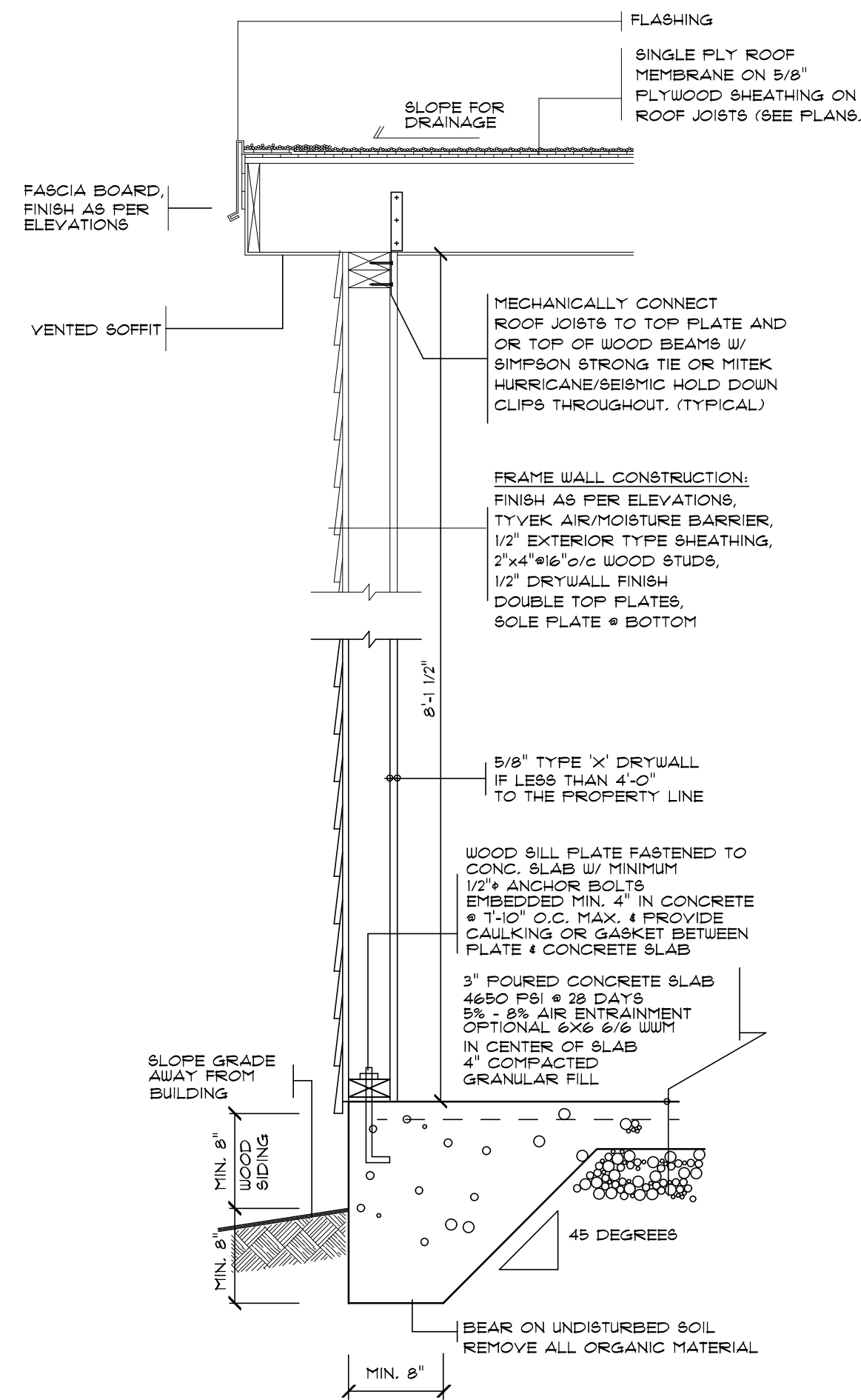
Client Name

SITE PLAN

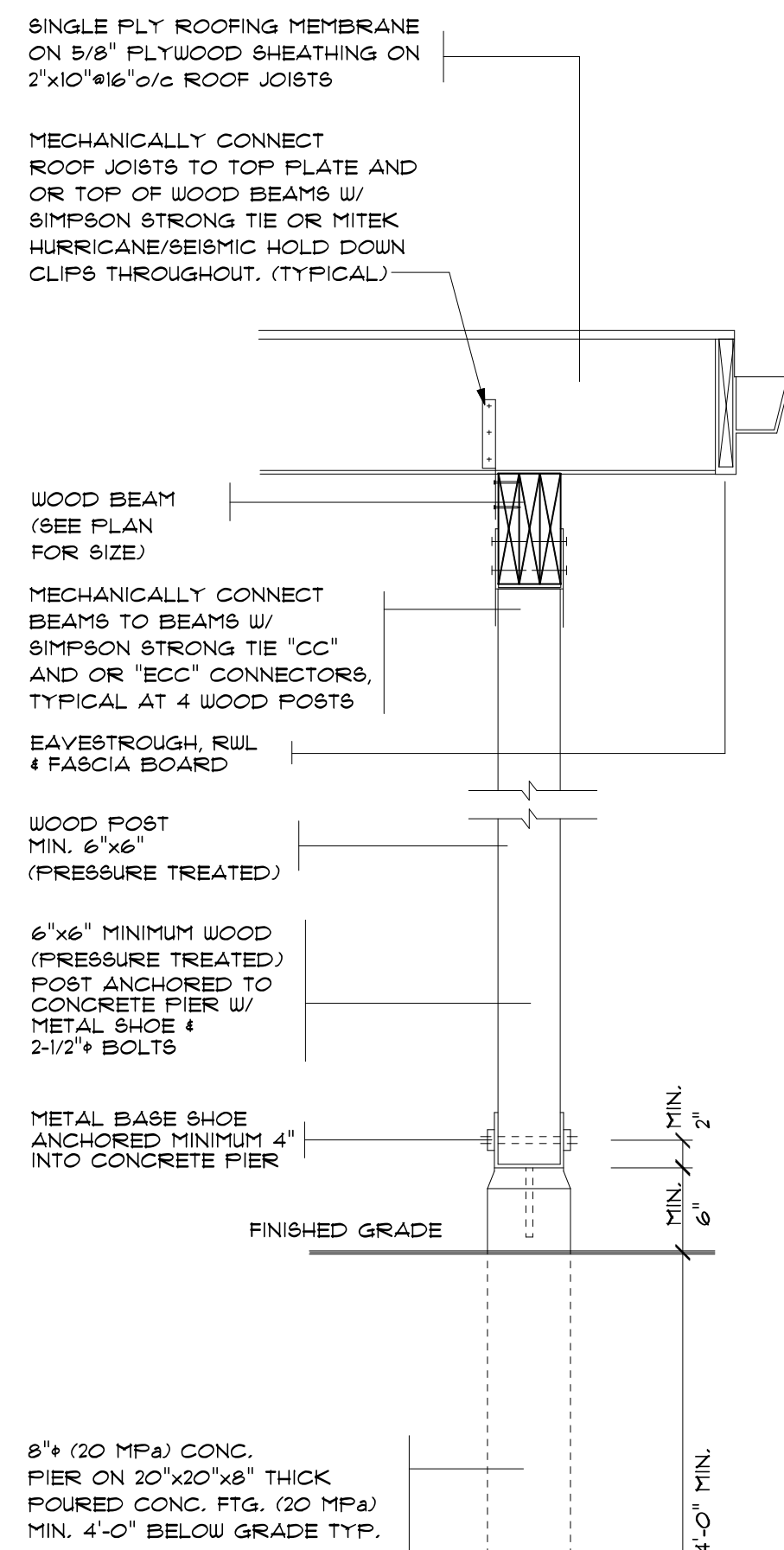
AS.1.0 Drawn By: **F.T.**

Scale **AS SHOWN** Checked By: **G.F.**

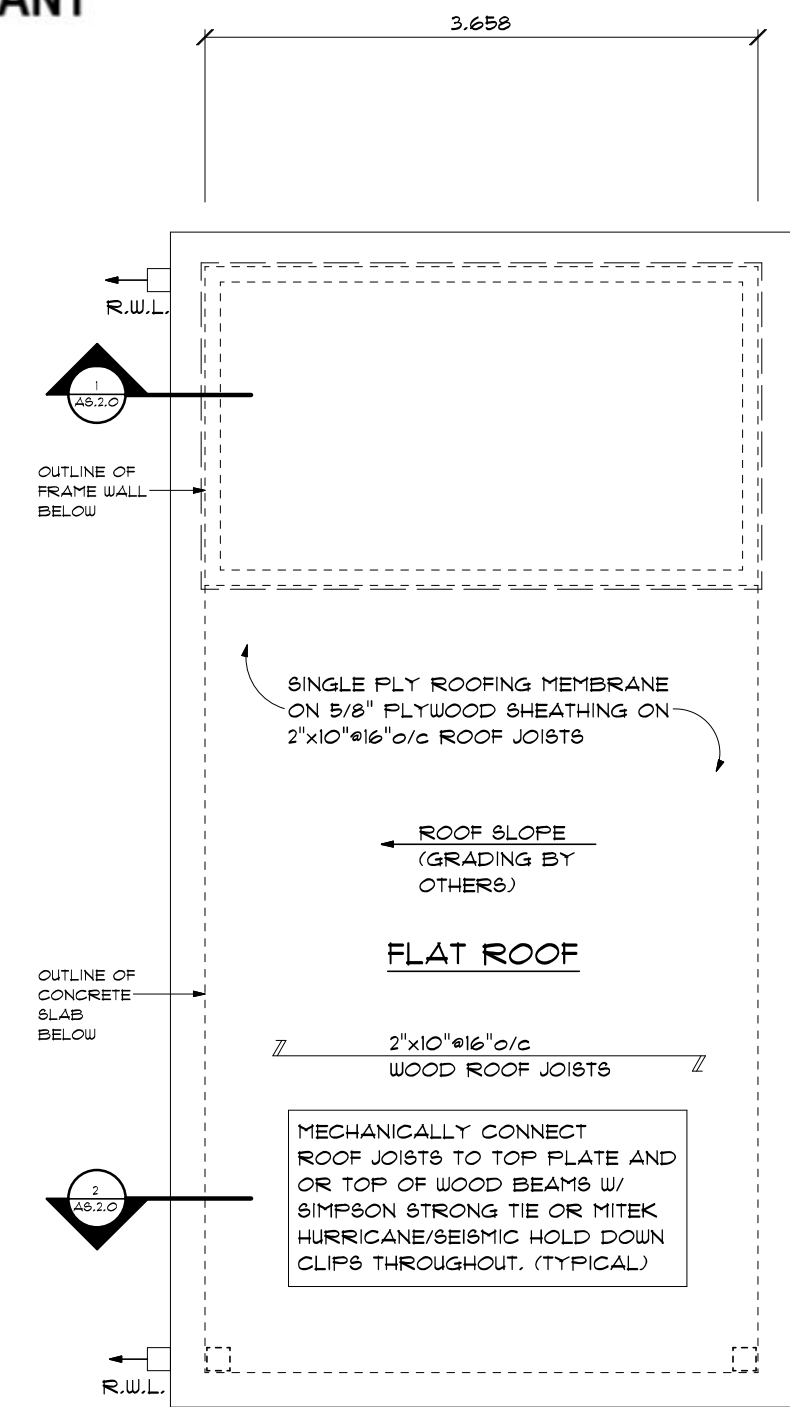
PLANS PREPARED BY APPLICANT



1 CABANA FRAME WALL SECTION
SCALE: N.T.S.

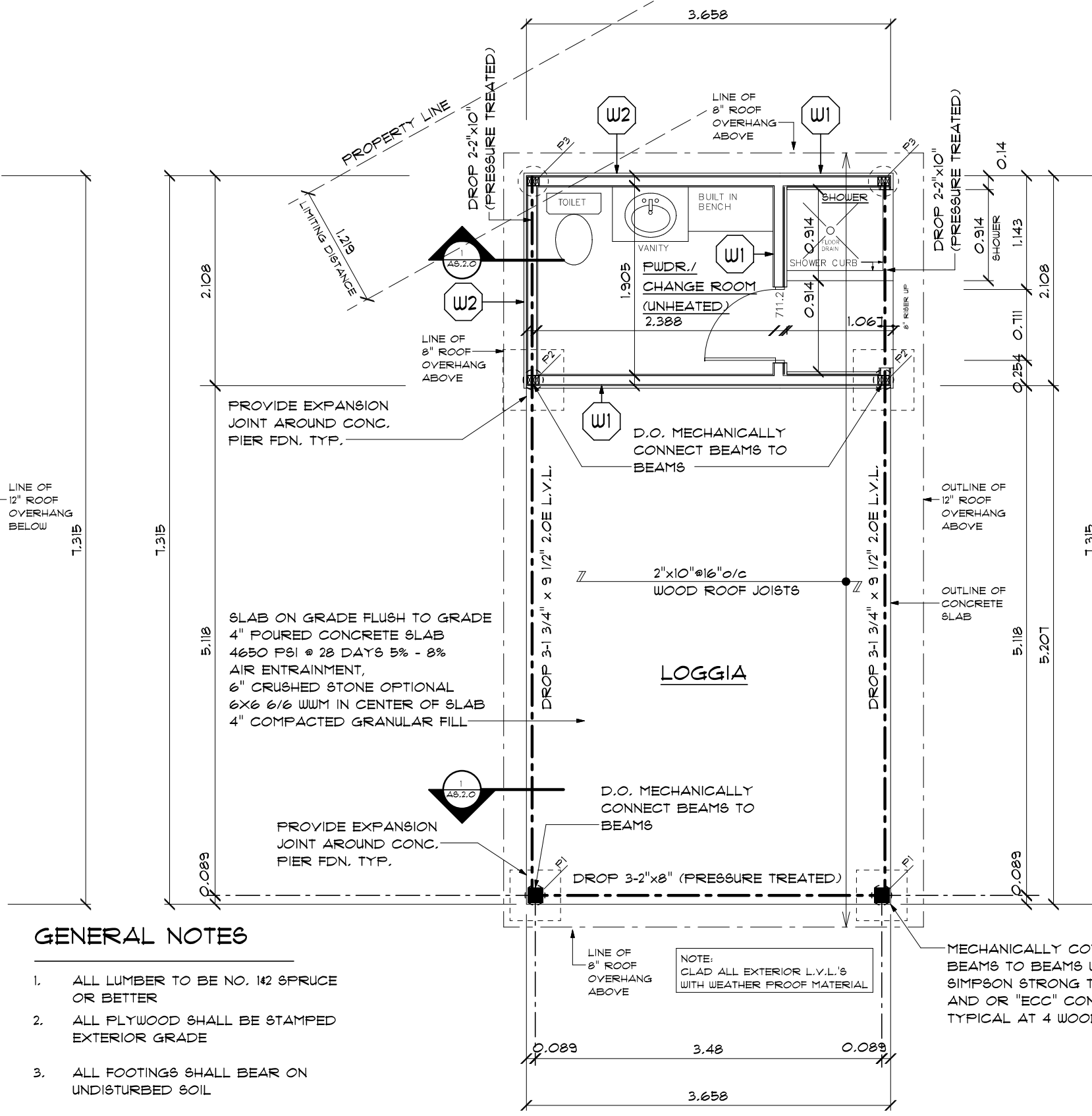


2 CABANA POST/BEAM DETAIL
SCALE: N.T.S.



ROOF NOTES:
1. ALL ROOFING MATERIAL SHALL CONFORM TO THE STANDARDS LISTED IN O.B.C. 2012, 9.23.2.2. AND THE SLOPE APPLICATION LIMITS FOR THE ROOFING MATERIALS MUST COMPLY WITH TABLE 9.23.3.1.
2. FLAT ROOF: SINGLE PLY ROOFING MEMBRANE ON 5/8\"/>

ROOF PLAN
SCALE 1/8\"/>



GENERAL NOTES

1. ALL LUMBER TO BE NO. 1Q SPRUCE OR BETTER
2. ALL FLYWOOD SHALL BE STAMPED EXTERIOR GRADE
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL
4. CONC. SLAB SHALL BE SLOPED TO DRAIN TO THE OUTSIDE USING 4650 PSI CONCRETE W/ 8%-8% AIR ENTRAINMENT.
5. ALL ROOF SHEATHING TO BE 5/8\"/>

UNFACTORED LOADS:
ROOF LL= 21 psf, DL= 10 psf
SOIL BEARING CAPACITY ASSUMED - 1500 psf
(WATER TABLE NOT IN CLOSE PROXIMITY TO U/S OF FTGS.)

GROUND FLOOR PLAN
SCALE 1/8\"/>

STRUCTURAL NOTE:
1. ASSUMED SOIL CAPACITY 1500 P.S.F. ± REVERSE ANGLE 35 DEGREES
2. WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE ROOFINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL OR THE FOUNDATIONS EXCEEDS 4'-0\"/>

WALL LEGEND

W1 FINISH AS PER ELEVATIONS, TYVEK AIR/MOISTURE BARRIER, 1/2\"/>

W2 FINISH AS PER ELEVATIONS, TYVEK AIR/MOISTURE BARRIER, 1/2\"/>

COLUMN SCHEDULE

6\"/>

3-2\"/>

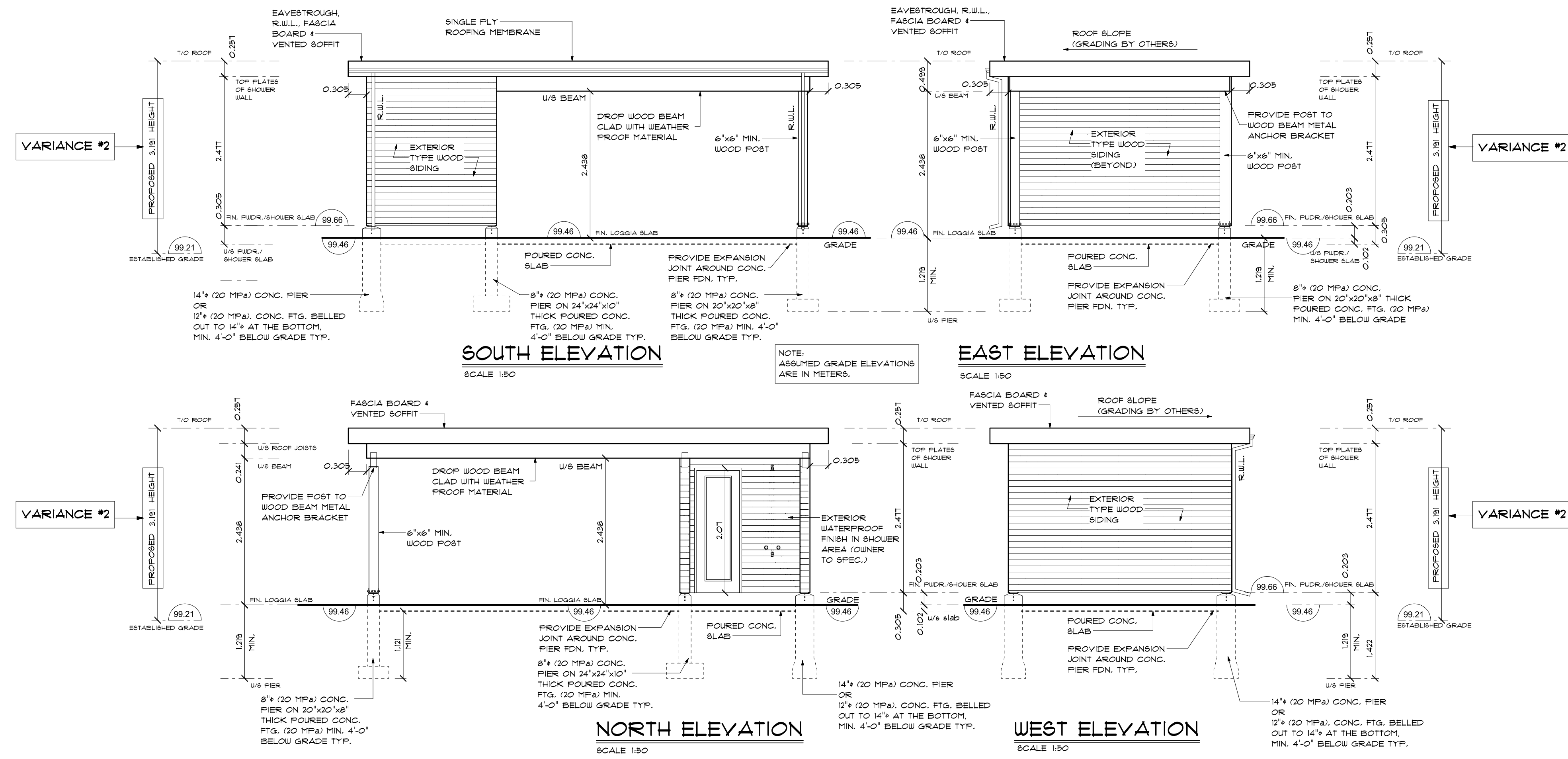
3-2\"/>

CONSTRUCTION NOTES:
1. ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY PER CBC 9.23.2.1.
2. PROVIDE ALL BRACING, SHORING AND NEEDING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK.
3. ALL LOADS MUST BE SUPPORTED AND TRANSFERRED TO FOUNDATION OR ADEQUATE SUPPORT, O.B.C. 9.23.4.2, 9.11.9.15, 9.20.8.3., 9.23.8.1., 9.23.10.1., AND 9.23.9.8.
4. PROVIDE POSTS UNDER ALL BEAMS/GIRDER TRUSSES, ETC. POSTS ARE TO RUN CONTINUOUS TO THE FOUNDATION OR EQUIVALENT SUPPORT, CBC 9.20.8.3., 9.23.8.1., 9.23.10.1.

WOOD FRAMING:
WOOD FRAMING MEMBERS IN CONTACT WITH MASONRY OR CONCRETE SHALL BE TREATED TO PREVENT DECAY, O.B.C. 2012, 9.23.2.2. OR SEPARATED FROM THE CONCRETE BY MIN. 0.02\"/>

STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE-TREATED FOR TERMITE AND DECAY PROTECTION WHERE THE VERTICAL CLEARANCE BETWEEN THE WOOD ELEMENTS AND THE FINISHED GROUND LEVEL IS LESS THAN 180MM (O.B.C. 2012, 9.3.2.3.)

WHERE WOOD IS REQUIRED TO BE TREATED TO RESIST TERMITES OR DECAY, IT SHALL BE IN ACCORDANCE WITH TABLE 1 'USE CATEGORIES FOR SPECIFIC PRODUCTS, USES AND EXPOSURES', OF CAN/CSA-O.80.1



VARIANCE #2

VARIANCE #2

VARIANCE #2

VARIANCE #2

NOT FOR CONSTRUCTION

Client Approval

Approved Drawing Package
 Approved, As Noted
 Revised, Resubmit

Authorized Signing Officer _____ Date _____

This drawing (package) represents Uptown Developments Inc. (Uptown's) interpretation of the design intent by the client.

By signing this document, the client(s) agree(s) on the selected provisions as provided above.

The contractor(s) is/are responsible for checking and verifying all levels and dimensions and shall report all discrepancies to Uptown Developments Inc. and obtain clarification prior to commencing work.

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Uptown Architecture

53 Woodstream Blvd Unit 3,
L7B 1C8, ON, Canada

1-844-878-6966 | info@uptown.ca

www.uptown.ca

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PROPOSED CABANA

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WOODBRIDGE, ONTARIO
L4L 3G7

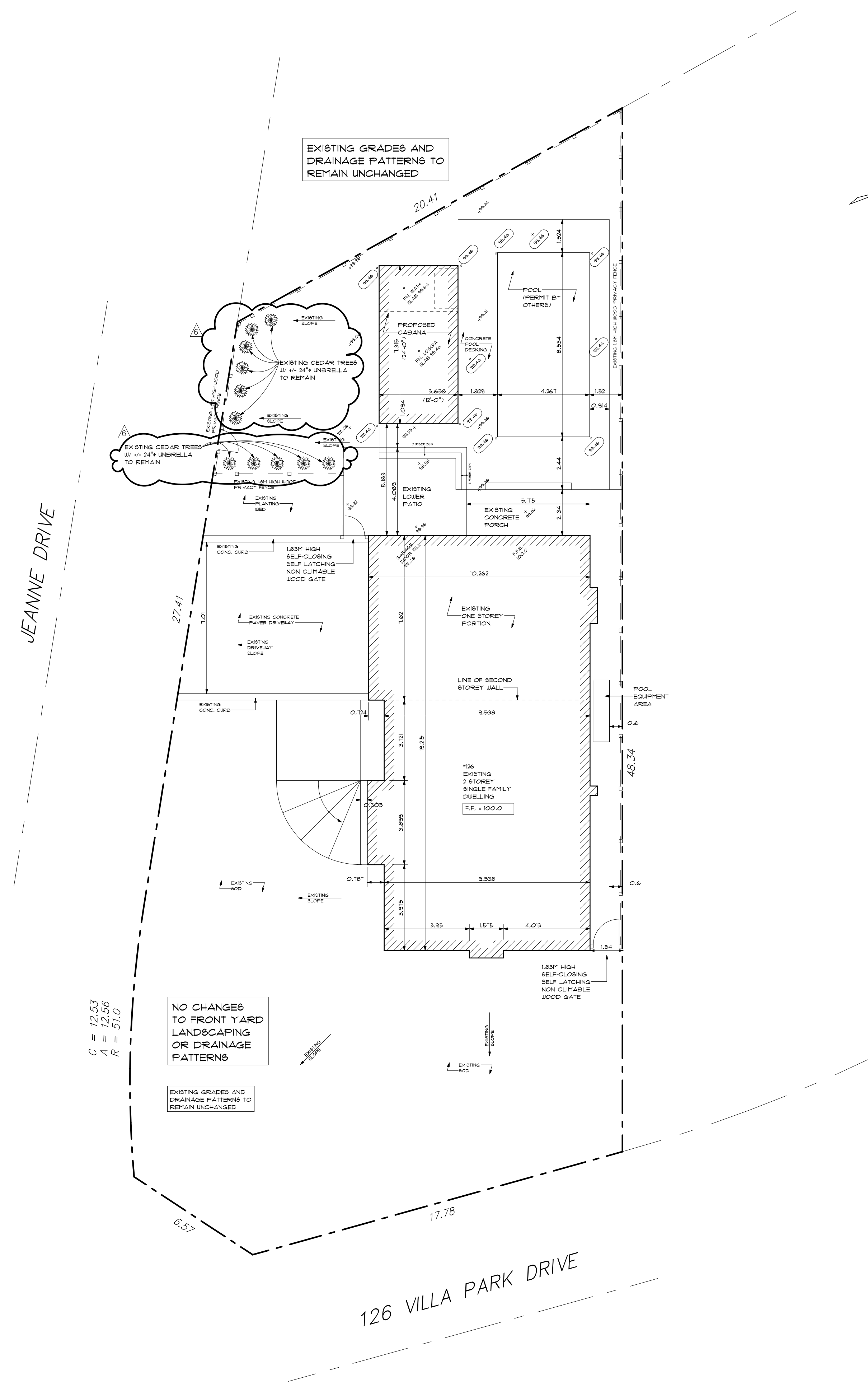
Project Number 2023-027

Client Name

CABANA PLANS, CABANA ELEVATIONS AND DETAILS

AS.2.0	Drawn By: F.T.
Scale AS SHOWN	Checked By: G.F.

NOT FOR CONSTRUCTION



SITE PLAN
OF
LOT 4
REG. PLAN M-1968
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
ONTARIO
SCALE 1:25

THIS SITE PLAN HAS BEEN PREPARED FOR ORIENTATION PURPOSES BASED ON FIELD MEASUREMENTS AND INFORMATION TAKEN FROM SURVEY PROVIDED BY OWNER FROM P. BALNA COMPANY LTD. DATED DEC. 12, 1992 AND IT DOES NOT REPRESENT LEGAL OR SURVEY DIMENSIONS. IF LEGAL OR SURVEY DIMENSIONS ARE REQUIRED, REFERENCE MUST BE MADE TO A LEGAL SURVEY OF THE SUBJECT PROPERTY.

LEGEND

- ▲ DENOTES ENTRY POINTS
- ⊙ AIR CONDITIONING UNIT
- DENOTES EXISTING ELEVATION
- DENOTES PROPOSED ELEVATION

NOTE: ASSUMED GRADE ELEVATIONS ARE IN METERS.

CABANA ESTABLISHED GRADE CALCULATION

$(\frac{99.06 + 99.36}{2}) + 99.21$

Client Approval

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L4L 3G7

Project Number **2023-027**

Client Name _____

SITE GRADING PLAN

AS.1.1 Drawn By: **F.T.**

Scale AS SHOWN Checked By: **G.F.**

C = 12.53
A = 12.566
R = 51.0

NO CHANGES TO FRONT YARD LANDSCAPING OR DRAINAGE PATTERNS

EXISTING GRADES AND DRAINAGE PATTERNS TO REMAIN UNCHANGED

EXISTING GRADES AND DRAINAGE PATTERNS TO REMAIN UNCHANGED

126 VILLA PARK DRIVE

JEANNE DRIVE

**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
YCDSB	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: March 8th 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A031-24**

Related Files:

Applicant Uptownn Developments Inc

Location 126 Villa Park Drive



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

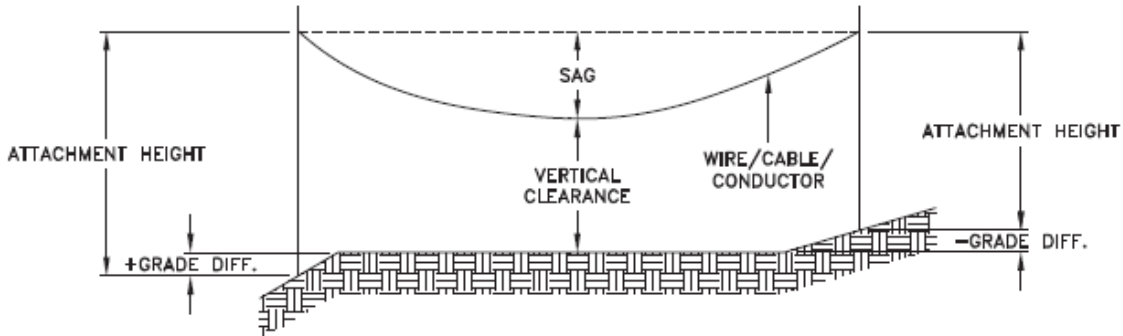
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

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



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

NOTES:

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

CONVERSION TABLE

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

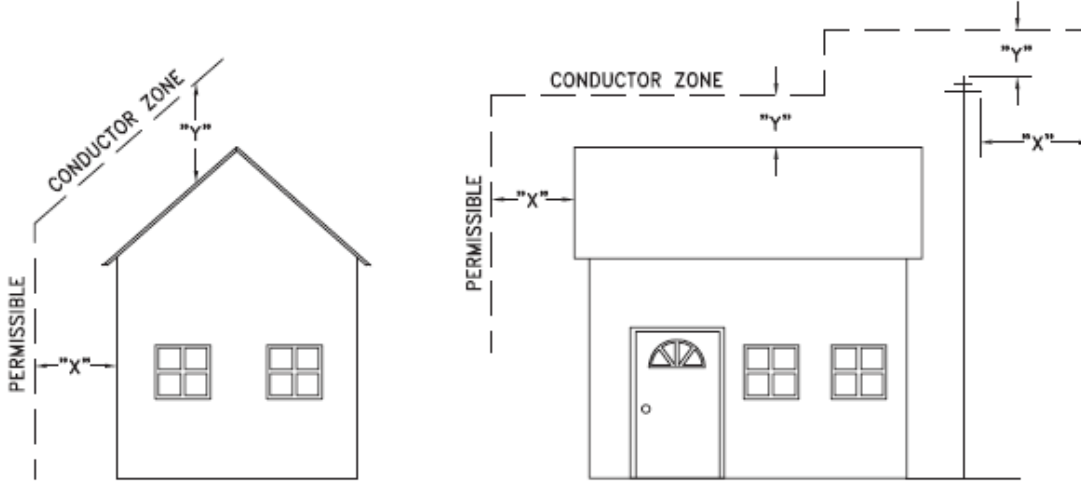
REFERENCES

SAGS AND TENSIONS | SECTION 02

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

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

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



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

NOTES

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

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

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

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

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

To: Committee of Adjustment
From: Sean Fitzpatrick, Building Standards Department
Date: March 06, 2024
Applicant: Uptown Developments Inc
Location: 126 Villa Park Drive
 PLAN M1968 Lot 4
File No.(s): A031/24

Zoning Classification:

The subject lands are zoned R1A (EN) First Residential Density Zone (Established Neighbourhood) and subject to the provisions of Exception 14.125 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 metres shall not be located closer than 2.4 metres to any lot line. 4.1.2 1.b.	To permit a residential accessory structure (cabana) with a height greater than 2.8 metres to be a minimum distance of 0.912 metres from the rear lot line.
2	The maximum height of a residential accessory structure shall be 3.0 metres. 4.1.4 1.	To permit a residential accessory structure (cabana) a maximum height of 3.191 metres.
3	A residential accessory structure shall not be located closer to an exterior side lot line than the principal building on the lot. 4.1.2 1. C.	To permit a residential accessory structure to be located closer to the exterior side lot line than the principal building as shown on attached site plan.

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. 24-102041 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

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

Conditions of Approval:

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

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: March 25, 2024
Name of Owners: Domenic & Sonya Trimboli
Location: 126 Villa Park Drive
File No.(s): A031/24

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

1. To permit a residential accessory structure (cabana) with a height greater than **2.8 metres** to be a minimum distance of **0.912 metres** from the rear lot line.
2. To permit a residential accessory structure (cabana) with a maximum height of **3.191 metres**.
3. To permit a residential accessory structure to be located closer to the exterior side lot line than the principal building as shown on attached site plan.

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

1. A residential accessory structure with a height greater than **2.8 metres** shall not be located closer than **2.4 metres** to any lot line.
2. The maximum height of a residential accessory structure shall be **3.0 metres**.
3. A residential accessory structure shall not be located closer to an exterior side lot line than the principal building on the lot.

Official Plan:

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

Comments:

The Owners are requesting relief to permit a proposed cabana in the rear yard with the above-noted variances.

Development Planning Department staff have no objection to Variance 3 to permit the location of the proposed cabana (closer to exterior lot line than the principal dwelling). The subject lands are an irregularly shaped corner lot at the northwest corner of the Villa Park Drive and Jeanne Drive intersection. None of the subject land's lot lines meet at right angles. The functional front entrance/wall of the dwelling, as well as the attached garage, faces south towards Jeanne Drive. This south wall is at a slight angle to said road. The Cabana is proposed to be slightly behind the linear projection of the dwelling's south-facing wall. Therefore, the Cabana will appear to maintain the line of established built form even though it will be closer to Jeanne Drive. Further, all of the rear yard with the exception of a small portion running along the west side of the driveway, is divided from the road and neighbouring lots by a wood privacy fence. This fence assists in screening the rear yard. Additionally, there are cedar trees along the exterior lot line and portion of the fence parallel the driveway leading up to the house which over time will provide enhanced vegetative buffering between the proposed cabana and Jeanne Drive streetscape. As such, the proposed accessory structure will not pose adverse massing and privacy impacts to the existing streetscape.

Development Planning Department staff have no objection to Variance 1 for a reduced rear yard setback. The rear lot line is angled. The 0.912 metre rear yard setback is measured at the southwest corner of the cabana and increases to approximately 2.689 metres at its greatest northwest extent which provides sufficient space for maintenance and access, as well as potential plantings in the future if preferred. There are existing cedar plantings within the rear yard of the neighbouring property along the rear lot line of the property to the west (55 Jeanne Drive) which help provide a visual buffer to the proposed cabana on the subject property. As such, the proposed accessory structure will not pose adverse massing and privacy impacts to the neighbouring property to the west (55 Jeanne Drive).

Development Planning Department staff have no objection to Variance 2 for a maximum height of 3.191 metres for the proposed cabana. The proposed accessory structure

complies with minimum interior and exterior lot line setback requirements and lot coverage requirements of the Zoning By-law which helps alleviate any potential concerns with massing from the increased maximum height. The proposed cabana is centrally positioned within the rear yard and therefore is not anticipated to pose adverse massing or privacy impacts on the property to the north (136 Villa Park Drive) due to the great amount of spatial separation from the interior side lot lines. There is also a fair degree of spatial separation between the cabana and south lot line, which will assist in mitigating any adverse height impacts. Additionally, the existing plantings along the exterior side lot line to the south and on the property to the west (55 Jeanne Drive) help provide a visual buffer to further mitigate any adverse massing and privacy impacts that may be experienced due to the proposed cabana. As such, the proposed accessory structure is not anticipated to pose adverse massing and privacy impacts to the neighbouring properties or to the existing streetscape on Jeanne Drive.

Accordingly, Development Planning Department staff support the requested variances and are 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 1
David Harding, Senior Planner



Prabhdeep Kaur

From: Kristen Regier <Kristen.Regier@trca.ca>
Sent: Friday, March 8, 2024 1:13 PM
To: Committee of Adjustment
Cc: Prabhdeep Kaur
Subject: [External] RE: A031/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

The subject property at 126 Villa Park Drive, 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)



Lenore Providence

Subject: FW: [External] Fwd: A031/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Attachments: COMBLDG_A031_24.pdf; APP_INFO_A031_24.xls; APPPLANS_A031_24_03_01_24.pdf

From: Yushi Ao <yushi.ao@ycdsb.ca>
Sent: Tuesday, March 12, 2024 1:43 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Cc: Karyn McAlpine-Tran <karyn.mcalpine-tran@ycdsb.ca>
Subject: [External] Fwd: A031/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

Thank you for the opportunity to comment on the above referenced Minor Variance application. YCDSB staff have reviewed the material provided and have no comments or objections to its approval.

Regards,

Yushi Ao
Planner and Project Analyst
Planning Services
York Catholic District School Board
yushi.ao@ycdsb.ca

Prabhdeep Kaur

From: Rajevan, Niranjan <Niranjan.Rajevan@york.ca>
Sent: Friday, March 8, 2024 12:02 PM
To: Prabhdeep Kaur
Cc: Committee of Adjustment
Subject: [External] RE: A031/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Prabhdeep,

The Regional Municipality of York has completed its review of the minor variance application – A031/24 (126 Villa Park Drive) and has no comment.

Please provide us with a digital 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

None

SCHEDULE D: BACKGROUND

None