

ITEM: 6.5	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A042/23 110 RETREAT BLVD, WOODBRIDGE
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 (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	Decision Outcome

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

	MM/DD/YYYY	
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
A042/23
110 RETREAT BLVD WOODBRIDGE**

ITEM NUMBER: 6.5	CITY WARD #: 3
APPLICANT:	Laydin & Kirk Bowles
AGENT:	None
PROPERTY:	110 Retreat Blvd, 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 and swimming pool.

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

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.867 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling. [Section 4.21.5]	To permit an outdoor swimming pool to be located closer to an exterior side lot line than the dwelling as shown on the Site Plan.
2.	The minimum rear yard setback required is 2.4 metres. [Section 4.1.2. b.]	To permit a minimum rear yard setback of 0.61 metres to an Accessory Building (cabana).
3.	The minimum interior side yard setback required is 2.4 metres. [Section 4.1.2. b.]	To permit a minimum interior side yard setback of 0.61 metres to an Accessory Building (cabana).

HEARING INFORMATION

DATE OF MEETING: Thursday, May 11, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

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

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

Email: cofa@vaughan.ca

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

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

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

INTRODUCTION

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

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

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.

That the requested variance(s) is/are minor in nature.

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

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	April 27, 2023	
Date Applicant Confirmed Posting of Sign:	April 24, 2023	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The minor variance request would enable us to have the cabana near the house to improve accessibility to the house and provide sun protection (health reasons - auto immune condition) for me. We also wish for a lap pool (30') and one of the dimensions of the pool is the deficiency. We hope that we can keep the pool as per the pool drawing.	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	<p>On April 25, 2023, Development Planning provided:</p> <p>Development Planning has completed our full review of the above noted minor variance application. We recommend the introduction of tree plantings along the north and west edges of the property to assist with screening the pool activity from the street and the neighbouring property. Our Urban Design division have also provided similar comments/recommendations attached.</p> <p>Development Planning will also require the below revisions to the Site Plan to ensure no additional variances are required.</p> <ol style="list-style-type: none"> 1. Denote the covered front (exterior side) porch 2. Denote the front stairs and all walkways <p>Please confirm if you are able to make the requested changes to the Site Plan and are willing to implement the requested tree/hedge plantings.</p> <p>On May 1, 2023, Zoning completed review of revised submission, confirming variances issued in notice were correct.</p>	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:	Yes	
<p><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></p> <p><small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small></p> <p><small>*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></p>		
Adjournment Fees:		
<p>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.</p> <p>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.</p>		
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:	That the final Landscape Plan be approved to the satisfaction of the Development Planning Department
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DEVELOPMENT ENGINEERING COMMENTS

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

As the proposed outdoor amenities in the subject property are greater than 10 m², the Owner / Applicant needs to obtain a Lot Grading Permit from Development Inspection and Lot Grading Division of the City's Development Engineering Department. Please note any in-ground structure over 10 m² requires a Grading Permit. Please contact the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Conditions attached)

The Owner / Applicant shall apply for a Pool Grading Permit with the Development Engineering (DE) Department. Please visit the grading 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 A042 /23, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City's Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca .
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

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

No 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 (SEPTIC) COMMENTS

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

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

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

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning Joshua.cipolletta@vaughan.ca	That the final Landscape Plan be approved to the satisfaction of the Development Planning Department
2	Development Engineering lan.reynolds@vaughan.ca	The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca.

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.

IMPORTANT INFORMATION – PLEASE READ

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.

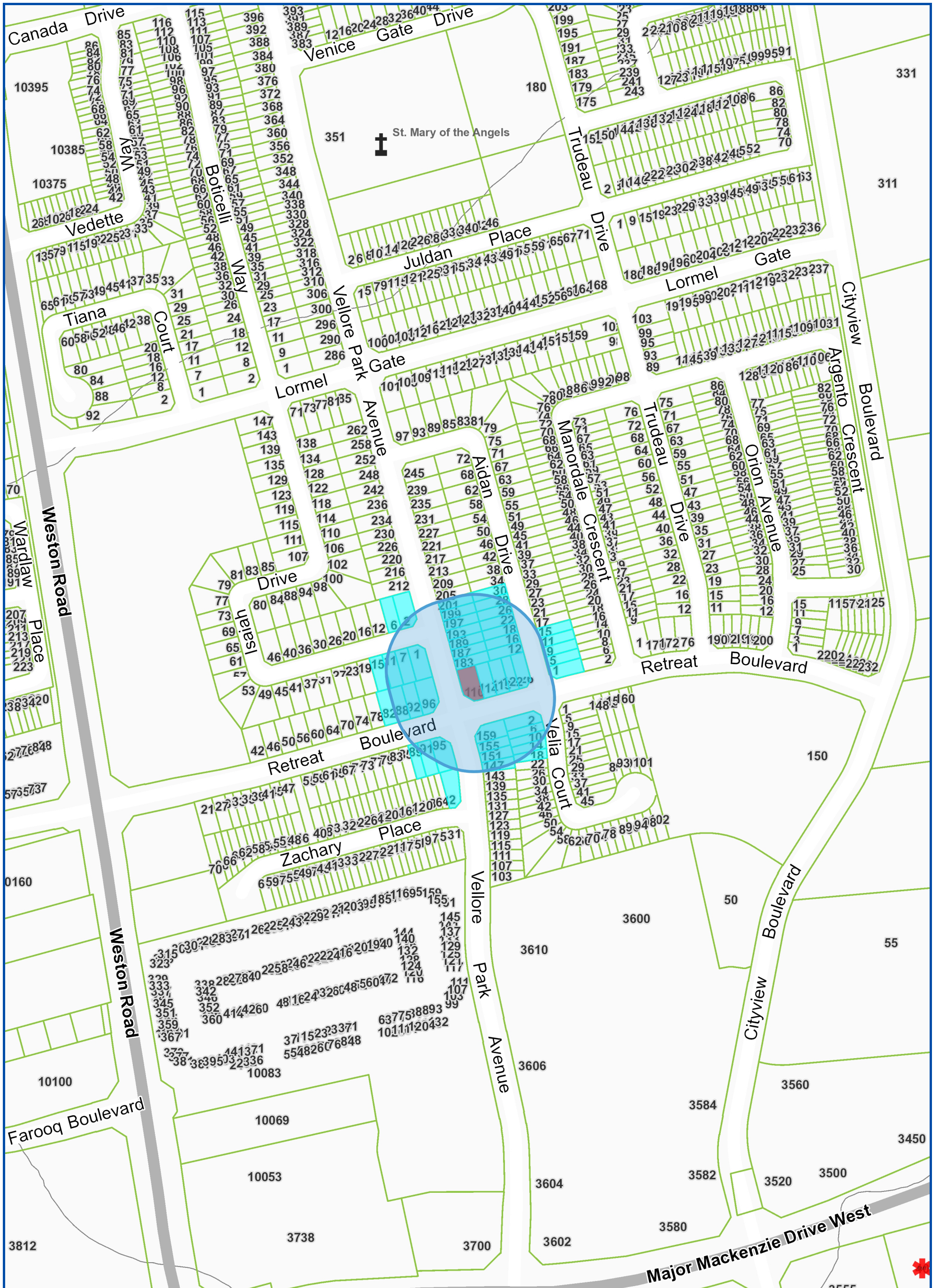
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

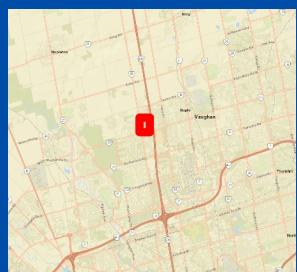
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

110 Retreat Blvd, Woodbridge

NOTIFICATION MAP - A042/23

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: 1:4,514

0 0.07 km



Created By:

Infrastructure Delivery

Department

April 20, 2023 11:15 AM

Projection:

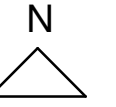
NAD 83

UTM Zone

17N

Received

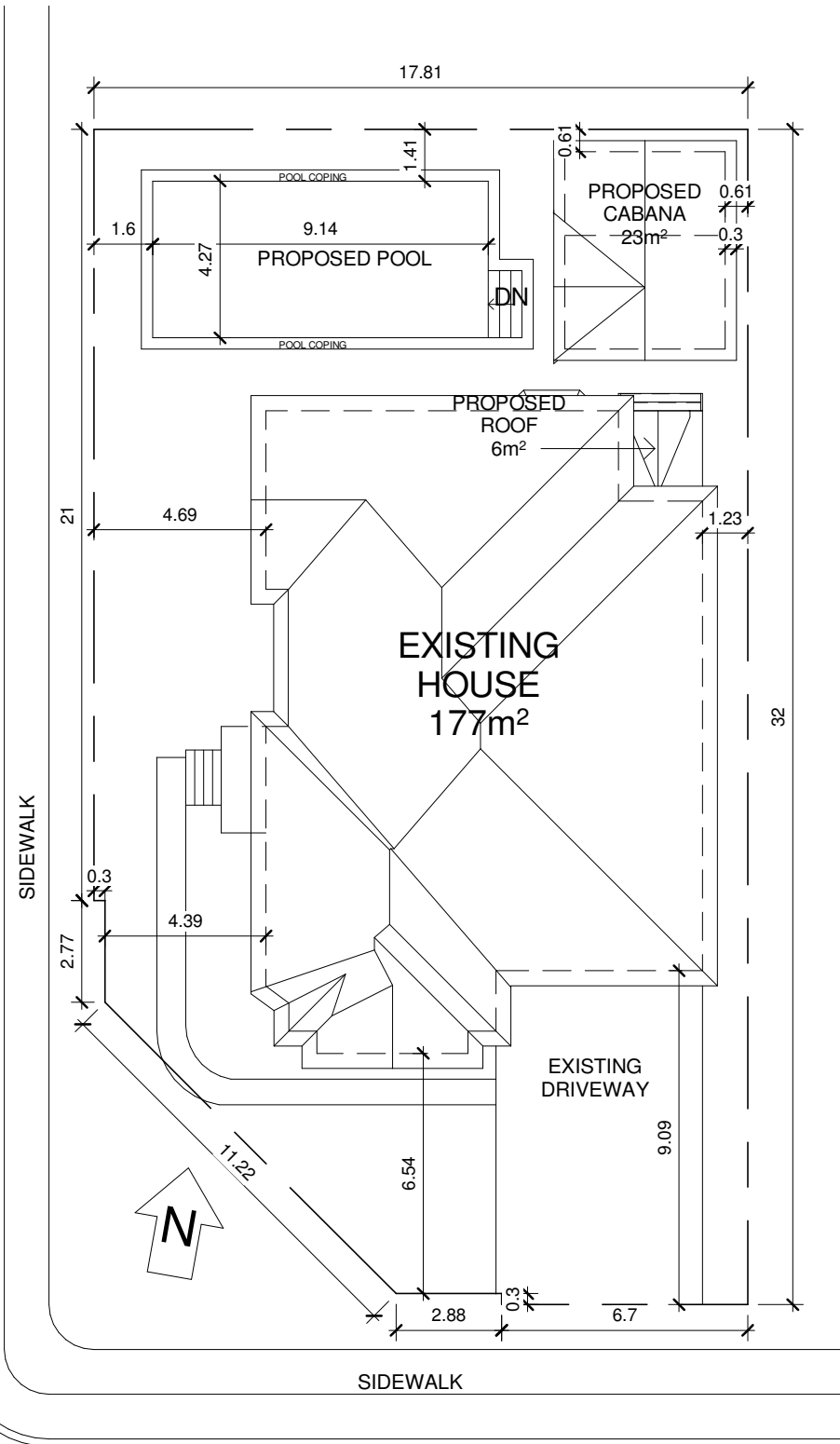
April 25, 2023



EXISTING HOUSE: 177m²
PROPOSED COVERED DECK: 6m²
PROPOSED CABANA: 23m²
LOT AREA: 532m²

ACCESSORY STRUCTURE LOT COVERAGE: 4.3%

VELLORE PARK AVE.



RETREAT BLVD.

1 Site
1 : 192



Kirk & Laydin Bowles

110 Retreat Blvd.

- ALL WORK SHALL BE BUILT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 (OBC).
- CONTRACTOR SHALL CHECK ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION FOR ANY ON SITE DISCREPANCIES.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND APPROVED WITH A BUILDING PERMIT ISSUED.
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Site Plan

Project number	Project Number
Date	April 25, 2023
Drawn by	Jeremy Hatchwell
Checked by	Abby Steele

A2

Scale 1 : 192

RETREAT BLVD

NOTES

⊕ = EXISTING ELEVATIONS

○ = PROPOSED ELEVATIONS

No.	Date	Description



BOWLES RESIDENCE
110 RETREAT BLVD
VAUGHAN

SCALE 1/4" = 1'-0"

DRAWN BY N RICHES

CHECKED BY R KING

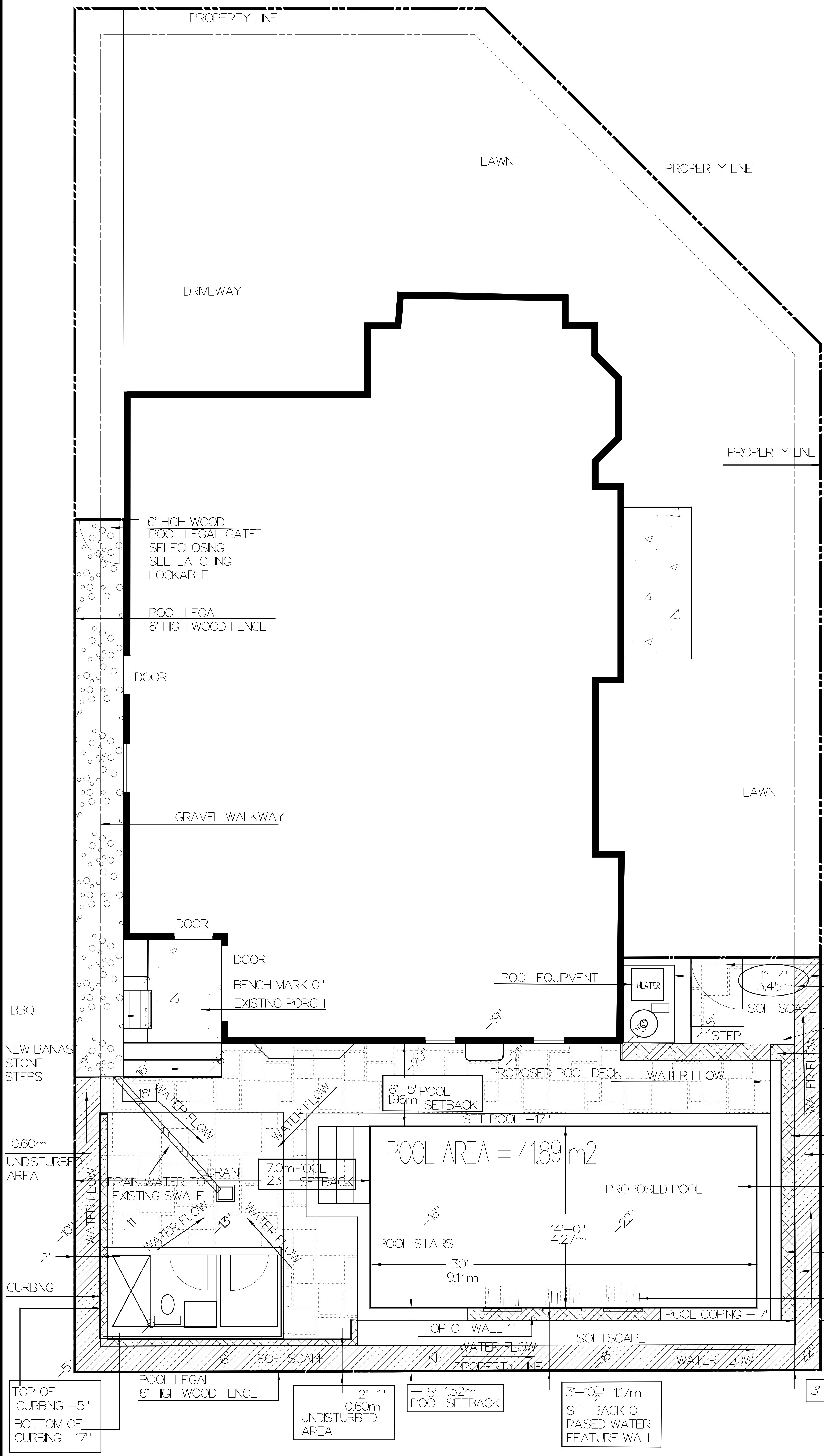
DATE 13 APRIL 2023

DATE OF PRINT

PROJECT NO.

SHEET NO.

PERMIT DRAWING



6' HIGH WOOD POOL LEGAL GATE SELF CLOSING SELF LATCHING LOCKABLE

SET BACK FOR POOL EQUIPMENT

BOTTOM OF WALL -31'
TOP OF WALL -17'

POOL LEGAL 6' HIGH WOOD FENCE

RETAINING WALL

0.60m UNDISTURBED AREA

5'-0" 1.52m POOL SETBACK

CONSTRUCTION ACCESS

TOP OF WALL -17"
BOTTOM OF WALL -22"

WATER FEATURE

2' 0.60m

3'-10" 1.17m

3'-10 1/2" 1.17m SET BACK OF RAISED WATER FEATURE WALL

5'-152m POOL SETBACK

2'-1' 0.60m UNDISTURBED AREA

POOL LEGAL 6' HIGH WOOD FENCE

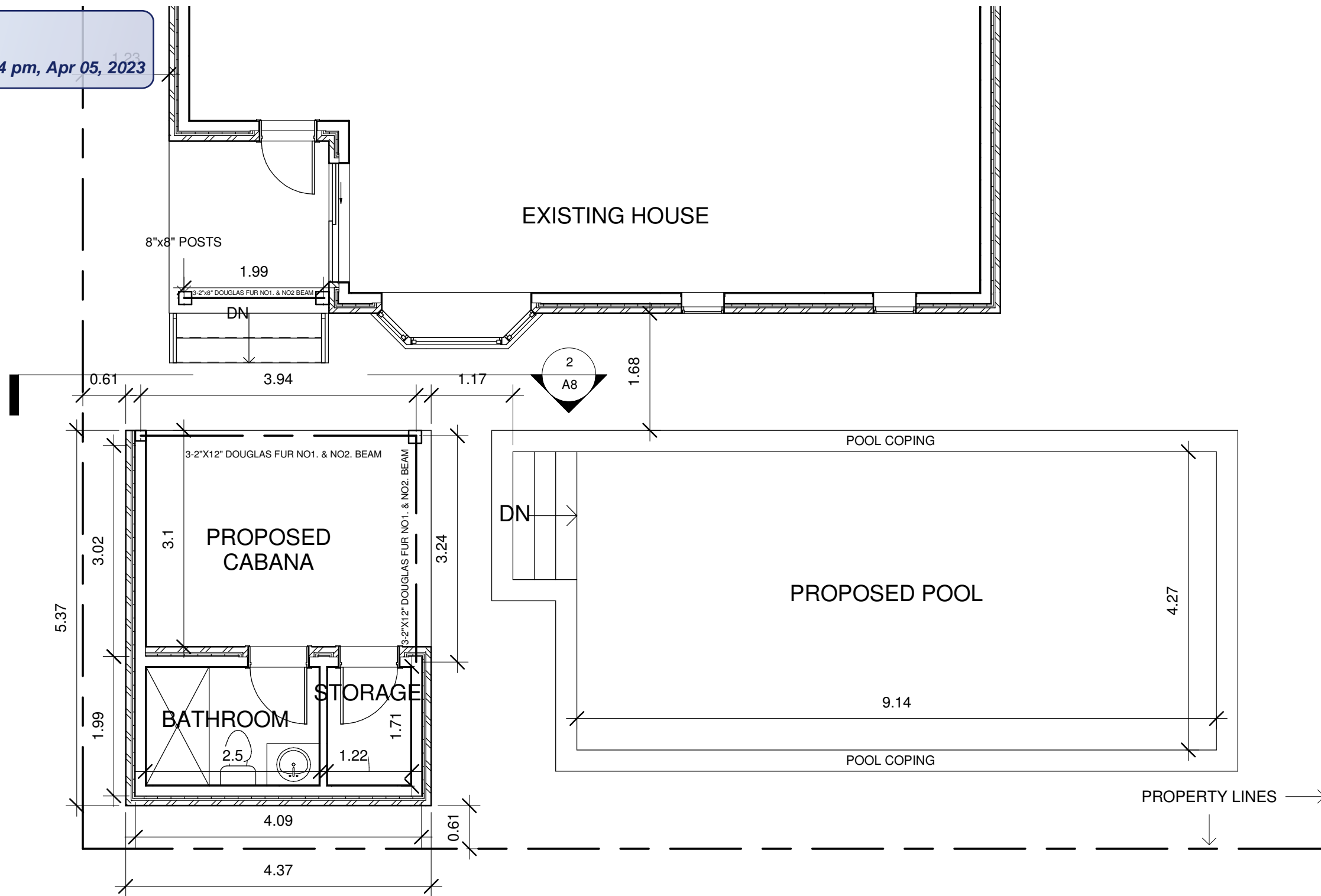
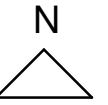
TOP OF CURBING -5'
BOTTOM OF CURBING -17'

VELLORE PARK AVE

EXISTING PROPERTY GRADING AND DRAINAGE SWALES NOT TO BE ALTERED

RECEIVED

By Christine Vigneault at 5:44 pm, Apr 05, 2023



1 Grade
1 : 64



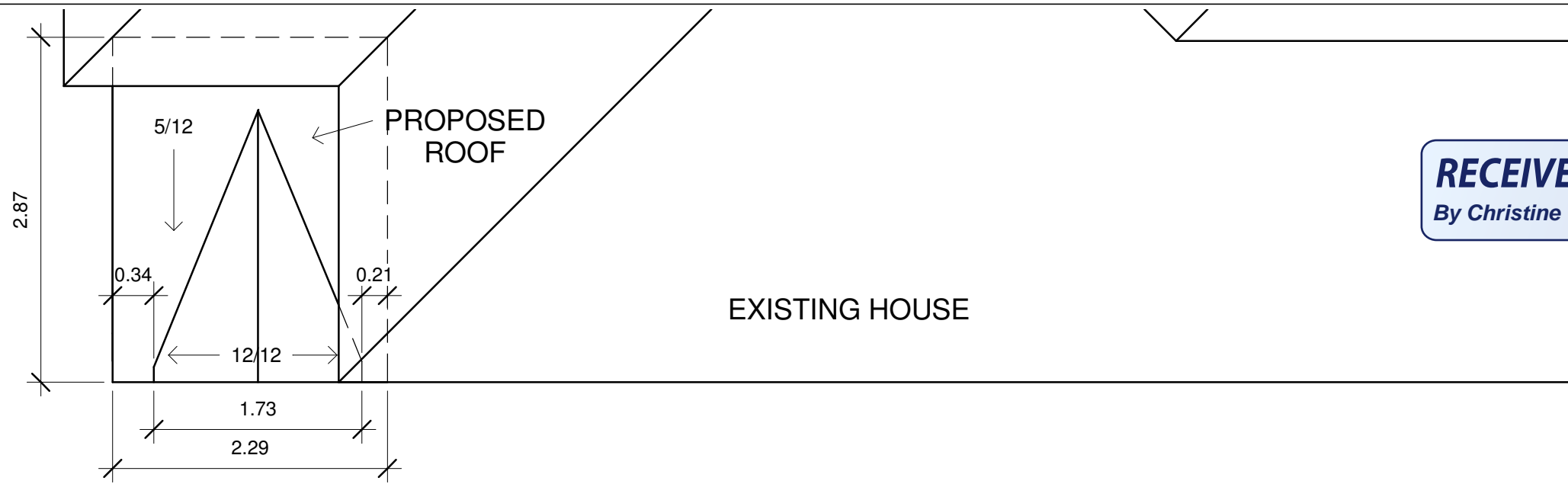
Kirk & Laydin Bowles
110 Retreat Blvd.

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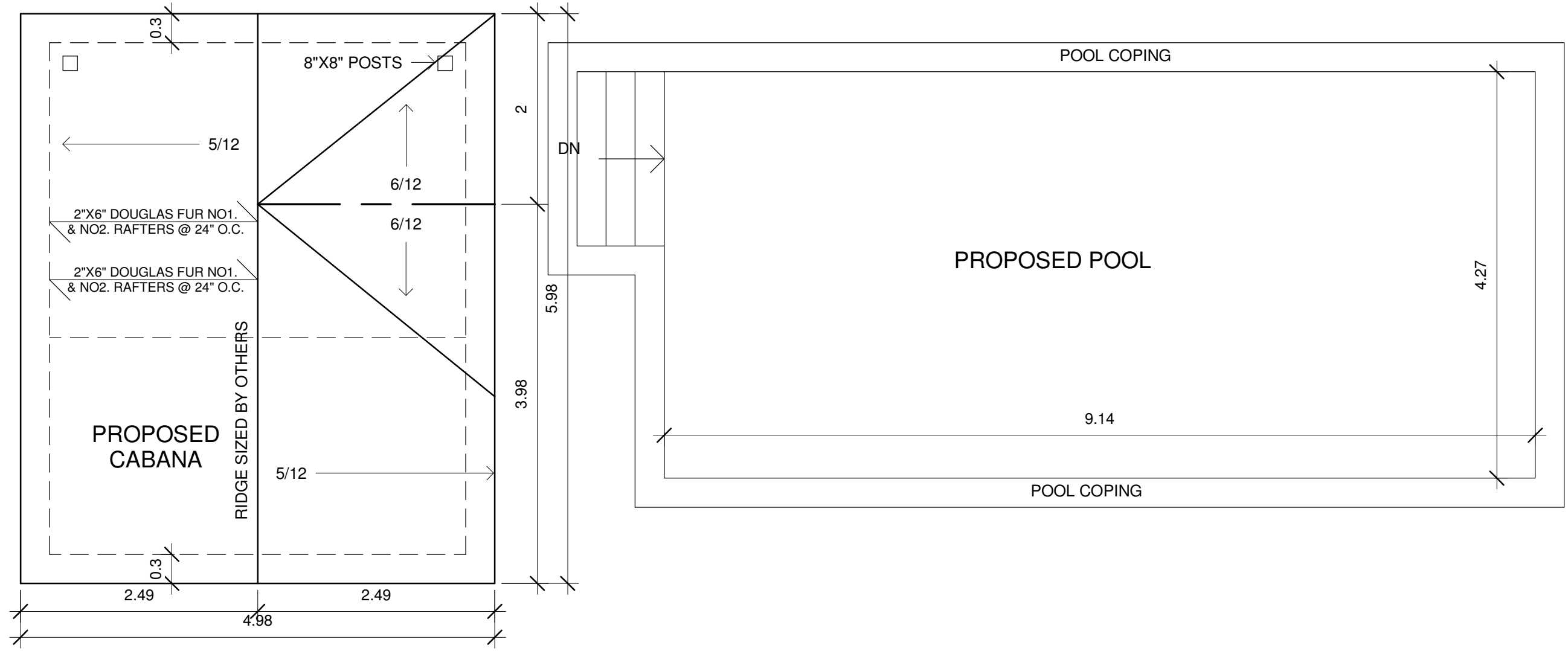
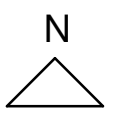
1st Floor Plan

Project number	Project Number
Date	March 31, 2023
Drawn by	Jeremy Hatchwell
Checked by	Abby Steele

A4
Scale 1 : 64



RECEIVED
By Christine Vigneault at 5:44 pm, Apr 05, 2023



1 Soffit
1 : 48



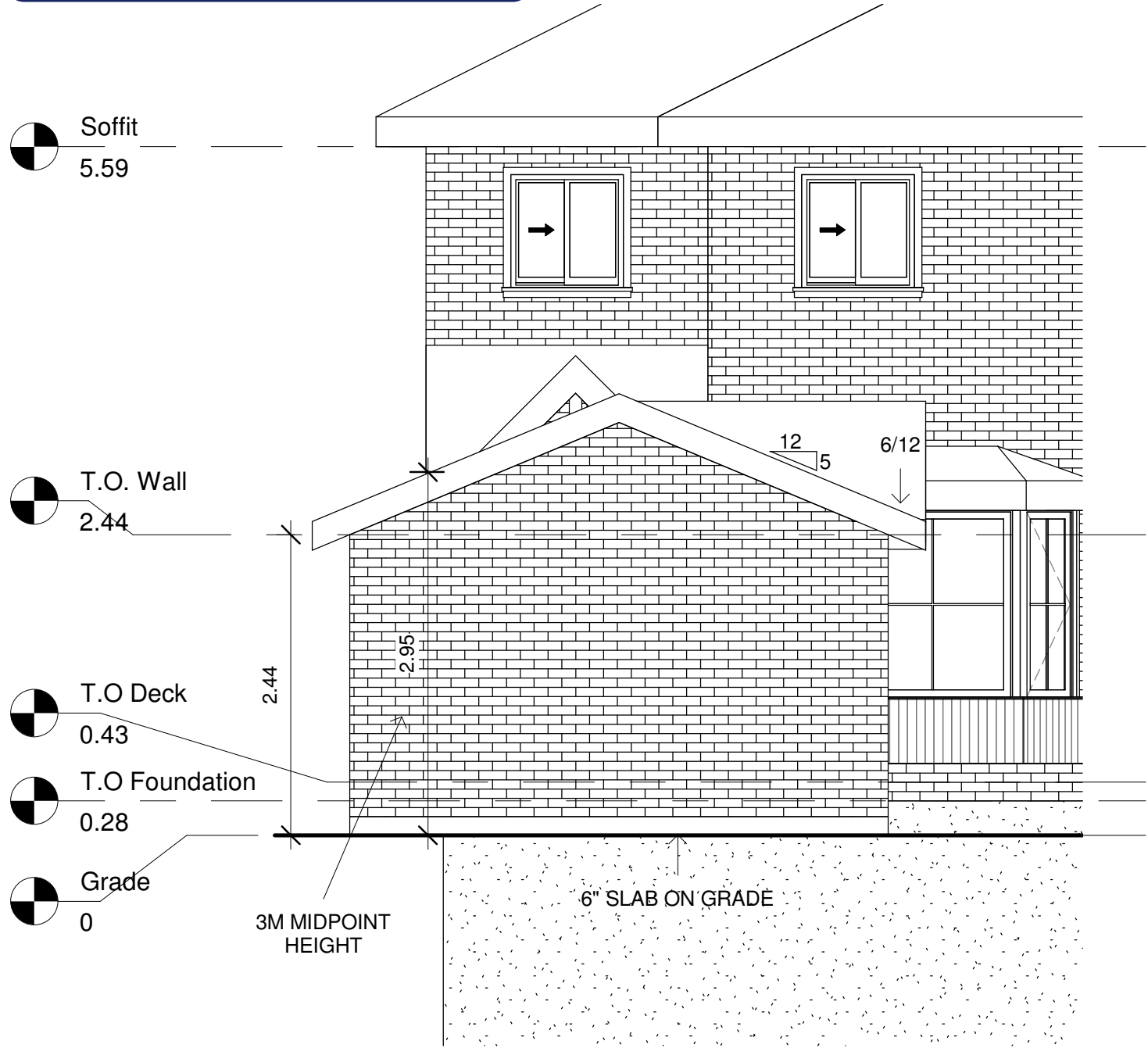
Kirk & Laydin Bowles
110 Retreat Blvd.

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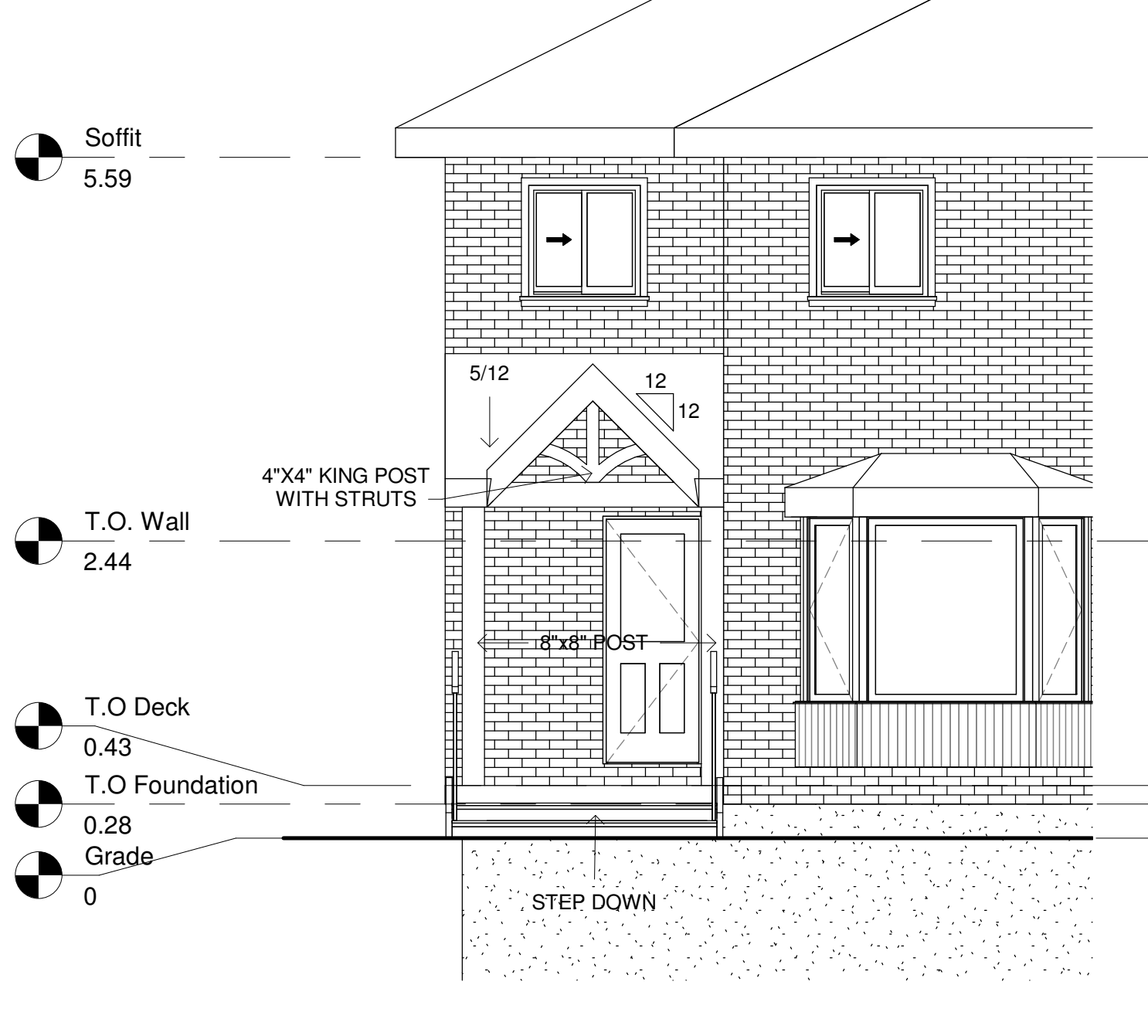
Roof Plan		A5
Project number	Project Number	
Date	March 31, 2023	
Drawn by	Jeremy Hatchwell	
Checked by	Abby Steele	Scale 1 : 48

2023-03-31 2:32:46 PM

RECEIVED
 By Christine Vigneault at 5:44 pm, Apr 05, 2023



1 North
 1 : 48



2 North Section
 1 : 48

Kirk & Laydin Bowles
 110 Retreat Blvd.

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North Elevation		A6
Project number	Project Number	
Date	March 31, 2023	
Drawn by	Jeremy Hatchwell	
Checked by	Abby Steele	Scale 1 : 48

2023-03-31 2:32:46 PM

RECEIVED

By Christine Vigneault at 5:44 pm, Apr 05, 2023

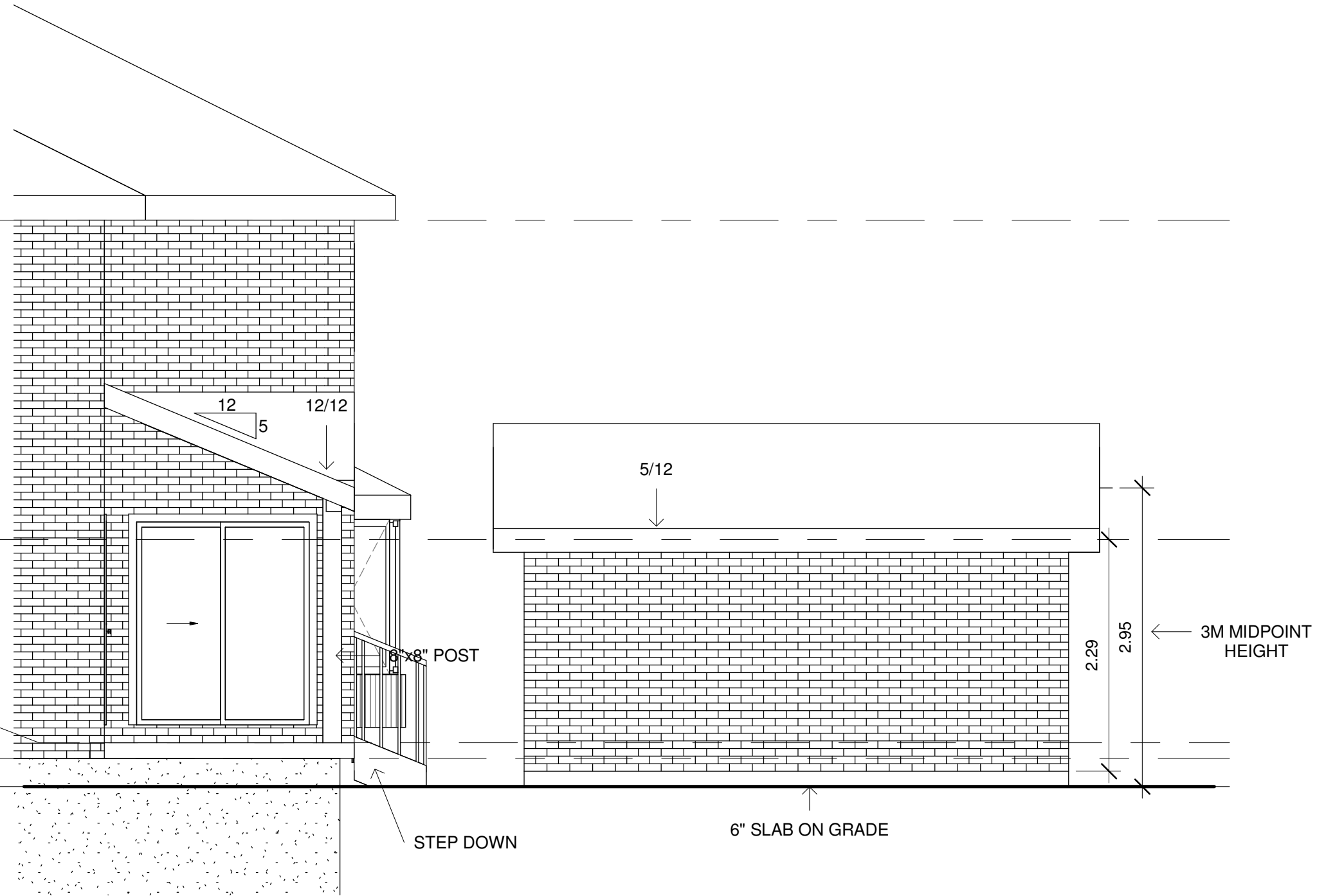
Soffit
5.59

T.O. Wall
2.44

T.O. Deck
0.43

T.O. Foundation
0.28

Grade
0



1 East
1 : 48



Kirk & Laydin Bowles

110 Retreat Blvd.

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East Elevation

Project number	Project Number
Date	March 31, 2023
Drawn by	Jeremy Hatchwell
Checked by	Abby Steele

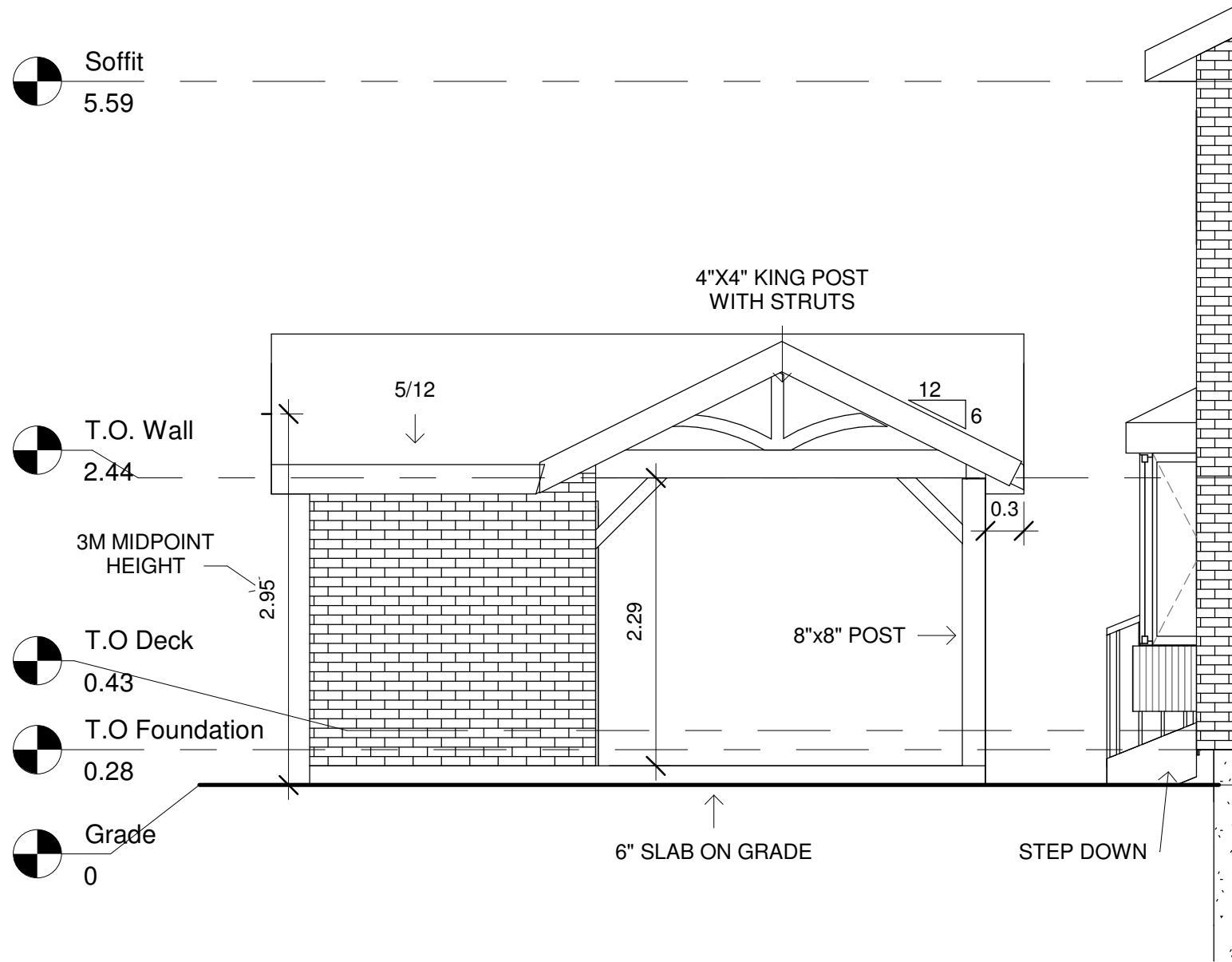
A7

Scale 1 : 48

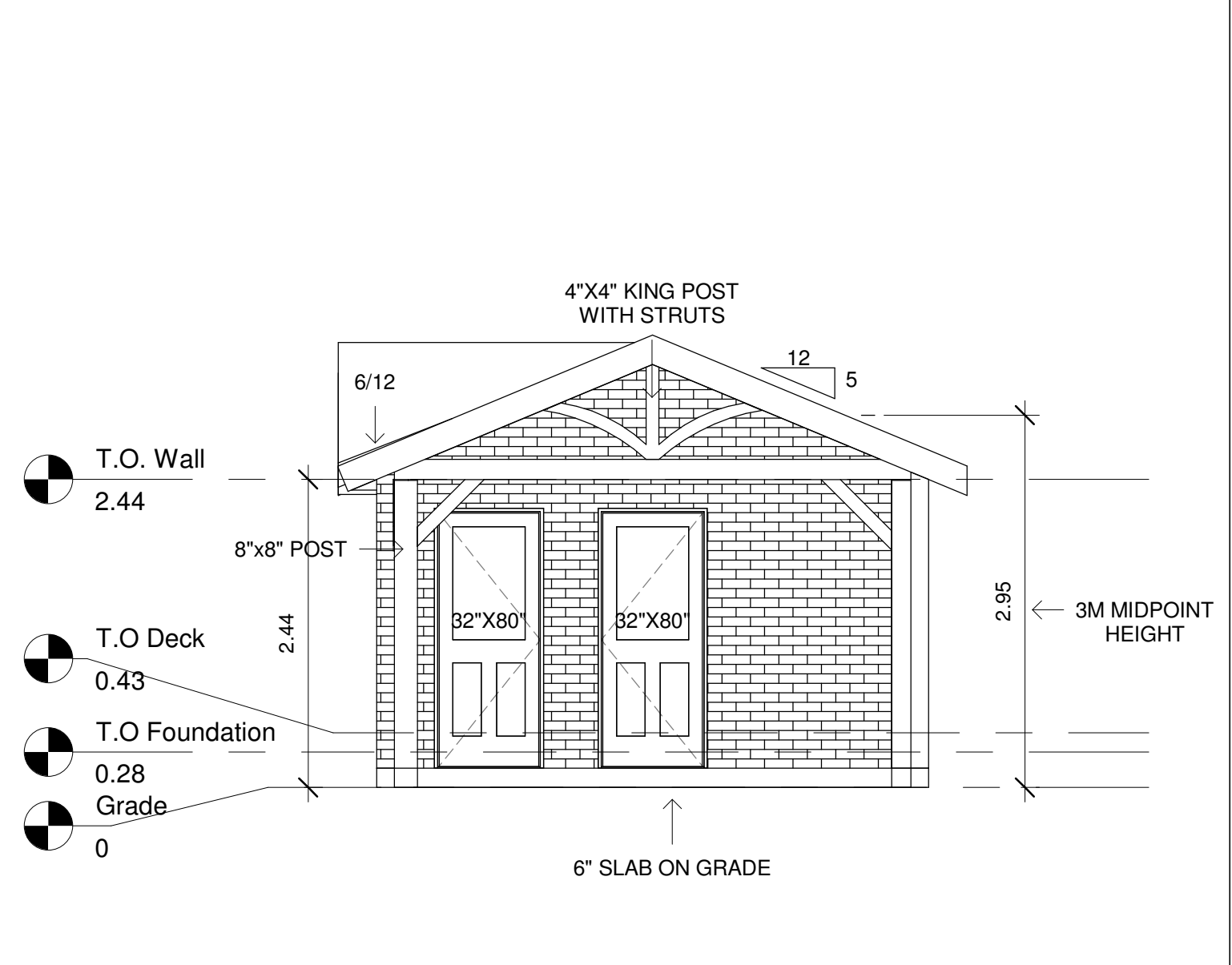
2023-03-31 2:32:46 PM

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By Christine Vigneault at 5:44 pm, Apr 05, 2023



1 West
1 : 48



2 South Cabana Section
1 : 48



Kirk & Laydin Bowles
110 Retreat Blvd.

- ALL WORK SHALL BE BUILT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 (OBC).
- CONTRACTOR SHALL CHECK ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION FOR ANY ON SITE DISCREPANCIES.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND APPROVED WITH A BUILDING PERMIT ISSUED.
- NOVO DRAFTING & DESIGN INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY OR ANY ENGINEERING, MECHANICAL OR ELECTRICAL INFORMATION SHOWN ON DRAWINGS.

West & South Elevation

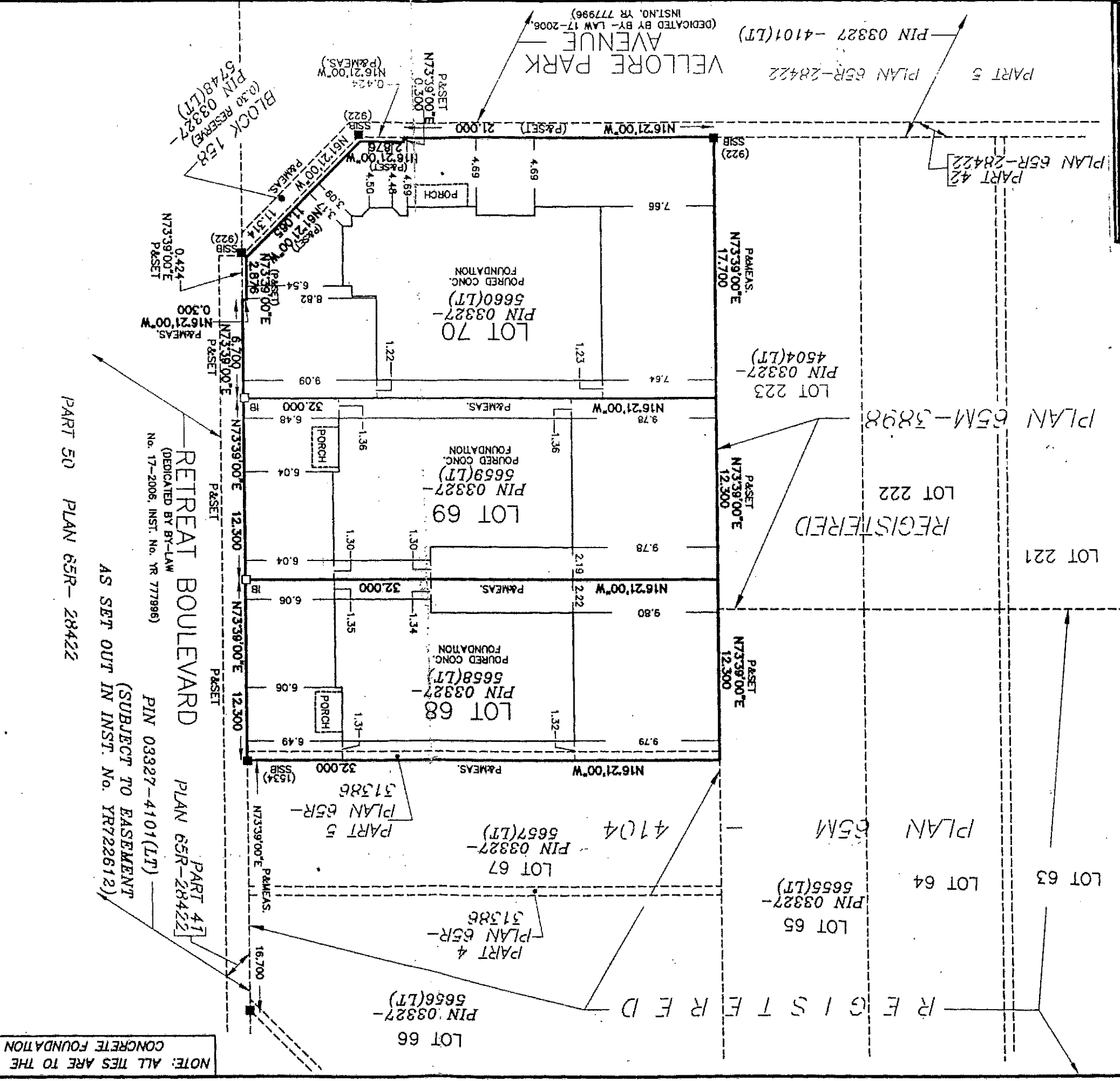
Project number	Project Number
Date	March 31, 2023
Drawn by	Jeremy Hatchwell
Checked by	Abby Steele

A8
Scale 1 : 48

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1744830



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 29(3)



SURVEYOR'S REAL PROPERTY REPORT

PART 1: PLAN OF LOTS 68, 69 AND 70 REGISTERED PLAN 65M-4104 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 300
2009 © HUNT SURVEYS INC.

PART 2: THIS REPORT WAS PREPARED FOR LORREL HOMES. TITLE SEARCH INDICATES THE FOLLOWING: LOT 68 SUBJECT TO MAINTENANCE EASEMENT DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

■	SURVEY MONUMENT FOUND	DENOTES
□	SURVEY MONUMENT PLANTED	///
SB	STANDARD IRON BAR	///
IB	IRON BAR	///
P	REGISTERED PLAN 65M-4104	///
(922)	SCHAEFFER & REINTHALER LTD.	///
(1534)	DOUGLAS E. HUNT O.L.S.	///

BEARINGS: BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF RETREAT BOULEVARD ON PLAN 65M-4104, HAVING A BEARING OF N73°39'00"E

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
2. The survey was completed on November 10, 2009.

DATE: February 10, 2010
Douglas E. Hunt
ONTARIO LAND SURVEYOR

HUNT SURVEYS INC.
ONTARIO LAND SURVEYORS
45A WEST WILMOT ST., SUITE 207, RICHMOND HILL, ON L4B 2P2. Tel: (905) 764-8759 Fax: (905) 764-6812
CHECKED BY: D.E.H. FILE: 48805R-68-70
PROJECT #: 048800 CAD : E.K.

SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				No Comments Received to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X	X	Recommend Approval/with conditions
Building Standards (Zoning)	X	X		General Comments

Date: April 5th 2023
Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A042-23**
Related Files:

Applicant Laydin & Kirk Bowles

Location 110 Retreat Blvd

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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Mitchell Penner

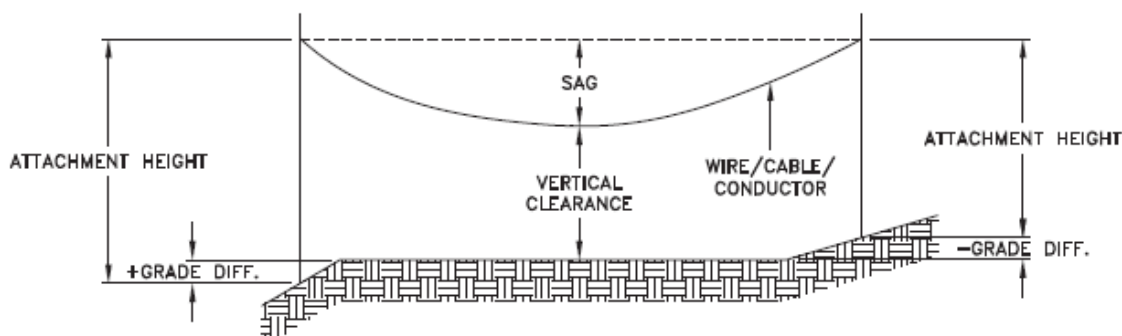
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	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"

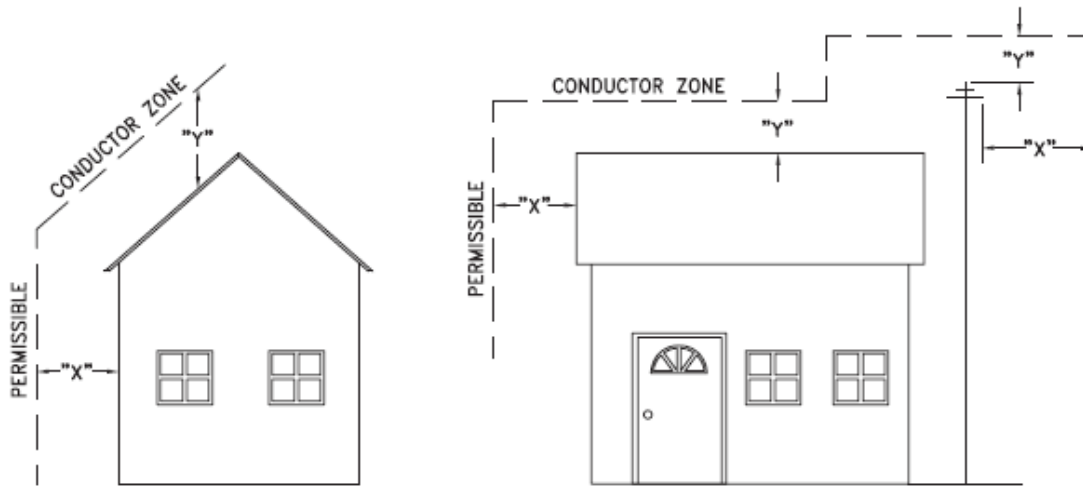
REFERENCES

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 CLEARNACE 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

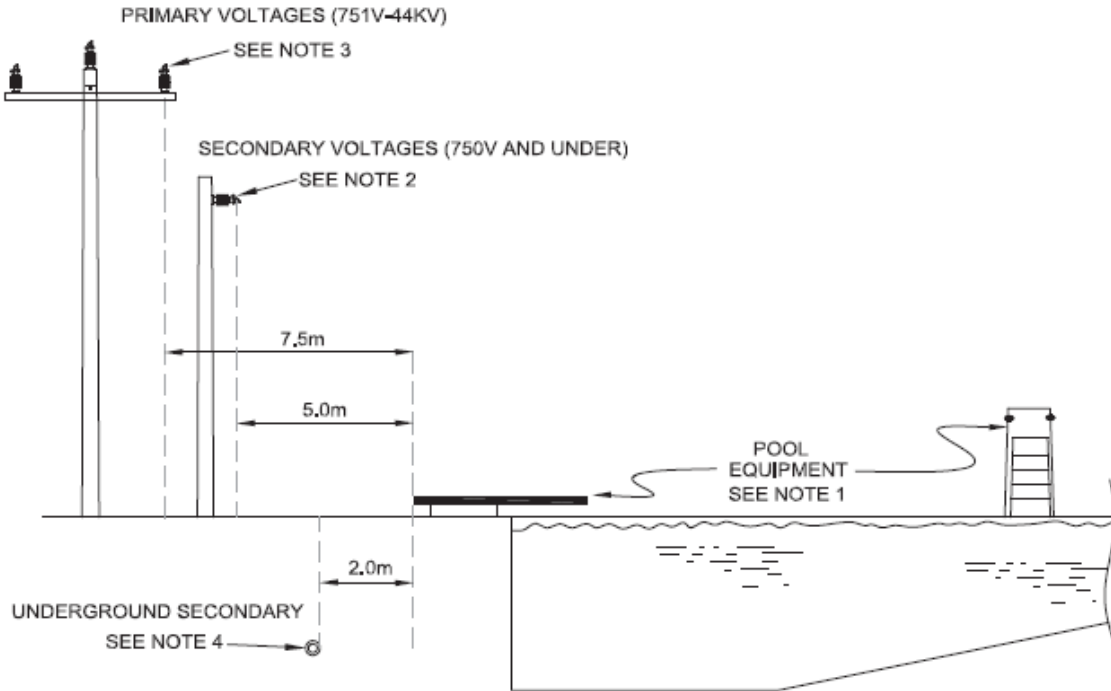
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE 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 folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 3/3/2010 9:22:02 AM, Adobe PDF



NOTES:

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

REFERENCES	
FIGURE 3, 25-100	SECTION 25
FIGURE 3, 25-101	SECTION 25

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

ORIGINAL ISSUE DATE: 2013-JUNE-12 REVISION NO: R0 REVISION DATE:

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2013-JUN-12
Name	Date
P.Eng. Approval By:	Joe Crozier

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: May 1, 2023
Applicant: Laydin & Kirk Bowles
Location: 110 Retreat Blvd, Woodbridge
 PLAN 65M4104 Lot 70
File No.(s): A042/23

Zoning Classification:

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.867 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling. [Section 4.21.5]	To permit an outdoor swimming pool to be located closer to an exterior side lot line than the dwelling as shown on the Site Plan.
2.	The minimum rear yard setback required is 2.4 metres. [Section 4.1.2. b.]	To permit a minimum rear yard setback of 0.61 metres to an Accessory Building (cabana).
3.	The minimum interior side yard setback required is 2.4 metres. [Section 4.1.2. b.]	To permit a minimum interior side yard setback of 0.61 metres to an Accessory Building (cabana).

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. 09-005758 for Single Detached Dwelling - New (Repeat Housing) (No Arch. Exam), Issue Date: Oct 23, 2009

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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: May 4, 2023
Name of Owners: Laydin & Kirk Bowles
Location: 110 Retreat Boulevard
File No.(s): A042/23

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

1. To permit an outdoor swimming pool to be located closer to an exterior side lot line than the dwelling as shown on the site plan.
2. To permit a minimum rear yard setback of 0.61 m to an Accessory Building (cabana).
3. To permit a minimum interior side yard setback of 0.61 m to an Accessory Building (cabana).

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

1. In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling.
2. The minimum rear yard setback required is 2.4 m.
3. The minimum interior side yard setback required is 2.4 m.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the construction of a pool and cabana with the above noted variances.

The Development Planning Department has no objection to Variance 1 for the proposed pool. The portion of the exterior side yard abutting the rear yard is fenced and functions as part of the rear yard amenity area. Most of the pool's length will not project beyond the dwelling's exterior side wall and the balance of the pool will be screened from the street and sidewalk by the existing fence. The proposed 1.6 m exterior side yard setback is sufficient for access and maintenance. The applicant has also agreed to provide vegetation along the north and west sides of the pool to provide additional screening. A condition to this effect is included as a condition of approval. As such, the proposed pool will not pose any adverse visual or use impacts to the abutting properties.

The Development Planning Department has no objection to Variances 2 and 3 for the proposed cabana. The cabana complies with the height requirements of the Zoning By-law. Due to its modest height, the reduced rear and interior side yard setbacks for the cabana are not anticipated to create adverse impacts to the neighbouring properties and maintains an appropriate area for maintenance access. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained.

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, subject to the following condition:

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A042/23 (110 Retreat Blvd) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, April 6, 2023 5:24:57 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Christine,

The Regional Municipality of York has completed its review of the above minor variance 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, Programs and Process Improvement, 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