

ITEM: 6.5	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A033/23 29 ORLEANS CIRCLE, 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 checked="" type="checkbox"/>	General Comments w/condition
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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
Public			2/22/2023	Letter of Support

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.	
April 20, 2023	Adjourned sine die to permit the applicant time to address Planning Department concerns.



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A033/23
29 ORLEANS CIRCLE, WOODBRIDGE**

ITEM NUMBER: 6.5	CITY WARD #: 3
APPLICANT:	Michael and Gabriella Fraidakis
AGENT:	GTA Design & Engineering
PROPERTY:	29 Orleans Circle, 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 the construction of a proposed cabana.

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

The subject lands are zoned **R2A-Residential Zone** and subject to the provisions of **Exception 14.928** under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. Section 4.1.2 1b	To permit a minimum rear yard setback of 1.2m to the residential accessory structure.
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. Section 4.1.2 1b	To permit a minimum interior side yard setback of 0.60m to the residential accessory structure.

HEARING INFORMATION

DATE OF MEETING: Thursday, June 1, 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](https://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:

INTRODUCTION

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:	May 18, 2023
Date Applicant Confirmed Posting of Sign:	May 15, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	As defined in the attached Zoning Examiner's Notice (Permit No. 22 142564 000 00 A), dated Feb 24, 2023, the current zoning of the property in subject is a Residential Detached Zoned (R2A). In the R2A zone: - The minimum required rear yard setback is 7.5m Section 7.2.3 Table 7.4. The proposed rear yard setback is 1.2m. - The minimum required interior side yard setback is 1.2m Section 7.2.3 Table 7.4. The proposed interior side yard setback is 0.60m.
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: *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.	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:	Applicant to submit outstanding adjournment fee in the amount of \$591.00 (Adjournment from April 20 hearing)

BUILDING STANDARDS (ZONING) COMMENTS

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

DEVELOPMENT PLANNING COMMENTS

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

DEVELOPMENT ENGINEERING COMMENTS

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

As the proposed cabana in the subject property is 30.98m², 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. (Condition attached)

DEVELOPMENT ENGINEERING COMMENTS

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

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 A033/23, 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

Applicant has acknowledged 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 comment or objections

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

General comment is for the owner/applicant to ensure all the required permits are applied for and the complete permit process is followed.

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	Committee of Adjustment christine.vigneault@vaughan.ca	Applicant to submit outstanding adjournment fee in the amount of \$591.00 (Adjournment from April 20 hearing)
2	Development Engineering ian.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.

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:

29 Orleans Circle, Woodbridge

NOTIFICATION MAP- A033/23

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.



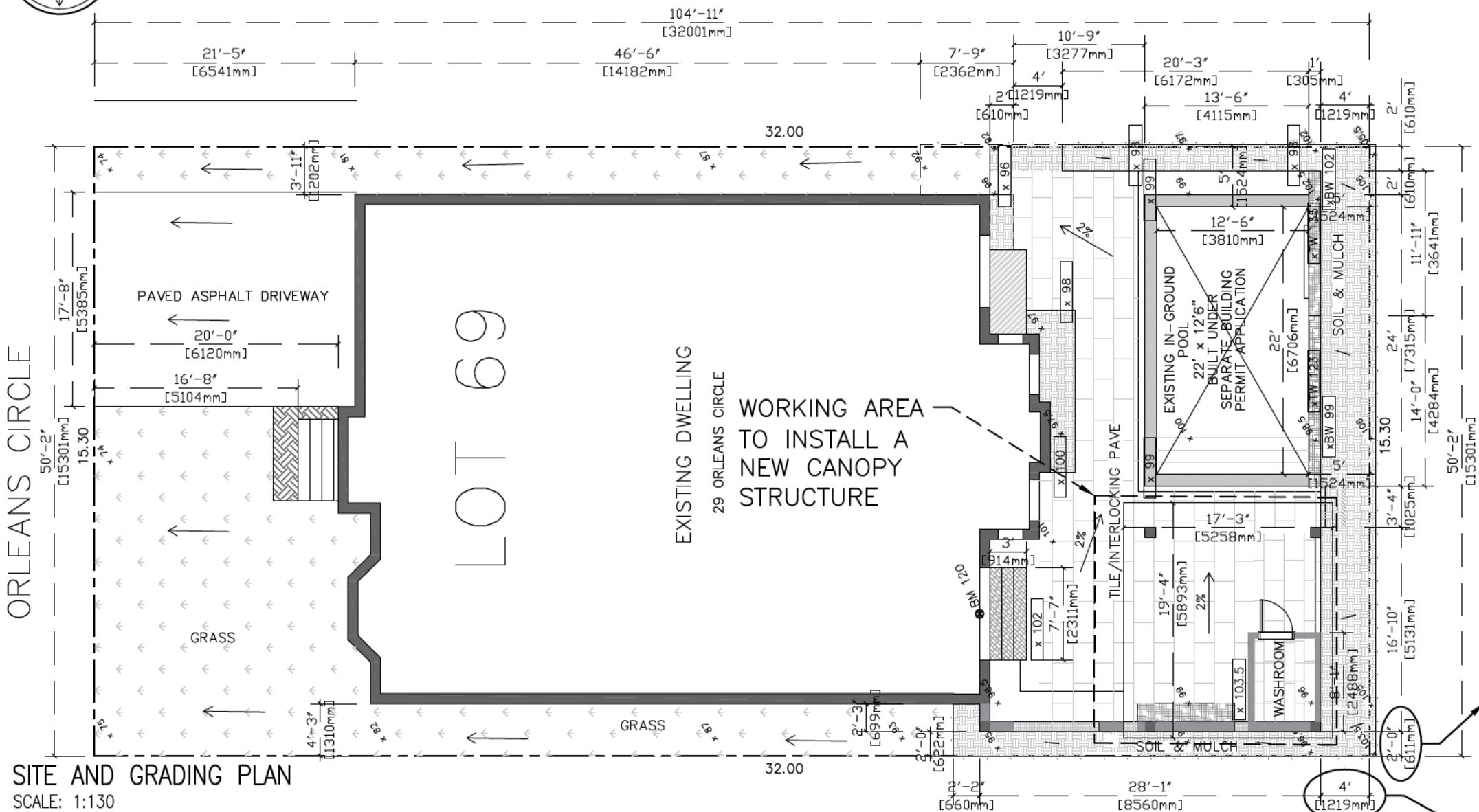
Scale: 1:4,514

0 0.07 km



Created By:
Infrastructure Delivery
Department
April 3, 2023 11:04 AM

Projection:
NAD 83
UTM Zone
17N



SITE AND GRADING PLAN
SCALE: 1:130

GENERAL NOTES:

1. THIS DWG. TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND PACKAGES (ARCHITECTURAL, STRUCTURAL, AND OTHERS).
2. ALL FLOOR PLANS, ELEVATIONS AND DIMENSIONS ARE BASED ON REFERENCE SURVEY DRAWINGS, ARCHITECTURAL DRAWINGS, AND FIELD MEASUREMENTS, AND TO BE FIELD VERIFIED.
3. NO CHANGES TO THE EXISTING OVERLAND DRAINAGE.
4. THE WORK AREA IS LIMITED TO THE BACKYARD.
5. ANOTHER GRADING PERMIT WAS ISSUED FOR THE POOL PERMIT.
6. THE GRADING PLAN WAS DEVELOPED BASED ON SCANNED SURVEY, SURVEY MAY HAVE DEFICIENCIES.
7. THE WORK MUST CONSTRUCT WITH ALL TOWN/CITY BYLAWS.
8. ALL RETAINING WALLS SHALL NOT EXCEED 1m IN HEIGHT.
9. IT'S RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO ENSURE THE ACCURACY OF INFORMATION PROVIDED AND COMPLIANCE WITH ALL APPLICABLE BY-LAWS AND/OR REGULATIONS.
10. FOR WASHROOM DETAILS, SEE PLUMBING PACKAGE.
11. FOR OTHER GENERAL AND CONSTRUCTION NOTES, SEE DWG S01, S04 & S07.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, MEMBERS, JOIST AND BEAMS SIZES, DIRECTION AND LOCATIONS PRIOR COMMENCING WORK, AND REPORT ANY ERRORS TO THE DESIGNER STRUCTURAL ENGINEER PRIOR ANY REMOVAL.

LEGEND:

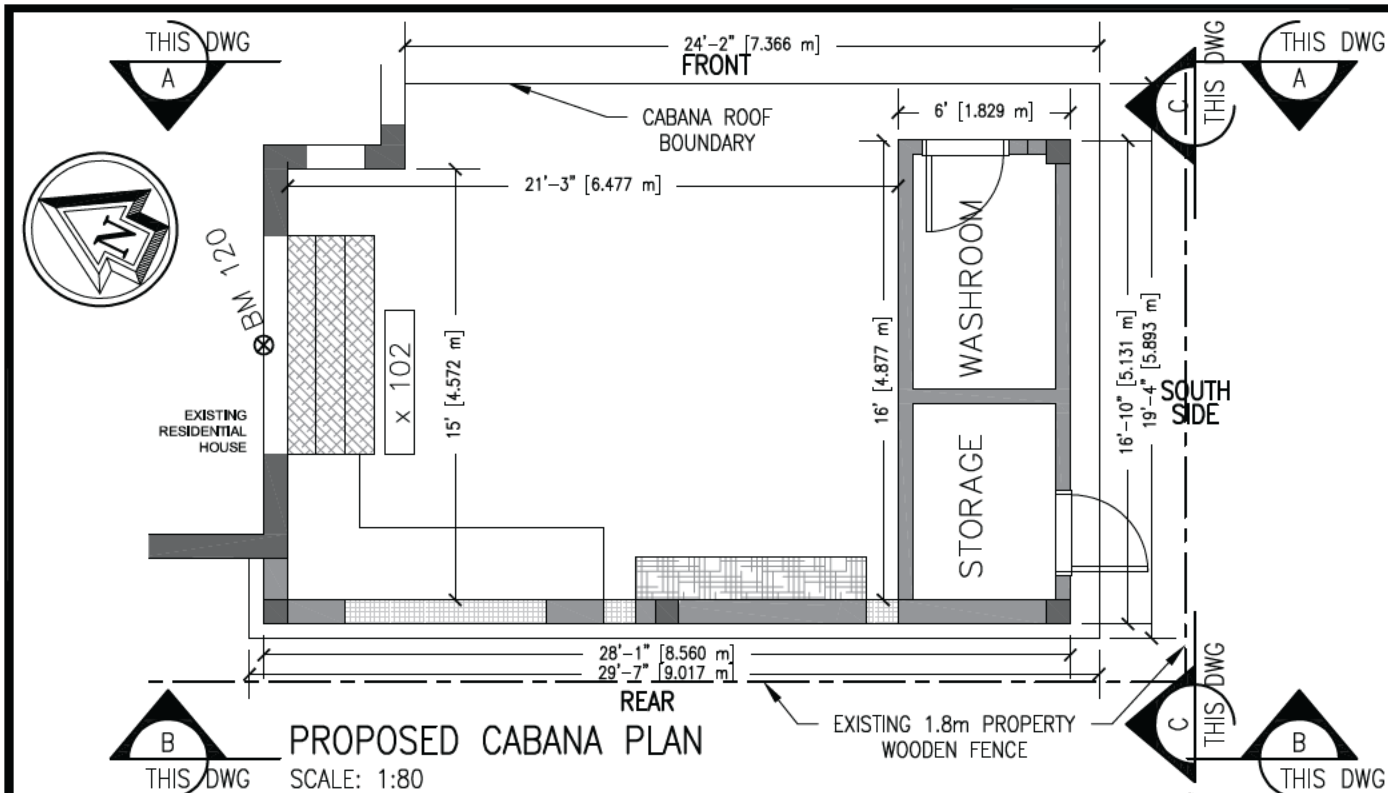
- DENOTES MAIN LEVEL
 DENOTES STEP UP/ DOWN
 DENOTES AIR CONDITIONER
 DENOTES DOWNSPOUT
 DENOTES GAS
 DENOTES HYDRO
 DENOTES DIRECTION AND GRADIENT OF DRAINAGE
 DENOTES DIRECTION OF SWALE
HARD LANDSCAPE
 DENOTES INTERLOCK
 DENOTES STAIRS
 DENOTES RETAINING WALL
 DENOTES POOL COPING
 DENOTES PEA GRAVEL
 DENOTES ARCHITECTURAL CONCRETE
 DENOTES WOOD
SOFT LANDSCAPE
 DENOTES GRASS
 DENOTES SOIL/ MULCH
 DENOTES ARMOUR STONE
 DENOTES EXISTING SPOT ELEVATION
 DENOTES PROPOSED SPOT ELEVATION
 DENOTES BENCHMARK ELEVATION
 DENOTES TOP OF WALL
 DENOTES BOTTOM OF WALL
 DENOTES TOP OF STEP
 DENOTES GAS SERVICE
 DENOTES EXISTING FENCE
 DENOTES PROPERTY LINE
 DENOTES 1.5m CONSTRUCTION LIMIT
 0.20# DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 0.20# DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
 0.20# DENOTES TREE TO BE REMOVED
 120.00 DENOTES BENCH MARK

SITE STATISTICS		METRIC
TOTAL LOT AREA		489.60 SM
TOTAL EXISTING DWELLING AREA		211.07 SM
REAR YARD TOTAL AREA		126.70 SM
PROPOSED ACCESSORY STRUCTURE INCLUDING EAVES		30.98 SM
% LOT PROPOS. ACCESSORY COVERAGE	30.98/489.60	6.32 %
TOTAL STRUCTURE (ACCESS+DWEL)		30.98+211.07 242.05 SM
% LOT COVERAGE (ACCESS+DWEL)	242.05/489.60	49.44 %
SOFT LANDSCAPING	SOD	— SM
	SOIL/MULCH	30.05 SM
	POOL	25.55 SM
% SOFT LANDSC. COVER. REAR YARD	55.60/126.70	43.88 %
HARD LANDSCAPING OF REAR YARD (PAVERS/STEPS)		71.10 SM
% HARD LANDSC. COVER. REAR YARD	71.10/126.70	56.12 %

NAME		DATE
DRAWN BY	DM	06/12/2022
CHECKED BY	MM	11/12/2022
DESIGNED BY	NABIL (BILL) MAMIZA	07/12/2022
APPROVED BY	NABIL (BILL) MAMIZA	20/04/2023
REFERENCE DRAWING		
DRAWING NO.	DESCRIPTION	REV.
08-T7335	EXISTING SURVEY BY YOUNG	06-2009
S1	BACKYARD LAYOUT PLAN BY LDC	11-2022

GTA Design & Engineering Professional Solutions @ Economic Value Info@gtadae.com - www.gtadae.com MISSISSAUGA, ONTARIO, L5N (647) 799-1151 - (416) 200-8663	
"THIS DRAWING IS PREPARED SOLELY FOR THE USE OF THE CONTRACTUAL CUSTOMER OF GTA DESIGN & ENGINEERING, AND GTA DESIGN & ENGINEERING ASSUMES NO LIABILITY TO ANY PARTY FOR ANY REPRESENTATIONS CONTAINED IN THIS DRAWING"	

TITLE: PROPOSED FLAT ROOF CANOPY STRUCTURE FRAIDAKIS RESIDENCE 29 ORLEANS CIRC. VAUGHAN ZONING VARIANCES ON SITE PLAN		ISSUED FOR PERMIT
PROJECT NO.	22-1201	
CLIENT:	MICHAEL FRAIDAKIS	
SCALE: AS NOTED	DWG NO. 22 - 1201 - 003	REV. 2

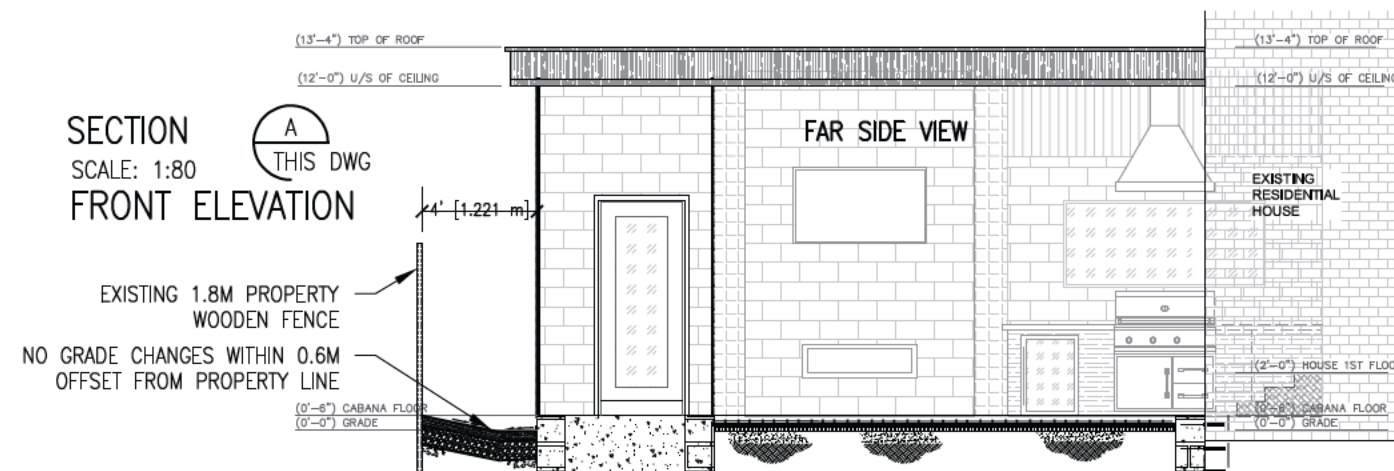
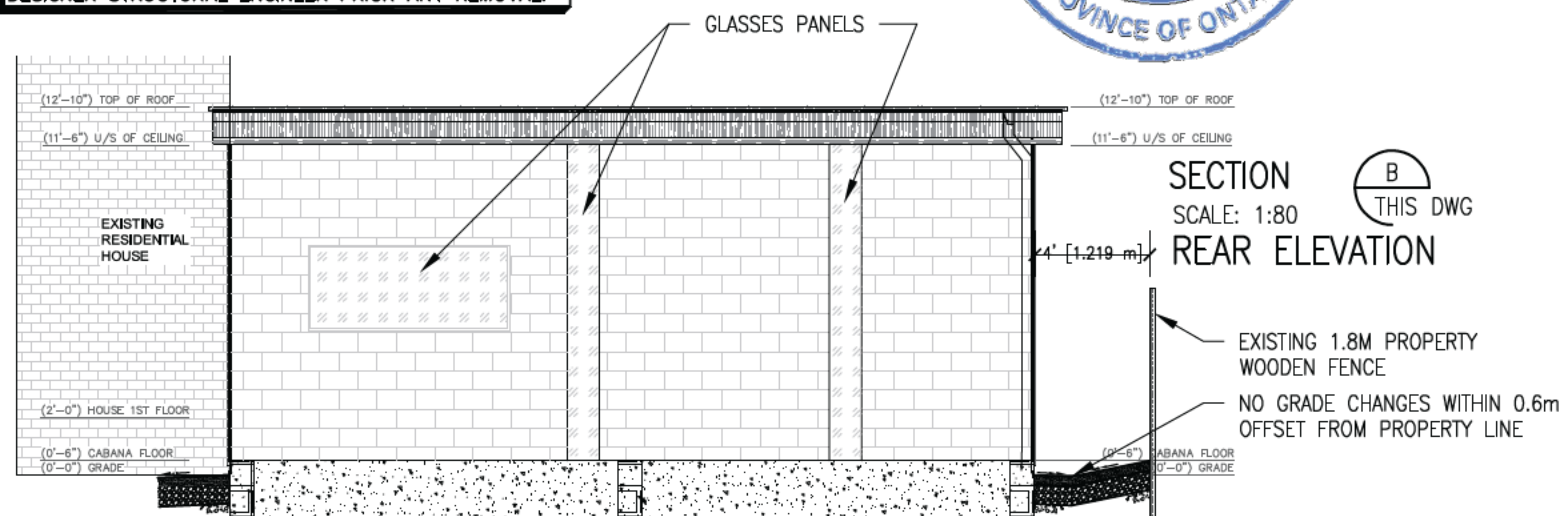


- GENERAL NOTES:
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 2. ALL FLOOR PLANS, ELEVATIONS AND DIMENSIONS ARE BASED ON REFERENCE ARCHITECTURAL DRAWINGS, AND TO TO BE FIELD VERIFIED.
 3. FOR OTHER GENERAL NOTES AND FRAMING DETAILS SEE DWG 001, S01, S04 & S07.
 4. SEE GRADING AND SITE PLAN FOR ALL GRADING ELEVATIONS.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, MEMBERS, JOIST AND BEAMS SIZES, DIRECTION AND LOCATIONS PRIOR COMMENCING WORK, AND REPORT ANY ERRORS TO THE DESIGNER STRUCTURAL ENGINEER PRIOR ANY REMOVAL.



RENDERING OF PROPOSED CABANA
SCALE: N.T.S.
FRONT ELEVATION VIEW

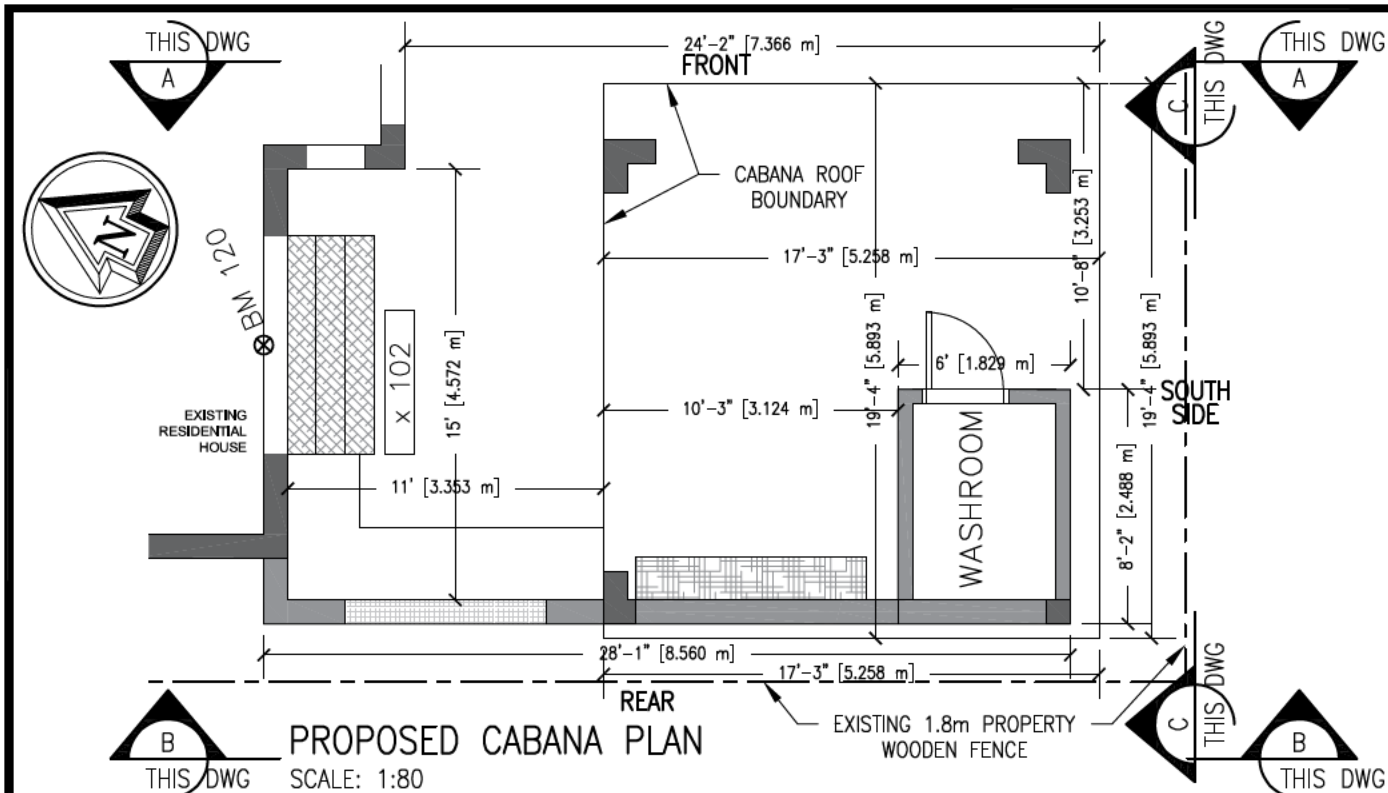


NAME		DATE
DRAWN BY	LM	27/03/2023
CHECKED BY	DM	28/03/2023
DESIGNED BY	NABIL (BILL) MAMIZA	27/03/2023
APPROVED BY	NABIL (BILL) MAMIZA	28/03/2023
REFERENCE DRAWING		
DRAWING NO.	DESCRIPTION	REV.
08-T7335	EXISTING SURVEY BY YOUNG	06-2009
S1	BACKYARD LAYOUT PLAN BY LDC	11-2022

GTA Design & Engineering
Professional Solutions @ Economic Value
Info@gtadae.com - www.gtadae.com
MISSISSAUGA, ONTARIO, L5N (647) 799-1151 - (416) 200-8663

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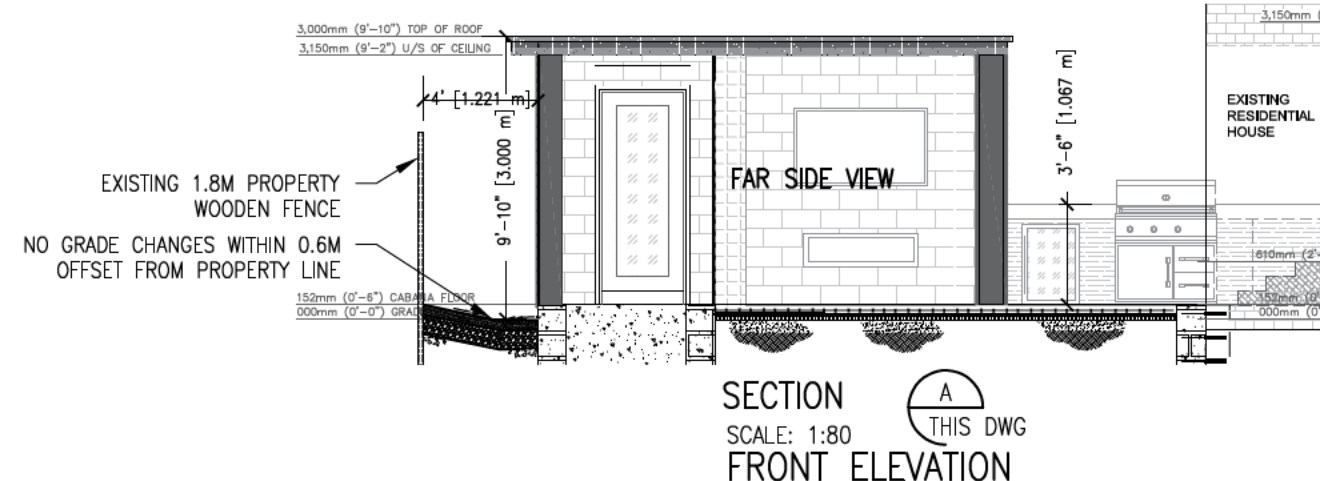
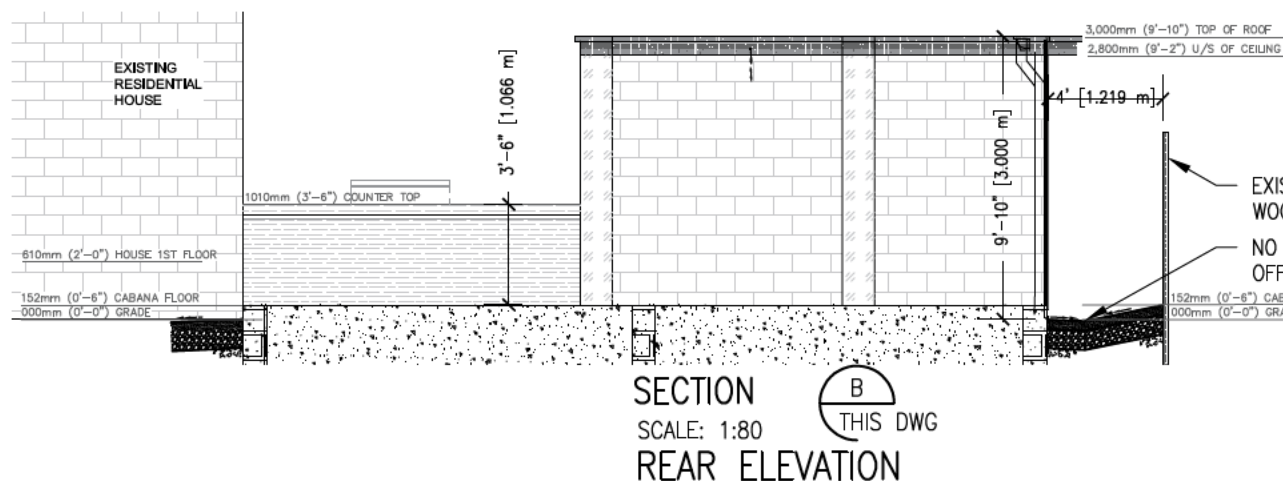
TITLE: PROPOSED FLAT ROOF CANOPY STRUCTURE FRAIDAKIS RESIDENCE 29 ORLEANS CIRC. VAUGHAN CABANA PLAN AND ELEVATION VIEWS		ISSUED FOR PERMIT
PROJECT NO.	22-1201	
CLIENT:	MICHAEL FRAIDAKIS	
SCALE: AS NOTED	DWG NO. 22 - 1201 - 005	REV. 0



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RENDERING OF PROPOSED CABANA
SCALE: N.T.S.
FRONT ELEVATION VIEW



NAME	DATE
DRAWN BY LM	27/03/2023
CHECKED BY DM	28/03/2023
DESIGNED BY NABIL (BILL) MAMIZA	27/03/2023
APPROVED BY NABIL (BILL) MAMIZA	16/05/2023
REFERENCE DRAWING	
DRAWING NO.	DESCRIPTION
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PROJECT NO.	22-1201	
CLIENT:	MICHAEL FRAIDAKIS	
SCALE: AS NOTED	DWG NO. 22 - 1201 - 005	REV. 4

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		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

Date: March 9th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A033-23**

Related Files:

Applicant Michael and Gabriella Fraidakis

Location 29 Orleans Circle

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:

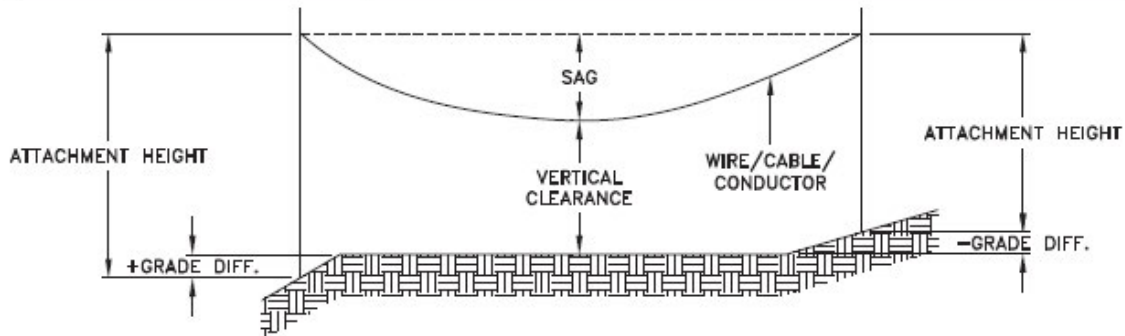
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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"

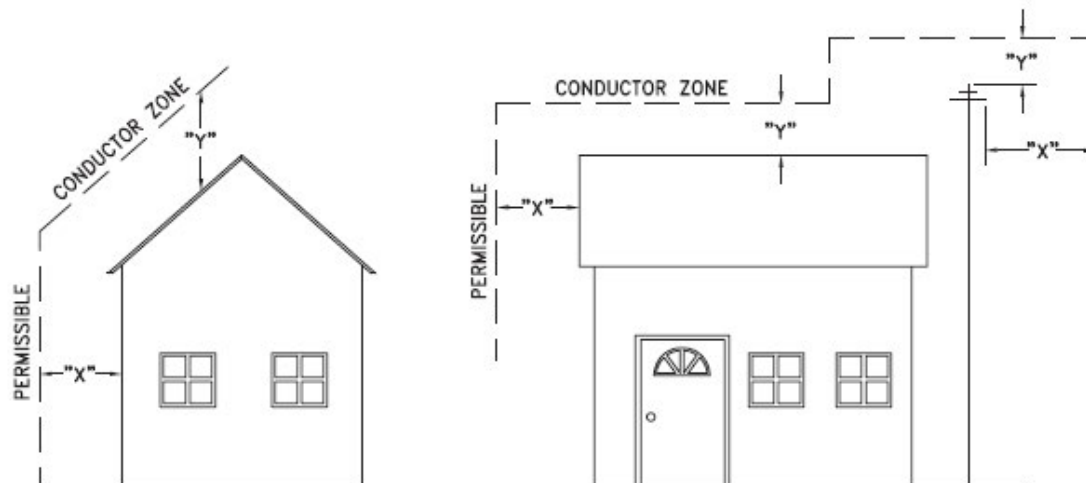
REFERENCES

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 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).

CONVERSION TABLE	
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)

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM, Adobe PDF

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: <u>D. Dadwani</u>	

To: Committee of Adjustment

From: Bernd Paessler, Building Standards Department

Date: May 3, 2023

Applicant: Michael and Gabriella Fraidakis

Location: 29 Orleans Circle
PLAN 65M4106 Lot 69

File No.(s): A033/23

Zoning Classification:

The subject lands are zoned R2A–Residential Zone and subject to the provisions of Exception 14.928 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. Section 4.1.2 1b	To permit a minimum rear yard setback of 1.2m to the residential accessory structure.
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. Section 4.1.2 1b	To permit a minimum interior side yard setback of 0.60m to the residential accessory structure.

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. 22-142564 for Single Detached Dwelling - Alteration,
Issue Date: (Not Yet Issued)

Other Comments:

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

Conditions of Approval:

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

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: May 24, 2023

Name of Owners: Michael and Gabriella Fraidakis

Location: 29 Orleans Circle

File No.(s): A033/23

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

1. To permit a minimum rear yard setback of 1.2m to the residential accessory structure.
2. To permit a minimum interior side yard setback of 0.60 m to the residential accessory structure.

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

1. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
2. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.

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 rear yard cabana with the above-noted variances.

The Owners have revised their application to alter the previously proposed addition into a cabana with a reduced height, upon recommendations from the Development Planning Department. The Development Planning Department has no objection to the proposed variances for the cabana. A height of 3.0 m is proposed for the cabana. A 1.1 m countertop containing an outdoor kitchenette is proposed between the cabana and dwelling. The reduced rear and interior side yard setbacks to the cabana are not anticipated to pose adverse use or massing impacts to the neighbouring properties and an appropriate area for maintenance access is maintained. 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.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A033/23 (29 Orleans Circle) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, March 15, 2023 5:46:58 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				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public			2/22/2023	Letter of Support

Date: 2 / 22 / 2023

To/
Committee of Adjustment
Planning and Building Development
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Supporting Letter

SUBJECT: Minor Variance Application to the Committee of Adjustment for Property Located at 29 Orleans Circ, Woodbridge (Ward 3) to amend the Zoning By-law requirements

Reg./ Installing a Cabana Canopy Structure in the backyard.

I/We [REDACTED] the owner of [REDACTED]
located on [REDACTED], We are all in support and favour
for the approval of the application to the Committee of Adjustment.

Signature:

Name:

Date:

2/22/2023

2/22/2023