



**COMMITTEE OF ADJUSTMENT  
REPORT SUMMARY  
MINOR VARIANCE APPLICATION  
FILE NUMBER A260/21**

<b>AGENDA ITEM NUMBER: 6</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	Marco & Marta Berenguer
<b>AGENT:</b>	FrankFranco Architects
<b>PROPERTY:</b>	18 Leor Ct Maple
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP2010'): Low-Rise Residential
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed cabana located in the rear yard.

**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.

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
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 Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.

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

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

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

<b>File Number</b>	<b>Date of Decision MM/DD/YYYY</b>	<b>Decision Outcome</b>
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  
A260/21**

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<b>APPLICANT:</b>	Marco & Marta Berenguer
<b>AGENT:</b>	FrankFranco Architects
<b>PROPERTY:</b>	18 Leor Ct Maple ON L6A 0A8
<b>ZONING DESIGNATION:</b>	The subject lands are zoned RV3 and subject to the provisions of Exception under By-law 1-88 as amended
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP2010'): Low-Rise Residential
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed cabana located in the rear yard.

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

The subject lands are zoned R3A(EN), Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.676 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	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 4.1.2.1 b)	To permit a residential accessory structure 1.22 meters from a lot line (Rear lot line).
2	A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1 b)	To permit a residential accessory structure 1.2 meters from a lot line (Interior lot line).
3	In any Residential Zone, the maximum lot coverage of all residential accessory structures shall be 10% or 67 m <sup>2</sup> , whichever is less (Section 4.1.3, sentence 2.).	To permit a maximum lot coverage of <del>14.88%</del> <del>(96.55 m<sup>2</sup>)</del> 13.4% (89.56m <sup>2</sup> ) (5.43% dwelling; 4.08% patio; 3.89% eaves) for residential accessory structures. <b>*Variance revised by zoning waiver</b>
4	In any Residential Zone, the maximum height of a residential accessory structure shall be 3.0 metres. (Section 4.1.4, sentence 1.).	To permit a maximum height of <del>3.23 metres</del> 3.21 metres for a residential accessory structure. <b>*Variance revised by zoning waiver</b>

The subject lands are zoned RV3, Residential Urban Village Zone Three, and subject to the provisions of Exception 9(1002) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum Rear yard of 7.5 metres is required to the accessory structure (Schedule A1).	To permit a minimum Rear yard of 1.22 metres for an accessory structure.

**HEARING INFORMATION**

**DATE & TIME OF HEARING:** Thursday, February 10, 2022 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

**PUBLIC PARTICIPATION**

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) by noon on the last business day prior to the hearing.

## HEARING INFORMATION

Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

[For more information, please visit the City of Vaughan website.](#)

## INTRODUCTION

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

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

- That the general intent and purpose of the by-law will be maintained.
- That the general intent and purpose of the official plan will be maintained.
- That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- That the requested variance(s) is/are minor in nature.

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

## COMMITTEE OF ADJUSTMENT COMMENTS

<b>Date Public Notice Mailed:</b>	January 27, 2022	
<b>Date Applicant Confirmed Posting of Sign:</b>	January 27, 2022	
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	<ol style="list-style-type: none"> <li>1. The permitted rear yard set back for an accessory structure is 7.5 m. we are proposing a 1.22 m rear yard setback in order to accommodate the accessory structure(cabana) in relation to the existing house and pool.</li> <li>2. The overall height of the proposed cabana is at 3.23 m which is 23cm higher than the allowed height.</li> <li>3. An accessory structure with a height greater than 2.8 m can not be located closer than 2.4 m to any lot line. the proposed cabana is located at 1.22m from the rear lot line and 1.2m from the south side lot line.</li> <li>4. The maximum lot coverage of all accessory structures shall be 10% which is 66.8 sqm for this lot, and we are proposing a covered area of 14.43% for the proposed cabana.</li> <li>5. We are proposing a minimum of 38% soft landscaping area for the area of the rear yard in excess of 135 sqm.</li> </ol>	
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant <b>prior</b> to issuance of public notice</small>	None	
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.  *A revised submission may be required to address staff / agency comments received as part of the application review process.  *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	Yes	
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.		
<b>Committee of Adjustment Comments:</b>	None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None	

### BUILDING STANDARDS (ZONING) COMMENTS

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001. Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

<b>Building Standards Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT PLANNING COMMENTS

Application under Review.

<b>Development Planning Recommended Conditions of Approval:</b>	TBD
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### DEVELOPMENT ENGINEERING COMMENTS

The Development Engineering (DE) Department does not object to variance application A260/21

As the proposed cabana in the subject property is 66.62 m<sup>2</sup>, 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 m<sup>2</sup> requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition #1 attached)

The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. (Condition #2 attached)

<b>Development Engineering Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. The Owner/applicant shall submit the revised 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 approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.</li> <li>2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 14.88% in order to mitigate potential impacts on the municipal storm water system.</li> </ol>
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### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

No comments or concerns

<b>PFH Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment no concerns	
<b>BCLPS Recommended Conditions of Approval:</b>	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date	
<b>Building Inspection Recommended Conditions of Approval:</b>	None

FIRE DEPARTMENT COMMENTS	
No comment no concerns	
<b>Fire Department Recommended Conditions of Approval:</b>	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Development Planning & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (if required)	Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	Application under review
2	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<ol style="list-style-type: none"> <li>The Owner/applicant shall submit the revised 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 approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.</li> <li>The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 14.88% in order to mitigate potential impacts on the municipal storm water system.</li> </ol>

IMPORTANT INFORMATION – PLEASE READ
<b>CONDITIONS:</b> 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 ( <b>see condition chart above for contact</b> ). 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 – PLEASE READ

**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**

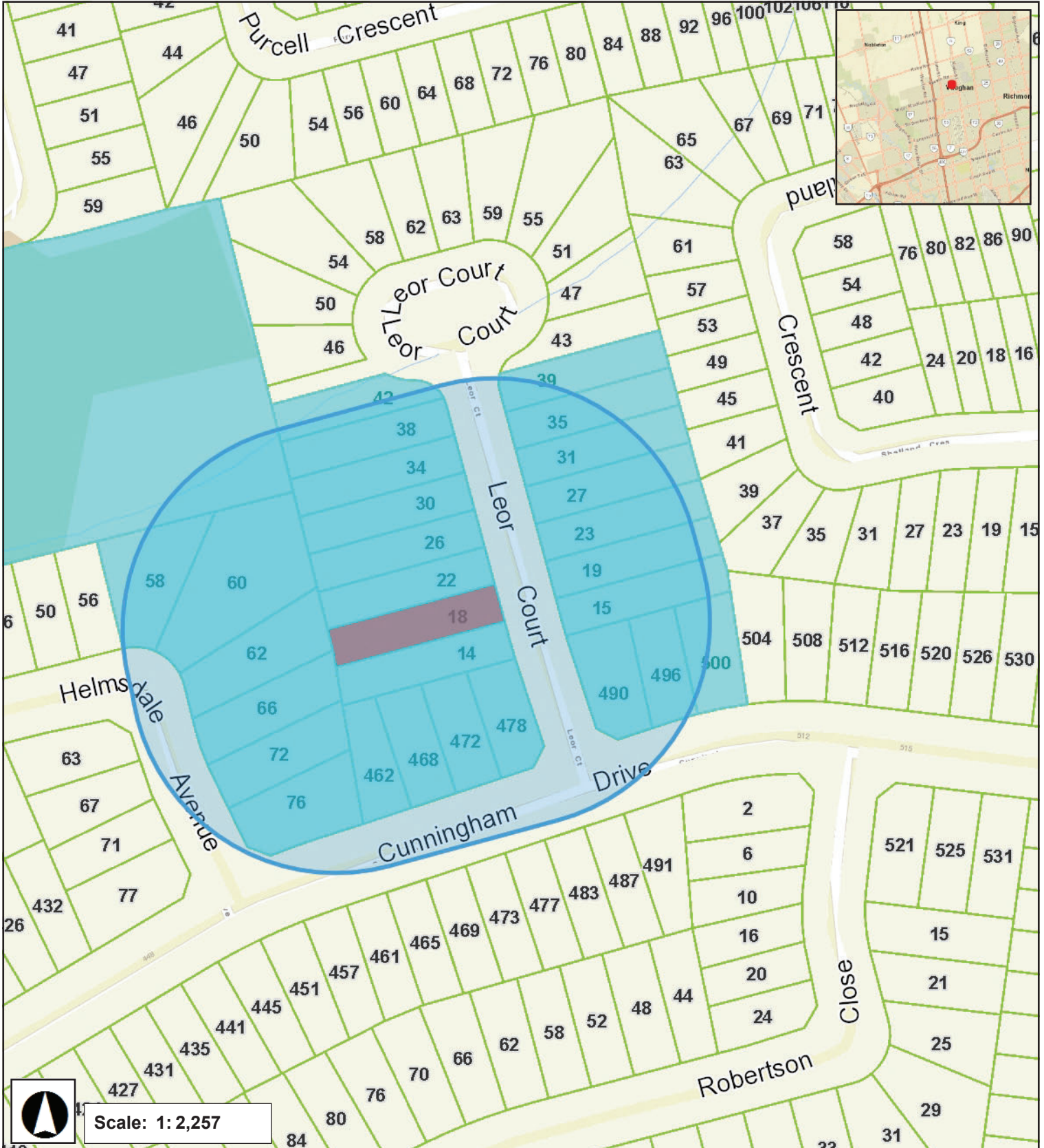




# LOCATION MAP - A260/21

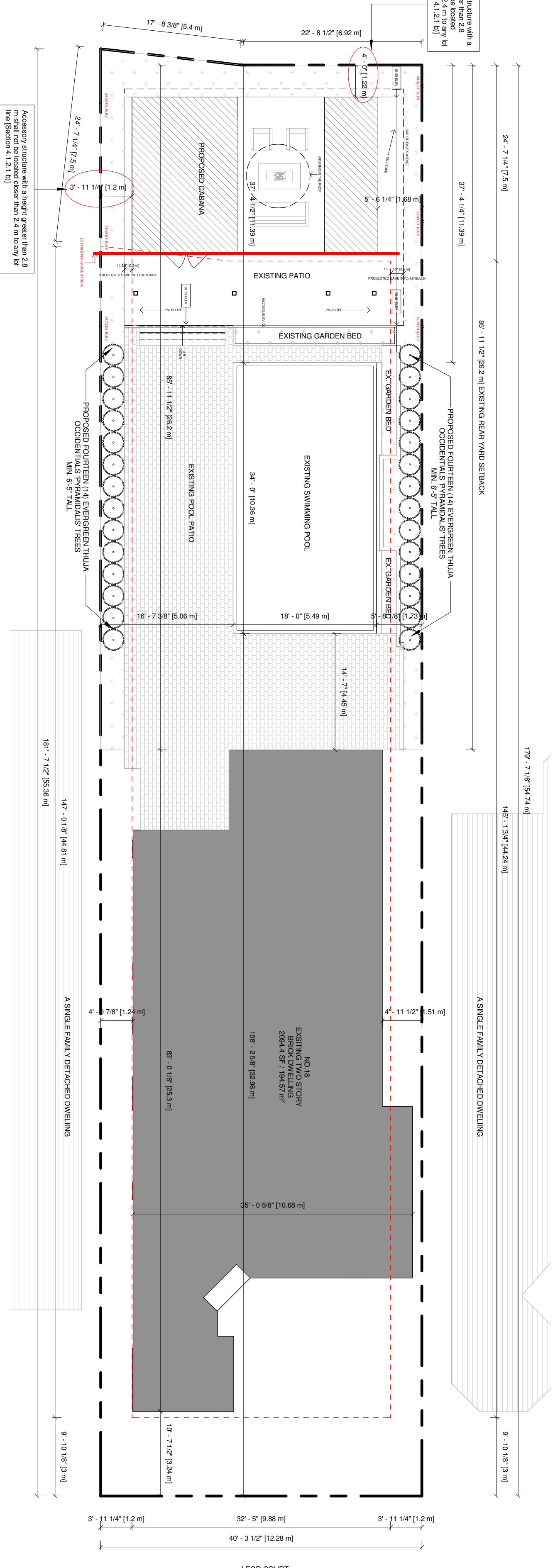
18 LEOR CRESCENT, MAPLE

**Teston Road**



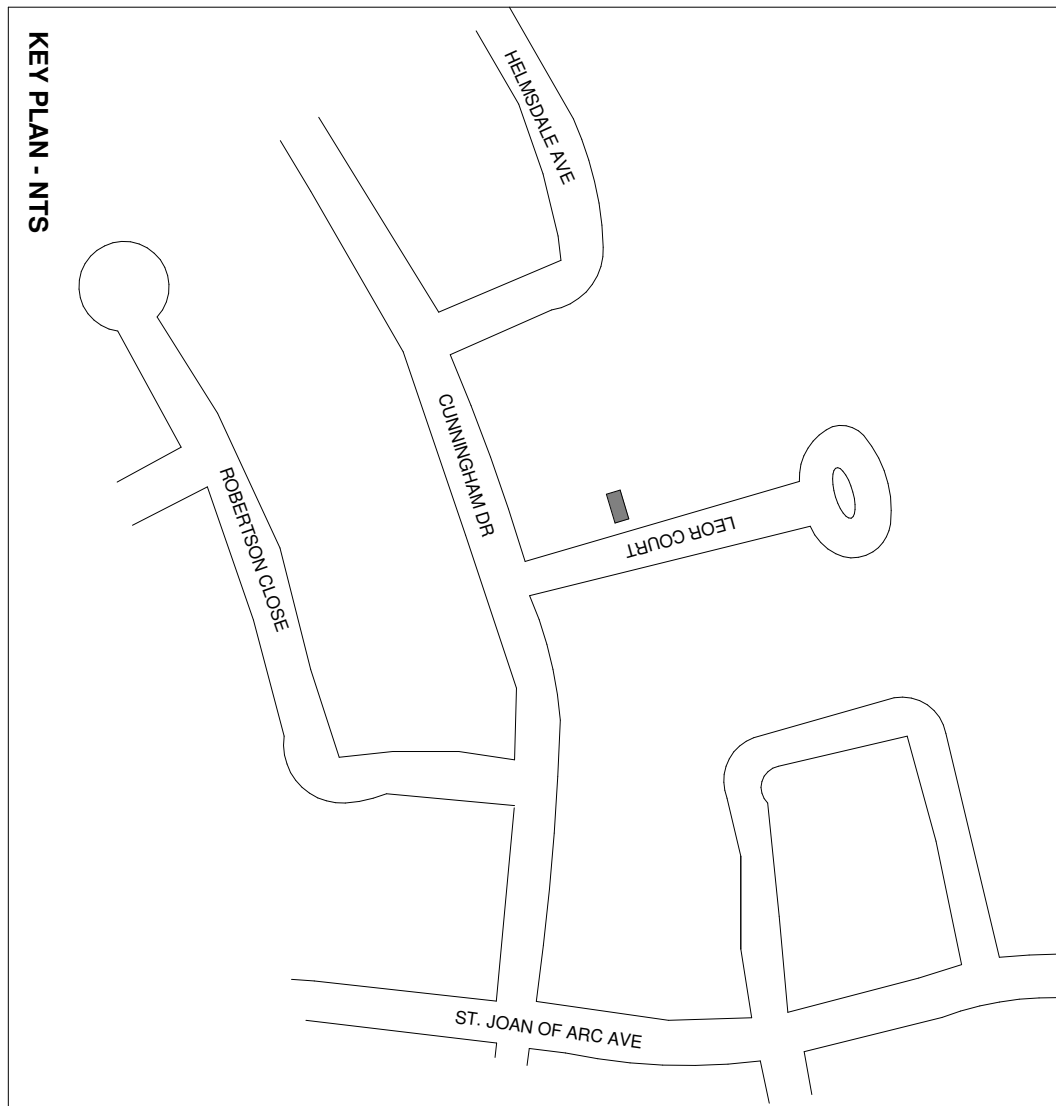
**Major Mackenzie Drive**

January 25, 2022 4:49 PM



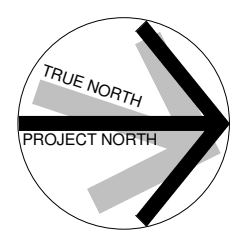
ZONING DESIGNATION		LOT NUMBER	PLAN NUMBER
R13 RESIDENTIAL URBAN VILLAGE ZONE THREE		6	6M1 - 8R79
LOT AREA	669.11 m <sup>2</sup>	LOT FRONTAGE	12.20 m
7202.24 I/F		MAX. ALLOWED	EXISTING
LOT COVERAGE (BUILDING ONLY)		N/A	EXISTING
ACCESSORY STRUCTURE COVERAGE		719.03 I/F 68.8 m <sup>2</sup>	EXISTING 2191.64 m <sup>2</sup> 209.61 m <sup>2</sup>
HEIGHT OF ACCESSORY STRUCTURE		4.5 m	N/A
HEIGHT TO THE NEAREST PART OF THE ROOF		3.0 m	N/A
MAX. ALLOWED		EXISTING	PROPOSED
FRONT YARD SETBACK (E)		3 m	3.24 m
REAR YARD SETBACK (W)		7.5 m	26.20 m
INTERIOR SIDE YARD SETBACK (N)		1.2 m	1.51 m
INTERIOR SIDE YARD SETBACK (S)		1.2 m	2.37 m
PROPOSED CABANA		3.20 m	7.59 m
EXISTING BUILDING		8.98 m	10.34 m

REAR YARD LANDSCAPE CALCULATIONS	
ALLOWED	PROPOSED
REAR YARD AREA 323.4 m <sup>2</sup> - 132 m <sup>2</sup> = 191.4 m <sup>2</sup>	323.4 m <sup>2</sup> - 132 m <sup>2</sup> = 191.4 m <sup>2</sup>
SOFT LANDSCAPE 191.4 X %80 = 114.84 m <sup>2</sup>	323.4 m <sup>2</sup> - 132 m <sup>2</sup> = 191.4 m <sup>2</sup> 7.72 m <sup>2</sup> (%39)



LEGEND	
	PROPERTY LINE
	PERMITTED SETBACKS
	EXISTING BUILDING
	OVERHEAD ELEMENTS

**GENERAL NOTE:**  
 THESE DRAWINGS ARE PROPERTY OF FRANKFRANCO ARCHITECTS (FFA) AND MAY NOT BE USED OR COPIED WITHOUT WRITTEN PERMISSION FROM FFA.  
 THESE DRAWINGS MUST BE RETURNED TO FFA UPON COMPLETION OF THE WORK.  
 THESE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS. IF PROVIDED, ALL CONSTRUCTION SHALL ADHERE TO THESE DOCUMENTS, AND SHALL CONFORM TO THE ONTARIO BUILDING CODE, ALL APPLICABLE MUNICIPAL BY-LAWS AND ANY OTHER JURISDICTION.  
 THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY THE ARCHITECT AND ISSUED BY MUNICIPALITY WITH A PERMIT.  
 CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES, UNCLEAR INFORMATION AND UNFORESEEN SITE CONDITIONS AFFECTING THE PROPOSED DESIGN TO FFA BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.  
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 ALL RIGHTS RESERVED. NO TO BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN AUTHORIZATION OF FFA.



**FRANKFRANCO ARCHITECTS**  
 10320 PINE VALLEY DR.  
 VAUGHAN, ONTARIO, L3L 0B3  
 647.749.0557  
 FRANK@FRANKFRANCO.COM

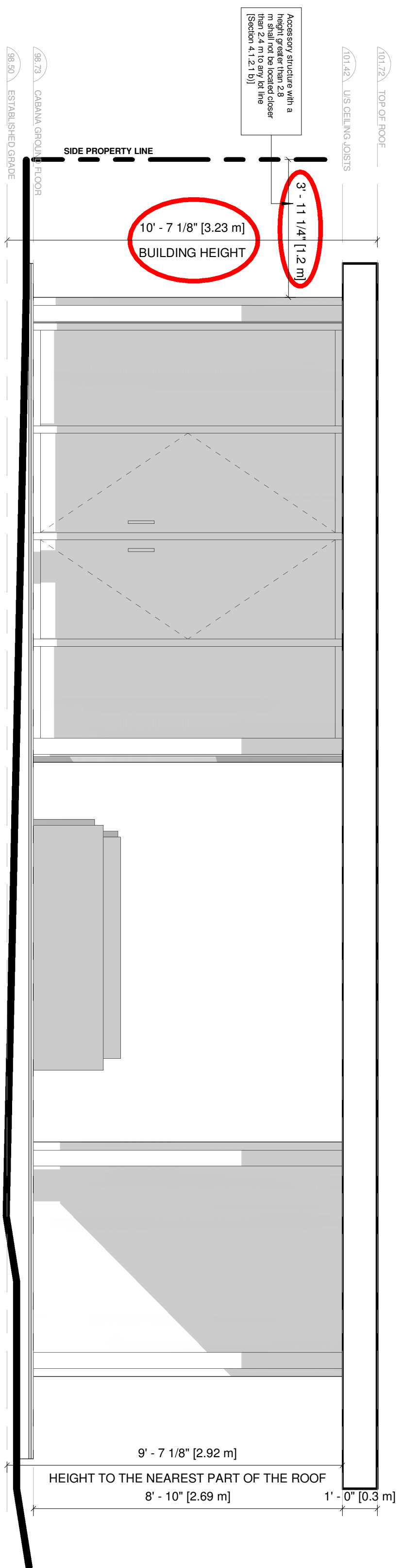
**18 LEOR CRT MAPLE, ON**

PROJECT NO.	
PROJECT MANAGER	FD
DRAWN	AA
CHECKED	Checker
SCALE	As indicated

**SITE PLAN**

**001**

1/10/2022 8:59:44 AM



1 EAST (FRONT) ELEVATION  
200 3/8" = 1'-0"

**GENERAL NOTE:**  
 THESE DRAWINGS ARE PROPERTY OF FRANKFRANCO ARCHITECTS (FFA) AND MAY NOT BE USED OR COPIED WITHOUT WRITTEN PERMISSION FROM FFA.  
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NO.	DATE	ISSUED FOR
1	2021.07.07	CLIENT REVIEW
2	2021.11.18	ISSUED FOR COA
3	2021.12.21	ISSUED FOR COA
4	2021.12.21	ISSUED FOR COA
5	2022.01.10	COA SUBMISSION

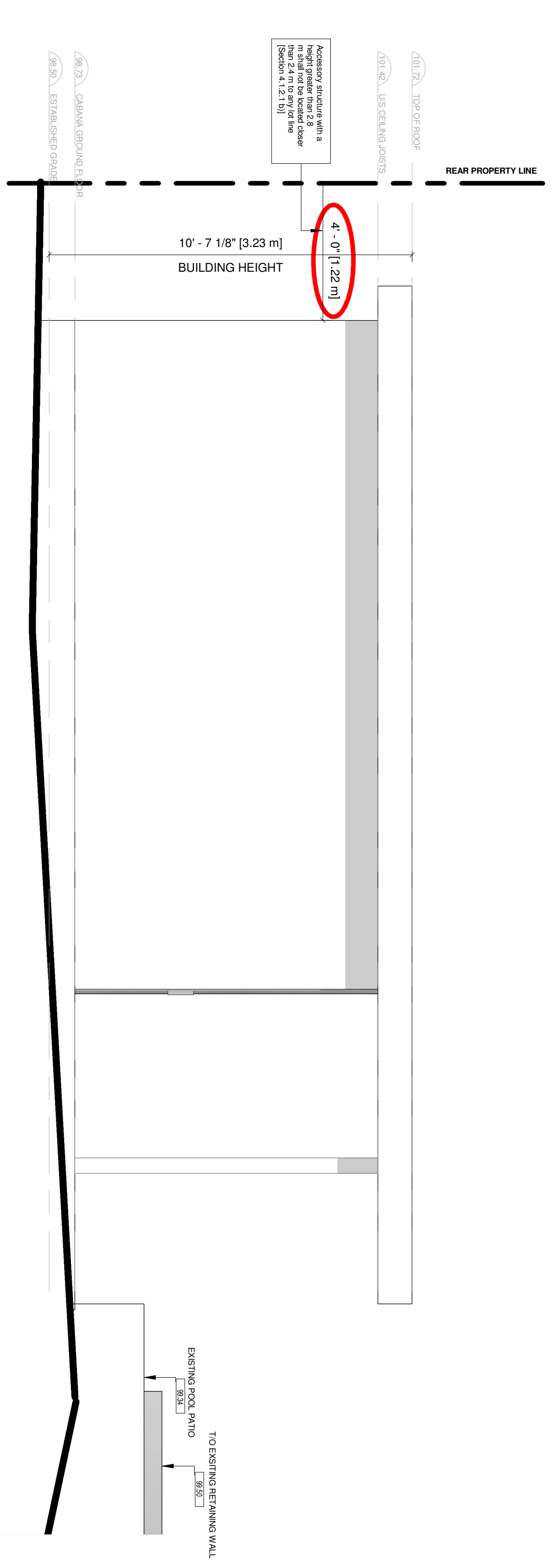


**FRANKFRANCO ARCHITECTS**  
 10320 PINE VALLEY DR.  
 VAUGHAN, ONTARIO, L4L 0B3  
 647.749.0357  
 FRANK@FRANKFRANCO.COM

**18 LEOR CRT MAPLE, ON**

PROJECT NO.	-
PROJECT MANAGER	FD
DRAWN	AA
CHECKED	Checker
SCALE	3/8" = 1'-0"

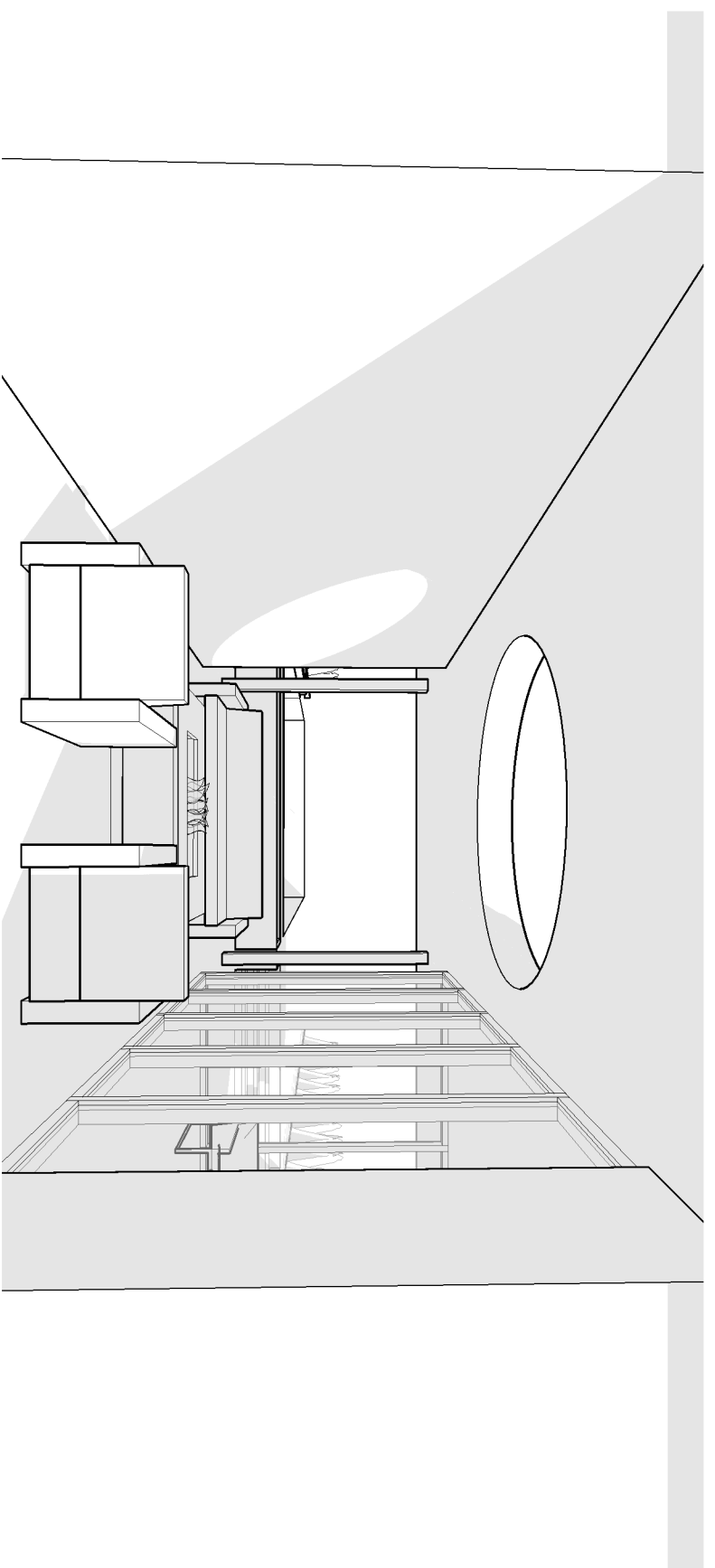
**ELEVATIONS**  
**200**



2 SOUTH (SIDE) ELEVATION  
200 3/8" = 1'-0"

# PROPOSED CABANA

18 LEOR COURT, MAPLE, ON



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PRINCIPAL DESIGNER: FRANCESCO DI SARRA  
DRAWN BY: ALIUN ADELINIK

PROJECT PERSONNEL

NO. DRAWING

- 000 COVER SHEET
- 000A SPEC SHEET
- 001 SITE PLAN
- 101 MAIN FLOOR PLAN
- 102 ROOF PLAN
- 200 ELEVATIONS
- 201 ELEVATIONS

NO.	DATE	ISSUED FOR
1	2021.07.07	CLIENT REVIEW
2	2021.10.08	ISSUED FOR COA
3	2021.11.18	ISSUED FOR COA
4	2021.12.18	ISSUED FOR COA
5	2021.12.21	ISSUED FOR COA
6	2022.01.10	COA SUBMISSION



FRANKFRANCO ARCHITECTS  
10320 PINE VALLEY DR.  
VAUGHAN, ONTARIO, L3L 0B3  
647.749.0557  
FRANK@FRANKFRANCO.COM

18 LEOR CRT  
MAPLE, ON

PROJECT MANAGER	FD
DRAWN	AA
SCALE	

COVER SHEET

000



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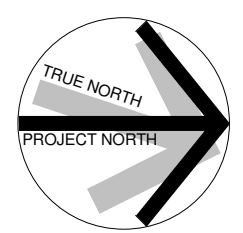
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1	2021.07.07	CLIENT REVIEW
2	2021.11.08	ISSUED FOR COA
3	2021.12.13	ISSUED FOR COA
4	2021.12.21	ISSUED FOR COA
5	2022.01.03	COA CLARIFICATION
6	2022.01.10	COA SUBMISSION
7	2022.01.10	COA SUBMISSION



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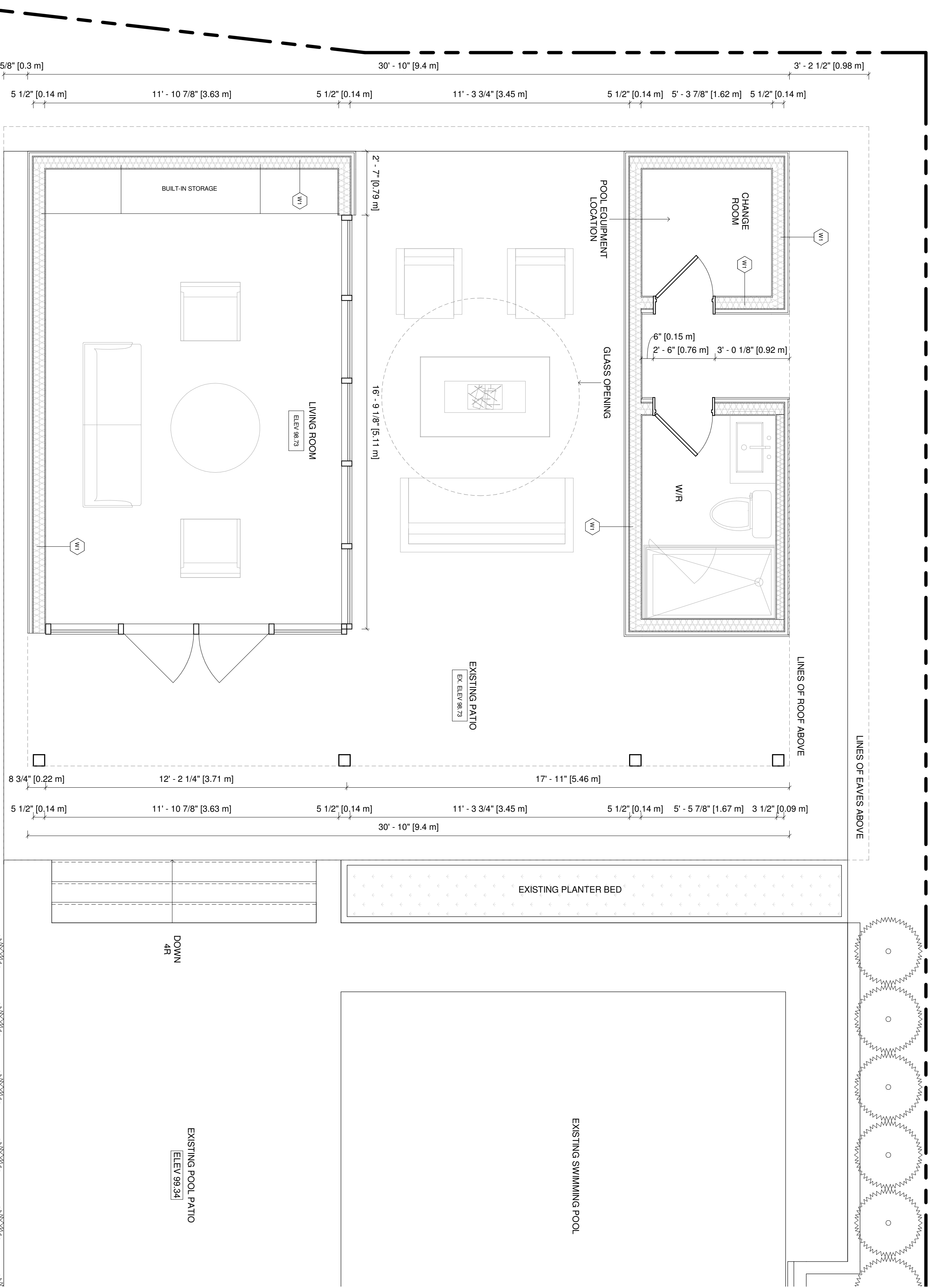
**18 LEOR CRT MAPLE, ON**

PROJECT NO. -  
 PROJECT MANAGER - FD  
 DRAWN - AA  
 CHECKED - Checker  
 SCALE - 3/8" = 1'-0"

**MAIN FLOOR PLAN**

**101**

1/10/2022 8:59:44 AM



**OVERALL / EAVES WALLS**  
 1'-0" [0.3 m]  
 5 1/2" [0.14 m] 5'-2 5/8" [1.59 m] 5 1/2" [0.14 m] 3'-10" [1.17 m] 5 1/2" [0.14 m] 8'-3 5/8" [2.53 m] 5 1/2" [0.14 m] 5'-0 1/8" [1.53 m] 5 1/2" [0.14 m] 3'-9 3/4" [1.16 m]

**OVERALL / EAVES WALLS**  
 11 5/8" [0.3 m] 30'-10" [9.4 m] 3'-2 1/2" [0.98 m]  
 5 1/2" [0.14 m] 11'-10 7/8" [3.63 m] 5 1/2" [0.14 m] 11'-3 3/4" [3.45 m] 5 1/2" [0.14 m] 5'-3 7/8" [1.62 m] 5 1/2" [0.14 m]

**WINDOWS WALLS OVERALL**  
 8 3/4" [0.22 m] 12'-2 1/4" [3.71 m] 17'-11" [5.46 m]  
 5 1/2" [0.14 m] 11'-10 7/8" [3.63 m] 5 1/2" [0.14 m] 11'-3 3/4" [3.45 m] 5 1/2" [0.14 m] 5'-5 7/8" [1.67 m] 3 1/2" [0.09 m]

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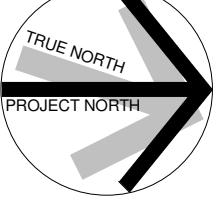
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1	2021.12.13	ISSUED FOR COA
2	2021.12.21	ISSUED FOR COA
3	2022.01.08	COA QUAPARTITION
4	2022.01.10	COA SUBMISSION



**FRANKFRANCO**  
ARCHITECTS

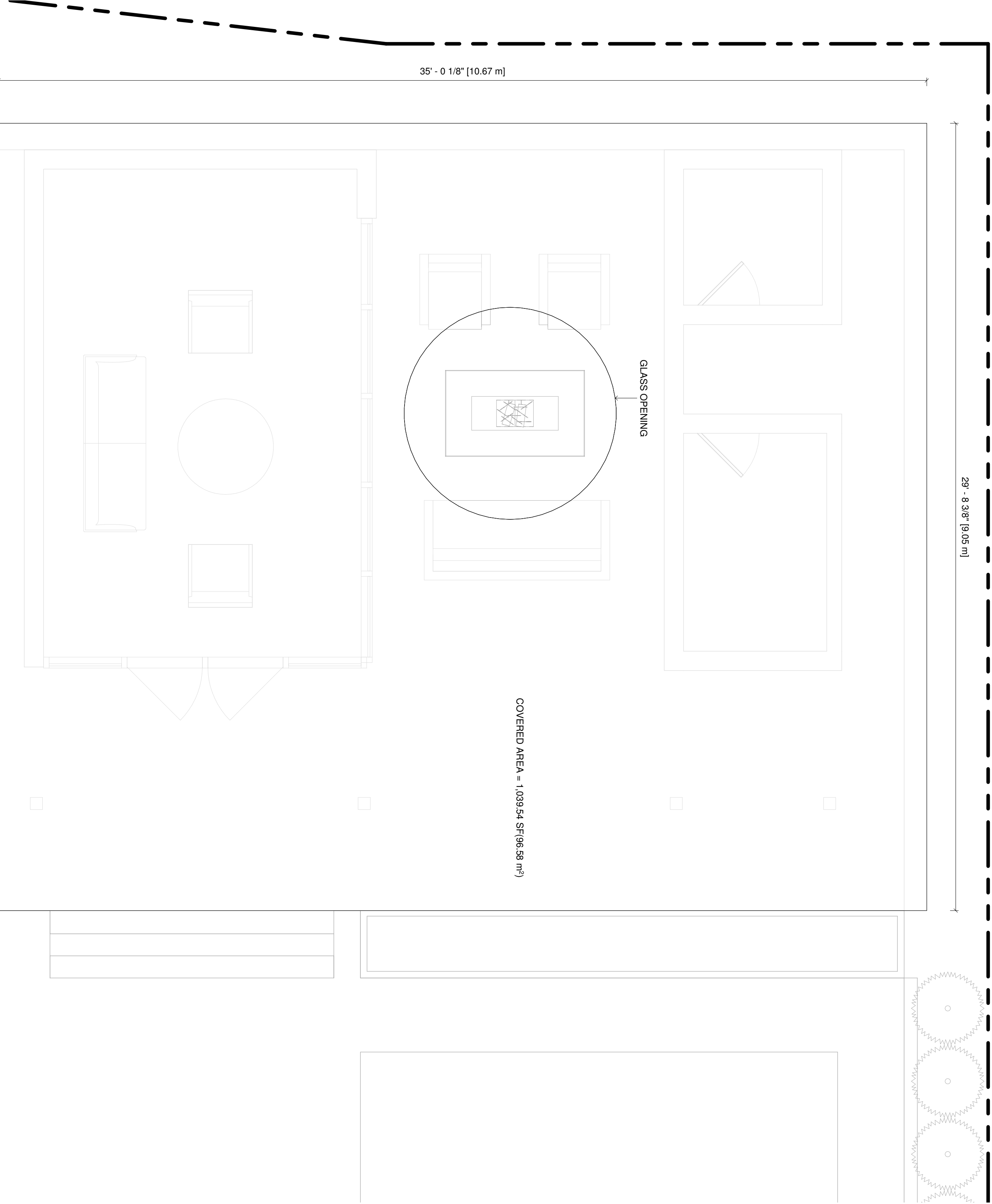
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FRANK@FRANKFRANCO.COM

**18 LEOR CRT  
MAPLE, ON**

PROJECT NO.	-
PROJECT MANAGER	FD
DRAWN	Author
CHECKED	Checker
SCALE	3/8" = 1'-0"

**ROOF PLAN**

**102**



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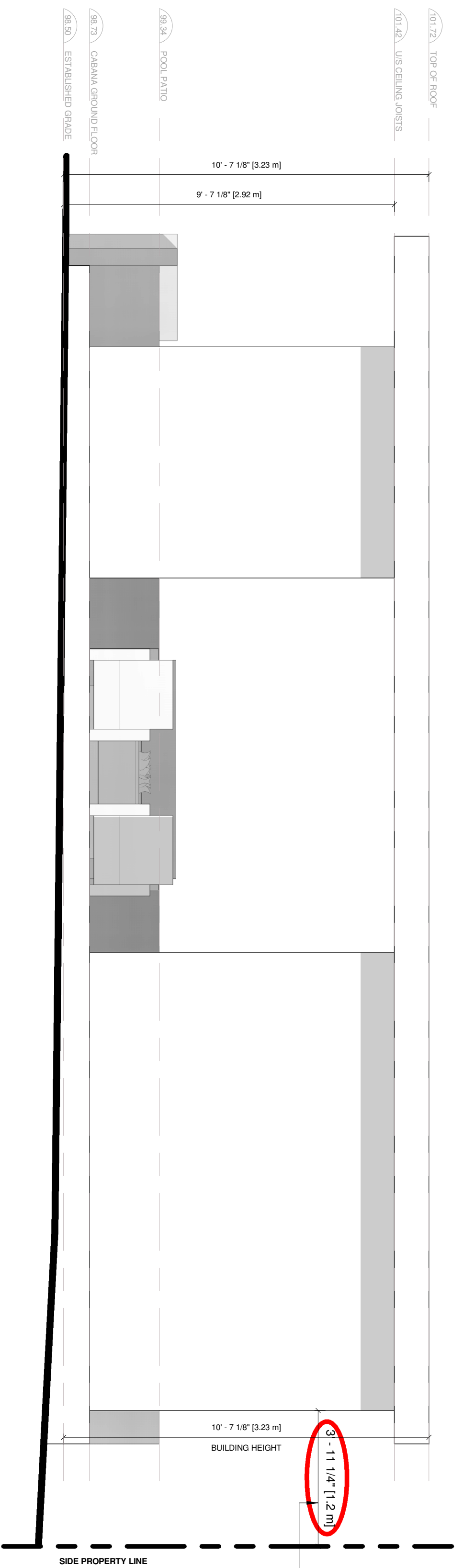
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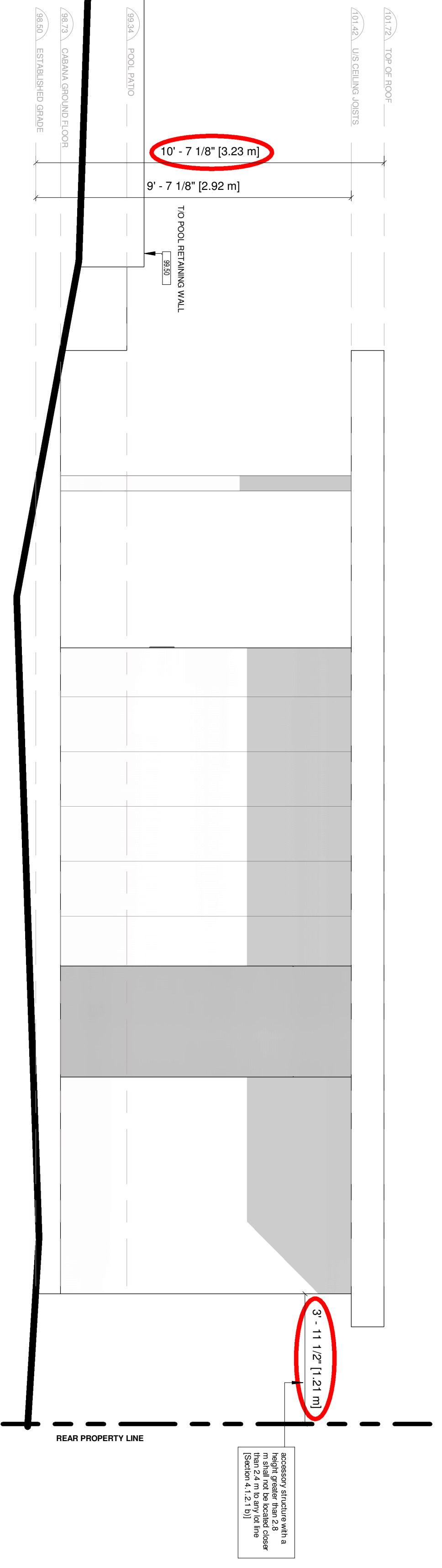
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4	2021.12.21	ISSUED FOR COA
5	2022.01.10	COA SUBMISSION

1 WEST (REAR) ELEVATION  
201 3/8" = 1'-0"



2 NORTH (SIDE) ELEVATION  
201 3/8" = 1'-0"



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647.749.0557  
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**18 LEOR CRT MAPLE, ON**

PROJECT NO.	-
PROJECT MANAGER	FD
DRAWN	AA
CHECKED	Checker
SCALE	3/8" = 1'-0"

**ELEVATIONS**

**201**



**SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS**

<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Date:** January 12<sup>th</sup> , 2022

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

**RE:** Request for Comments

**File No.:** **A260-21**

**Related Files:**

**Applicant:** Marco Berenguer, Marta Berenguer

**Location** 18 Leor Court

**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:

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

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

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

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Pravina Attwala**

---

**Subject:** FW: [External] RE: A260/21 (18 LEOR COURT) - REQUEST FOR COMMENTS

---

**From:** York Plan <yorkplan@trca.ca>  
**Sent:** January-13-22 2:56 PM  
**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>  
**Cc:** Hamedeh Razavi <Hamedeh.Razavi@trca.ca>  
**Subject:** [External] RE: A260/21 (18 LEOR COURT) - REQUEST FOR COMMENTS

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA’s Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact me at your convenience.

Have a great day,  
Mark

**Mark Howard, BES, MLA, MCIP, RPP**  
Senior Planner – Vaughan Review Area  
Development Planning and Permits | Development and Engineering Services  
Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269  
E: [mark.howard@trca.ca](mailto:mark.howard@trca.ca)  
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



**From:** [Hurst, Gabrielle](#)  
**To:** [Pravina Attwala](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A260/21 (18 LEOR COURT) - REQUEST FOR COMMENTS  
**Date:** Friday, January 14, 2022 9:41:17 AM

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Good morning Pravina,  
The Regional Municipality of York has completed its review of the above minor variance and has no comment.

*Gabrielle*

**Gabrielle Hurst mcip rpp** | Programs and Process Improvement | Planning and Economic Development Branch | Corporate Services Department | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

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