

ITEM: 6.1	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A017/25
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Report Date: Friday, June 13, 2025

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

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

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

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

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

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
N/A				

BACKGROUND (SCHEDULE D, IF REQUIRED)

* Background Information contains historical development approvals considered to be related to this file.
This information should not be considered comprehensive.

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
N/A	N/A

SCHEDULES

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



MINOR VARIANCE APPLICATION FILE NUMBER A017/25

CITY WARD #:	1
APPLICANT:	Josephine Raia
AGENT:	Frasca Design & Planning Inc.
PROPERTY:	456 Westridge Drive
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	N/A
PURPOSE OF APPLICATION:	Relief from the zoning by-law is being requested to permit a proposed cabana and reduced soft landscaping requirements in the rear yard.

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

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.336 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	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 b]	To permit a residential accessory structure with a height greater than 2.8 m to be located 1.22 m from the interior side 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 b] .	To permit a residential accessory structure with a height greater than 2.8 m to be located 1.22 m from the rear lot line.
3	In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m . [Section 4.1.4.1]	To permit a maximum height of a residential accessory structure to be 4.1 m .
4	For a residential use in the R1B Zone, any portion of a yard in excess of 135 m² shall be comprised of a minimum 60% soft landscaping [Section 4.19.1.1]	To permit a rear yard in excess of 135 m² to be comprised of a minimum of 35% soft landscaping.
5	An uncovered platform is an attached or detached structure with or without foundation which is located at the same grade or lower than the first storey of the building. An uncovered platform has direct access to the ground and is open on at least one side but has no roof. [Section 3.0 Definitions]	To permit an uncovered platform which is an attached or detached structure with or without foundation, which is located higher than the grade of the first storey of the building with a height of 2.0 m .

HEARING INFORMATION

DATE OF MEETING: Thursday, June 19, 2025

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:

HEARING INFORMATION

Email: cofa@vaughan.ca

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

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

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

INTRODUCTION

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

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

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

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

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:	June 5, 2025
Date Applicant Confirmed Posting of Sign:	June 1, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	The setbacks seem too stringent
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

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

DEVELOPMENT PLANNING

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

DEVELOPMENT ENGINEERING

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

The Owner/Applicant the proposed cabana drainage design complies with the City of Vaughan's Lot Grading Criteria to prevent negative impacts on adjacent properties. Detailed engineering drawings are required to confirm that stormwater runoff will not be directed onto neighbouring lots or exceed the capacity of the municipal stormwater management system. A Grading Permit is mandatory for any in-ground structure exceeding 10 m².

The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website:

DEVELOPMENT ENGINEERING

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

<https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca

The Development Engineering Department does not object to the Minor Variance application A017/25.

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns.

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

No comments received to date.

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

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date.

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

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

#	DEPARTMENT / AGENCY	CONDITION
	None	None

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

IMPORTANT INFORMATION

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

IMPORTANT INFORMATION

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

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

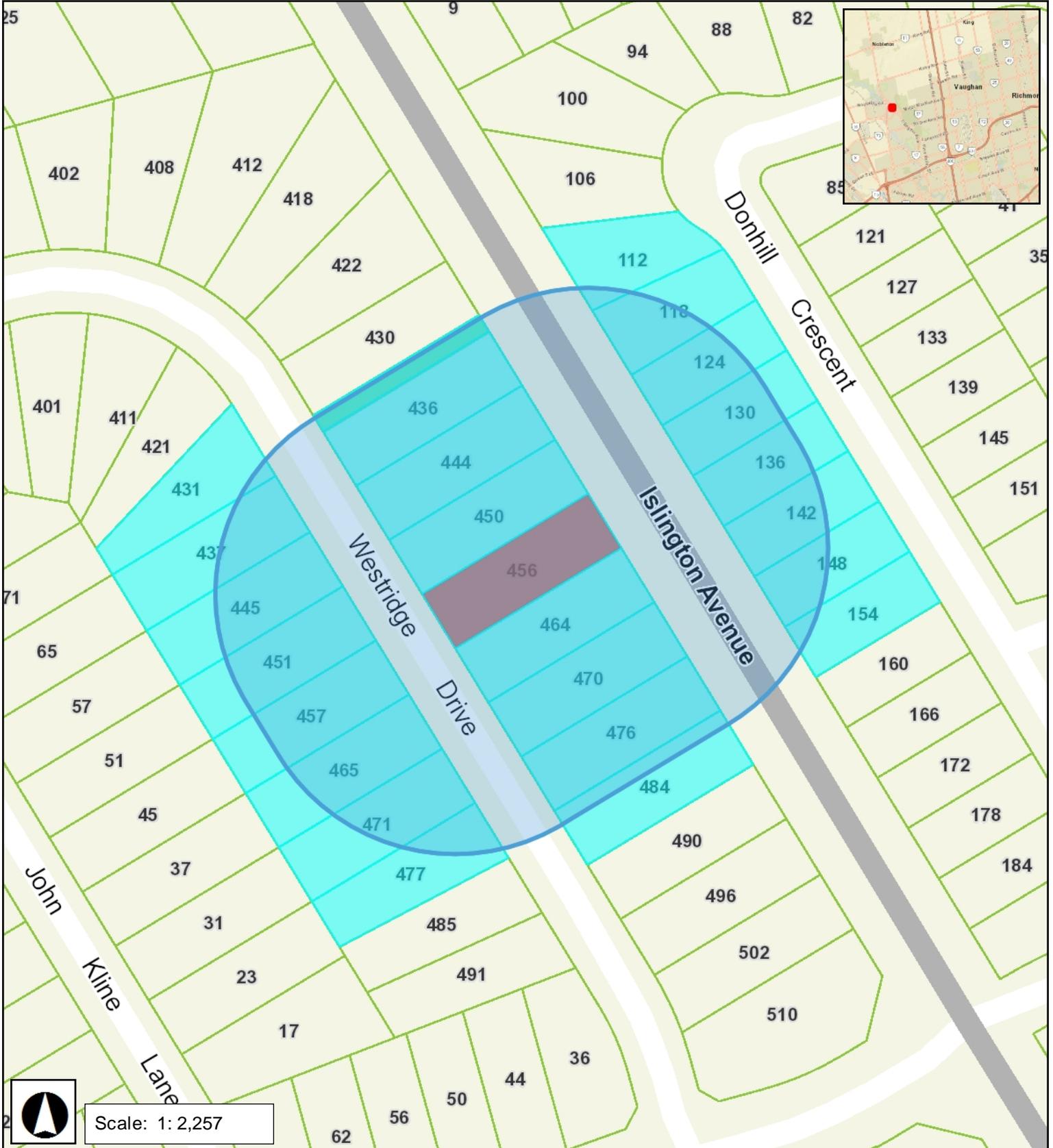
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

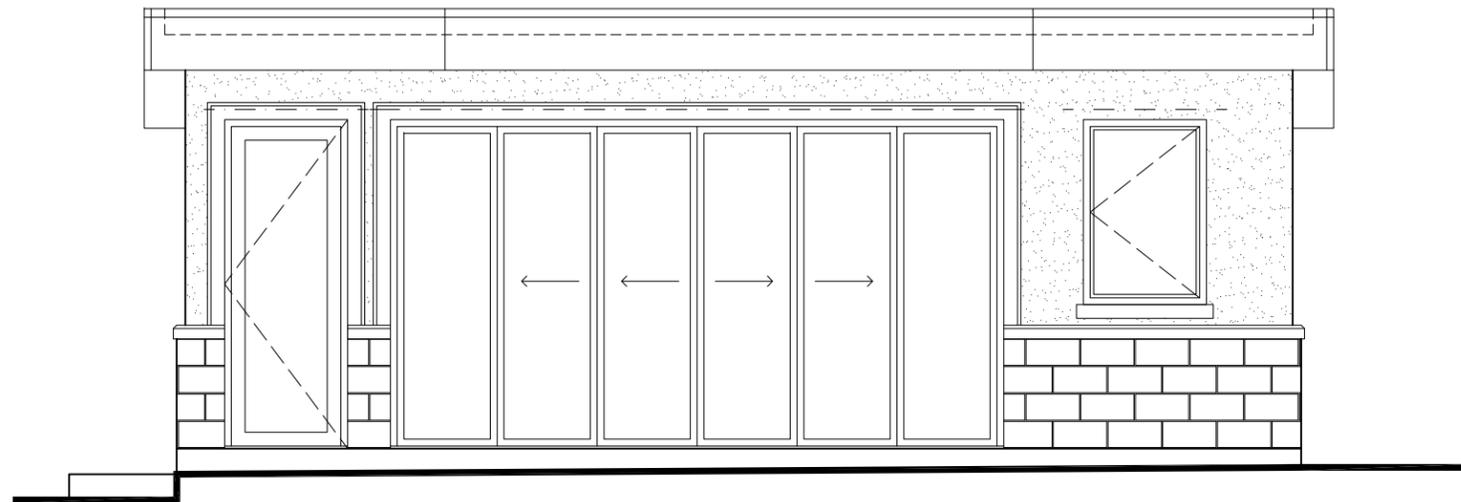
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



RECEIVED
 By andrea buchanan at 11:27 am, May 27, 2025



PROPOSED
CABANA
 456 WESTRIDGE DR., VAUGHAN
 ON., LoJ 1Co

LIST OF DRAWINGS
ARCHITECTURAL DRAWINGS

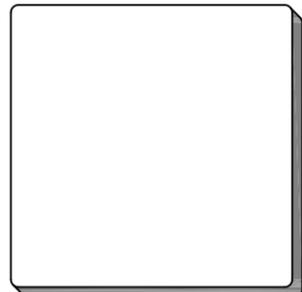
A1.0	COVER SHEET
A1.1/ A1.2/ A1.3/ A1.4	GENERAL NOTES & SCHEDULES
A1.5	SCHEDULE & LEGENDS
A1.6	SITE PLAN
A2.0/2.1	FLOOR PLANS
A3.0/3.4	ELEVATIONS & SECTION

PROPOSED CABANA

Project: 456 WESTRIDGE DR,
 VAUGHAN,
 ON LoJ 1Co

Project #: 24025

No.	Description	Date	By
5.	ISSUED FOR CofA (05)	MAY 29, 2025	GF
4.	ISSUED FOR CofA (03)	MAR. 19, 2025	SB
3.	REVISED AS PER CITY COMMENTS (02)	FEB. 06, 2025	SB
2.	ISSUED FOR CofA (01)	FEB. 06, 2025	SB
1.	ISSUED FOR BUILDING PERMIT (01)	DEC. 23, 2024	SB



COVER PAGE
 SCALE N.T.S.

1
 A1.0



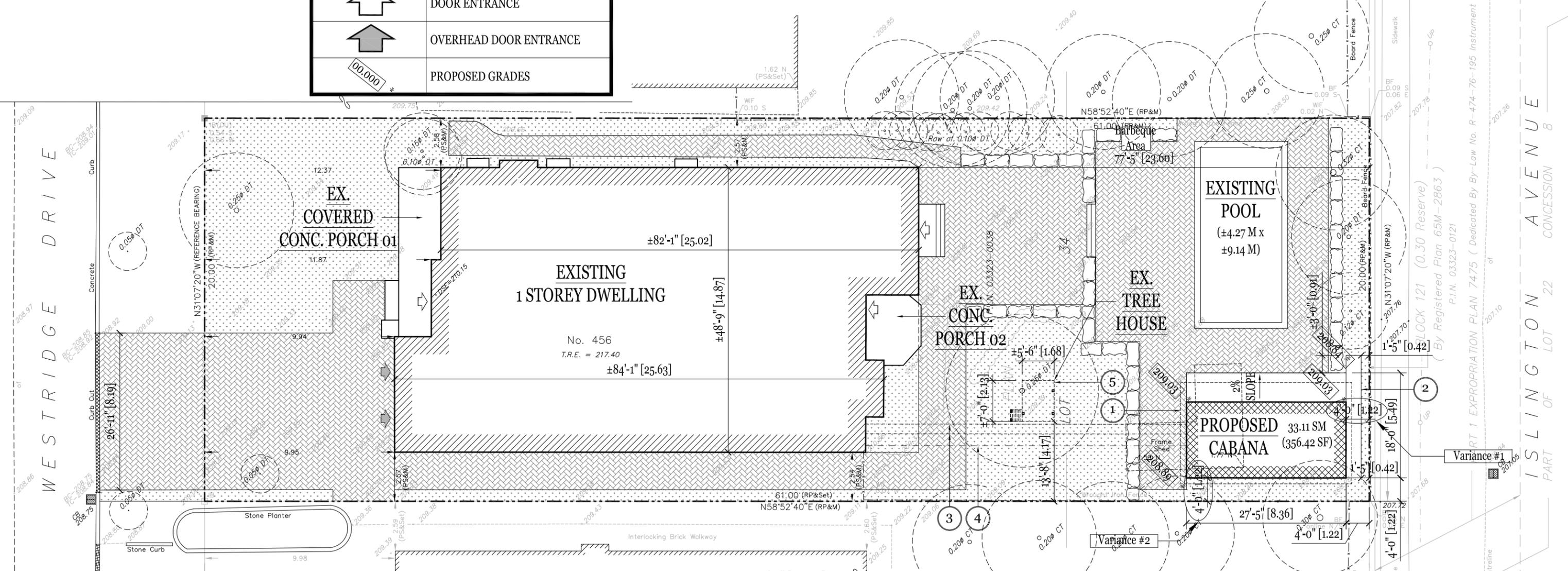
SITE INFORMATION TAKEN FROM
 PLAN OF SURVEY PREPARED BY:

AVANTI SURVEYING INC.
 ONTARIO LAND SURVEYORS
 MAY 15, 2019

LEGEND	
	DIMENSIONS
	EXISTING BUILDING
	PROPOSED BUILDING
	SOD
	EXISTING INTERLOCKING BRICK WALKWAY
	DOOR ENTRANCE
	OVERHEAD DOOR ENTRANCE
	PROPOSED GRADES

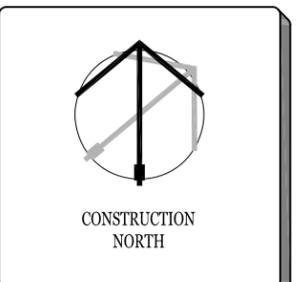
NOTES	
1	OUTLINE OF ROOF LINE ABOVE
2	CONCRETE PAD FOR POOL EQUIPMENT
3	HOT AND COLD WATER LINE TO BE CONNECTED TO EXISTING WATER LINES IN THE BASEMENT.
4	4" DIA. SEWER LINE TO BE CONNECTED TO EXISTING BASEMENT STACK
5	EXISTING WOODEN TREE HOUSE/DECK, APPROXIMATELY 4'-0" X 6'-0"

NOTE:
 THE CABANA WILL BE A SEASONAL STRUCTURE AND ALL TRAPS WILL BE WINTERIZED WITH ANTIFREEZE AND WATERLINES DRAINED.



PROPOSED CABANA	
Project:	Project #:
456 WESTRIDGE DR, VAUGHAN, ON L0J 1C0	24025

No.	Description	Date	By
6.	ISSUED FOR CofA (05)	MAY 29, 2025	GF
5.	ISSUED FOR CofA (04)	APR. 28, 2025	GF
4.	ISSUED FOR CofA (03)	MAR. 19, 2025	SB
3.	REVISED AS PER CITY COMMENTS (02)	FEB. 06, 2025	SB
2.	ISSUED FOR CofA (01)	FEB. 06, 2025	SB
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SITE PLAN
 SCALE 1:200

1
 A1.6



SITE DATA		
ACCESSORY STRUCTURES		
	CITY OF VAUGHAN ZONING BY LAW 001-2021	
ZONING	R1B FIRST DENSITY RESIDENTIAL ZONE (EN) EXCEPTION 14.336	
LOT AREA	1,220.00 SM (13,131.97 SF)	
	PERMITTED	PROPOSED
MAX. LOT COVERAGE	40%	35.17%
ACCESSORY STRUCTURE		
RIGHT SIDE SETBACK (NORTH)	2.4 M	13.31 M
LEFT SIDE SETBACK (SOUTH)	2.4 M	1.2 M
REAR SIDE SETBACK (EAST)	2.4 M	1.2 M
MAX. HEIGHT	3.0 M	3.99 M

SITE AREAS			
	EXISTING	PROPOSED	LOT COVERAGE
1. EXISTING DWELLING & GARAGE	369.40 SM (3,976.22 SF)	-	30.27%
2. EXISTING COVERED CONC. PORCH 01	17.52 SM (188.55 SF)	-	1.44%
3. PROPOSED CABANA	-	33.11 SM (356.42 SF)	2.71%
4. PROPOSED CABANA OVERHANG	-	9.11 SM (98.06 SF)	0.75%
TOTAL LOT COVERAGE (1+2+3+4)			35.17%
PERMITTED LOT COVERAGE			40%

REAR YARD 4.19.1.(1)		
	PERMITTED	AREAS (EXISTING)
TOTAL REAR YARD AREA	-	470.62 SM (5,065.66 SF)
SOFT LANDSCAPING *	60% (MIN.) OF LANDSCAPED AREA IN EXCESS OF 135 SM	35%
* SOFT LANDSCAPING INCLUDES ONLY SOD		

Variance #4

FRONT YARD 4.19.1.(2.b)		
	PERMITTED	AREAS (EXISTING)
TOTAL FRONT YARD AREA	-	199.04 SM (2,142.48 SF)
SOFT LANDSCAPING *	50% (MIN.) OF LANDSCAPED AREA - OF WHICH 60% TO BE SOFT LANDSCAPING	53.67% 106.82 SM (1,149.85 SF)
* SOFT LANDSCAPING INCLUDES ONLY SOD		

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SITE STATISTICS
SCALE N.T.S

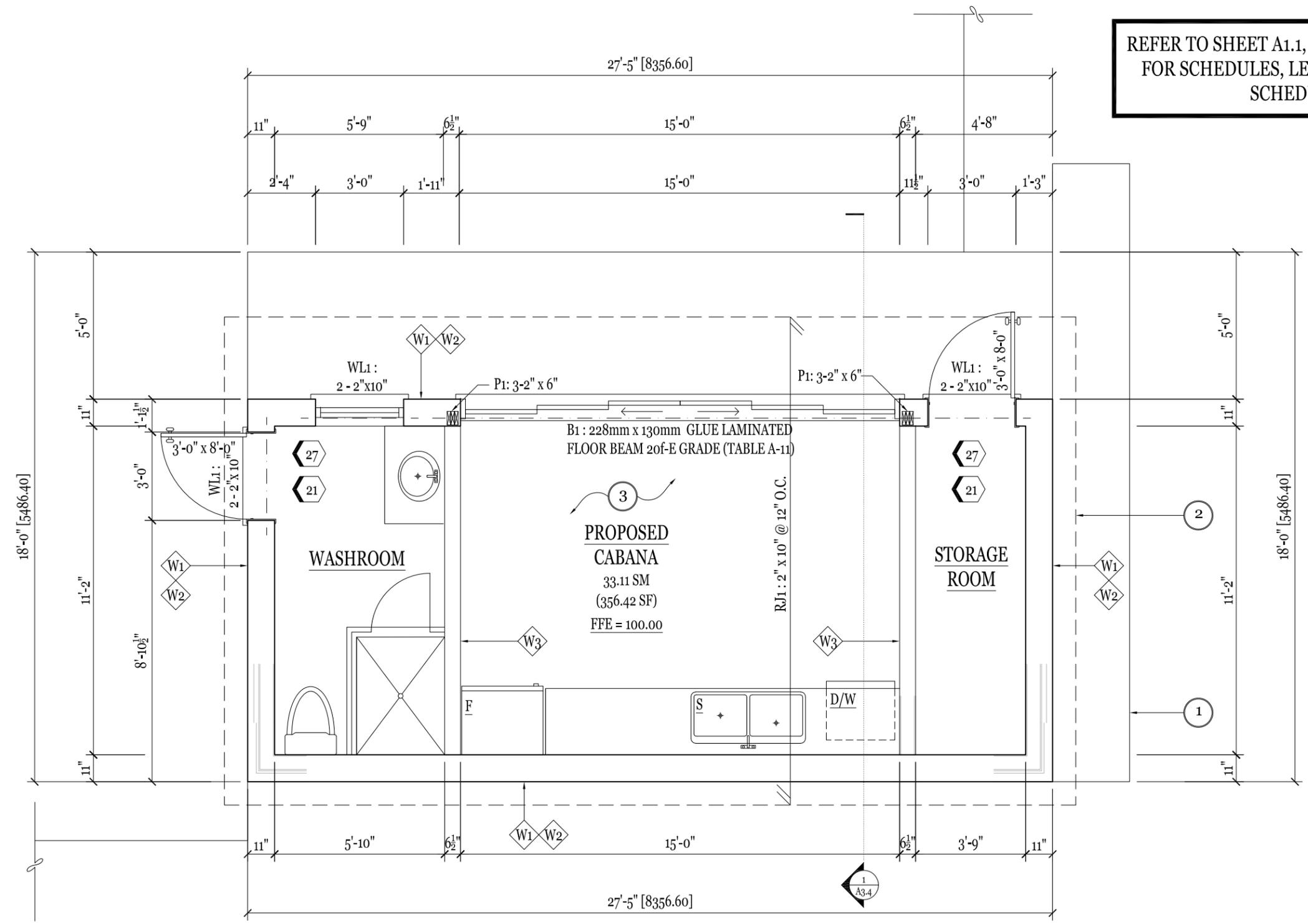
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A1.7



NOTES

- 1 CONCRETE PAD FOR POOL EQUIPMENT
- 2 ROOF LINE ABOVE
- 3 CONCRETE SLAB WITH THICKENED SLAB:
4" POURED CONCRETE (3650 PSI AT 28 DAYS)
ON MIN. 5" OF CRUSHED STONE. CONCRETE TO
HAVE 5% - 7% AIR ENTRAINMENT. SLOPE
OUTWARDS

REFER TO SHEET A1.1, A1.2, A1.3, A1.4, A1.5
FOR SCHEDULES, LEGENDS, & COLOR
SCHEDULE

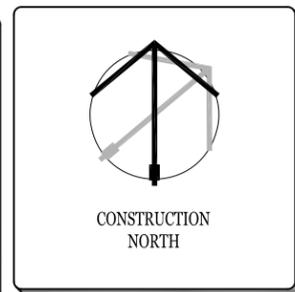


PROPOSED CABANA

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VAUGHAN,
ON LoJ 1Co

Project #: 24025

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FLOOR PLAN SCALE 1/4" = 1'-0"

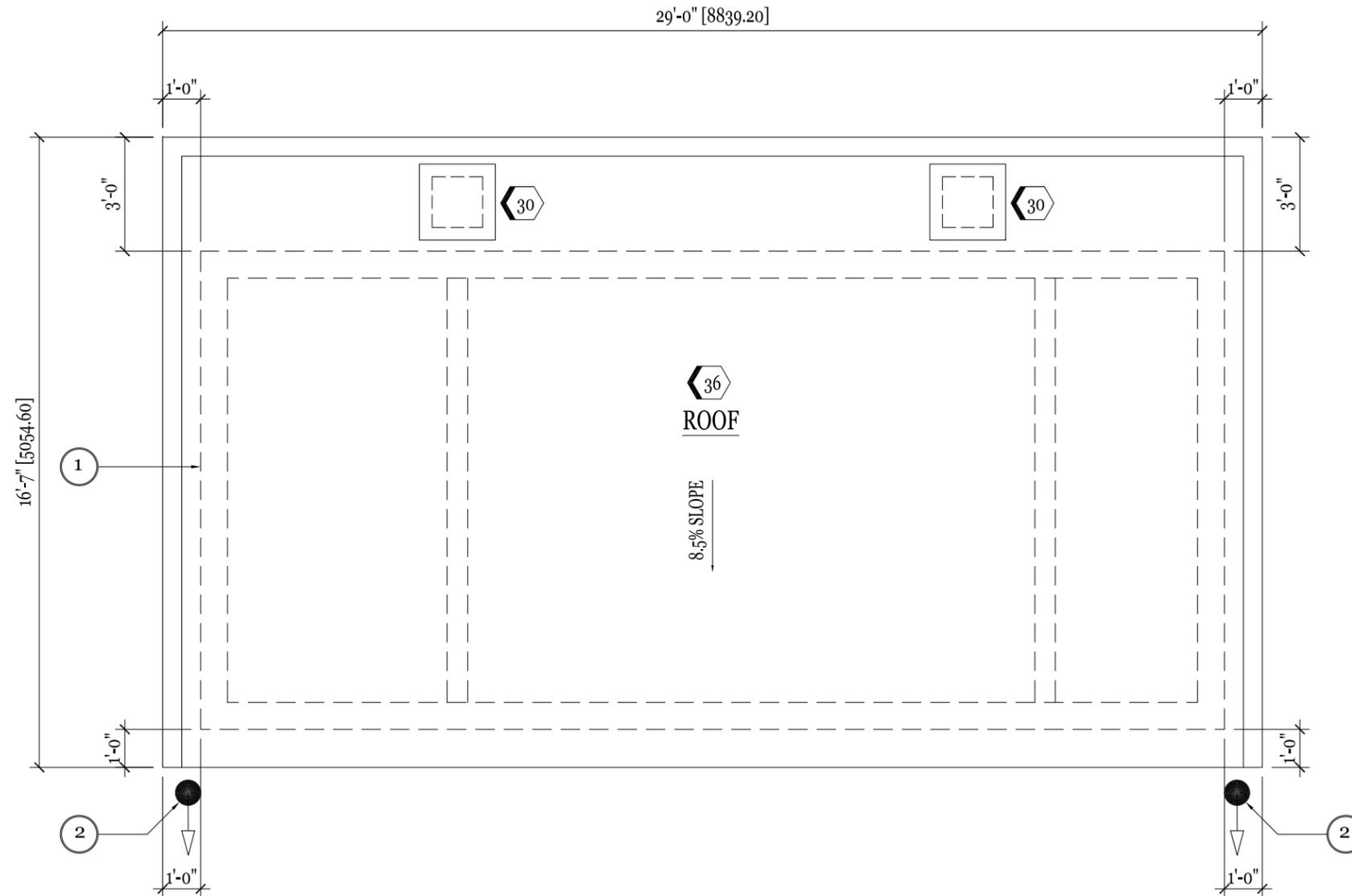
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A2.0



NOTES

- ① OUTLINE OF CABANA BELOW
- ② RAIN WATER LEADER

REFER TO SHEET A1.1, A1.2, A1.3, A1.4, A1.5
FOR SCHEDULES, LEGENDS, & COLOR
SCHEDULE



PROPOSED CABANA

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VAUGHAN,
ON L0J 1C0

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CONSTRUCTION
NORTH

ROOF PLAN

SCALE 1/4" = 1'-0"

1
A2.1



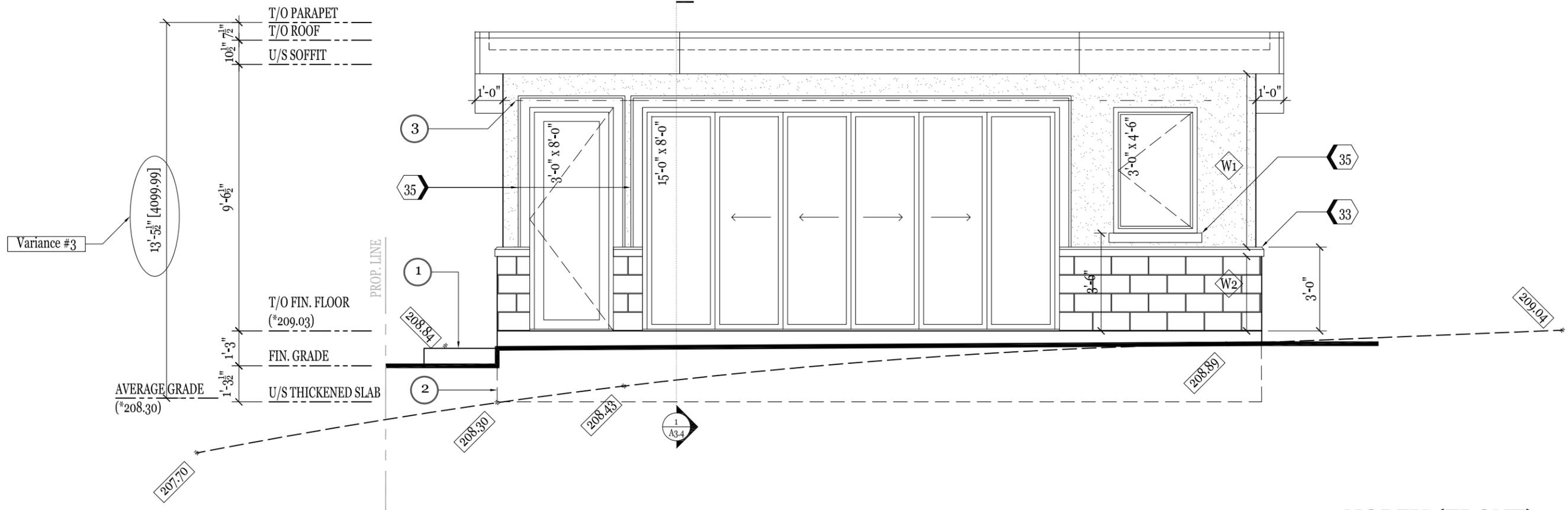
NOTES

1	CONCRETE PAD FOR POOL EQUIPMENT
2	THICKENED SLAB W/ 2-15M CONTINUOUS REBAR TO REST ON UNDISTURBED SOIL (TYP.)
3	BOTTOM OF GLUE LAMINATED BEAM (Refer to Plans)

REFER TO SHEET A1.1, A1.2, A1.3, A1.4, A1.5 FOR SCHEDULES, LEGENDS, & COLOR SCHEDULE

LEGEND

	STUCCO
	STONE



PROPOSED CABANA

Project: 456 WESTRIDGE DR, VAUGHAN, ON L4J 1C0
 Project #: 24025

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NORTH (FRONT)
 ELEVATION
 SCALE 1/4" = 1'-0"

1
 A3.0



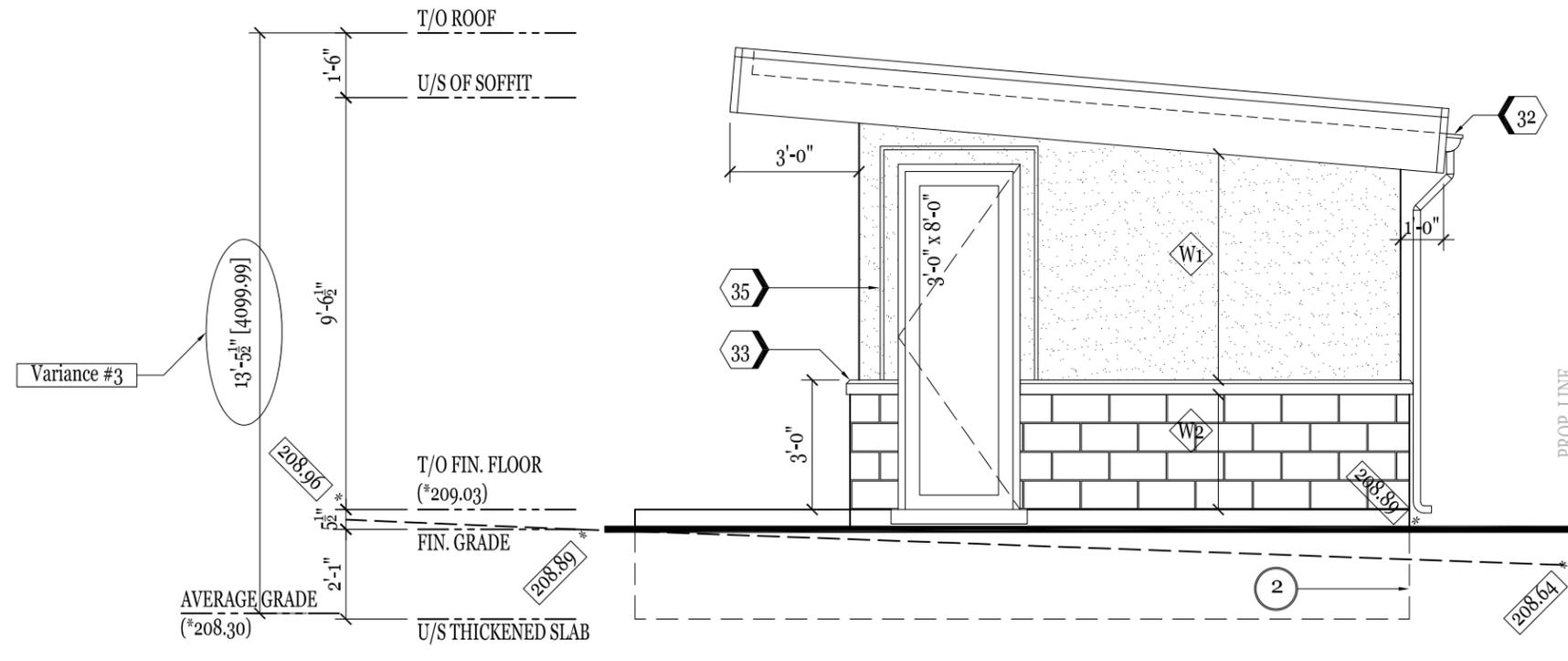
NOTES

- 1 THICKENED SLAB W/ 2-15M CONTINUOUS REBAR TO REST ON UNDISTURBED SOIL (TYP.)

LEGEND

	STUCCO
	STONE

REFER TO SHEET A1.1, A1.2, A1.3, A1.4, A1.5 FOR SCHEDULES, LEGENDS, & COLOR SCHEDULE



PROPOSED CABANA

Project: 456 WESTRIDGE DR, VAUGHAN, ON L4J 1C0
 Project #: 24025

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WEST (SIDE) ELEVATION SCALE 1/4" = 1'-0"

1
A3.1



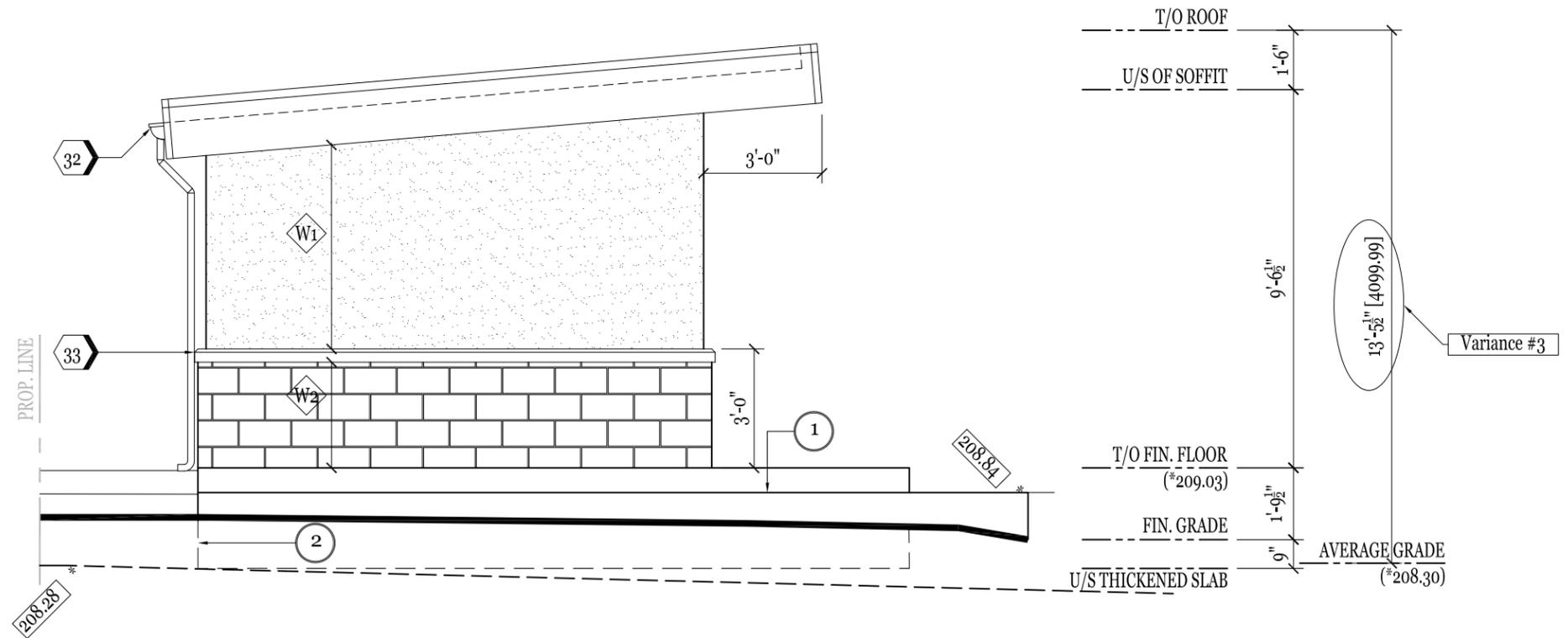
NOTES

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LEGEND

	STUCCO
	STONE

REFER TO SHEET A1.1, A1.2, A1.3, A1.4, A1.5 FOR SCHEDULES, LEGENDS, & COLOR SCHEDULE



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EAST (SIDE) ELEVATION SCALE 1/4" = 1'-0"

1
A3.2



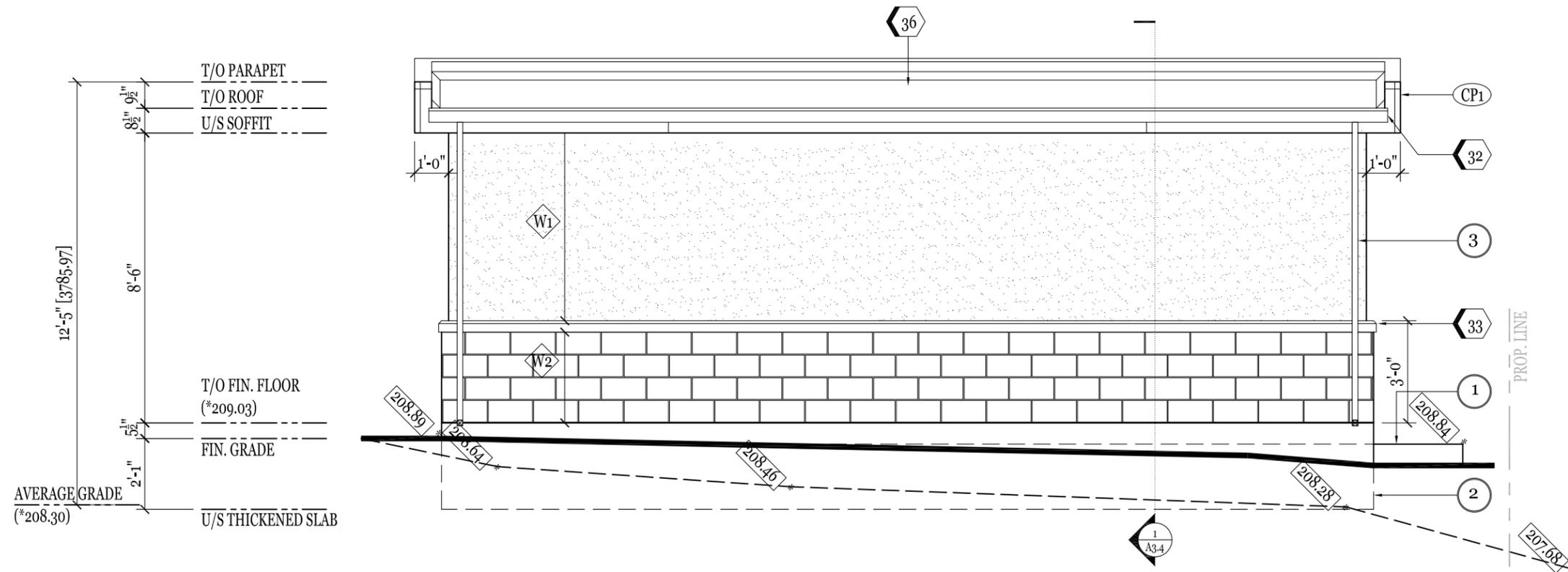
NOTES

1	CONCRETE PAD FOR POOL EQUIPMENT
2	THICKENED SLAB W/ 2-15M CONTINUOUS REBAR TO REST ON UNDISTURBED SOIL (TYP.)
3	RAIN WATER DOWNSPOUT

REFER TO SHEET A1.1, A1.2, A1.3, A1.4, A1.5 FOR SCHEDULES, LEGENDS, & COLOR SCHEDULE

LEGEND

	STUCCO
	STONE



PROPOSED CABANA

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3.	REVISED AS PER CITY COMMENTS (02)	FEB. 06, 2025	SB
2.	ISSUED FOR CofA (01)	FEB. 06, 2025	SB
1.	ISSUED FOR BUILDING PERMIT (01)	DEC. 23, 2024	SB

SOUTH (REAR) ELEVATION 1
 SCALE 1/4" = 1'-0" A3.3



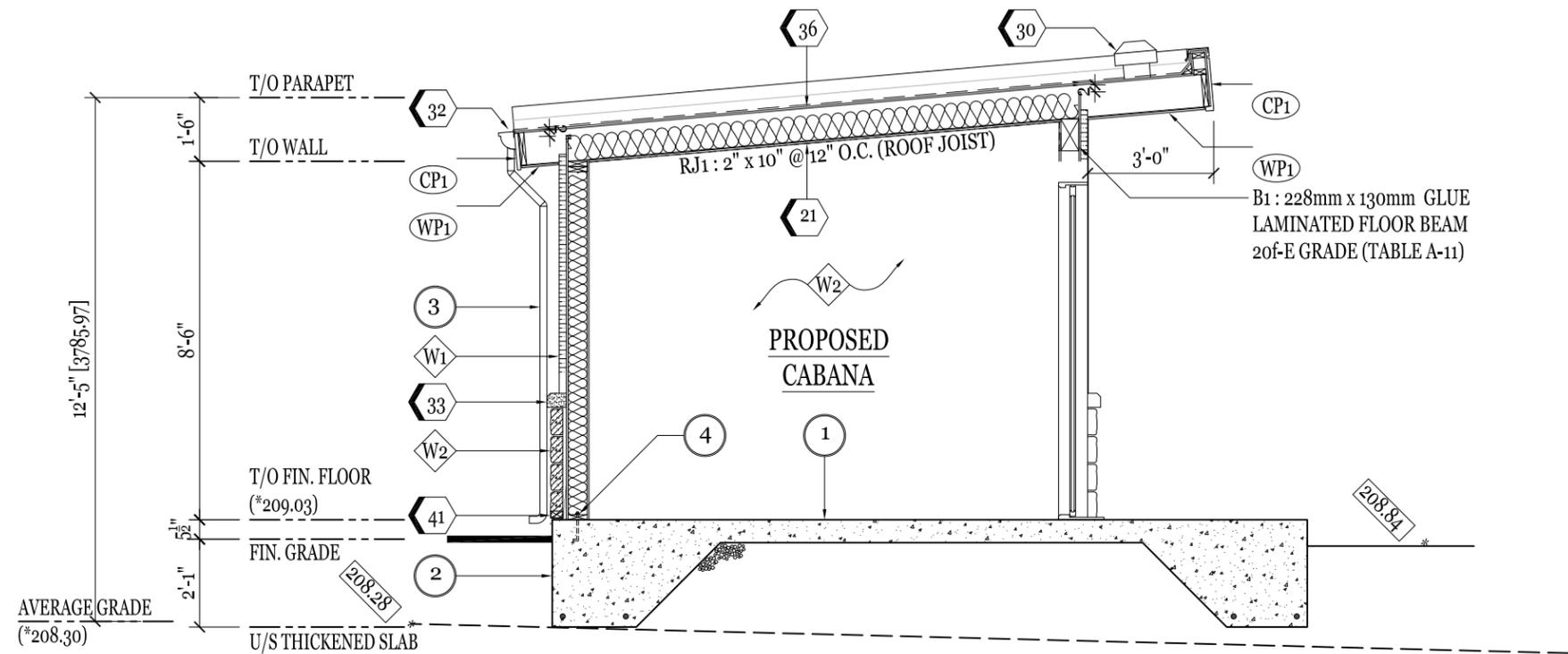
NOTES

1	CONCRETE SLAB WITH THICKENED SLAB: 4" POURED CONCRETE (3650 PSI AT 28 DAYS) ON MIN. 5" OF CRUSHED STONE. CONCRETE TO HAVE 5% - 7% AIR ENTRAINMENT. REINFORCE W/ 10 M REBAR @ 16" O.C. E/W @ MID DEPTH. 2% MIN. SLOPE OUTWARDS
2	THICKENED SLAB W/ 2-15M CONTINUOUS REBAR TO REST ON UNDISTURBED SOIL (TYP.)
3	RAIN WATER DOWNSPOUT
4	ANCHOR 2" X 4" SILL PLATE WITH 1/2" DIA. ANCHOR BOLT SET 4" INTO CONCRETE AT 5'-10" O.C. MAXIMUM, ON CAULKING OR GASKET BETWEEN PLATE & THICKENED SLAB

REFER TO SHEET A1.1, A1.2, A1.3, A1.4, A1.5
FOR SCHEDULES, LEGENDS, & COLOR
SCHEDULE

LEGEND

	STUCCO
	STONE



PROPOSED CABANA

Project: 456 WESTRIDGE DR,
VAUGHAN,
ON L0J 1C0

Project #: 24025

No.	Description	Date	By
5.	ISSUED FOR CofA (05)	MAY 29, 2025	GF
4.	ISSUED FOR CofA (03)	MAR. 19, 2025	SB
3.	REVISED AS PER CITY COMMENTS (02)	FEB. 06, 2025	SB
2.	ISSUED FOR CofA (01)	FEB. 06, 2025	SB
1.	ISSUED FOR BUILDING PERMIT (01)	DEC. 23, 2024	SB

SECTION
SCALE 1/4" = 1'-0"

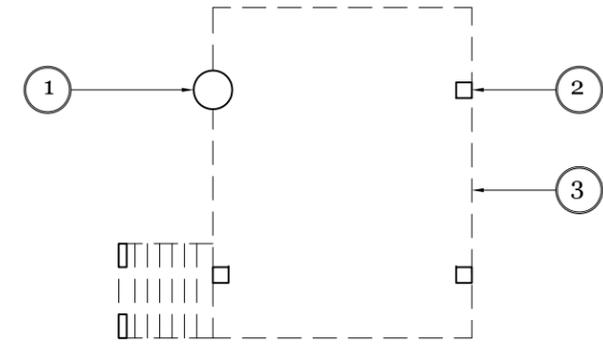
1
A3.4



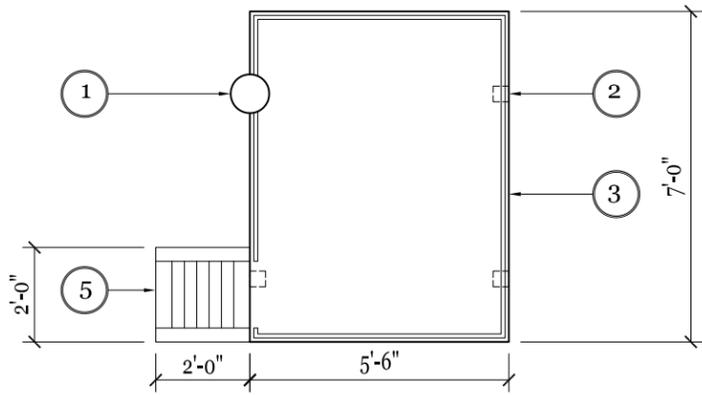
NOTES (FOR EXISTING TREE-HOUSE)	
1	TREE
2	4"x4" PT WOOD POST (TYP)
3	OUTLINE OF WOOD TREE-HOUSE ABOVE
4	WOOD RAILING
5	WOOD STEPS

REFER TO SHEET A1.1, A1.2, A1.3, A1.4, A1.5
FOR SCHEDULES, LEGENDS, & COLOR
SCHEDULE

Variance #5

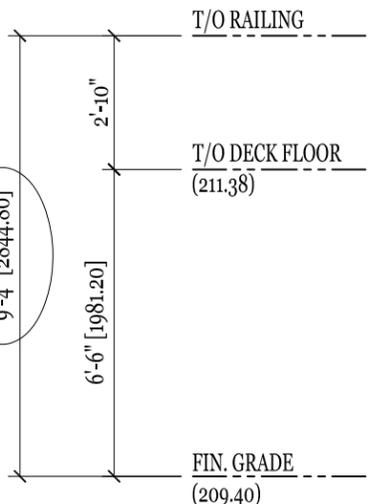


B GROUND LEVEL PLAN
A4.0

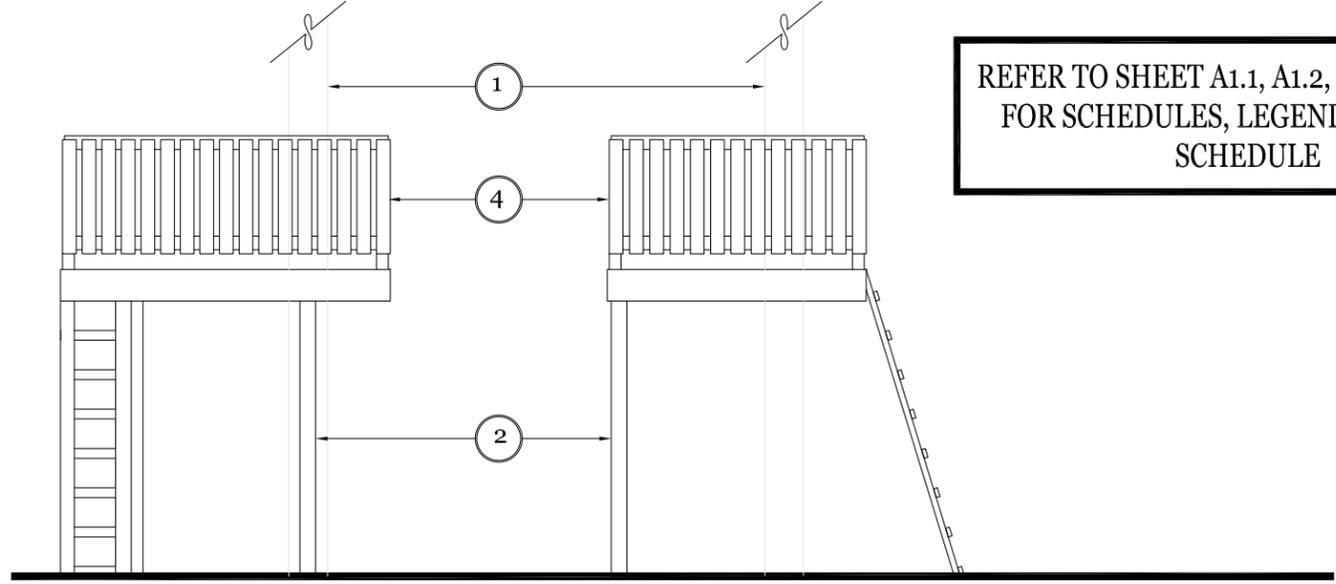


A DECK LEVEL PLAN
A4.0

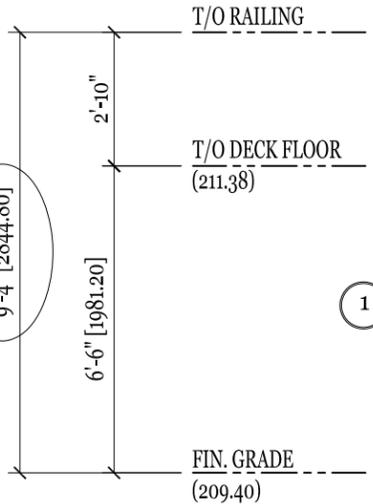
Variance #5



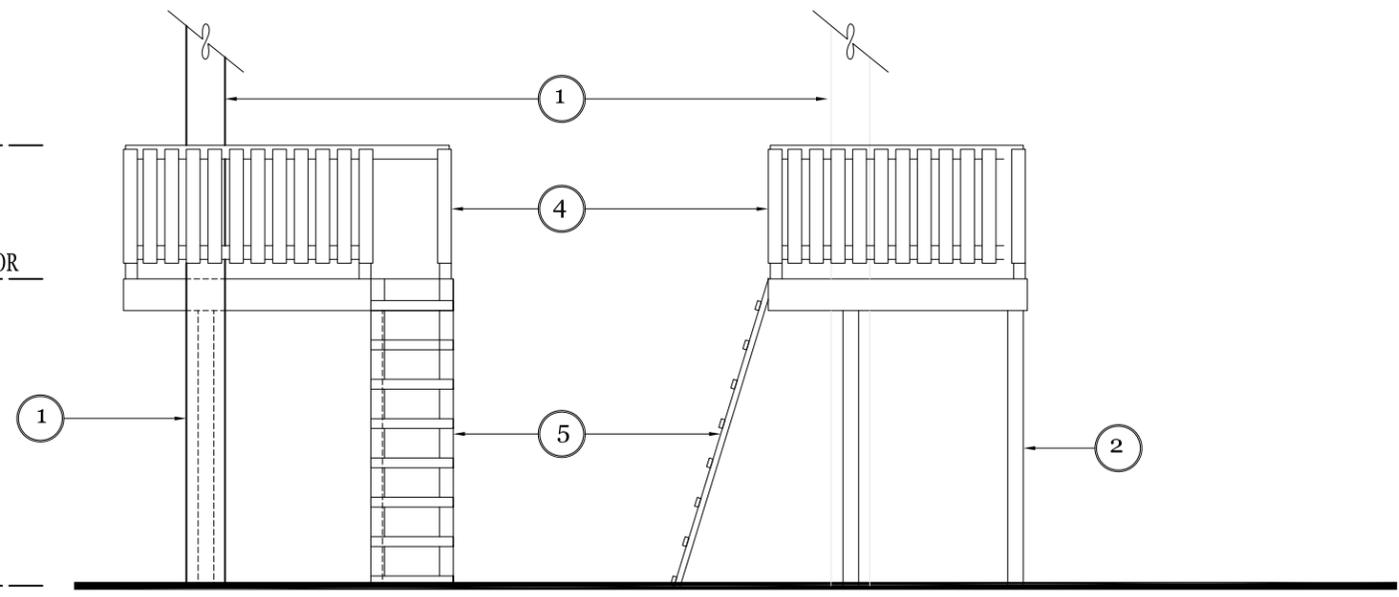
D EAST ELEVATION
A4.0



F NORTH ELEVATION
A4.0



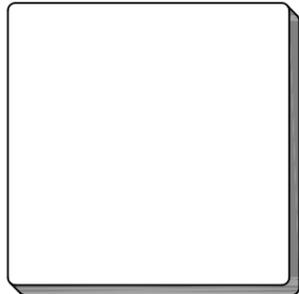
C WEST ELEVATION
A4.0



E SOUTH ELEVATION
A4.0

PROPOSED CABANA	
Project:	Project #:
456 WESTRIDGE DR, VAUGHAN, ON L0J 1C0	24025

No.	Description	Date	By
2.	ISSUED FOR CofA (05)	MAY 29, 2025	GF
1.	ISSUED FOR Cofa (04)	APR. 28, 2025	GF



TREE HOUSE
SCALE 1/4" = 1'-0"

1
A4.0



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

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

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

Date: May 22nd 2025

Attention: **Christine Vigneault**

RE: Request for Comments

File No.:

Related Files: **A017-25**

Applicant: Frasca Design & Planning

Location 456 Westridge Drive



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

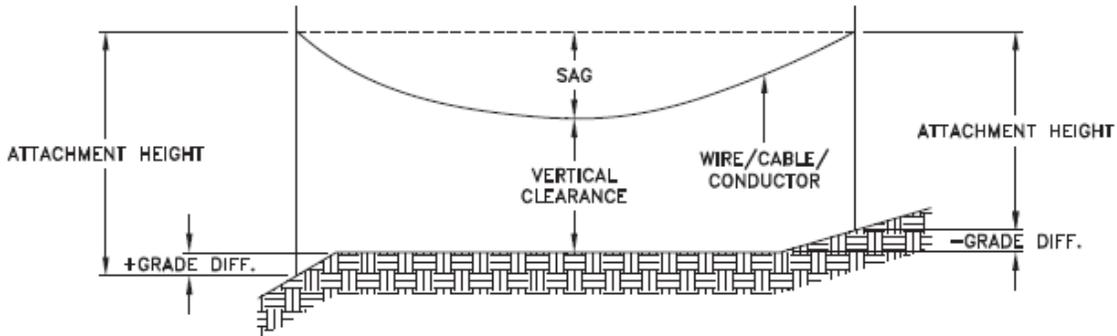
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

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



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

NOTES:

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

CONVERSION TABLE

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

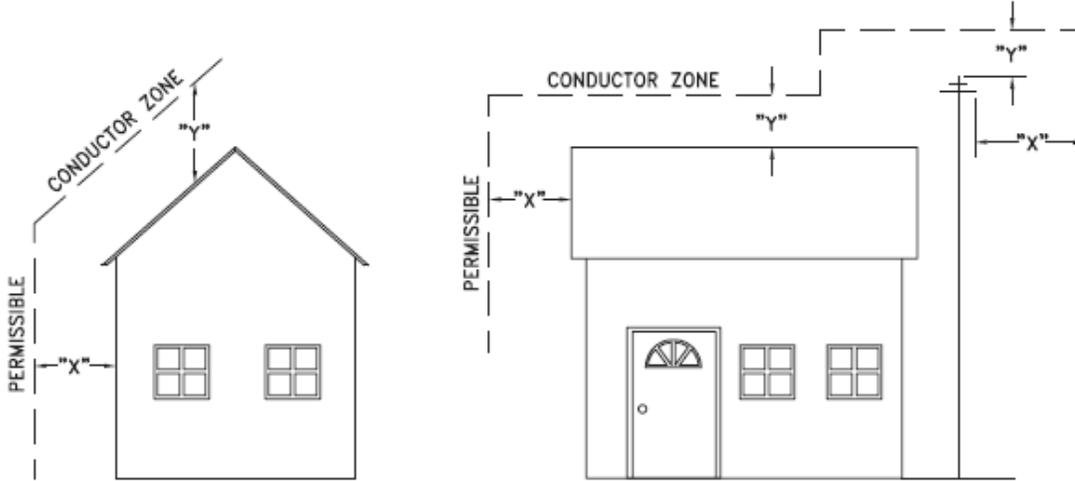
REFERENCES

SAGS AND TENSIONS | SECTION 02

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

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

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



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

NOTES

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

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

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

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

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

To: Committee of Adjustment
From: Gregory Seganfreddo, Building Standards Department
Date: May 21st, 2025
Applicant: Frasca Design & Planning
Location: 456 Westridge Drive
 PLAN 65M2863 Lot 34
File No.(s): A017/25

Zoning Classification:

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.336 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	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 b]	To permit a residential accessory structure with a height greater than 2.8 m to be located 1.22 m from the interior side 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 b] .	To permit a residential accessory structure with a height greater than 2.8 m to be located 1.22 m from the rear lot line.
3	In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m . [Section 4.1.4.1]	To permit a maximum height of a residential accessory structure to be 4.1 m .
4	For a residential use in the R1B Zone, any portion of a yard in excess of 135 m² shall be comprised of a minimum 60% soft landscaping [Section 4.19.1.1]	To permit a rear yard in excess of 135 m² to be comprised of a minimum of 35% soft landscaping.
5	An uncovered platform is an attached or detached structure with or without foundation which is located at the same grade or lower than the first storey of the building. An uncovered platform has direct access to the ground and is open on at least one side but has no roof. [Section 3.0 Definitions]	To permit an uncovered platform which is an attached or detached structure with or without foundation, which is located higher than the grade of the first storey of the building with a height of 2.0 m .

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building Permit No. 24-141894 for Shed/Gazebo - New 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.

From: [development.coordinator](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A017/25 - 456 WESTRIDGE DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: May-22-25 1:12:14 PM
Attachments: [image001.png](#)

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

Afternoon,

Please be advised that the subject lands (456 Westridge Dr) fall outside of the designated Metrolinx review zones. Metrolinx therefore has no comments and / or concerns on this Minor Variance application.

Metrolinx may also be removed from future circulations of this site.

Thank you,

Farah Faroque (she/her)

Project Analyst, Adjacent Construction Review

Real Estate & Development

Metrolinx

20 Bay Street – Suite 600 | Toronto | Ontario | M5J 2W3

T: 437.900.2291

 **METROLINX**

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development and Parks Planning
Date: June 9, 2025
Name of Owner: Josephine Raia
Location: 456 Westridge Drive
File No.(s): A017/25

Proposed Variance(s):

1. To permit a residential accessory structure with a height greater than 2.8 m to be located **1.22 m** from the interior side lot line.
2. To permit a residential accessory structure with a height greater than 2.8 m to be located **1.22 m** from the rear lot line.
3. To permit a maximum height of a residential accessory structure to be **4.1 m**.
4. To permit a rear yard in excess of **135 m²** to be comprised of a minimum of **35%** soft landscaping.
5. To permit an uncovered platform which is an attached or detached structure with or without foundation, which is located **higher than the grade of the first storey of the building** with a height of **2.0 m**.

By-Law 001-2021 Requirement(s):

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.
3. In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be **3.0 m**.
4. For a residential use in the R1B Zone, any portion of a yard in excess of 135 m² shall be comprised of a minimum **60%** soft landscaping.
5. An uncovered platform is an attached or detached structure with or without foundation which is located at the **same grade or lower than the first storey of the building**. An uncovered platform has direct access to the ground and is open on at least one side but has no roof.

Official Plan:

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

Comments:

The Owners are seeking relief to permit a cabana and uncovered platform (treehouse) in the rear yard with the above noted variances.

The Development and Parks Planning Department has no objections to Variances 1 and 2 to reduce the minimum required setback of the cabana to the rear and southern interior side lot lines. The proposed 1.22 m setbacks are sufficient for access and maintenance.

The Development and Parks Planning Department has no objections to Variance 3 to increase the maximum permitted height of the cabana from 3.0 m to 4.1 m. The proposed cabana is compliant with the maximum lot coverage provision. The height of the cabana is measured from the average grade. Due to the sloping of the rear yard towards the rear lot line, the height of the cabana is most perceived from Islington Avenue to the rear. The roof of the proposed cabana slopes toward the south lot line, and is approximately 3.1 m when perceived from the property to the south.

The Development and Parks Planning Department has no objections to Variance 4 to permit the proposed reduction in the soft landscaping in the rear yard. A variety of landscaping features and mature vegetation exist in the rear yard. Development Engineering staff have reviewed the proposed soft landscaping reduction and does not anticipate any stormwater management concerns.

The Development and Parks Planning Department has no objections to Variance 5 to permit an uncovered platform to be located higher than the grade of the first storey of the dwelling. The variance is requested to permit an unenclosed treehouse with a floor area of approximately 4 m², partially attached to an existing mature tree in the rear yard. The platform of the treehouse is 2 m above grade and consists of an uncovered platform, railing around the perimeter of the platform, and a ladder. The treehouse has minimal mass and is not anticipated to incur any negative impacts on the stormwater management capacity of the rear yard.

Forestry staff conducted a site visit and determined that the tree is in poor health. The Owner has acknowledged the condition of the tree and understands that the treehouse is to be removed once the tree decays and can no longer provide structural support for the treehouse. It will be the responsibility of the Owner to determine the timing of removal.

Accordingly, the Development and Parks Planning Department supports the requested variance 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 and Parks 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:

Harry Zhao, Planner
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A017/25 - 456 WESTRIDGE DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: May-22-25 3:58:57 PM

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Hello,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from the TRCA.

Based on the above, we have no comments/requirements.

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: cameron.mcdonald@trca.ca

A: [5 Shoreham Drive, Toronto, ON, M3N 1S4](#) | trca.ca



From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A017/25 - 456 WESTRIDGE DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, May 23, 2025 11:45:36 AM

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

Good morning,

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

Regards,
Gabrielle

Gabrielle Hurst MCIP, RPP

Associate Planner, Development Planning, Economic and Development Services Branch
Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 8V3
O: 905-830-4444 ext. 71538 | developmentservices@york.ca |

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

For more information check us out at www.york.ca/developmentservices

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
N/A				

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A