

ITEM: 6.8	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A023/26
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Report Date: April 24, 2026

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

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

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

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
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

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
N/A				

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</p>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

ADJOURNMENT HISTORY	
<p>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</p>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
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 A023/26

CITY WARD #:	1
APPLICANT:	Nadia Lazzarino & Phillip Lazzarino
AGENT:	RN Design Ltd.
PROPERTY:	25 Pennon Road, Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed cabana 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) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	In any Residential Zone, the maximum height of an accessory building or structure shall be 3.0 m. [Section 4.1.4.1.]	To permit a maximum height of 4.9 m for an accessory structure (Cabana).
2	In any Residential Zone, the maximum lot coverage of all accessory buildings and structures excluding an accessory detached private garage or carport shall be 10% or 67.0 m², whichever is less. [Section 4.1.3.1.]	To permit a maximum lot coverage of 98.86 m² for all accessory buildings or structures.

HEARING INFORMATION

DATE OF MEETING: Thursday, April 30, 2026

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

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

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

Email: cofa@vaughan.ca

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

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

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

INTRODUCTION

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

INTRODUCTION

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:	April 16, 2026
Date Applicant Confirmed Posting of Sign:	April 1, 2026
Applicant Justification for Variances: <small>*As provided in Application Form</small>	The accessory building (cabana) is over the maximum 67m2 allow and over the maximum 3m building height and under the 2.4m side yard setback for interior lot.
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](#)

Development Engineering has reviewed the Minor Variance application A023/26. The Owner/Applicant is responsible for ensuring that positive drainage is maintained and that the construction does not create any surface drainage issues on adjacent private or public lands, in accordance with the City of Vaughan's Engineering Standards. The Owner/Applicant shall submit a complete application including a Site Grading Plan and obtain an approved Grading Permit before commencing any grading, excavation, site alteration, or construction work on the property. At minimum, the Site Grading Plan shall include the following general drawing requirements:

- Drawings must be prepared and submitted in metric measurements
- Drawing to include the municipal address, entire property line, driveway, and street name(s) clearly labelled
- Label all hardscape and softscape elements (existing and proposed for entire property) including dimensions and minimum 0.6 m setback from the property line
- Show existing and proposed structures with dimensions; label any accessory structures to be removed or relocated
- Show limits of excavation, proposed and existing grades, and directional slopes with percentage of slope
- Identify all retaining walls including height, setback, and top & bottom elevations (retaining walls over 1 m in height must be certified by a Professional Engineer)
- Indicate location of any rear yard catch basins or other drainage infrastructure
- Show driveway location, width, culverts, and any proposed changes within the right-of-way
- Show proposed/existing downspout locations, entrances, and risers
- Show construction access location
- Show utilities, hydrants, poles, pedestals, catch basins, etc.
- All internal swales shall be located within the the property boundary

Please visit the Permits page of the City of Vaughan's website: [Permits | City of Vaughan](#) to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca The Owner/Applicant shall ensure that all grading and construction activities are carried out in accordance with the approved Grading Permit and associated grading plan. Any modifications to the approved grading design must be reviewed and approved by the Development Engineering Department prior to

DEVELOPMENT ENGINEERING

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

implementation. The Development Engineering Department does not object to the Minor Variance application A023/26.

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

Recommended condition of approval listed below.

PFH Recommended Conditions of Approval:	The Applicant/owner shall obtain a “Private Property Tree Removal & Protection Permit - Construction or Infill” through the forestry division prior to any construction works on the subject property.
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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
1	Parks, Forestry and Horticulture Operations ryan.cochrane@vaughan.ca	The Applicant/owner shall obtain a “Private Property Tree Removal & Protection Permit - Construction or Infill” through the forestry division prior to any construction works on the subject property.

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

IMPORTANT INFORMATION

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

IMPORTANT INFORMATION

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

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

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

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

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

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

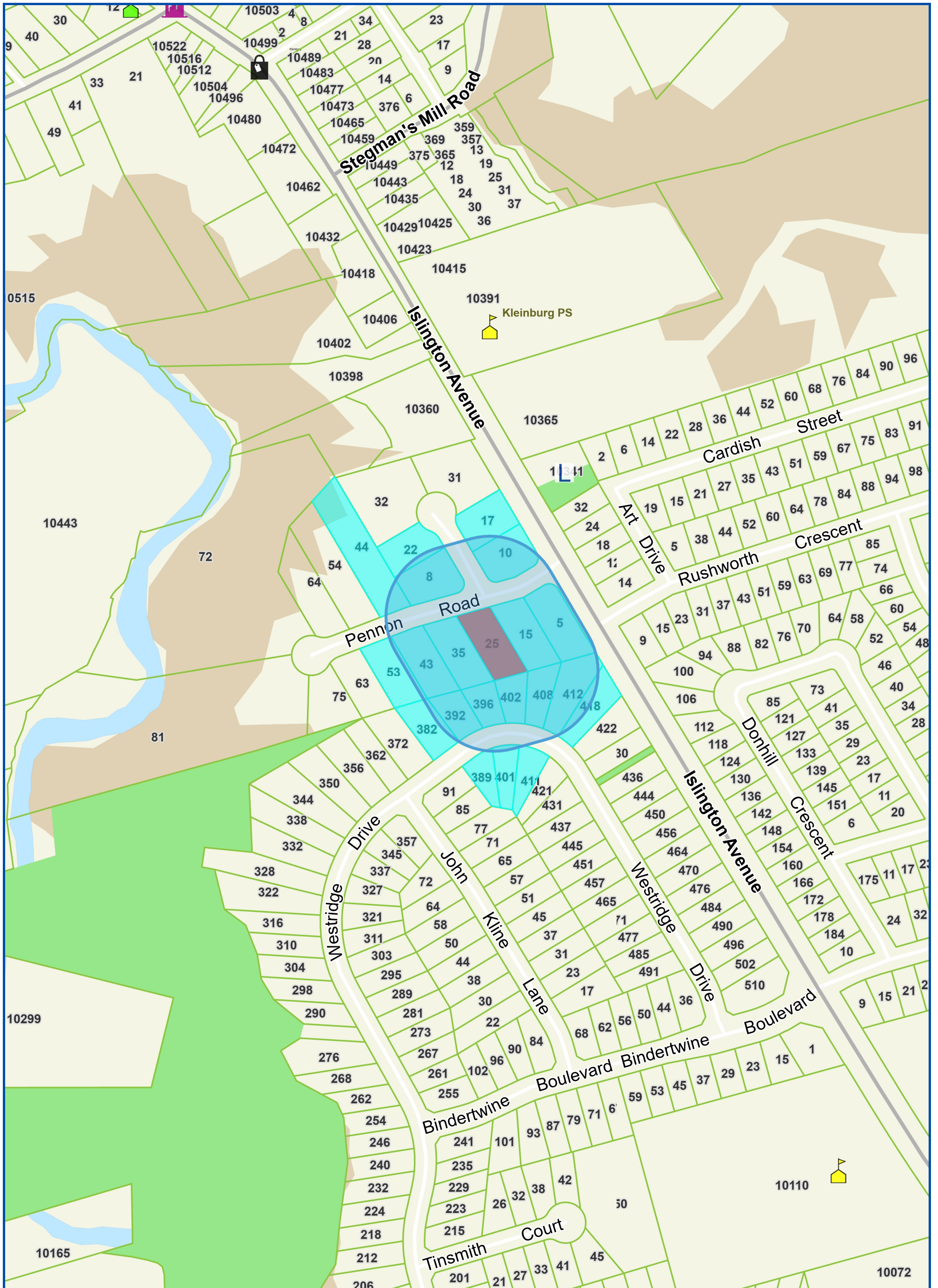
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

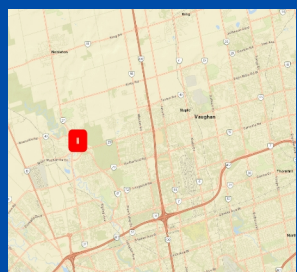
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

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

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

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

February 25, 2026 1:03 PM

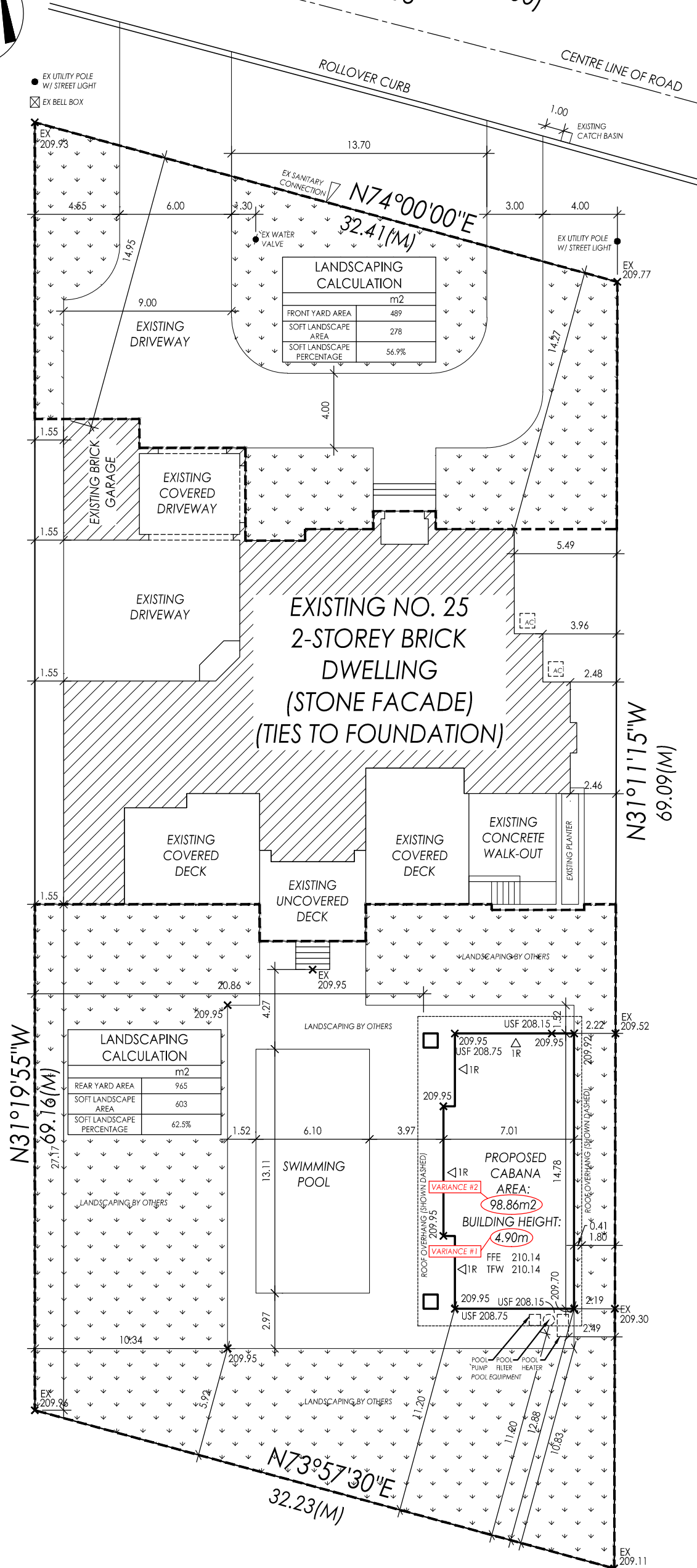
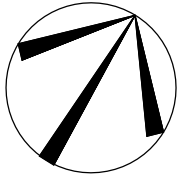
Projection:
NAD 83
UTM Zone
17N

SITE STATISTICS				
25 Pennon Road				
LOT 3				
REGISTERED PLAN 5300				
ZONING DESIGNATION				
CITY OF VAUGHAN BY LAW No.1-21				
	REQUIRED	EXISTING	PROPOSED (m)	PROPOSED (ft)
LOT AREA (min)	600 m ²	2155.59 m ²	N/A	N/A
BUILDING AREA	N/A	258.63 m ²	N/A	N/A
LOT COVERAGE (max) (BUILDING + COVERED DECKS)	40%	460.82 m ² (21.4%)	N/A	N/A
ACCESSORY BUILDING AREA (max)	67 m ²	N/A	98.86 m ² *	1064.17 ft ² *
LOT COVERAGE (max) (ACCESSORY BUILDING)	10%	N/A	4.6 %	4.6 %
BUILDING HEIGHT (max) (ACCESSORY BUILDING)	3.0 m	N/A	4.9 m*	16.08 ft*
BUILDING HEIGHT CALCULATED FROM ESTABLISHED GRADE TO MEAN OF ROOF				
SETBACKS (min) (ACCESSORY BUILDING)				
FRONT YARD (NORTH)	N/A	N/A	N/A	N/A
REAR YARD (SOUTH)	2.16 m	N/A	9.34 m	30.64 ft
SIDE YARD (EAST)	2.16 m	N/A	2.19 m	7.18 ft
SIDE YARD (WEST)	2.16 m	N/A	21.16 m	69.42 ft
* MINOR VARIANCE REQUIRED				

SITE PLAN BASED ON PLAN OF LOT 3 REGISTERED PLAN 5300 AND PART OF LOT 23 CONCESSION 8 (GEOGRAPHIC TOWNSHIP OF VAUGHAN) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

PENNON ROAD
(BY REGISTERED PLAN 5300)
PIN 03323 - 0303

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.



LANDSCAPING CALCULATION	
FRONT YARD AREA	489
SOFT LANDSCAPE AREA	278
SOFT LANDSCAPE PERCENTAGE	56.9%

LANDSCAPING CALCULATION	
REAR YARD AREA	965
SOFT LANDSCAPE AREA	603
SOFT LANDSCAPE PERCENTAGE	62.5%

LEGEND			
FFE	FINISHED FLOOR ELEVATION		SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE		ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT
WOD	WALKOUT DECK		STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS 2 LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS 1 LOT
STD	STANDARD PLAN		WATER CONNECTION
△	DOOR		WATER VALVE CHAMBER
○	WINDOW		HYDRANT AND VALVE
AC	AIR CONDITIONING		HYDRO METER
DS	DOWN SPOUT TO SPLASH PAD		GAS METER
DS*	DOWN SPOUT CONNECTED TO STM SWALE DIRECTION		MANHOLE - STORM
→			MANHOLE - SANITARY
-X-	CHAINLINK FENCE		
-XX-	PRIVACY FENCE		
-XXX-	SOUND BARRIER		
	FOOTING TO BE EXTENDED TO 1.22 (4') MIN. BELOW GRADE		

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	09-Feb-26	WU	WU
2	ISSUED FOR C.O.F.A	17-Feb-26	WU	WU
3	REVISED PER ZONING COMMENTS	4-Mar-26	LP	LP
4	REVISED PER ENG. COMMENTS	11-Mar-26	LP	LP
5	REVISED PLANNING COMMENTS	20-Mar-26	LP	LP

IMPORTANT FOOTING NOTE:
-IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED.
-LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6".
-IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:
- UP TO 9" FOOTING, LOWER USF BY 0.07
- 10" FOOTING, LOWER USF BY 0.10
- 11" FOOTING, LOWER USF BY 0.13
- 12" FOOTING, LOWER USF BY 0.15
- 13" FOOTING, LOWER USF BY 0.18
- 14" FOOTING, LOWER USF BY 0.20

RN DESIGN WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

I, LUIS PEREZ PENA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 41219
FIRM BCIN: 26995
DATE: DATEOUT

SIGNATURE: *[Signature]*

CLIENT: LAZZARINO

PROJECT/LOCATION: CABANA PROJECT
25 PENNON ROAD, VAUGHAN

DRAWING: SITE PLAN

DRAWN BY: WU	SCALE: 1:250
PROJECT No.: 25077	LOT NUMBER: LOT 3

FRAME CONSTRUCTION:

- ALL FRAMING LUMBER TO BE NO.1 AND NO. 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS (OR AS PER TRUSS DESIGN).
- JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
- BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
- DOUBLE STUDS @ OPENINGS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm), OBC 9.23.9.5.
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm), OBC 9.23.9.6.
- DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
- BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- BEAMS MAY BE A MAX. 23 5/8" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS, OBC 9.23.9.8.(5).
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER, OBC 9.23.9.9.

WATERPROOF WALLS IN BATHROOMS:

- REQUIRED AS PER OBC 9.29.2.1.

WINDOWS:

- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF:
 - 1.6 W/(m2.K) FOR GROSS GLAZED AREAS <= 17% - OR
 - 1.4 W/(m2.K) FOR GROSS GLAZED AREAS <17% & <= TO 22% - OR
- AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS
- BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)

15 FRAME WALL CONSTRUCTION:

- O.B.C. 9.23.
- SIDING OR STUCCO AS PER ELEVATIONS INSTALLED PER MANUFACTURER SPECIFICATION, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
- WALL SHEATHING MEMBRANE AS PER OBC 9.27.3.2.
- MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A.
- 2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-12 T.3.1.1.2.A.)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4..
- 1/2" (12.7mm) GYPSUM BOARD
- NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC T.9.23.10.1. =
- FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

- OBC SB-3 WALL = EW2f (STC = N/A, FIRE = 45 MIN)
- FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
 - REPLACE 1/4" (6mm) PLYWOOD W/ MIN. 7/16" (11.1mm) PLYWOOD
 - BATT INSULATION REQUIRES A MASS OF AT LEAST 1.3 kg/ sq.m.
 - REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD (FASTENED AT 200mm MAX).

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

- REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
 - NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS), OBC 9.10.15.5.(2).
 - OR
 - VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(2)(b). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

16 MASONRY VENEER CONSTRUCTION:

- OBC 9.23.
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
- MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE PRE-BENT, PRE-DRILL OR PRE-PUNCHED CORROSION RESISTANT STRAPS @ MAX. 16" (400mm) O.C. HORIZ & 24" (600mm) O.C. VERT SPACING, FASTENED AS PER OBC 9.20.9.5.(1).
- PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (OBC 9.20.13.6.(2))
- BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
- 1" (25mm) AIR SPACE
- WALL SHEATHING MEMBRANE AS PER OBC 9.27.3.2.
- MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A.
- 2" X 6" (38mmX140mm) WOOD STUDS @ 16" (406mm) O.C.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-12 T.3.1.1.2.A.)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC- 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD
- NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC T.9.23.10.1. =
- FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

- O.B.C. SB-3 WALL = EW2f (STC = N/A, FIRE = 45 MIN)
- FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
 - REPLACE 1/4" (6mm) PLYWOOD W/ MIN. 7/16" (11.1mm) PLYWOOD
 - BATT INSULATION REQUIRES A MASS OF AT LEAST 1.3 kg/ sq.m.
 - REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. (FASTENED AT 200mm MAX)

17 INTERIOR STUD WALLS:

- OBC T.9.23.10.1.
- 2" X 4" (38mmX89mm) WOOD STUDS @ 16" (406mm) O.C. OR
- 2" X 6" (38mmX140mm) WOOD STUDS @ 16" (406mm) O.C. W/
- DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
- 1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

FLOOR ASSEMBLIES:**26 SILL PLATE:**

- OBC 9.23.7. & 9.23.6.1.(3)
- 2" X 4" (38mm X 89mm) PLATE
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 5'-7" (1700mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL. ANCHOR BOLT SHOULD NOT BE MORE THAN 0.5m TO THE END OF THE FOUND AND MIN OF 2 PER BRACED WALL PANEL.
- SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

23 DOUBLE VOLUME WALLS:

- OBC 9.23.10.1.
- 3/8" (9.5mm) PLYWOOD, OSB OR WAFERBOARD SHEATHING
- REFER TO PLAN FOR STUD SPECIFICATION
- STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS
- DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.
- SOLID BRIDGING AT 3'-11" (1200mm) O.C.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH OBC 9.25.3. & 9.25.4.

ROOF ASSEMBLIES**31 TYPICAL ROOF:**

- OBC 9.26.
- NO. 210 (30. 5KG/m2) ASPHALT SHINGLES
- FOR ROOF SLOPES EQUAL TO AND GREATER THAN 4:12 AND LESS THAN 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (305mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
- STARTER STRIP AS PER OBC 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER OBC 9.26.7.2.(3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" (610mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.
- FOR ATTIC SPACES > 300m2 FIRE BLOCKING REQUIRED PER 9.10.16.1.(5)

32a VAULTED OR CATHEDRAL CEILING:

- OBC 9.26. & TABLE 9.23.4.2.-D
- NO. 210 (30. 5KG/m2) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER OBC 9.26.5.1.
- STARTER STRIP AS PER OBC 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER OBC 9.26.7.2.(3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.
- 2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
- 2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)
- R31 (RSI 5.46) INSULATION
- MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH OBC 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD

44 SMOKE ALARM, OBC- 9.10.19.3. TO 9.10.19.5.

- PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
- PROVIDE 1 IN EACH BEDROOM
- PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
- INSTALLED AT OR NEAR CEILING
- ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING COMPONENT
- ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

45 CARBON MONOXIDE ALARM (CMA), OBC- 9.32.3.9., 9.32.3.9A. & 9.32.3.9C.

- WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA AND ON EACH FLOOR.
- ADD CMA IN BEDROOMS THAT SHARE A WALL, FLOOR OR CEILING W/ A GARAGE AND/OR AN ATTIC SPACE THAT IS ADJACENT TO A GARAGE.
- CMA TO BE WIRED IN CIRCUIT TO SOUND ALL CMA WHEN ACTIVATED.

49 EXTERIOR COLUMN W/ MASONRY PIER:

- MIN. 6"x6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
- TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
- MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- SURROUND TO BE TIED W/ METAL TIES @ 16" (406mm) O.C. VERT. INSTALLED PER OBC 9.20.9.4.
- 3/4" AIR SPACE AROUND POST.
- OR
- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
- MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH OBC 9.17.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

MUNICIPAL CLIMATIC DATA: LOCATION: VAUGHAN

Sg(0.2) = 0.167 (SB-1 TABLE 3)

HOURLY WIND PRESSURE (1/50) = 0.44 kPa (SB-1 TABLE 2)

BRACING TO RESIST LATERAL LOADS DUE TO WIND AND EARTHQUAKE:

OBC 9.23.13.1. REQUIREMENTS FOR LOW TO MODERATE WIND AND SEISMIC FORCES

-BRACED WALL BANDS DESIGN NOT REQUIRED PER OBC 9.23.13.1.(2)(b)

WOOD BEAMS

WD1 2/ 2" X 10' SPR
WD2 2/ 1 3/4" X11 7/8" (2.0E) LVL
WD3 3/ 1 3/4" X11 7/8" (2.0E) LVL
WD4 3/ 1 3/4" X14" (2.0E) LVL

TIMBER POST

SB3 3 - 2" X 6"
SB4 4 - 2" X 6"

PLAN/ELEVATION LEGEND

- SMOKE ALARM (44)
- CARBON MONOXIDE ALARM (CMA) (45)
- SOLID BEARING (NUMBER CORRESPONDS TO NUMBER OF PILES)
- POINT LOAD
- FLAT ARCH
- 2 STOREY WALL
- U/S UNDER SIDE
- FG FIXED GLAZING

File:C:_RN_Standards\Temp\AcPublsh_18192\25077-CABANA-1BENDER.dwg Plotted: Mar 24, 2026 By:luisP

I, LUIS PEREZ PENA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 41219
FIRM BCIN: 26995
DATE: DATEOUT

SIGNATURE:

client

Nadia Lazzarino

project

25 Pennon Road

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Feb-26	WU	WU					
2	REVISED PER ZONING COMMENTS	4-Mar-26	LP	LP					
3	REVISED PER PLANNING COMMENTS	20-Mar-26	LP	LP					

location

Vaughan

marketing name

RN
DESIGN

WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

model

CABANA

scale

3/16" = 1'0"

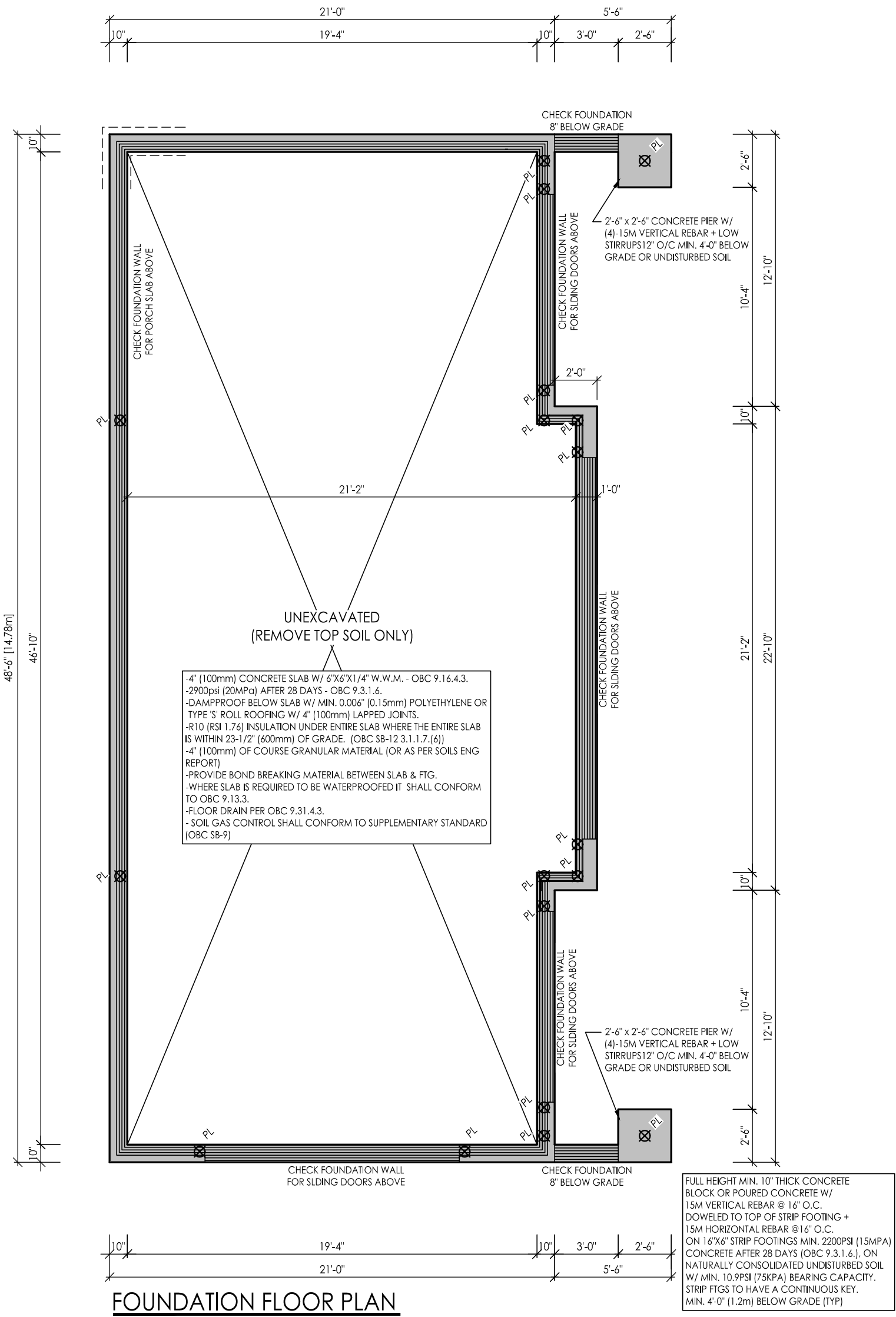
project #

25077

page

A0

-WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.



FOUNDATION FLOOR PLAN

File: C:_RN_Standards\Temp\AcPublish_18192\25077-CABANA-TENDER.dwg Plotted: Mar 24, 2026 By: LuisP

I, LUIS PEREZ PENA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

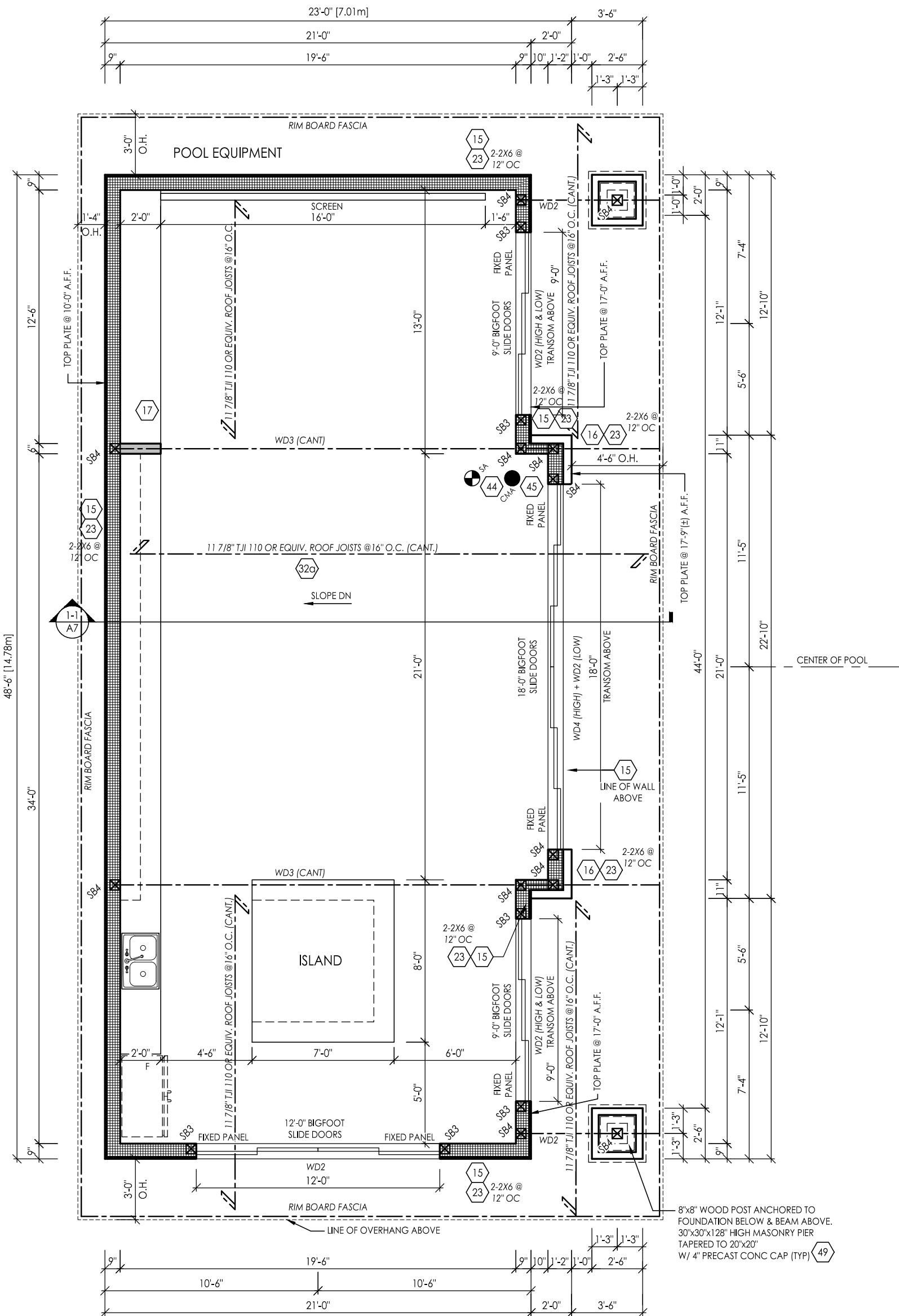
QUALIFIED DESIGNER BCIN: 41219
 FIRM BCIN: 26995
 DATE: DATEOUT
 SIGNATURE: *[Signature]*

client	Nadia Lazzarino				location	Vaughan			
project	25 Pennon Road				marketing name				
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Feb-26	WU	WU					
2	REVISED PER PLANNING COMMENTS	20-Mar-26	LP	LP					



model
CABANA
 scale
 3/16" = 1'0"
 project #
 25077

page
A1



GROUND FLOOR PLAN

Floor Area: 98.86m2 (1064.17 ft2) **VARIANCE #2**

File: C:_RN_Standards\Temp\AcPublish_18192\25077-CABANA-TENDER.dwg Plotted: Mar 24, 2026 By: LuisP

I, LUIS PEREZ PENA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 41219
 FIRM BCIN: 26995
 DATE: DATEOUT
 SIGNATURE: *[Signature]*

client **Nadia Lazzarino** location **Vaughan**
 project **25 Pennon Road** marketing name

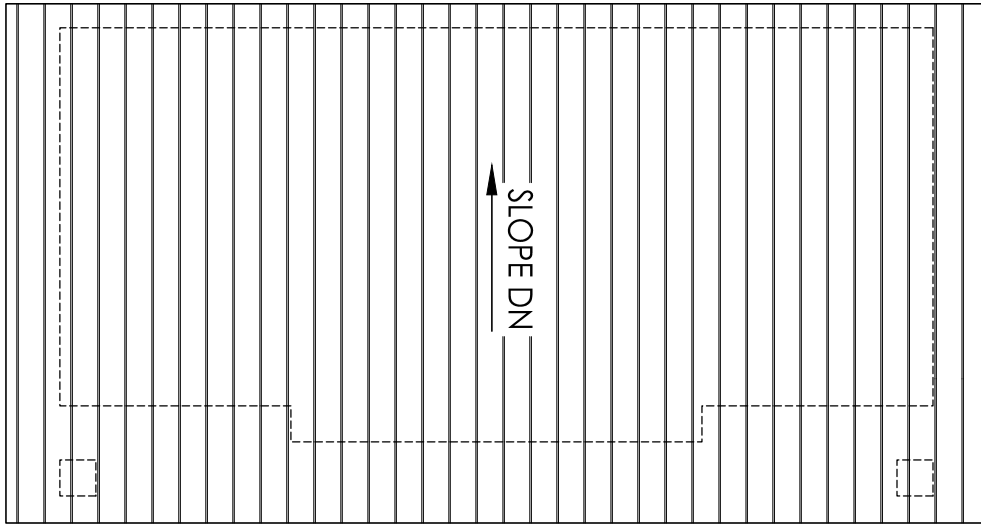
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2	REVISED PER ZONING COMMENTS	4-Mar-26	LP	LP					
3	REVISED PER PLANNING COMMENTS	20-Mar-26	LP	LP					



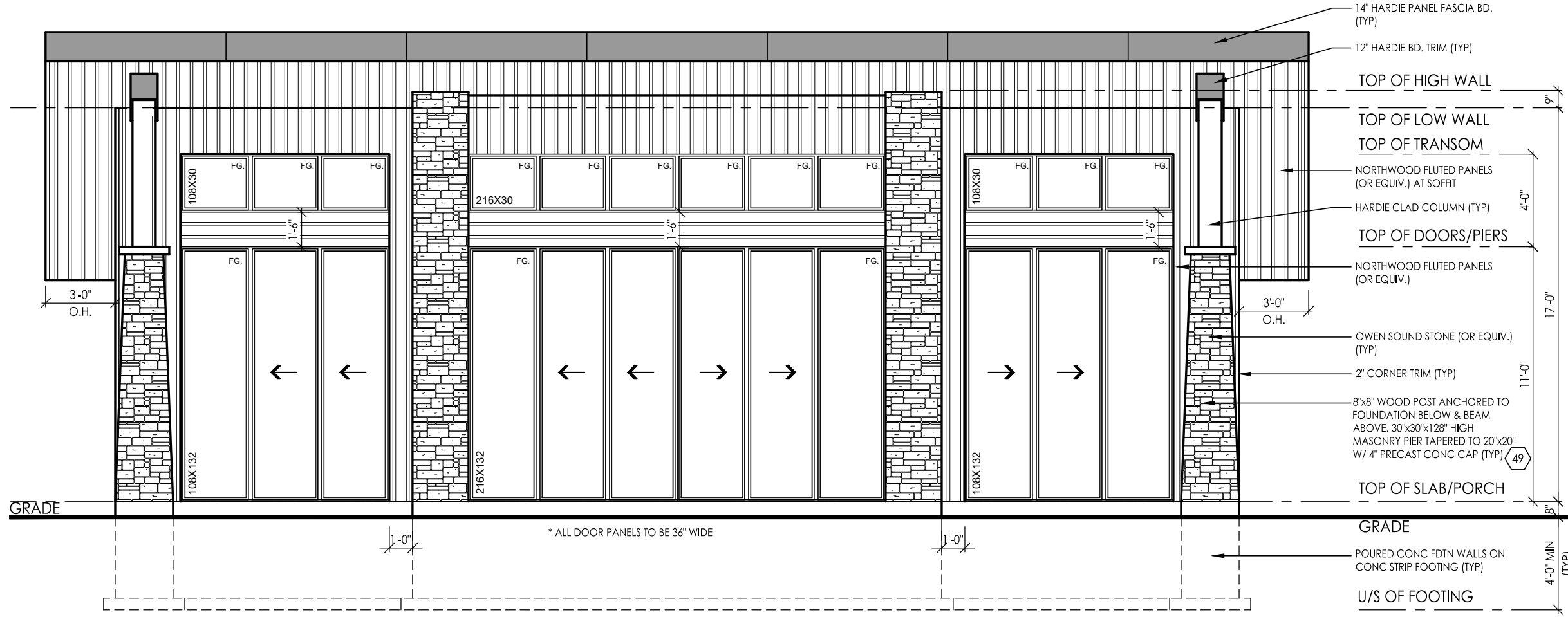
WWW.RNDESIGN.COM
 Tel: 905-738-3177
 WWW.THEPLUSGROUP.CA

model **CABANA** project # **25077**
 scale **3/16" = 1'0"**

page **A2**



ROOF PLAN



FRONT ELEVATION

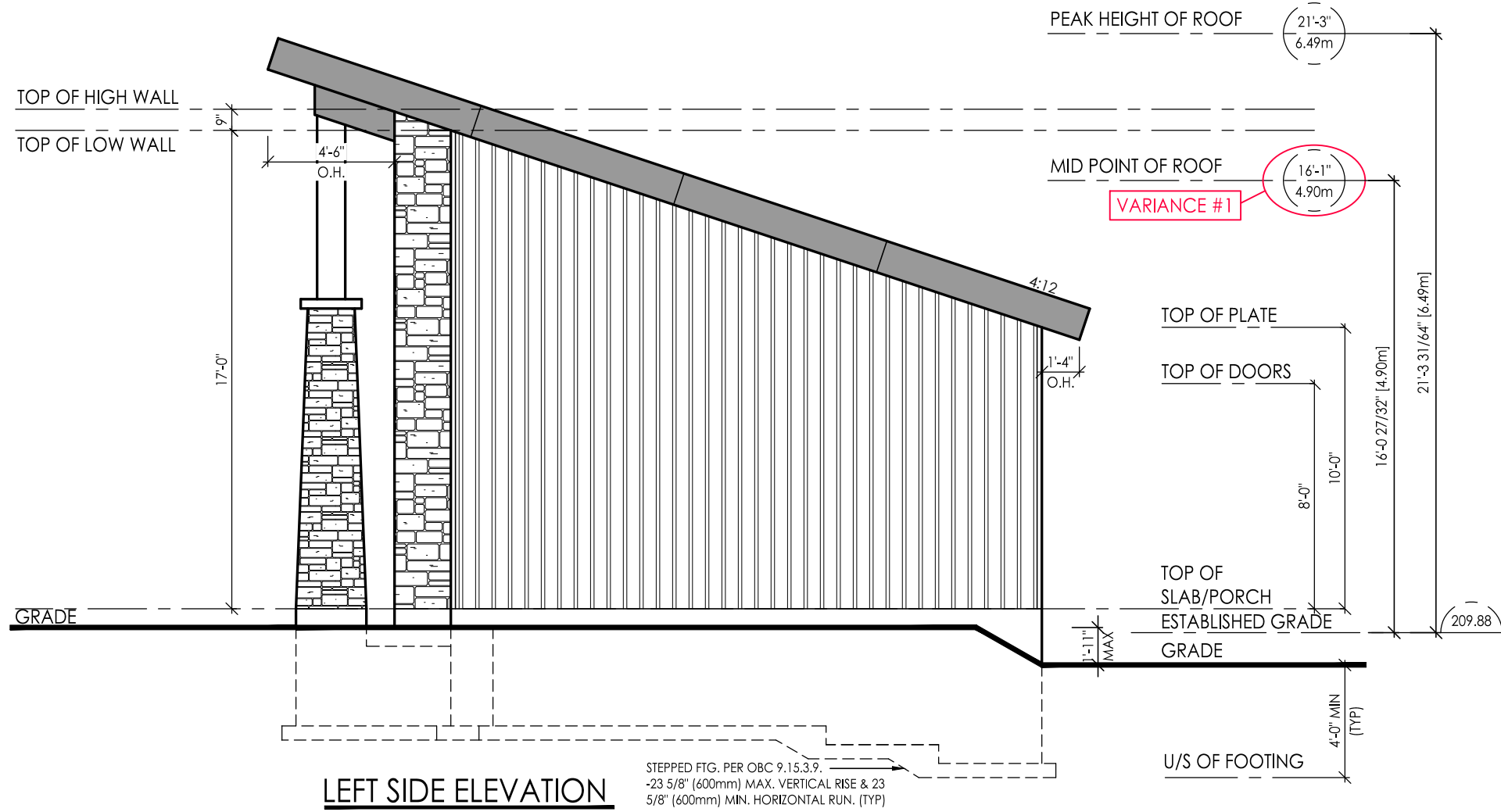
client **Nadia Lazarino**
 location **Vaughan**
 project **25 Pennon Road**
 marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Feb-26	WU						
2	REVISED PER ZONING COMMENTS	4-Mar-26	LP						
3	REVISED PER PLANNING COMMENTS	20-Mar-26	LP						

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QUALIFIED DESIGNER BCIN: 41219
 FIRM BCIN: 26995
 DATE: 26995
 SIGNATURE: *[Signature]*

File: C:_Standard\Temp\A-Projects\18192\25077\CABANA-RN-ENCER.dwg Plotter: 'rdr24' 2026 By: usfp



LEFT SIDE ELEVATION

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION

STEPPED FTG. PER OBC 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN. (TYP)

location **Vaughan**
marketing name

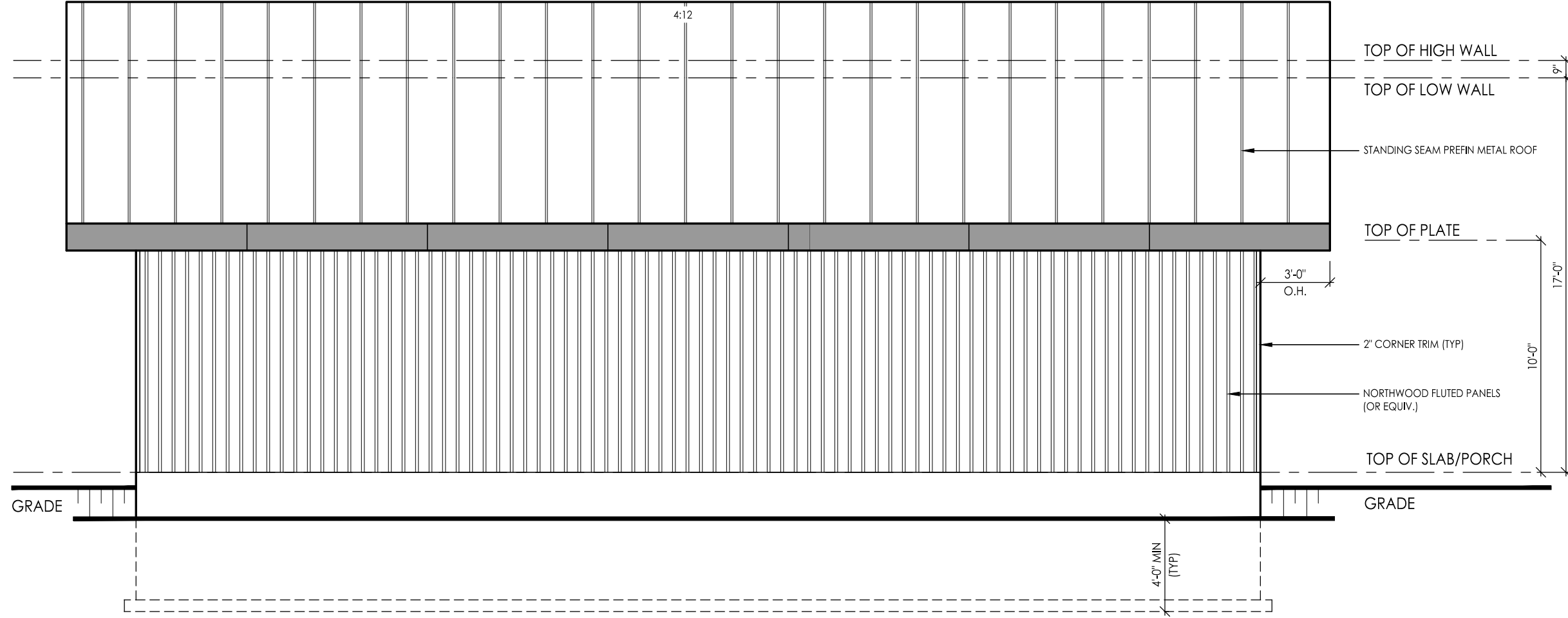
client **Nadia Lazarino**
project **25 Pennon Road**

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Feb-26	WU	LP					
2	REVISED PER ZONING COMMENTS	4-Mar-26	LP	LP					
3	REVISED PER PLANNING COMMENTS	20-Mar-26	LP	LP					

I, LUIS PEREZ PENA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: **41219**
FIRM BCIN: **26995**
DATE: **DATEOUT**

SIGNATURE: *[Signature]*



REAR ELEVATION

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION

File: C:\n\Standard\Temp\A-Public\18192\3077-CABANA-RNDER.dwg Plotter: Var 24 - 2026 By: jsp

I, LUIS PEREZ PENA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** UNDER DIVISION C, PART-3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 41219
 FIRM BCIN: 26995
 DATE: DATEOUT

[Signature]

SIGNATURE:

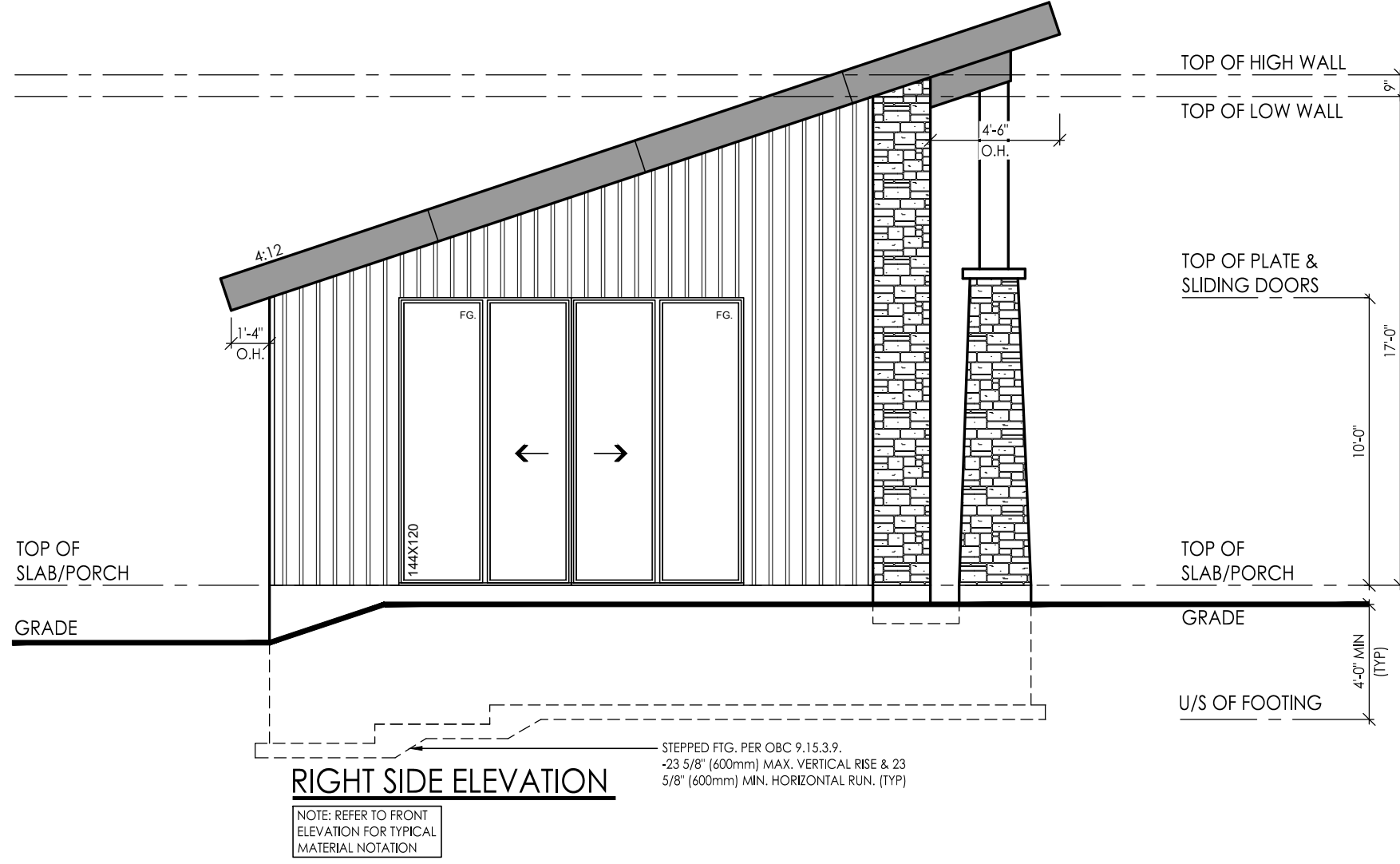
Client: **Nadia Lazarino**

project: **25 Pennon Road**

location: **Vaughan**

marketing name:

#	REVISIONS	DATE	BY	CHK	#	REVISIONS	DATE	BY	CHK
1	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Feb-26	WU						
2	REVISED PER PLANNING COMMENTS	20-Mar-26	LP						



RIGHT SIDE ELEVATION

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION

STEPPED FTG. PER OBC 9.15.3.9.
 -23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN. (TYP)

File: C:_Standard\Temp\A-EPub\16_18\F2\25077\CABANA-RNDR.dwg Plotter: Vcar24 - 2026 By: usfp

I, LUIS PEREZ PENA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 41219
 FIRM BCIN: 26995
 DATE: DATEOUT

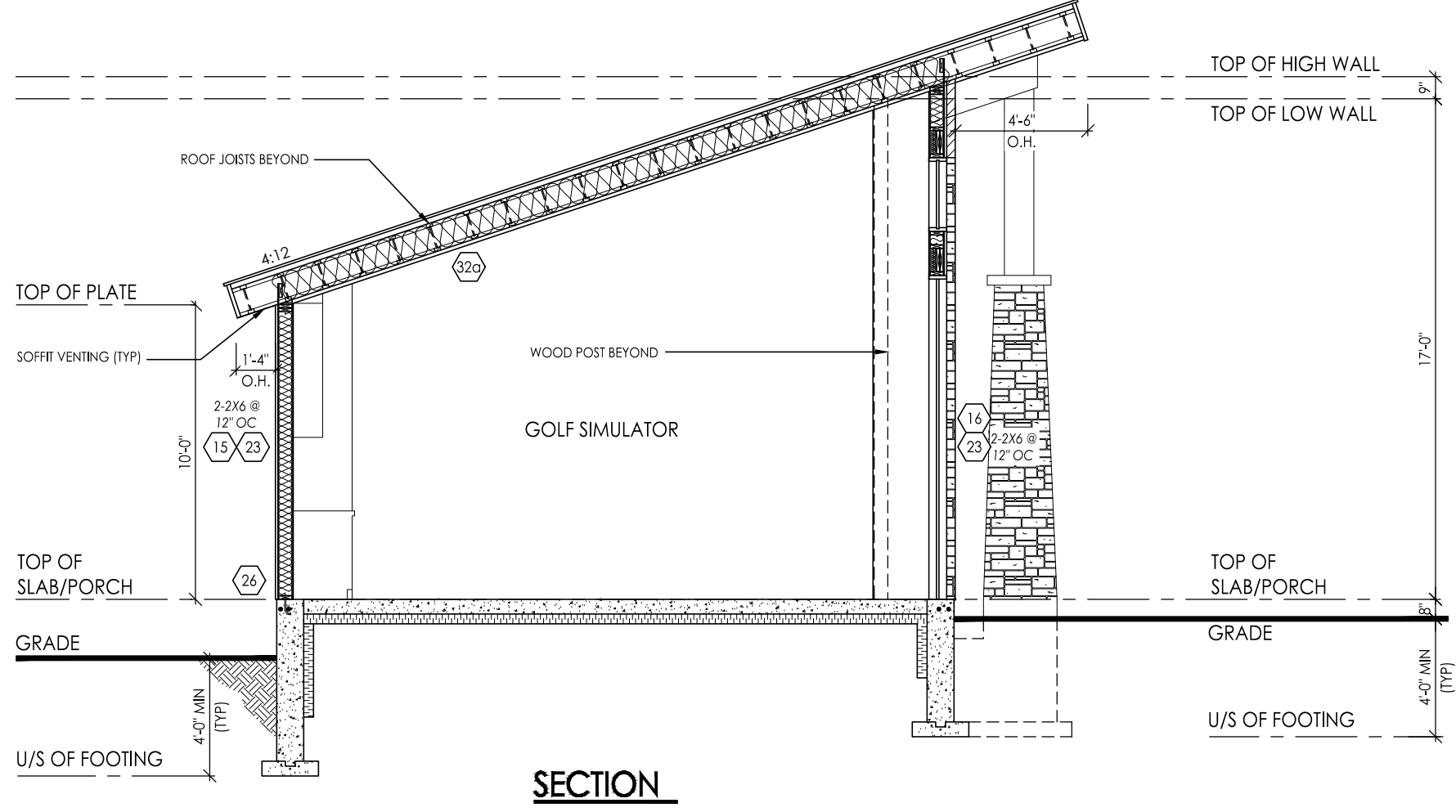
[Signature]

SIGNATURE:

client
Nadia Lazzarino
 project
25 Pennon Road

location
Vaughan
 marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Feb-26	WU	WU					
2	REVISED PER PLANNING COMMENTS	20-Mar-26	LP	LP					



SECTION

File: C:_Standard\Temp\A-EPub\16_18\F2\3577\CABANA-RNDCR.dwg Plotter: 'var' 24_2026 By: jsp

I, LUIS PEREZ PENA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 41219
 FIRM BCIN: 26995
 DATE: DATEOUT
 SIGNATURE: *[Signature]*

Client: **Nadia Lazarino**
 location: **Vaughan**
 project: **25 Pennon Road**
 marketing name:

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Feb-26	WU						
2	REVISED PER PLANNING COMMENTS	20-Mar-26	LP						

**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>
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

To: Committee of Adjustment
From: Niloufar Youssefi, Building Standards Department
Date: March 26, 2026
Applicant: RN Design Ltd.
Location: 25 Pennon Road
 PLAN RP5300 Lot 3
File No.(s): A023/26

Zoning Classification:

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	In any Residential Zone, the maximum height of an accessory building or structure shall be 3.0 m . [Section 4.1.4.1.]	To permit a maximum height of 4.9 m for an accessory structure (Cabana).
2	In any Residential Zone, the maximum lot coverage of all accessory buildings and structures excluding an accessory detached private garage or carport shall be 10% or 67.0 m² , whichever is less. [Section 4.1.3.1.]	To permit a maximum lot coverage of 98.86 m² for all accessory buildings or structures.

Staff Comments:

Zoning By-law 001-2021	
1	The minimum required setback provisions of Zoning By-law 001-2021, as amended, have been adjusted in accordance with Bill 17.

General Comments	
2	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 and Parks Planning
Date: April 17, 2026
Name of Owner: Nadia Lazzarino & Phillip Lazzarino
Location: 25 Pennon Road
File No.(s): A023/26

Proposed Variance(s):

1. To permit a maximum height of **4.9 m** for an accessory structure.
2. To permit a maximum lot coverage of **98.86 m²** for all accessory buildings or structures

By-Law 001-2021 Requirement(s):

1. In any Residential Zone, the maximum height of an accessory building or structure shall be **3.0 m**. [Section 4.1.4.1.]
2. In any Residential Zone, the maximum lot coverage of all accessory buildings and structures excluding an accessory detached private garage or carport shall **be 10% or 67.0 m²**, whichever is less. [Section 4.1.3.1.]

Official Plan:

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

Comments:

The Owner is seeking relief to permit the construction of a cabana in the rear yard with the above noted variances.

The Development and Parks Planning Department has no objections to Variance 1 and 2 to permit a maximum height of 4.9 m and a maximum lot coverage of 98.85 m² for a cabana located in the rear yard along the eastern interior lot line. The proposed cabana has a sloped roof and the height of 4.9 m is taken from the established grade to the mid-point of the roof. The highest point of the roof is 6.49 m and the lowest point which abuts the eastern interior lot line is approximately 3.5 m. The proposed cabana meets applicable setback requirements and the eastern interior lot line and southern rear lot line are buffered by existing vegetation that will provide sufficient visual screening. The proposed height and lot coverage are not anticipated to negatively impact abutting neighbours, nor is the proposal considered overdevelopment of the lot. Development Engineering staff have reviewed the proposal and will require a Grading Permit, as such Development Engineering staff have no concerns.

Accordingly, the Development and Parks Planning Department supports 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 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:

Cordell Smith-Palmer, Planner 1
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A023/26 - 25 PENNON ROAD - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: March-09-26 2:17:18 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.

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: [\(416\) 661-6600](tel:(416)661-6600)

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: A023/26 - 25 PENNON ROAD - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: March-16-26 11:22:49 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 Development Specialist, Development Services, Economic and Development Services Branch
Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 8V3
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Our Mission: **Working together to serve our thriving communities – today and tomorrow**

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

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