VAUGHAN

Staff Report Summary

Item # 15

Ward # 4

File: A149/19

Applicant: Philip and Ilona Milman

Address: 35 Perrigo Court, Maple

Agent: Curtis Nooyen

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	☑ Positive Comment ☒ Negative Comment	Condition(s) ☑ ☒
Committee of Adjustment	☑	
Building Standards	☑	
Building Inspection	☑	
Development Planning		
Cultural Heritage (Urban Design)	☑	
Development Engineering	☑	☑
Parks Department		
By-law & Compliance		
Financial Planning & Development	☑	
Fire Department	☑	
TRCA		
Ministry of Transportation		
Region of York	☑	
Alectra (Formerly PowerStream)	☑	
Public Correspondence **(see Schedule B)**	☑	

Adjournment History: None.

Background History: None.

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, December 12, 2019

Minor Variance Application

Agenda Item: 15

A149/19

Ward: 4

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, December 12, 2019

Applicant: Philip and Ilona Milman

Agent: Curtis Nooyen

Property: **35 Perrigo Court, Maple ON**

Zoning: The subject lands are zoned RD3, Residential Detached Zone 3, and subject to the provisions of Exception 9(1385) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: Low-Rise Residential.

Related Files: None

Purpose: Relief from the by-law is being requested to permit the construction of a proposed accessory structure (cabana) to be located in the rear yard.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum Rear yard setback of 7.5 metres is required.	1. To permit a minimum Rear yard setback of 2.16 metres to a cabana.

Background (previous applications approved by the Committee on the subject land): N/A

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m**. on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on November 27, 2019

Applicant confirmed posting of signage on November 22, 2019

Property Information	
Existing Structures	**Year Constructed**
Dwelling	2016

Applicant has advised that they cannot comply with By-law for the following reason(s): The design that has been put together and agreed on for my pool and backyard cabana structure(s) make it impossible for me to comply with the legal provisions the By-Law currently states in Vaughn. It is also important to note that given the shape of my lot there is not an alternative that would work for me to carry out any other design that would have everything comply with the provisions of the By-Law. Therefore, I would like to proceed with a committee of adjustment hearing to allow my family and I to have the design agreed to and completed as planned.

Adjournment Request: N/A

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

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

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

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.

Building Inspections (Septic):
No comments or concerns

Development Planning:
Under review.

Cultural Heritage (Urban Design):
No Response.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A149/19 subject to the following condition(s):

1. The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division o f the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

2. Staff have confirmed that the property is located within an unassumed subdivision. The owner/applicant shall provide satisfactory notification to the development/builder and approval (later or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department

Forestry Development:
Under review.

By-Law and Compliance, Licensing and Permit Services:
No Response.

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No comment no concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Letter of Support – 171 Farrell Road, Maple

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)
None

Staff Recommendations:
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers 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.

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	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	1. The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division o f the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval. 2. Staff have confirmed that the property is located within an unassumed subdivision. The owner/applicant shall provide satisfactory notification to the development/builder and approval (later or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

Notice to the Applicant – 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 to Public

WRITTEN SUBMISSIONS: 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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m**. on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

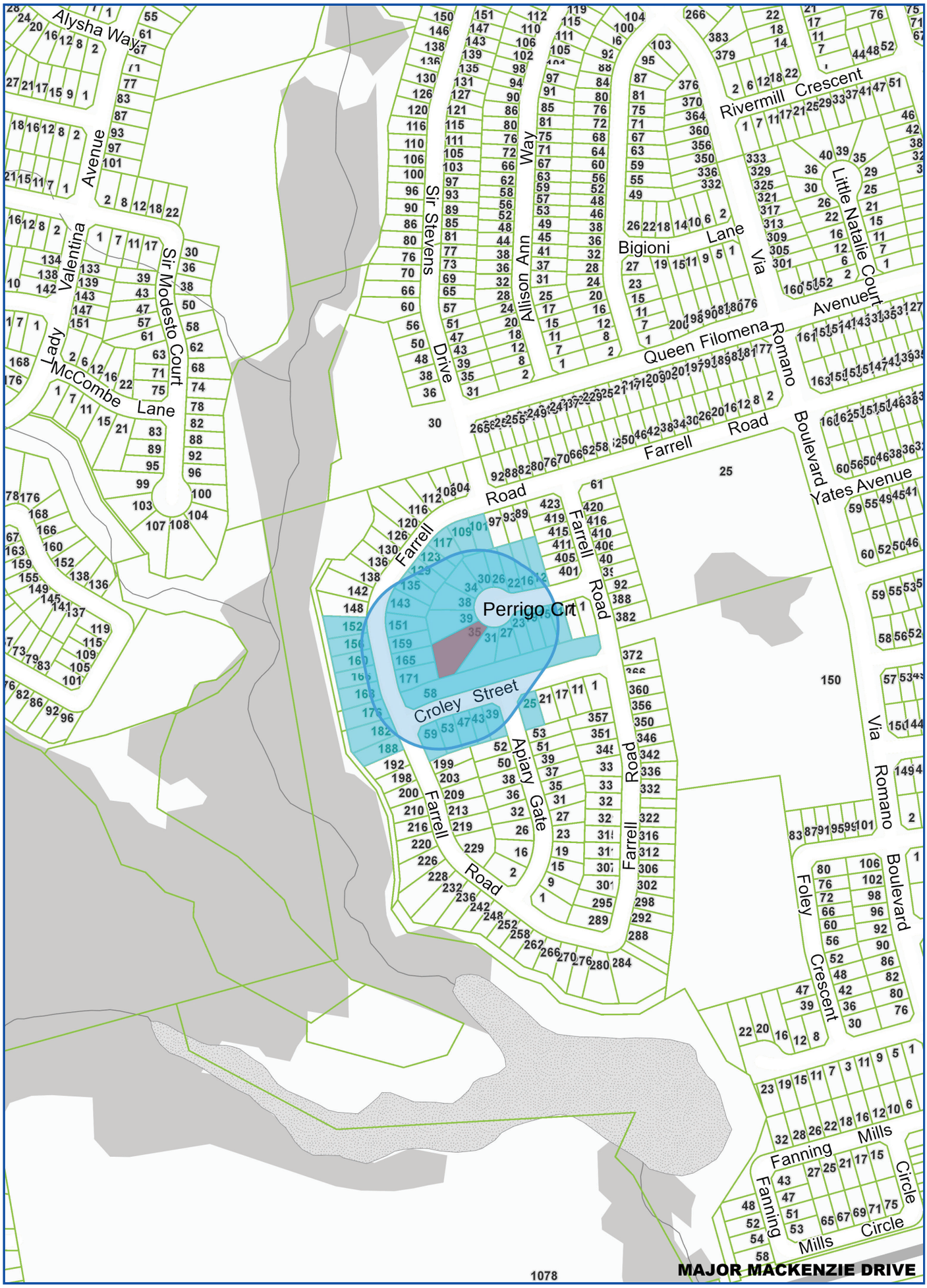
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

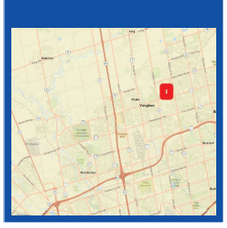
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



Map Information:



Title:

35 PERRIGO COURT, MAPLE

NOTIFICATION MAP - A149/19

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.

VAUGHAN

Scale: 1: 4,514

0 0.07 km

Created By:

Infrastructure Delivery Department

November 22, 2019 2:26 PM

Projection:

NAD 83

UTM Zone 17N

A149/19

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOT 145
PLAN 65M-4425
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300

10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- □ DENOTES MONUMENT SET
- ■ DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 65M-4425
- P DENOTES PORCH

ALL FOUND MONUMENTS BY SCHAEFFER DZALDOV BENNETT LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF PERRIGO COURT AS SHOWN ON PLAN 65M-4425 HAVING A CHORD BEARING OF N14°18'50"W.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOT 145 IS SUBJECT TO AN EASEMENT AS SET OUT IN YR2223365.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

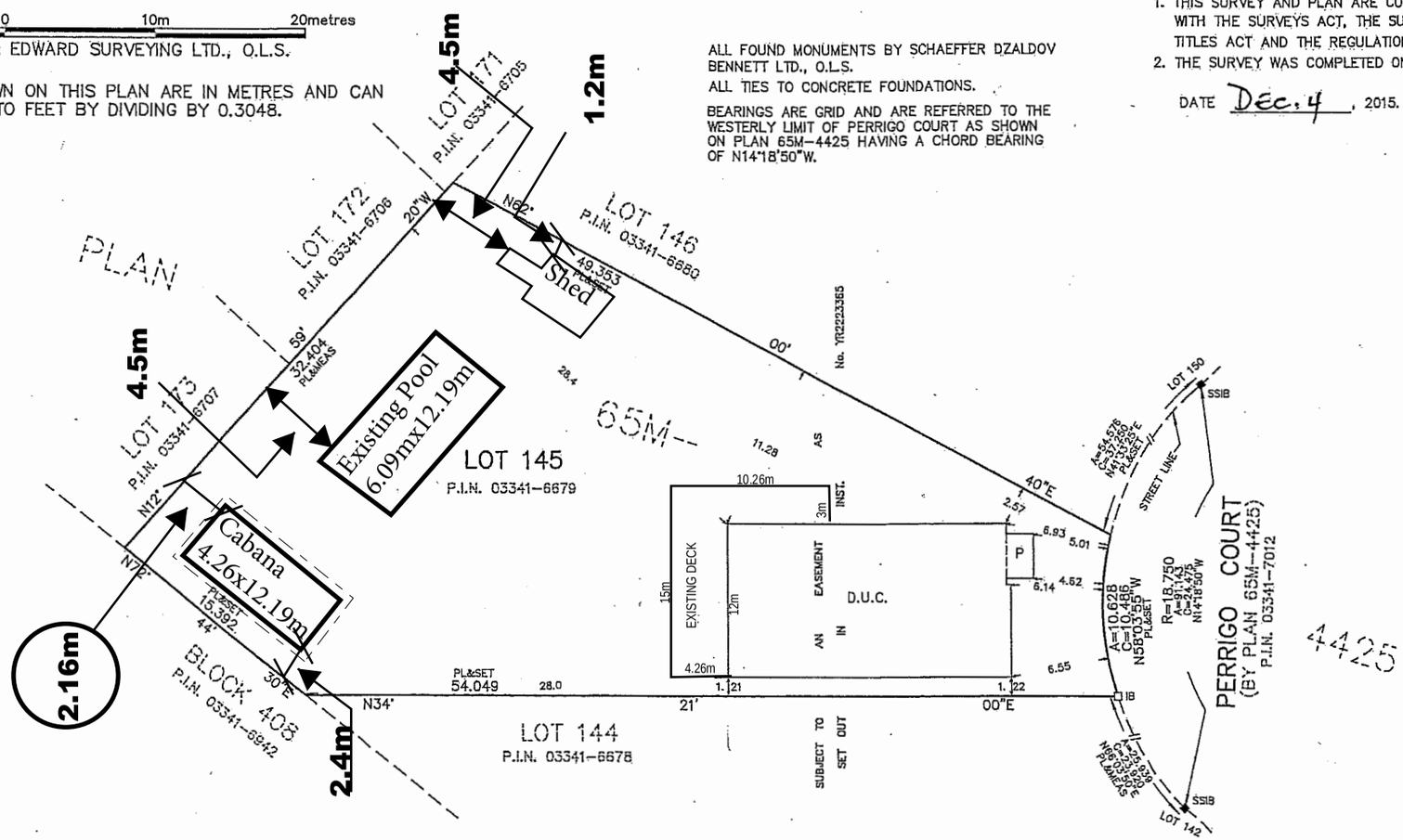
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF OCTOBER ,2015.

DATE Dec. 4 , 2015.

T. SINGH
ONTARIO LAND SURVEYOR



ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1961950
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

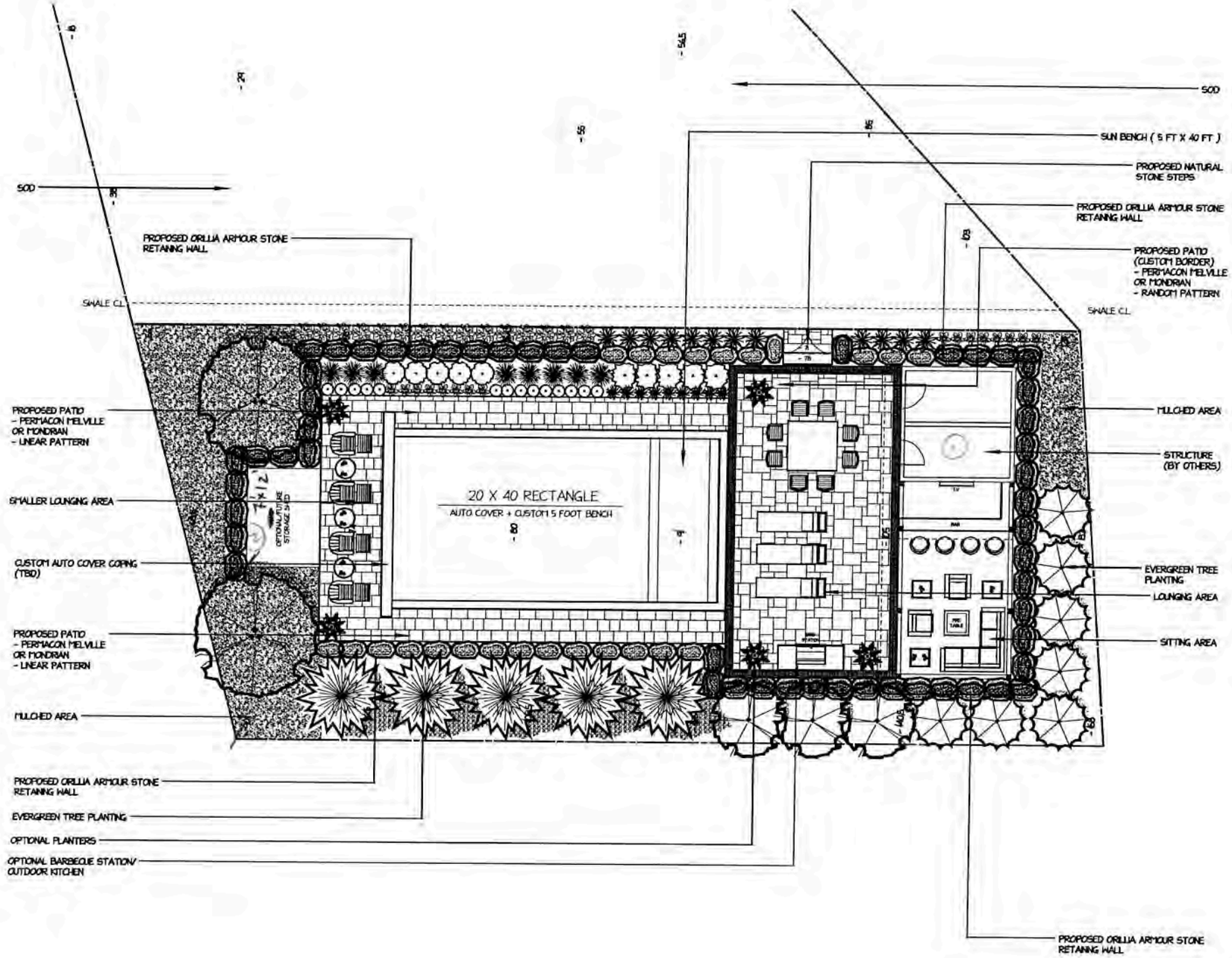
THIS REPORT WAS PREPARED FOR ASPEN RIDGE HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

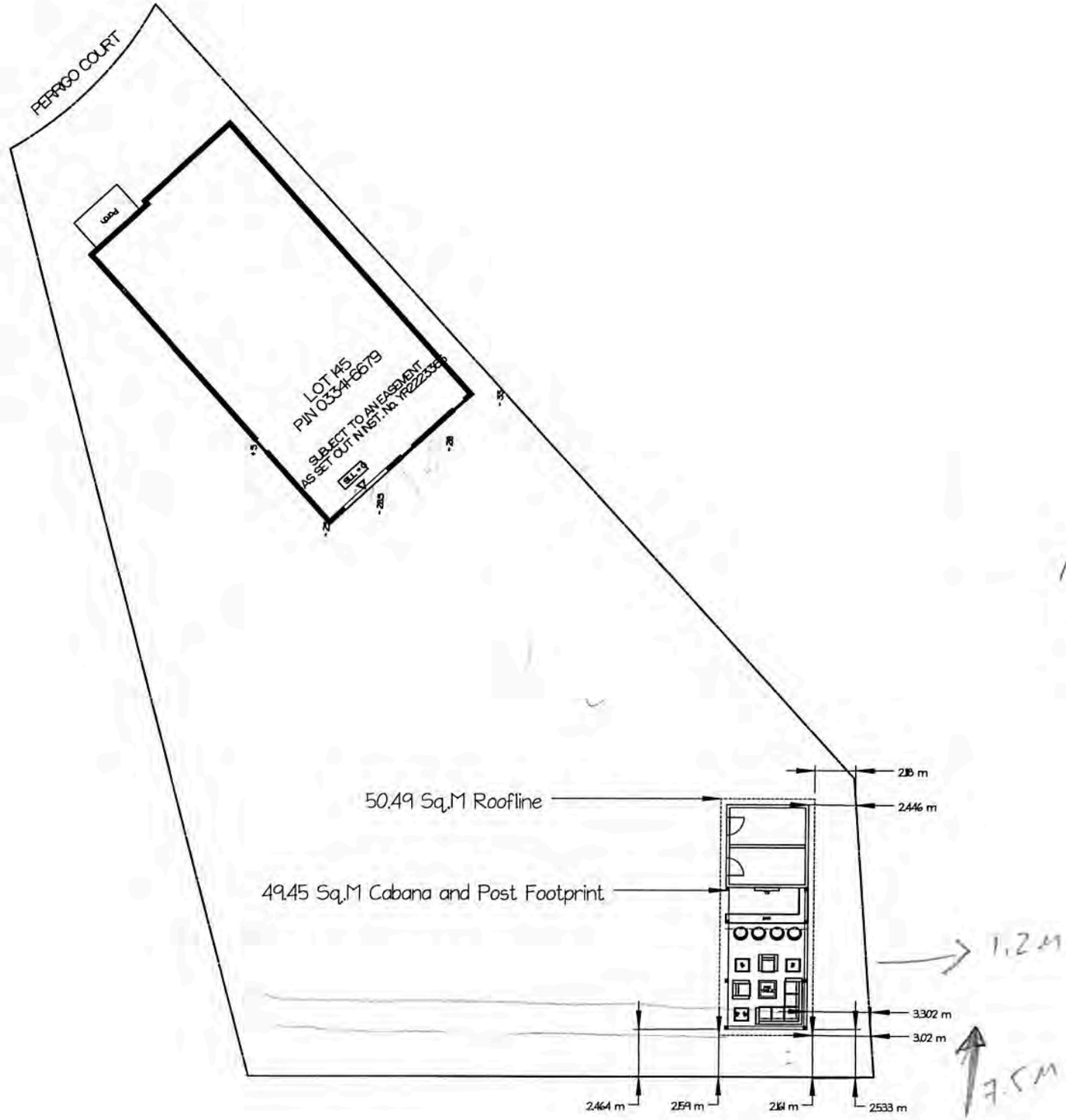
©RADY-PENTEK & EDWARD SURVEYING LTD.,O.L.S.,2015.

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3
Tel. (416)635-5000 Fax (416)635-5001
Tel. (905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca

DRAWN: V.H. CHECKED: G.Y./T.S.
CAD FILE No.4425(13-258)-145 JOB No. 13-258

13-258 *65M-4425 L145*


SOD
SOD
SUN BENCH (5 FT X 40 FT)
PROPOSED NATURAL STONE STEPS
PROPOSED ORILLIA ARMOUR STONE RETAINING WALL
PROPOSED PATIO (CUSTOM BORDER) - PERMACON MELVILLE OR MONDRIAN - RANDOM PATTERN
PROPOSED ORILLIA ARMOUR STONE RETAINING WALL
SWALE C.L.
SWALE C.L.
PROPOSED PATIO - PERMACON MELVILLE OR MONDRIAN - LINEAR PATTERN
SMALLER LOUNGING AREA
CUSTOM AUTO COVER COPING (TBD)
PROPOSED PATIO - PERMACON MELVILLE OR MONDRIAN - LINEAR PATTERN
MULCHED AREA
PROPOSED ORILLIA ARMOUR STONE RETAINING WALL
EVERGREEN TREE PLANTING
OPTIONAL PLANTERS
OPTIONAL BARBECUE STATION/ OUTDOOR KITCHEN
7'x12'
OPTIONAL STORAGE SHED
20 X 40 RECTANGLE
AUTO COVER + CUSTOM 5 FOOT BENCH
MULCHED AREA
STRUCTURE (BY OTHERS)
EVERGREEN TREE PLANTING
LOUNGING AREA
SITTING AREA
PROPOSED ORILLIA ARMOUR STONE RETAINING WALL



Rear yard setbacks to outside posts 7.5M

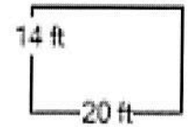
1.2M from interior side

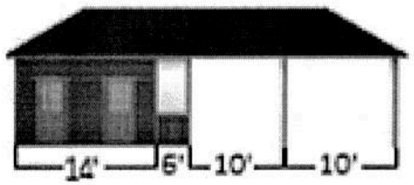
4.5M max height from finished grade to highest point

3M from ground to underside of roof

LAYOUT RENDERING (not to scale)

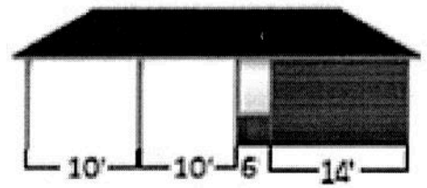
Floor Plan:



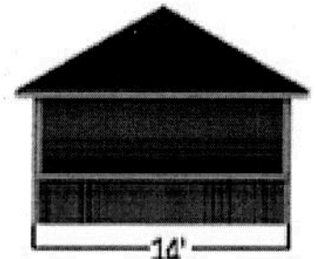


front

left



back



right

Wall 1	Wall 2	Wall 3	Wall 4
2 x D6 6' Bar w/ opening on front wall		6' Bar w/ opening on front wall	

PLACEMENT DRAWINGS

PROJECT: 7' x 12' SONOMA
CUSTOMER: MR. PHILIP MILMAN
ADDRESS: 35 PERRIGO COURT, MAPLE, ON, CANADA, LOK 1E0
DATE: OCTOBER 15, 2019
VERSION: V1.01

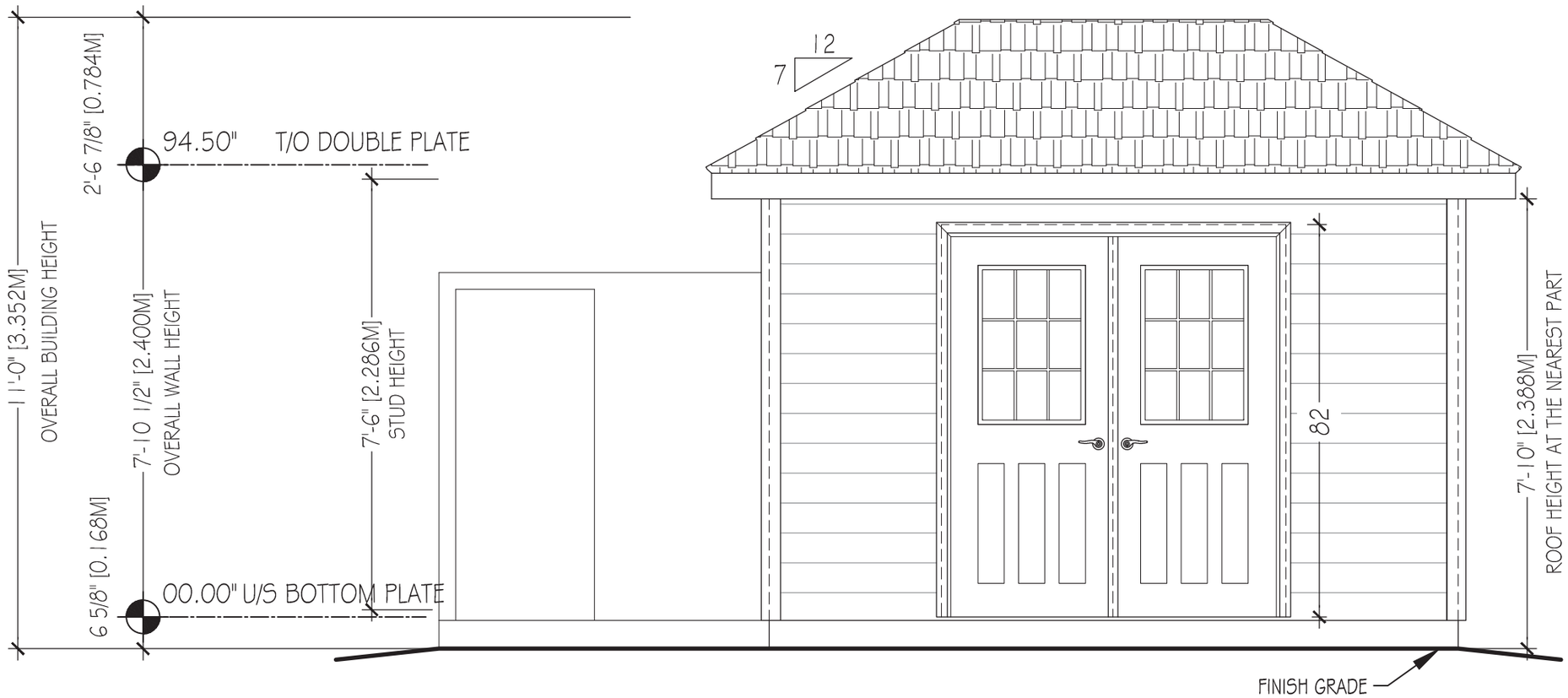
Summerwood PRODUCTS	TITLE: PLACEMENT DRAWINGS	ORDER ID: 51539	SALES APPROVAL:	CURTIS NOOYEN	CN	PAGES:
			PROD. APPROVAL:	JIM HICKEY	JH	01

Tel: 416 498 93 79 / 1-800 663 50 42 / Fax: 416 431 24 54 / www.summerwood.com / design@summerwood.com

A149/19

Received
November 15, 2019

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



FOUNDATION TO BE DESIGNED AND PROVIDED
BY OWNER / CONTRACTOR)

1
A-01

FRONT ELEVATION

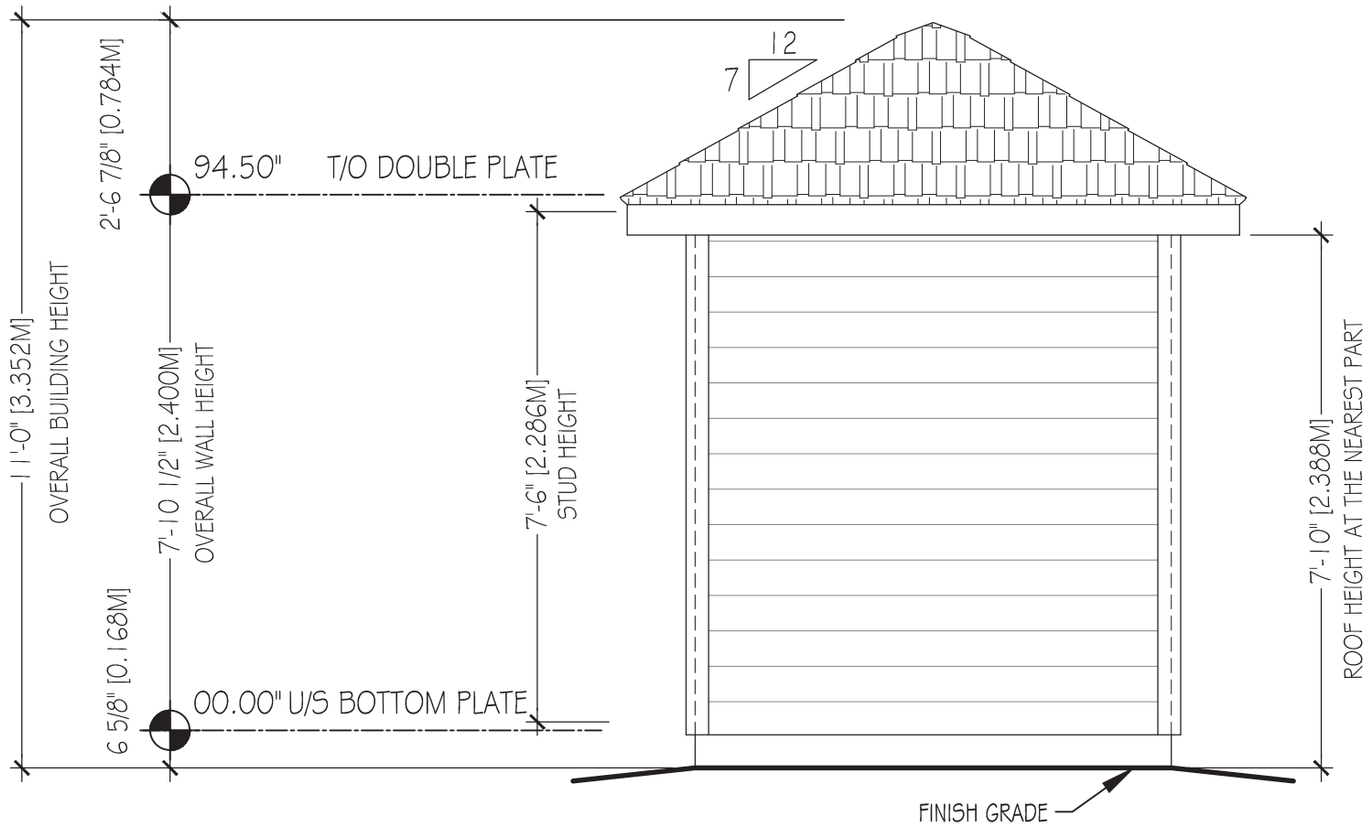
SCALE: 3/8" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 7' x 12' SONOMA	CUSTOMER: MILMAN	ORDER ID: 51539	DATE: 11 11 2019 V1.02 PAGE: 01 OF 03

A149/19

Received
November 15, 2019

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



FOUNDATION TO BE DESIGNED AND PROVIDED BY OWNER / CONTRACTOR)

1 / A-02 RIGHT ELEVATION

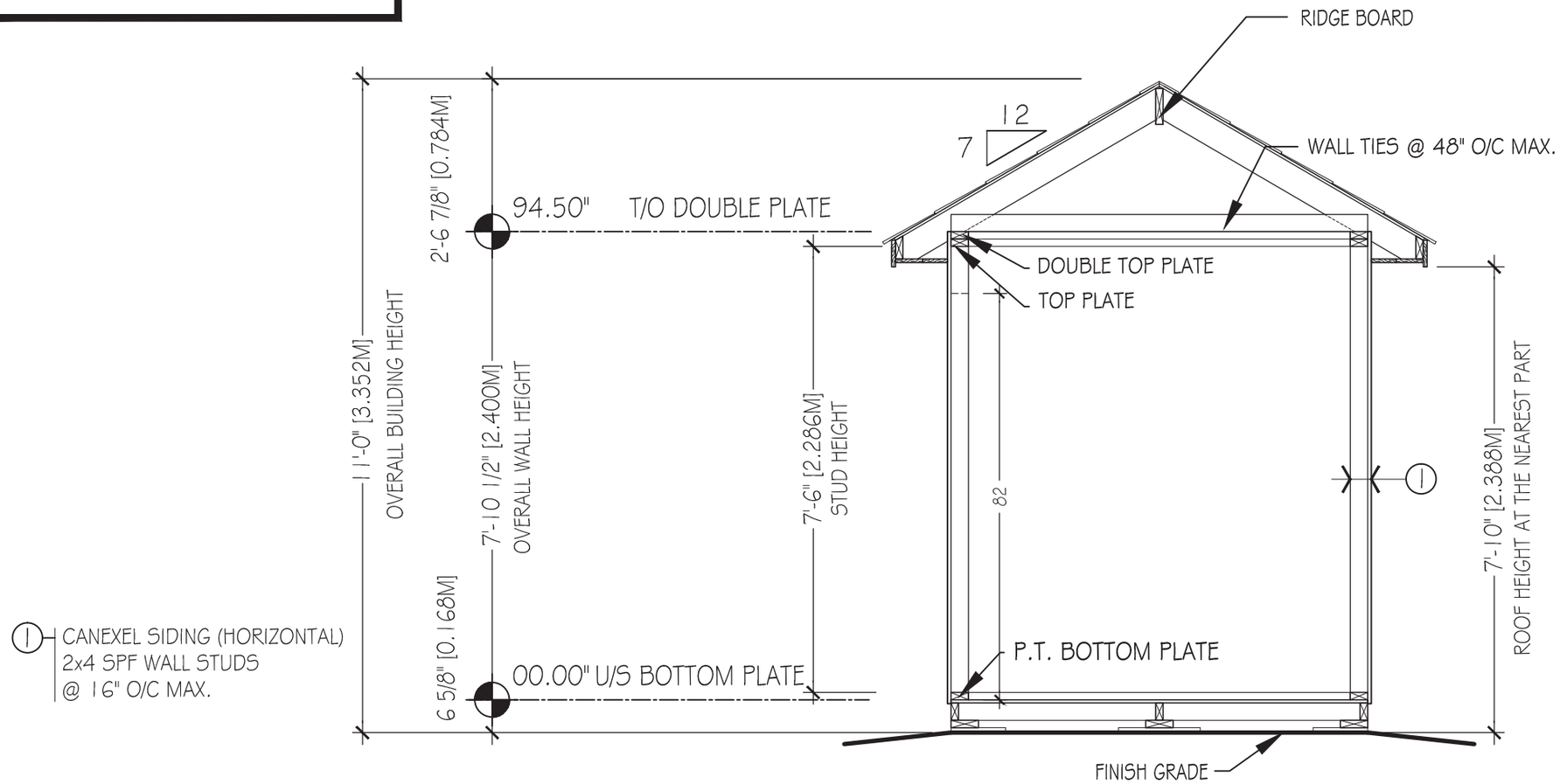
SCALE: 3/8" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 7' x 12' SONOMA	CUSTOMER: MILMAN	ORDER ID: 51539	DATE: 11 11 2019 V1.02 PAGE: 02 OF 03

A149/19

Received
November 15, 2019

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



FOUNDATION TO BE DESIGNED AND PROVIDED BY OWNER / CONTRACTOR)

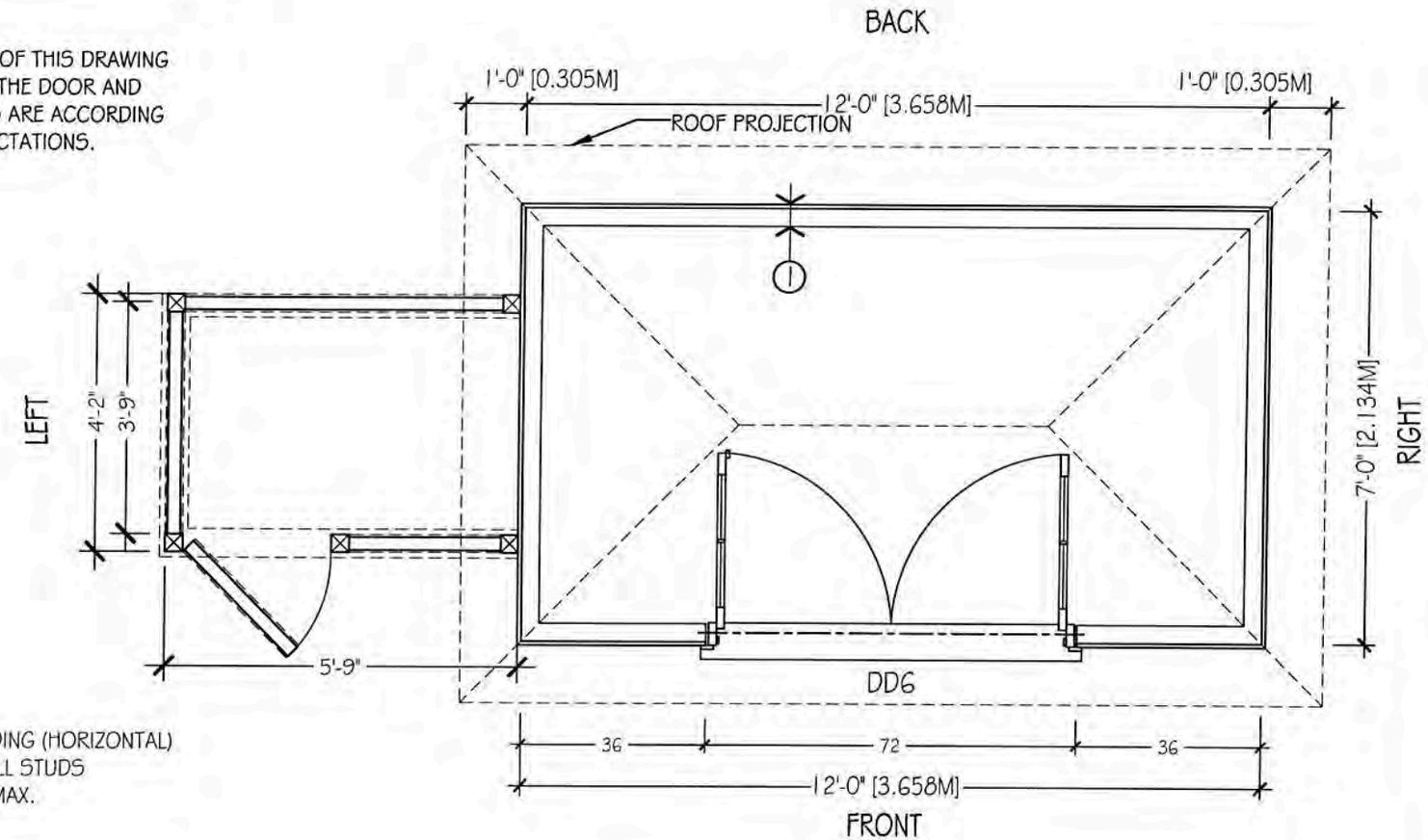
1 / A-03 BUILDING SECTION

SCALE: 3/8" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 7' x 12' SONOMA	CUSTOMER: MILMAN	ORDER ID: 51539	DATE: 11 11 2019 V1.02 PAGE: 03 OF 03

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.

- THE SOLE PURPOSE OF THIS DRAWING IS TO ENSURE THAT THE DOOR AND WINDOW LOCATIONS ARE ACCORDING TO CUSTOMER EXPECTATIONS.



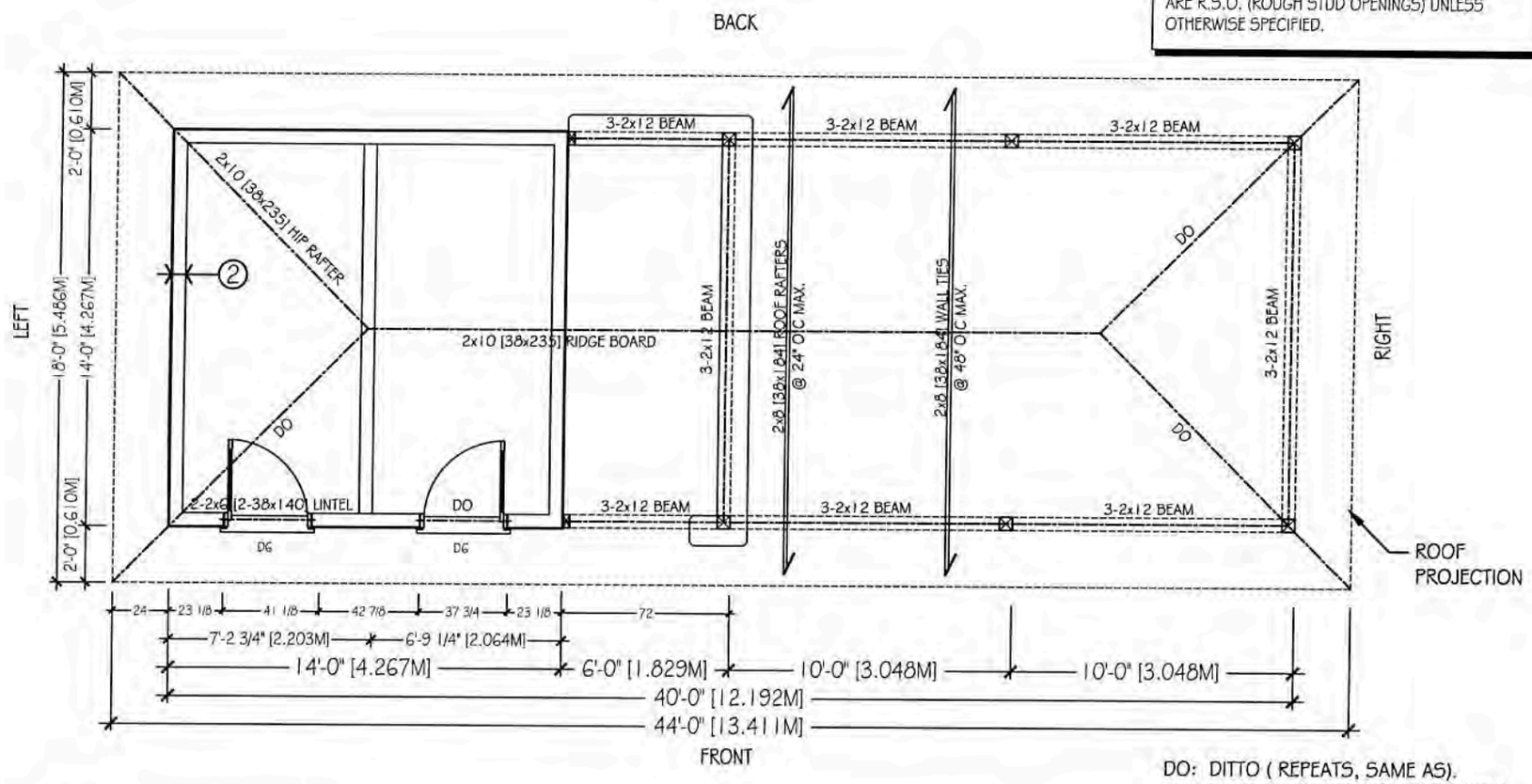
1 CANEXEL SIDING (HORIZONTAL)
2x4 SPF WALL STUDS
@ 16" O/C MAX.

1 / A-01 PLACEMENT DRAWING

SCALE: 3/8" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 7' x 12' SONOMA	CUSTOMER: MILMAN	ORDER ID: 51539	DATE: 15 10 2019 V1.01 PAGE: 01 OF 01

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



DO: DITTO (REPEATS, SAME AS).
NAIL SIZES AND PATTERNS AS PER OBC.

1 / A-1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

(2) CANEXEL SIDING (HORIZONTAL)
2x6 [38x140] SPRUCE WALL STUD
@ 16" [0.40M] O/C MAX.

PERMIT DRAWINGS

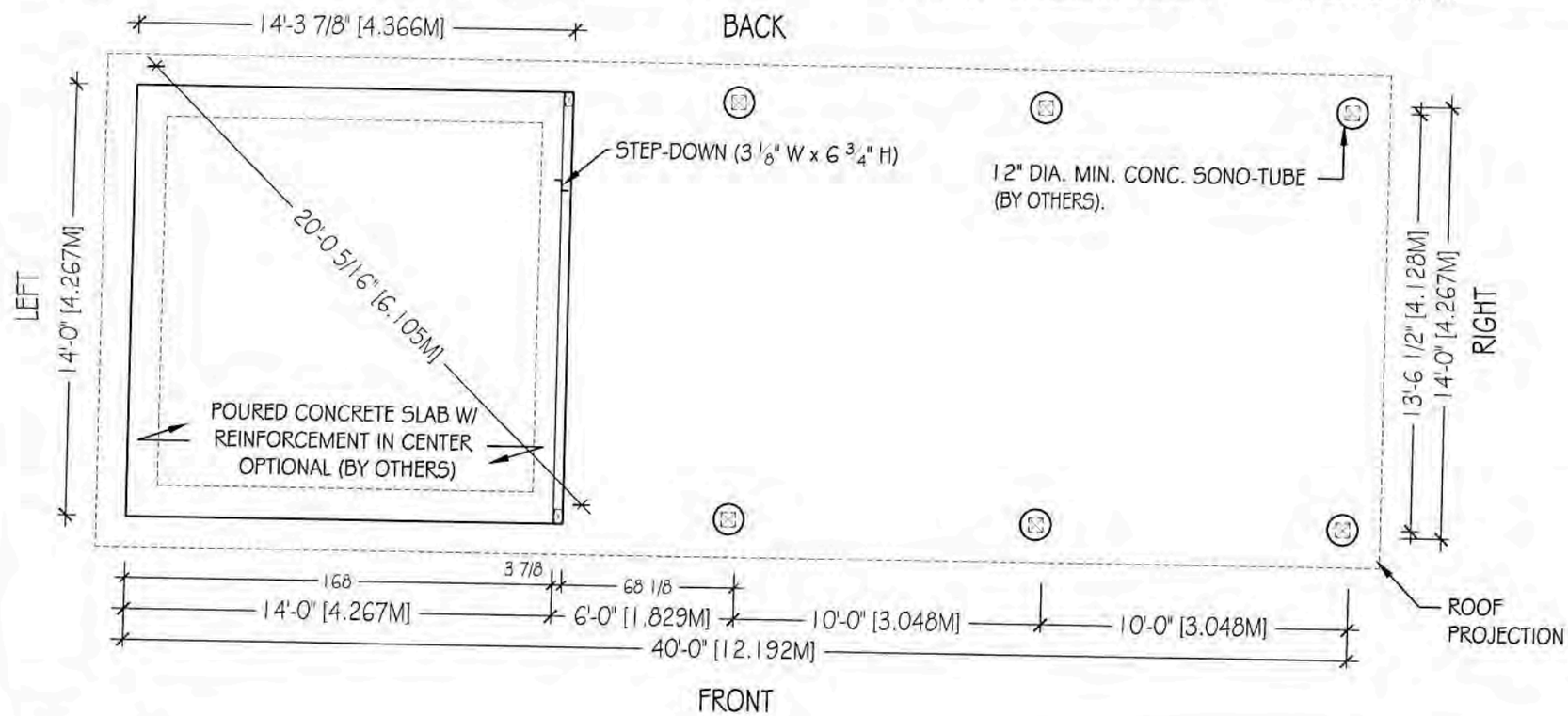
PROJECT: 14' x 40' SURFSIDE
CUSTOMER: MR. PHILIP MILMAN
ADDRESS: 35 PERRIGO COURT, MAPLE, ON, CANADA, L6A 0H9
DATE: OCTOBER 10, 2019
VERSION: V1.01

Summerwood PRODUCTS	TITLE: PERMIT DRAWINGS	ORDER ID: 51366	SALES APPROVAL:	CURTIS NOOYEN		PAGES:
			PROD. APPROVAL:	JIM HICKEY		12

Tel: 416 498 93 79 / 1-800 663 50 42 / Fax: 416 431 24 54 / www.summerwood.com / design@summerwood.com

GENERAL NOTES:

1. ALL LUMBER TO BE NO. 1 & 2 SPRUCE OR BETTER UNLESS OTHERWISE NOTED.
2. ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE.
3. ALL FOOTINGS TO BE IN UNDISTURBED SOIL.
4. FOUNDATION TO BE DESIGNED AND PROVIDED BY OWNER / CONTRACTOR, AND SHOULD MEET LOCAL BUILDING CODE.
5. FINISHED GRADE TO BE CONFIRMED BY OWNER / CONTRACTOR.
6. ROOF LOAD DESIGN 1.5 kPa.
7. ALL TIES AND MECHANICAL CONNECTORS TO BE INDICATED BY A QUALIFIED PERSON, AND TO BE PROVIDED AND INSTALLED BY OWNER / CONTRACTOR TO MEET LOCAL BUILDING CODE.
8. LINTELS AND BEAMS TO BE DESIGNED BY A QUALIFIED PERSON FOR SPANS GREATER THAN 16' [4.90M].
9. ALL BEAMS MUST HAVE FULL WIDTH BEARING ON POSTS
10. ALL ENGINEERED LUMBER (LVL) TO BE GRADE 2.0E
11. WHEN ROOFING SYSTEM REQUIRES, USE PLY CLIPS OR SOLID BLOCKING AT ALL ROOF SHEATHING EDGES NOT SUPPORTED BY FRAMING MEMBERS.
12. NAILING SIZES AND PATTERN AS PER LOCAL BUILDING CODE.
13. ALL MEMBERS SHALL BE SO FRAMED, ANCHORED, FASTENED, TIED AND BRACED TO PROVIDE THE NECESSARY STRENGTH AND RIGIDITY; AND ALL WORK TO BE DONE IN ACCORDANCE WITH OBC / LOCAL BUILDING CODE.
14. IT IS THE RESPONSIBILITY OF CONTRACTOR TO VERIFY THAT ALL OTHER CODE REQUIREMENTS ARE MET AND THAT THE ENGINEERING RECOMMENDATIONS ARE CORRECTLY INCORPORATED IN THE CONSTRUCTION.
15. FOUNDATION TO BE PLACED ACCORDING TO THIS LAYOUT. THE CONCRETE SLAB SHALL SLOPE AWAY.



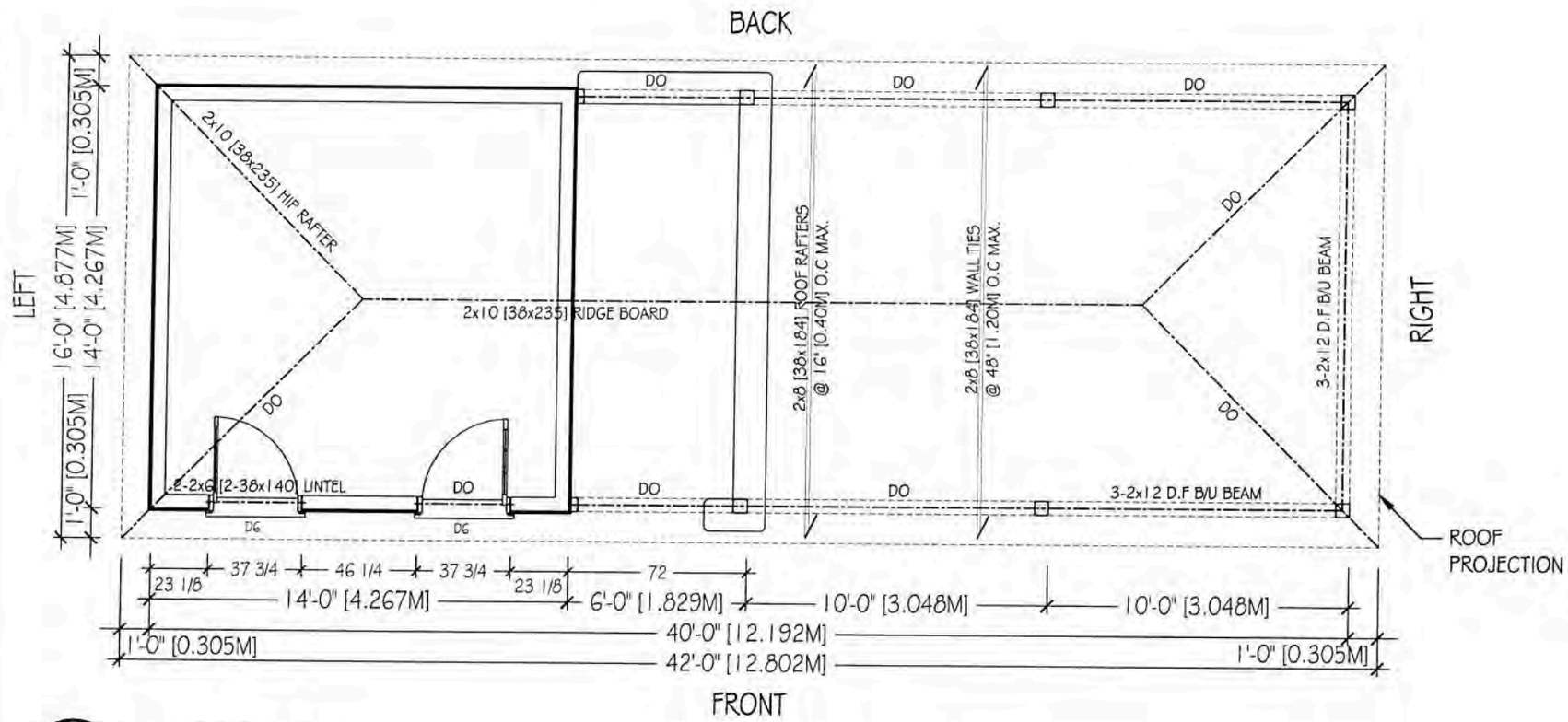
1 / A-01 FOUNDATION LAYOUT

SCALE: 3/16" = 1'-0'

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 01 OF 12

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.

DO: DITTO (REPEATS, SAME AS).
NAIL SIZES AND PATTERNS AS PER OBC.



1 / A-02 FLOOR PLAN

SCALE: 3/16" = 1'-0"

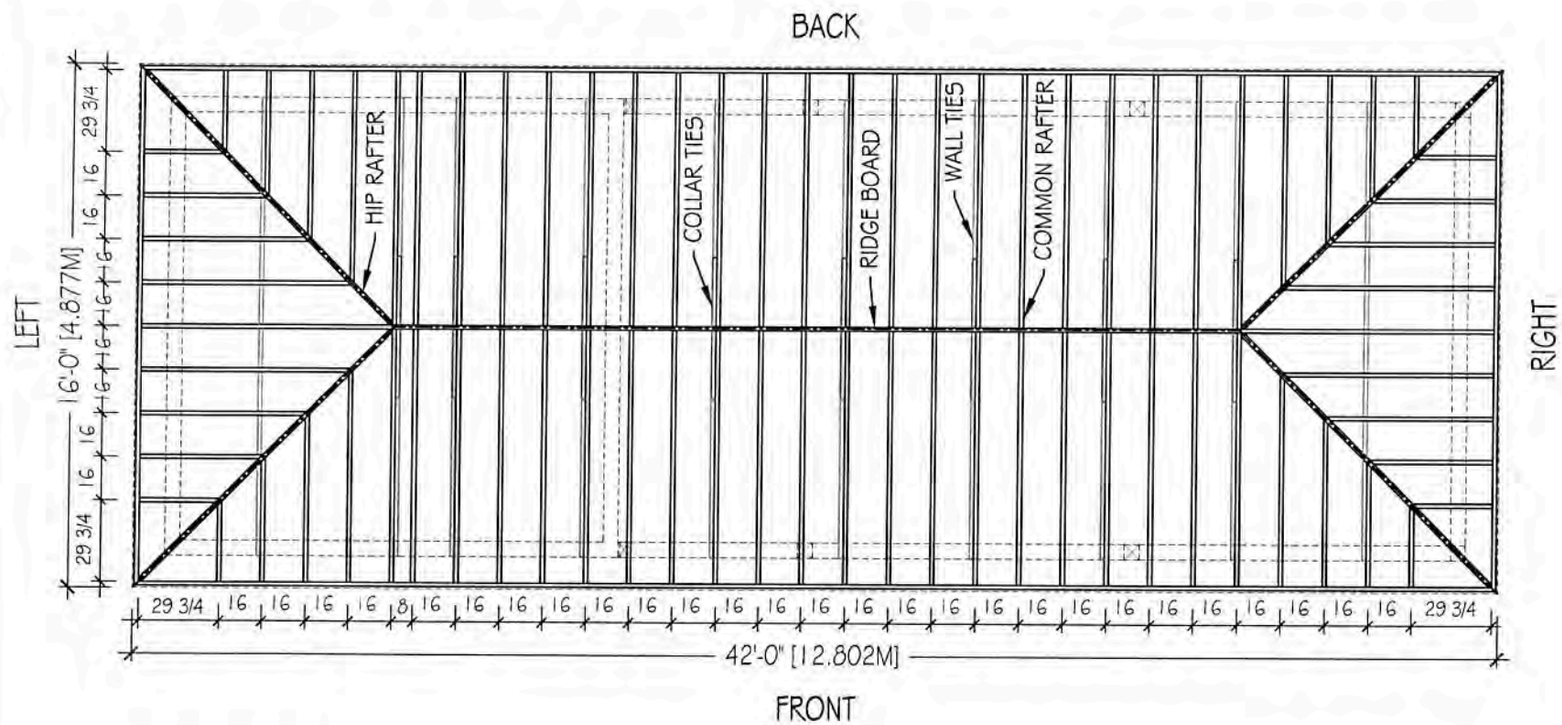
Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 02 OF 12

ROOF FRAMING:

- 2x10 [38x235] HIP RAFTERS
- 2x10 [38x235] RIDGE BOARD
- 2x8 [38x184] ROOF RAFTERS @ 16" [0.40M] MAX.
- 2x6 [38x140] COLLAR TIES @ 48" [1.20M] MAX.
- 2x8 [38x184] CEDAR WALL TIES @ 48" [1.20M] O/C MAX. MIN. 8 NAILS (7+1), NOT LESS THAN 3" [75mm] LONG (RAFTER-TO JOIST NAILING) AS PER OBC 9.23.13.8 & TAB. 9.23.13.8 FOR RAFTERS SPACED 24" [0.60M] O/C, TIED TO JOIST EVERY 48" [1.20M],

FOR A 7:12 [1 in 1.71] ROOF SLOPE, AND 1.5 kPA ROOF SNOW LOAD.

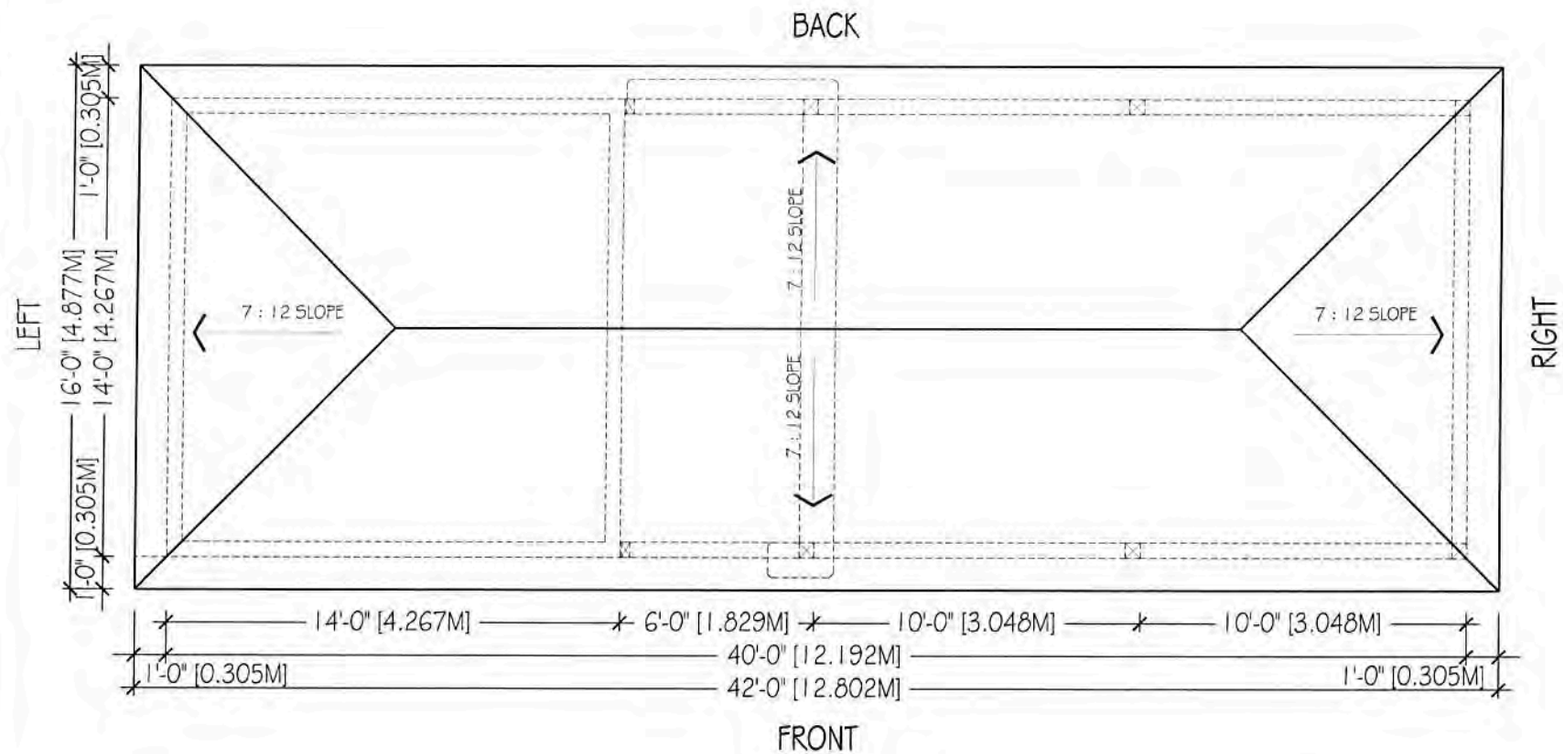
NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



1 / A-03 ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

ROOF COVERAGE: 672.00 Sq. Ft [62.44M²]



1 / A-04 ROOF PLAN

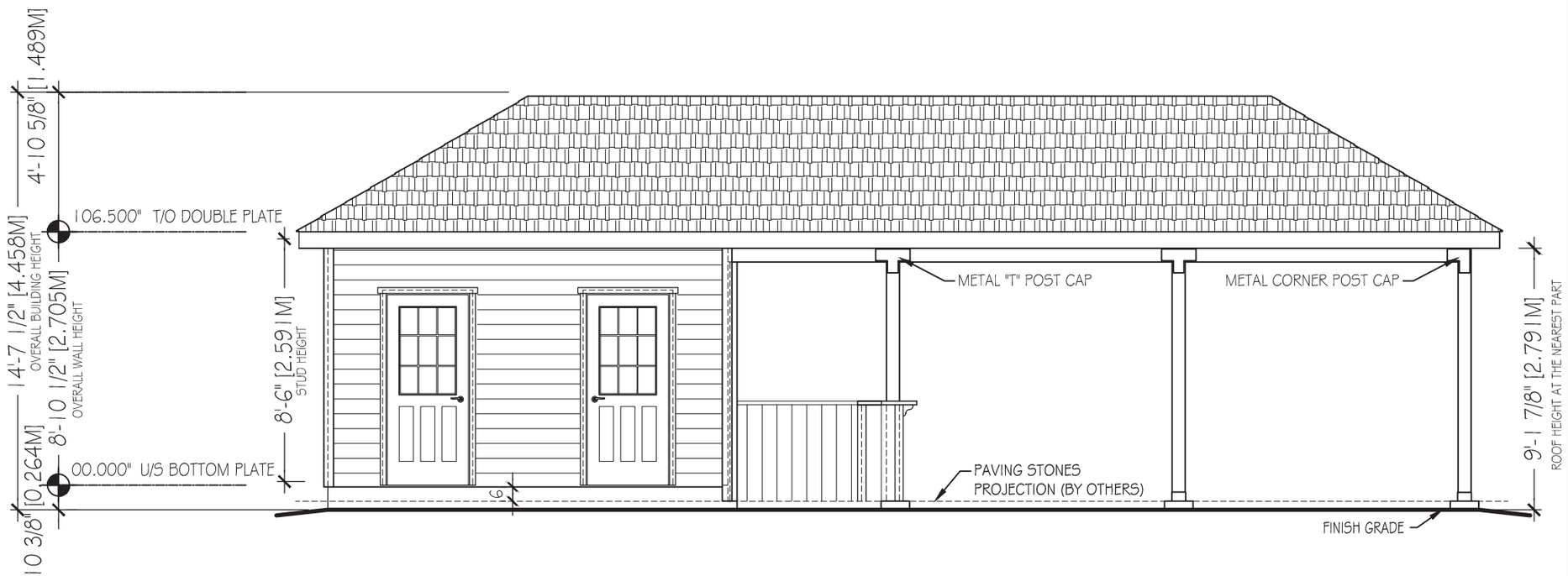
SCALE: 3/16" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 04 OF 12

A149/19

Received
November 15, 2019

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



(FINISHED GRADE TO BE DETERMINED BY OWNER / CONTRACTOR)

FOUNDATION IS TO BE DESIGNED AND PROVIDED BY OWNER OR CONTRACTOR, AND SHOULD MEET LOCAL BUILDING CODE STANDARDS

1 / A-05 FRONT ELEVATION

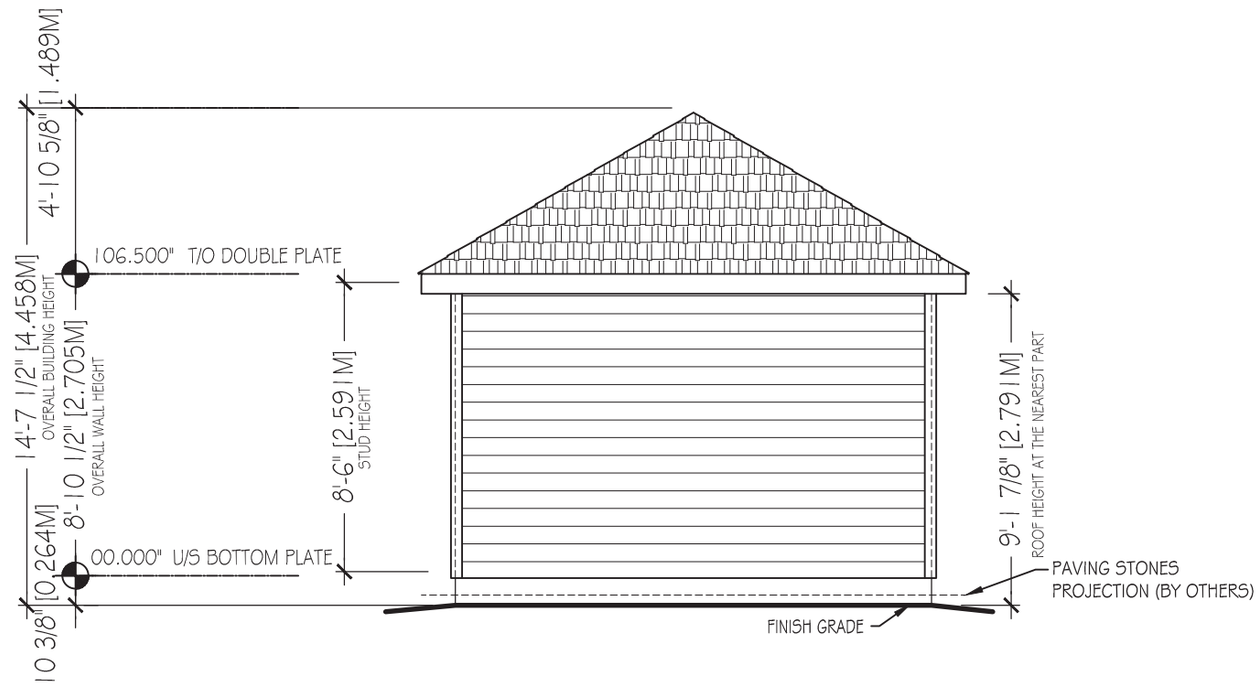
SCALE: 3/16" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 05 OF 12

A149/19

Received
November 15, 2019

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



(FINISHED GRADE TO BE DETERMINED
BY OWNER / CONTRACTOR)

FOUNDATION IS TO BE DESIGNED AND PROVIDED BY OWNER OR CONTRACTOR, AND SHOULD MEET LOCAL BUILDING CODE STANDARDS

1
A-06

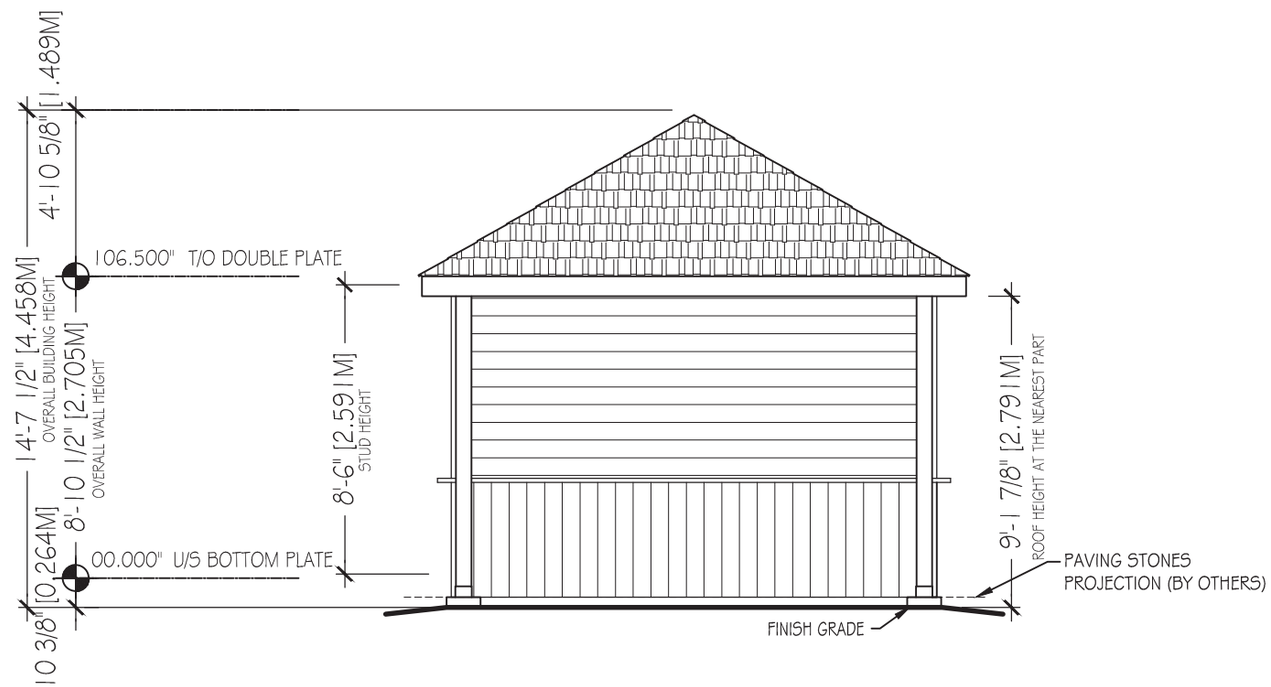
LEFT ELEVATION

SCALE: 3/16" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 06 OF 12

A149/19

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



(FINISHED GRADE TO BE DETERMINED BY OWNER / CONTRACTOR)

FOUNDATION IS TO BE DESIGNED AND PROVIDED BY OWNER OR CONTRACTOR, AND SHOULD MEET LOCAL BUILDING CODE STANDARDS

1 / A-07 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

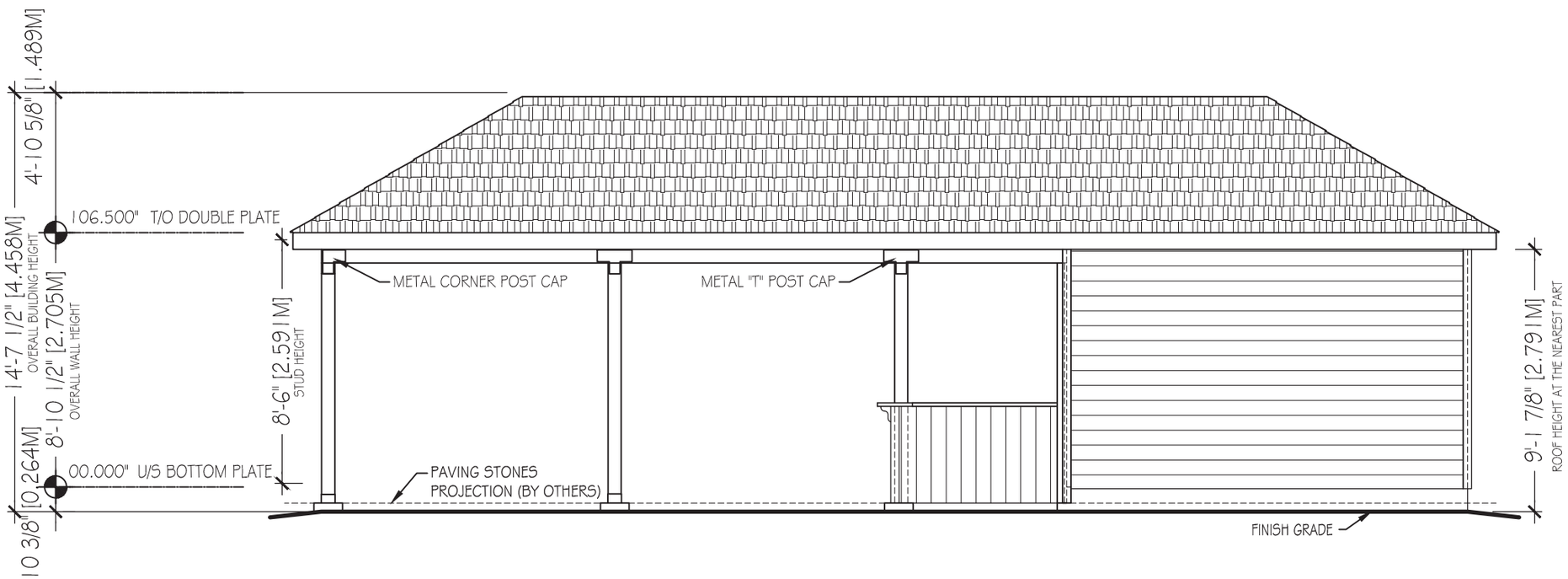
Received
November 15, 2019

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 07 OF 12

A149/19

Received
November 15, 2019

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



(FINISHED GRADE TO BE DETERMINED
BY OWNER / CONTRACTOR)

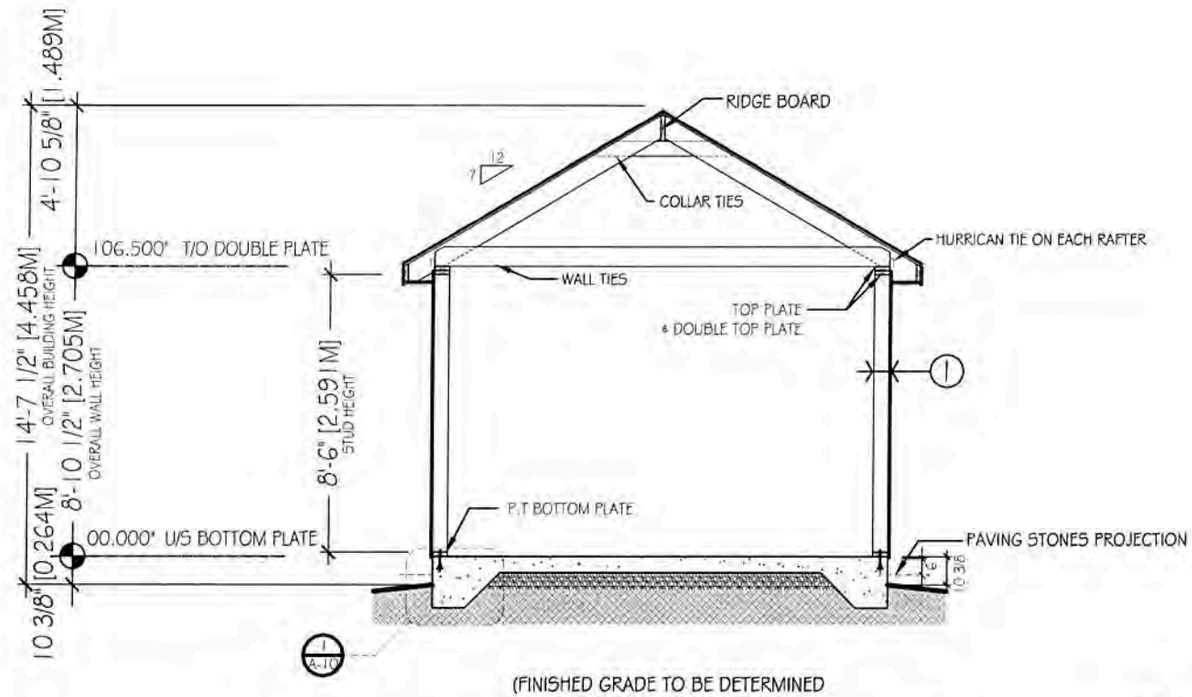
FOUNDATION IS TO BE DESIGNED AND PROVIDED BY OWNER OR CONTRACTOR, AND SHOULD MEET LOCAL BUILDING CODE STANDARDS

1 / A-08 BACK ELEVATION

SCALE: 3/16" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 08 OF 12

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



(FINISHED GRADE TO BE DETERMINED BY OWNER / CONTRACTOR)

FOUNDATION IS TO BE DESIGNED AND PROVIDED BY OWNER OR CONTRACTOR, AND SHOULD MEET LOCAL BUILDING CODE STANDARDS

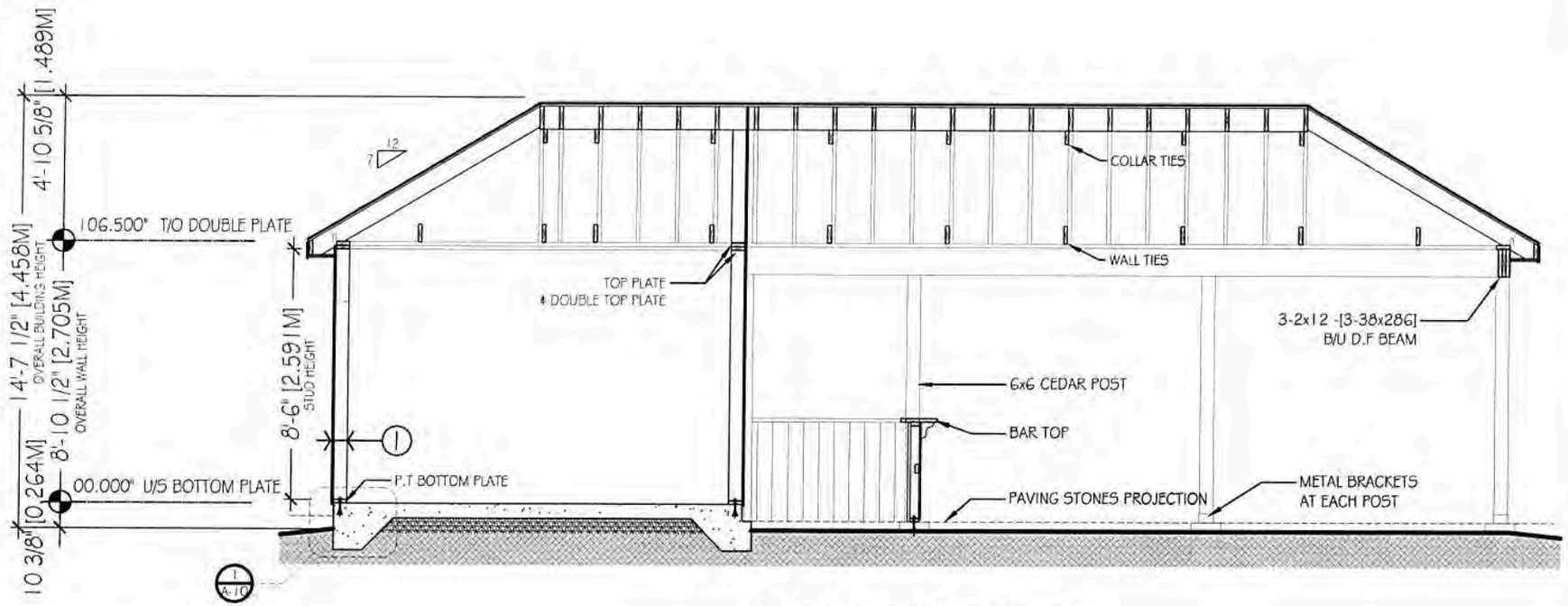
1 — CANEXEL SIDING (HORIZONTAL)
TYPAR BUILDING WRAP
7/16" OSB WALL SHEATHING
2x6 [38x140] WALL STUD
@ 16" [0.40M] O/C MAX.

1 / A-09 BUILDING SECTION

SCALE: 3/16" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 09 OF 12

NOTES:
ALL DOOR AND WINDOW DIMENSIONS SHOWN ARE R.S.O. (ROUGH STUD OPENINGS) UNLESS OTHERWISE SPECIFIED.



(FINISHED GRADE TO BE DETERMINED BY OWNER / CONTRACTOR)

FOUNDATION IS TO BE DESIGNED AND PROVIDED BY OWNER OR CONTRACTOR, AND SHOULD MEET LOCAL BUILDING CODE STANDARDS

1 CANEXEL SIDING (HORIZONTAL)
TYPAR BUILDING WRAP
7/16" OSB WALL SHEATHING
2x6 [38x140] WALL STUD
@ 16" [0.40M] O/C MAX.

1 / A-10 BUILDING SECTION

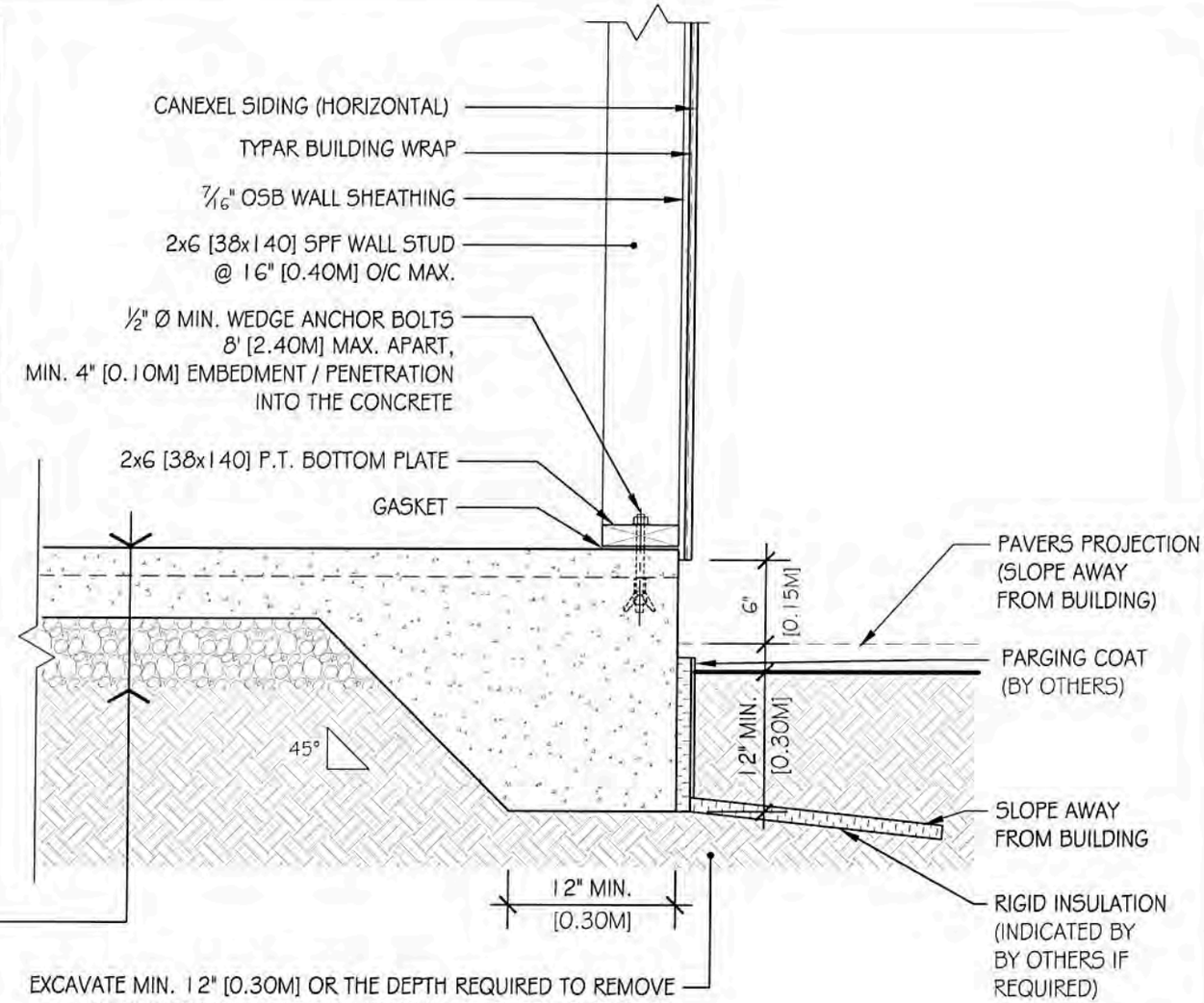
SCALE: 3/16" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 10 OF 12

NOTES:

- MIN. ALLOWABLE BEARING CAPACITY OF SOIL ASSUMED 100 KPA.
- THIS IS A STANDARD DETAIL AND THE TECHNICAL INFORMATION SHOWN ON THIS SET OF DRAWINGS REGARDING FOUNDATIONS IS GENERAL IN NATURE, AND MAY OR MAY NOT REFLECT THE SPECIFIC SITE CONDITIONS. THIS IS NOT A SUBSTITUTE FOR ENGINEERING ADVICE. THE CUSTOMERS / CONTRACTORS ARE RESPONSIBLE FOR INDEPENDENTLY VERIFYING ANY AND ALL THE TECHNICAL INFORMATION ACCORDING TO THE SPECIFIC CONDITIONS OF THE SITE AND THE ONTARIO / LOCAL BUILDING CODE.

CONCRETE SLAB TO SLOPE AWAY FROM THE BUILDING.



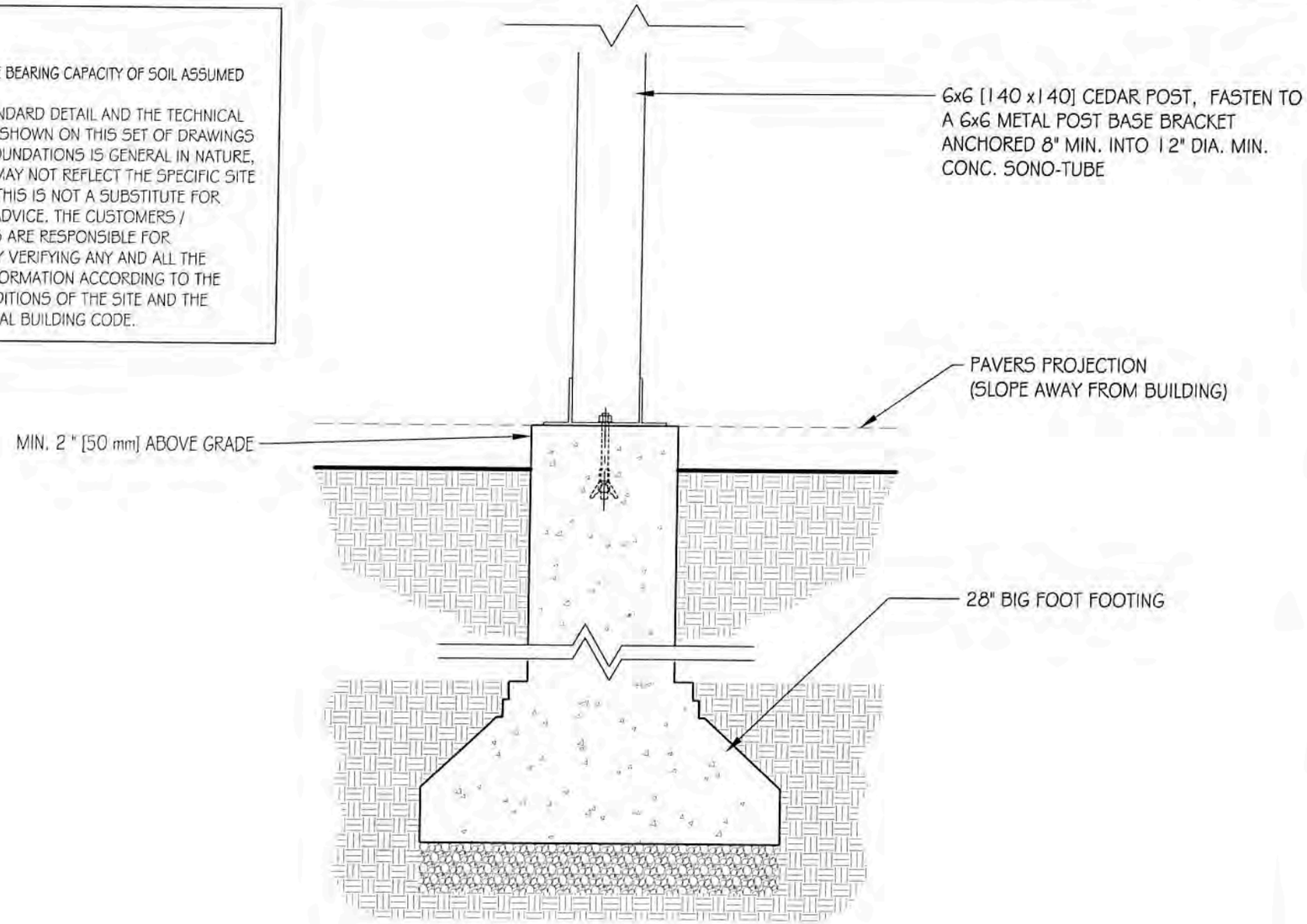
FINISHED GRADE ELEVATION TO BE CONFIRMED BY OWNER / CONTRACTOR, FOUNDATION TO BE DESIGNED AND PROVIDED BY OWNER/CONTRACTOR, AND SHOULD MEET LOCAL BUILDING CODE STANDARDS

1 / A-11 FOUNDATION DETAIL 1

SCALE: 1" = 1'-0"

NOTES:

- MIN. ALLOWABLE BEARING CAPACITY OF SOIL ASSUMED 100 KPA.
- THIS IS A STANDARD DETAIL AND THE TECHNICAL INFORMATION SHOWN ON THIS SET OF DRAWINGS REGARDING FOUNDATIONS IS GENERAL IN NATURE, AND MAY OR MAY NOT REFLECT THE SPECIFIC SITE CONDITIONS. THIS IS NOT A SUBSTITUTE FOR ENGINEERING ADVICE. THE CUSTOMERS / CONTRACTORS ARE RESPONSIBLE FOR INDEPENDENTLY VERIFYING ANY AND ALL THE TECHNICAL INFORMATION ACCORDING TO THE SPECIFIC CONDITIONS OF THE SITE AND THE ONTARIO / LOCAL BUILDING CODE.



1 / A-12 FOUNDATION DETAIL 2

SCALE: 1" = 1'-0"

Summerwood PRODUCTS	Tel: 416 498 93 79 / 1-800 663 50 42 www.summerwood.com design@summerwood.com	PROJECT NAME: 14' x 40' SURFSIDE	CUSTOMER: MILMAN	ORDER ID: 51366	DATE: 10 10 2019 V1.01 PAGE: 12 OF 12

A149/19

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Letter of Support – 171 Farrell Road, Maple

A149/19

PRIVATE & CONFIDENTIAL

Lenore Providence
Assistant Secretary Treasurer to Committee of Adjustment
City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1
Tel: 905-832-8585, ext. 8394
Lenore.providence@vaughan.ca

Dear Ms. Providence,

My name is Alex Kernitzman, and I reside at 171 Farrell Road Maple ON L6A 4W6.

I am aware of the Minor Variance Application A149 19 at 35 Perrigo Court Maple ON L6A 4W8 for 2.16M rear yard setback and I have no issue with it.

Thanks in advance,

[redacted]

Alex Kernitzman

[redacted]

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

COMMENTS:

☐	We have reviewed the proposed Variance Application and have no comments or objections to its approval.
X	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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: (A149-19) MVAR.19.V.0468 - 35 Perrigo Court

From: Skouros, Julia <Julia.Skouros@york.ca>

Sent: November-22-19 1:20 PM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: Vigneault, Christine <Christine.Vigneault@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>
Subject: (A149-19) MVAR.19.V.0468 - 35 Perrigo Court

Hi Pravina,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has **no comment.**

Should you have any questions or concerns, please contact me using the information provided below.

Best,

Julia Elena Skouros | Assistant Planner, Community Planning, Corporate Services
---
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 74886 | Julia.Skouros@york.ca | york.ca

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