

**File:** A052/20

**Applicant:** Josephine Raia

**Address:** 456 Westridge Dr Kleinburg

**Agent:** Andrii Golovnia

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Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/> (Adjournment)	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

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Background History: N/A

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Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, August 20, 2020



## Minor Variance Application

Agenda Item: 10

A052/20

Ward: 1

**Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday , August 20, 2020 at 6:00 p.m.

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

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

**Applicant:** Josephine Raia

**Agent:** Andrii Golovnia

**Property:** 456 Westridge Dr Kleinburg

**Zoning:** The subject lands are zoned R1, Residential and subject to the provisions of Exception 9(563) under By-law 1-88 as amended.

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

**Related Files:** None

**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana 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 9.0 metres is required to the accessory structure (cabana).	1. To permit a minimum rear yard setback of 1.2 metres to the proposed accessory structure (cabana).
2. A minimum interior side yard setback of 1.5 metres is required to the accessory structure (cabana).	2. To permit a minimum interior side yard setback of 1.2 metres to the proposed accessory structure (cabana).
3. The nearest part of the roof shall not be more than 3.0 metres above finished grade.	3. To permit a maximum 3.3 metres to the nearest part of the roof of the accessory structure above the finished grade.

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

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

**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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

### Committee of Adjustment:

Public notice was mailed on August 5, 2020

Applicant confirmed posting of signage on August 5, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	1995 (Purchased 2015)
Cabana	TBC
Pool	2019
Framed Shed	To be demolished

Applicant has advised that they cannot comply with By-law for the following reason(s):  
Because we would like to have the cabana near to the swimming pool.

**Adjournment Request:** The applicant was provided an opportunity to adjourn the application prior to the issuance of public notice to permit time to address Planning Department comments.

### 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 10m<sup>2</sup>

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

Please note the Stove indicated on the drawings shall be removed, as it would thus constituted a dwelling unit and only one dwelling unit is permitted on this lot. The accessory structure shall not be used for human habitation.

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:

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

The Owner is requesting permission to construct a cabana in the rear yard of the subject property with the above-noted variances.

Development Planning Department staff have requested that the proposed cabana be pushed further away from the rear lot line to retain adequate screening in an effort to preserve the interface with Islington Avenue and to potentially save trees by improving the cabana's interior side yard setback. These comments were provided to the Agent on July 24th, 2020, including a request for a Tree Inventory, Preservation and Replanting Plan.

A Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated August 5, 2020, was received beyond the initial commenting deadline. Development Planning staff acknowledge that existing trees were removed without obtaining permits from Vaughan Forestry and that site preparation has commenced based on the photographs provided in the Tree Inventory and Preservation Plan. The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the Tree Inventory and Preservation Plan and require further revisions, including the provision of a replanting plan as tree planting to compensate for the canopy loss is expected within the subject property and in particular, along the rear lot line abutting Islington Avenue.

As such, the Development Planning Department recommends that the application be **adjourned** until such a time that revisions are made to the proposed cabana location and that the Tree Inventory, Tree Preservation and Replanting Plans are approved to the satisfaction of the Urban Design and Cultural Heritage Division.

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

That the Tree Inventory, Tree Preservation and Replanting Plans be approved to the satisfaction of the Urban Design and Cultural Heritage Division of the Development Planning Department.

**Development Engineering:**

The Development Engineering (DE) Department does not object to minor variance application A052/20 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property (Structure > 40m<sup>2</sup>). Please visit or contact the Development Engineering Department through email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca) or visit [https://www.vaughan.ca/services/residential/dev\\_eng/permits/Pages/default.aspx](https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx) to learn how to apply for lot grading approval.

**Parks, Forestry and Horticulture Operations:**

A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm at base) on the subject property and trees located within 6 meters of the subject property, as per By-Law 052-2018;

Municipal By-law 052-2018 directs that municipal and private trees shall be protected during all phases of construction. MLA-107B Light Duty Tree Hoarding Protection Detail (Snow Fence) shall be used for trees within the road allowance and MLA-107A Heavy Duty Tree Protection Detail (Plywood) for all other trees.

Recommended condition of approval:

Applicant shall obtain a Private Property Tree Removal & Protection Permit from Vaughan Forestry, to ensure all trees on public lands and trees over 20cm DBH on private property and within 6 meters of property line are adequately protected during construction.

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns.

**Financial Planning and Development Finance:**

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches****Schedule B – Public Correspondence**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

**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 **adjourn** this application the following condition(s) is required:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application A052/20, if required.

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 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading approval prior to any work being undertaken on the property (Structure > 40m2). Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading approval.
2	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:Brandon.bell@vaughan.ca">Brandon.bell@vaughan.ca</a>	That the Tree Inventory, Tree Preservation and Replanting Plans be approved to the satisfaction of the Urban Design and Cultural Heritage Division of the Development Planning Department.
3	Parks, Forestry & Horticulture Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Applicant shall obtain a Private Property Tree Removal & Protection Permit from Vaughan Forestry, to ensure all trees on public lands and trees over 20cm DBH on private property and within 6 meters of property line are adequately protected during construction.

**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.

**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.

**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

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

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](http://www.vaughan.ca)

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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**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 8002  
E [CofA@vaughan.ca](mailto: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.

**Location Map**  
**Plans & Sketches**

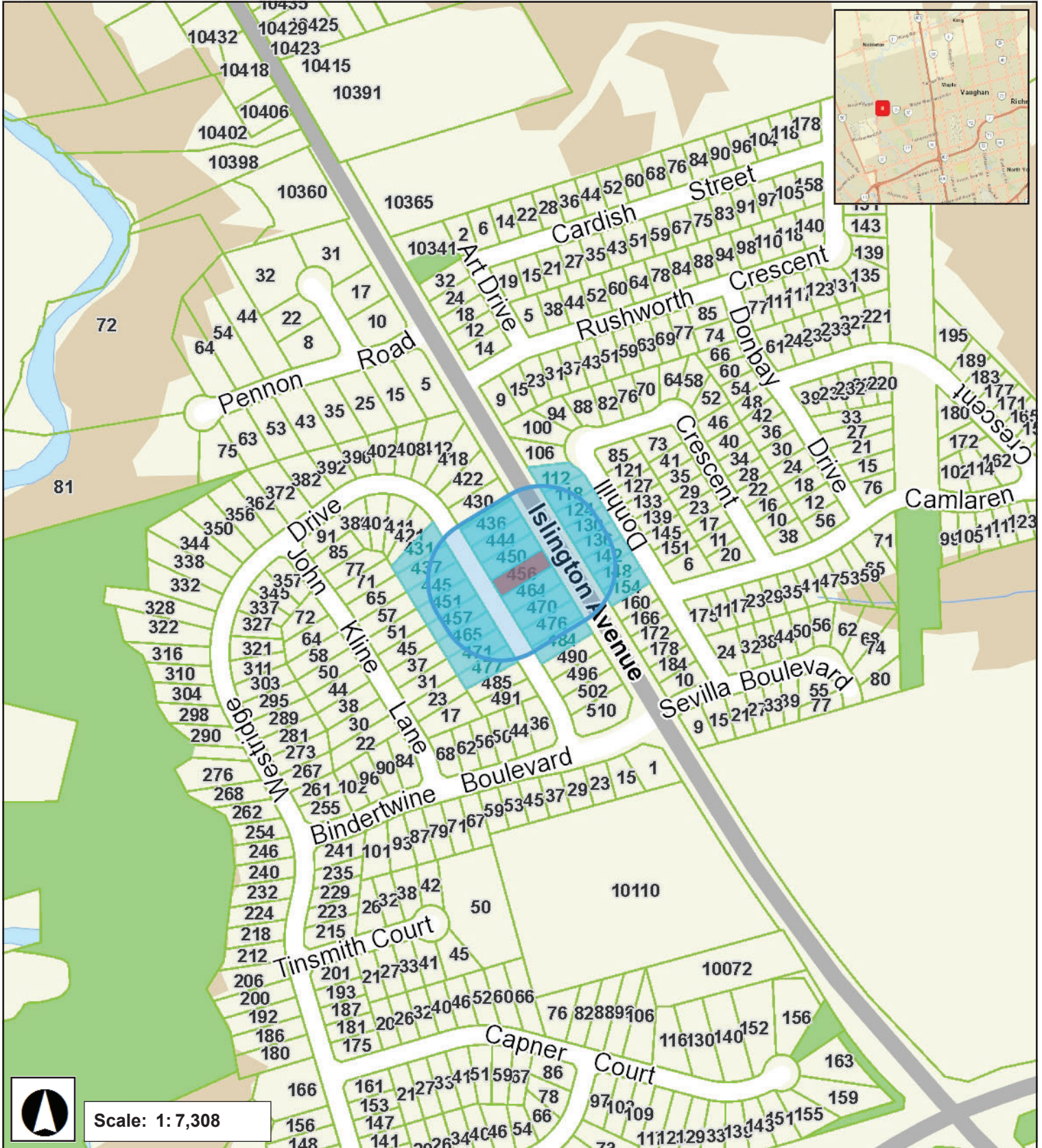




# LOCATION MAP - A052/20

456 WESTRIDGE DRIVE, KLEINBURG

## Nashville Road



## Major Mackenzie Drive

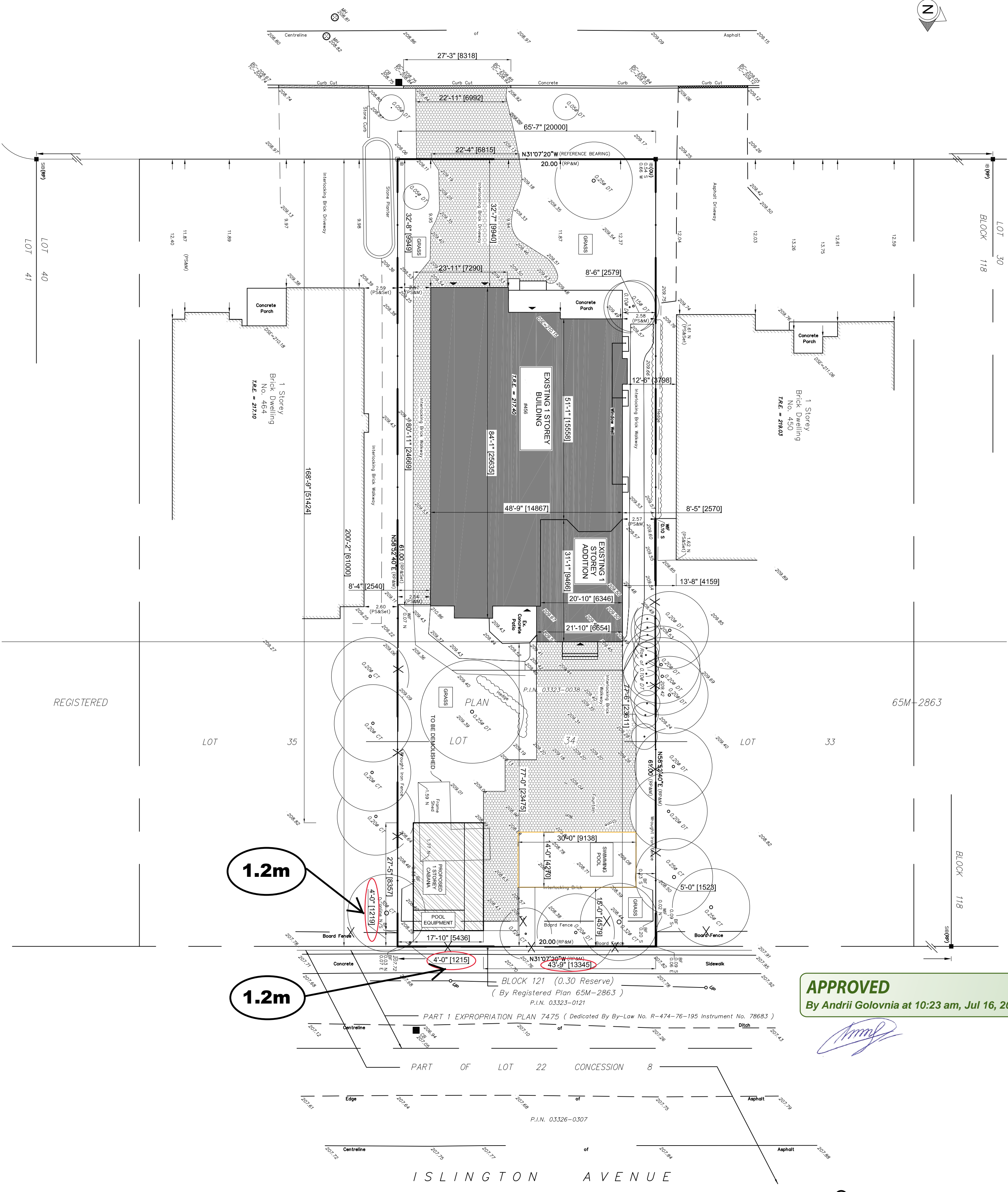
July 29, 2020 4:16 PM



**A052/20**

WESTRIDGE DRIVE  
( By Plan 65M-2863 )

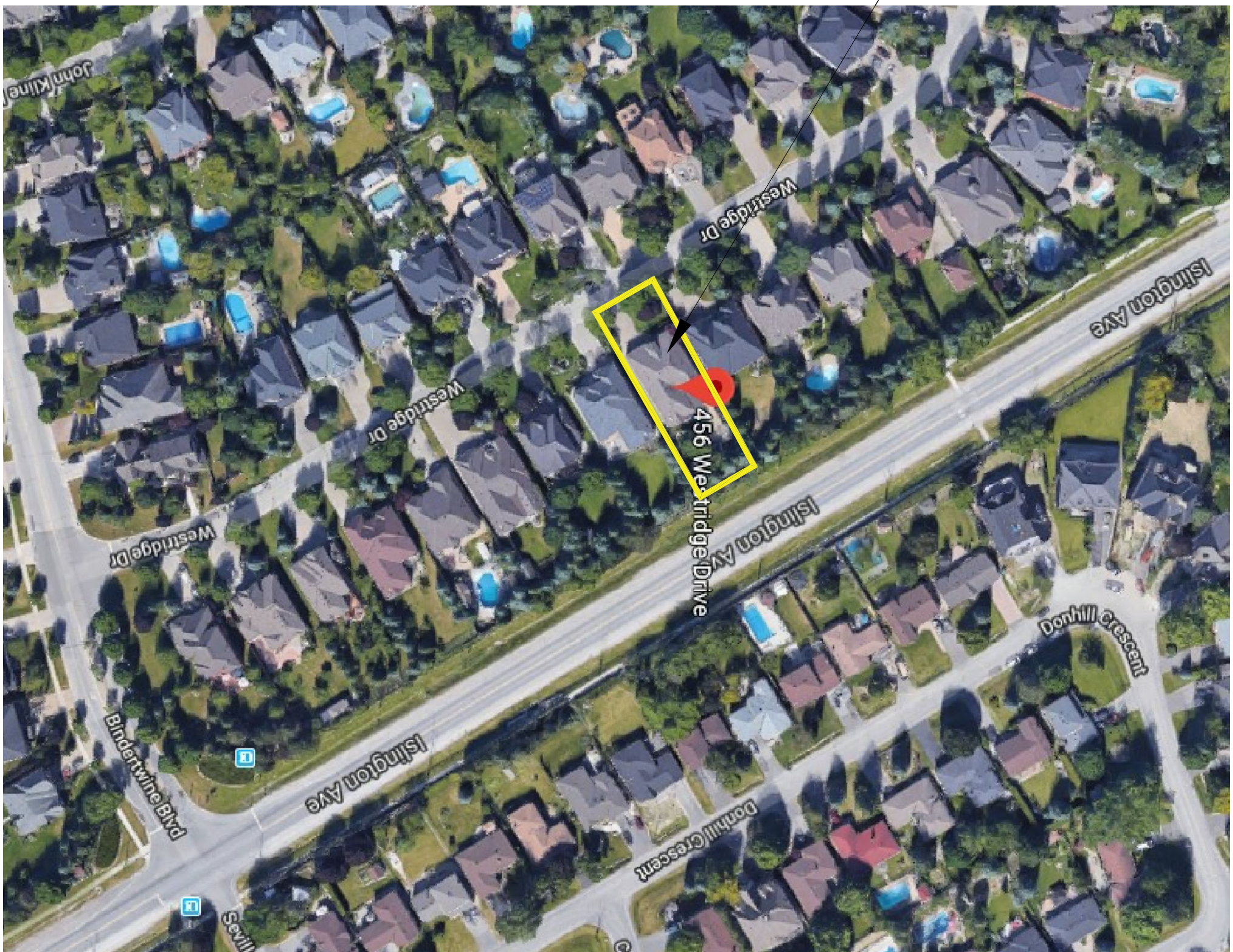
P.I.N. 03323-0130



**APPROVED**  
By Andrii Golovnia at 10:23 am, Jul 16, 2020

*Andrii Golovnia*

Location  
Of The Site



Key Plan

Site Plan

LIST OF DRAWINGS	
NO	NAME
A-1.0	SITE PLAN/KEY PLAN/SITE STATISTICS
A-2.0	EXISTING ELEVATIONS
A-3.0	BASEMENT FLOOR PLAN (EXISTING)
A-4.0	1ST FLOOR PLAN (EXISTING)
A-4.0	ROOF PLAN (EXISTING)
A-4.0	SECTION 1-1 (EXISTING)
A-4.0	SECTION 2-2 (EXISTING)
A-4.0	PROPOSED ELEVATIONS
A-7.0	1ST FLOOR PLAN (PROPOSED)
A-7.0	ROOF PLAN (PROPOSED)
A-8.0	SECTION 1-1 (PROPOSED)
A-8.0	SECTION 2-2 (PROPOSED)
A-9.0	DETAILS
A-9.1	SCHEDULES & NOTES

LEGEND FOR SITE PLAN	
SYMBOL	DESCRIPTION
	GRASS
	ASPHALT
	INTERLOCK
	EXISTING BUILDING

SITE STATISTICS	
EXISTING	PROPOSED
LOT AREA 13151.97 sq. ft. (1220.00 m <sup>2</sup> )	4268.31 sq. ft. (394.84 m <sup>2</sup> )
BUILDING AREA 239.20 sq. ft. (22.22 m <sup>2</sup> )	4887.84 sq. ft. (453.43 m <sup>2</sup> )
CABANA AREA 32.02%	38.07%
GROUND FLOOR 239.20 sq. ft. (22.22 m <sup>2</sup> )	4887.84 sq. ft. (453.43 m <sup>2</sup> )
SECOND FLOOR -	-
BUILDING HEIGHT 3.3 m)	3.3 m)
SETBACKS	
FRONT	51.42m
REAR	1.2m
SOUTH SIDE	1.2m
NORTH SIDE	13.34m
LOT FRONTAGE	657' (200.0 m)
LANDSCAPING	
FRONT YARD AREA	N/A
HARD SURFACE AREAS	N/A
SOFT SURFACE AREAS	N/A
REAR YARD AREA	N/A
HARD SURFACE AREAS	5289.03 sq. ft. (491.38 m <sup>2</sup> )
SOFT SURFACE AREAS	2474.8 sq. ft. (229.89 m <sup>2</sup> )
TOTAL SURFACE AREAS	2814.43 sq. ft. (261.47 m <sup>2</sup> )
	53.22%

**GENERAL NOTES:**

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- CONCRETE SHALL BE PERFORMED OUT ACCORDING TO THE CONCRETE MANUAL.
- COOR. 2019 AND 2018.
- ALL EXISTING SERVICES AND UTILITIES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICES.
- ALL UTILITIES AND SERVICES SHALL BE PROTECTED BY THE CONTRACTOR.
- FIELD THE DRAWING IN CONJUNCTION WITH OTHER DRAWINGS, SPECIFICATIONS AND PERMITS.
- THESE DRAWINGS MUST NOT BE REPRODUCED OR COPIED FOR ANY OTHER PROJECTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

**REVISIONS AND ISSUES:**

NO.	DESCRIPTION
1	ISSUED FOR BUILDING PERMIT

DATE: 2019-07-15

DESIGNER: J.T.

DRAWN BY: J.T.

CHECKED BY: N.L.

SCALE: 1/200

DATE: 03/16/2020

PROJECT NO.: 2019-07-20

**A-1.0**

**PROFESSIONAL SEAL:**

ANDRII GOLOVNIYA, MEMBER #12345

REGISTERED PROFESSIONAL ENGINEER

REGISTERED CIVIL ENGINEER IN EXERCISE OF POWER

PROVINCE OF ONTARIO

MEMBER #104282

2075 Lamb Court Building

Suite 204, Toronto, ON

M6E 1K6

Phone: (416) 291-2085

Fax: (416) 291-9151

141 West Beaver Creek Rd.

Unit 10, Richmond Hill, ON L4B 1N2

2075 Lamb Court Building

Suite 204, Toronto, ON

M6E 1K6

Phone: (416) 291-2085

Fax: (416) 291-9151

141 West Beaver Creek Rd.

Unit 10, Richmond Hill, ON L4B 1N2

**PROJECT NAME:**

REAR YARD CABANA

**PROJECT ADDRESS:**

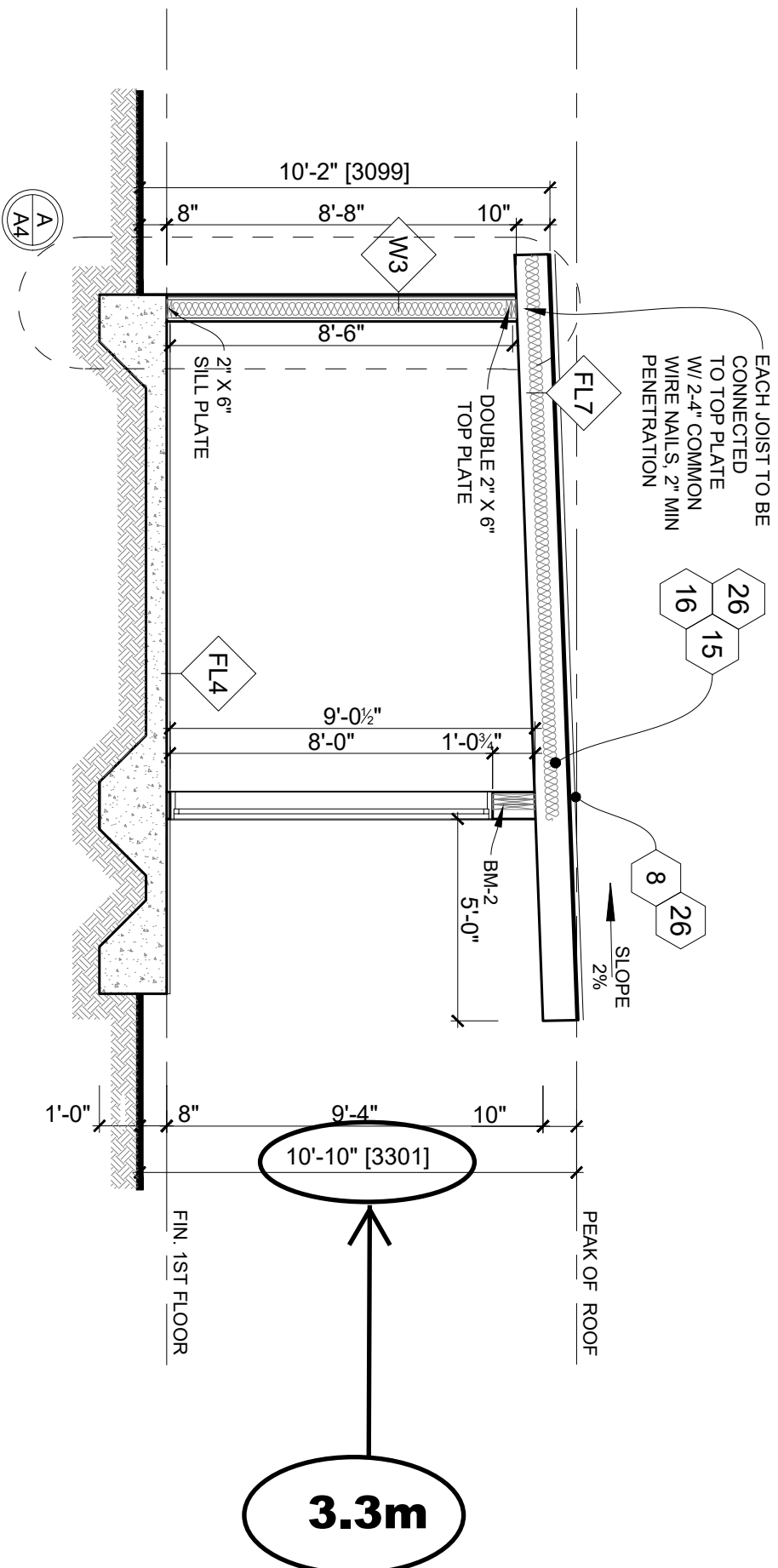
456 WESTRIDGE DR.,  
KLEINBURG, ON L4H 3M5

**SHEET TITLE:**

SITE PLAN/KEY PLAN/SITE STATISTICS



**A052/20**



**Section 1-1**

**GENERAL NOTES:**

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK
- DO NOT SCALE DRAWINGS
- ALL WORK IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BYLAW
- ALL EXISTING SURFACES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION
- THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF ALL NECESSARY INSPECTIONS AND FOLLOW INSPECTION SCHEDULES
- ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR
- READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS, ARCHITECT STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
- THESE DRAWINGS MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR ANY OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

**REVISIONS AND ISSUES:**

NO.	DESCRIPTION	DATE

**IN TECH HOUSE DESIGN CORP**

2275 Lake Shore Blvd West  
 Suite 224, Toronto, ON  
 M8V 3Y3  
 Email: info@ihtd.ca  
 Web: ihtd.ca  
 Phone: (416) 885-5855  
 Toll free: (888) 581-1611

**PROFESSIONAL SEAL:**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. REQUIRED LICENSE DESIGN IS EXEMPT UNDER DIVISION C.3.2.1 OF THE 2012 O.B.C.

ANDRIL GOLOVYIA BCIN 47354  
 REGISTRATION INFORMATION  
 REQUIRED LICENSE DESIGN IS EXEMPT UNDER DIVISION C.3.2.1 OF THE 2012 O.B.C.  
 FIRM NAME: IN TECH HOUSE DESIGN CORP  
 BCIN: 104226

**PROJECT NAME & ADDRESS:**  
 Rear Yard Cabana  
 456 Westridge Dr,  
 Kleinburg, ON L4H 3N5

**DATE:** 03/16/2020

**DRAWN BY:** J.T.      **CHECKED BY:** N.L.

**SCALE:** 1/4" = 1'-0"      **FILE NO.** 2019-270

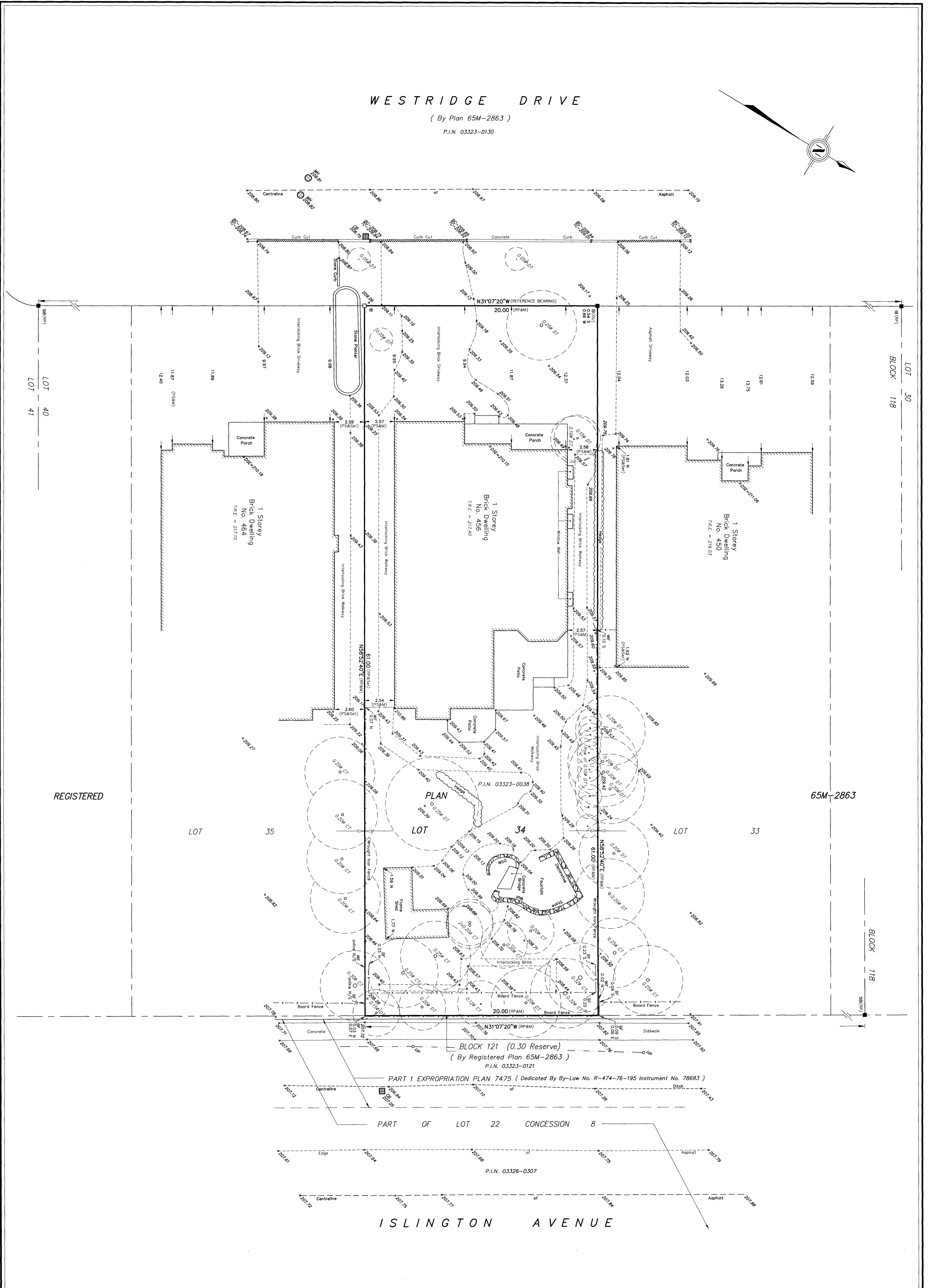
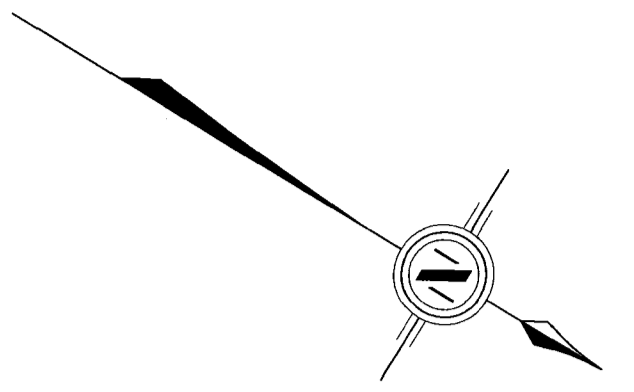
**SHEET TITLE:** Section 1-1

**DRAWING NO.:** A-5

# WESTRIDGE DRIVE

( By Plan 65M-2863 )

P.I.N. 03323-0130



65M-2863

REGISTERED

SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN 34  
**REGISTERED PLAN 65M-2863**  
**CITY OF VAUGHAN**  
 Regional Municipality of York  
 SCALE 1 : 150  
**AVANTI SURVEYING INC.**  
 © Copyright 2019

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

**BEARING NOTE**  
 BEARINGS ARE ASTRAUCAL AND ARE REFERRED TO THE EASTING BENCHMARK NO. 49-70 HAWKING A N31°07'20"W ACCORDING TO REGISTERED PLAN 65M-2863

**ELEVATION NOTE**  
 ELEVATIONS ARE GIVEN AND ARE REFERRED TO THE CITY OF VAUGHAN BENCHMARK NO. 49-70 HAWKING A PUBLISHED ELEVATION OF 174.48 METRES.

**LEGEND**

□	DENOTES SURVEY MONUMENT SET
RP	NORTH-SOUTH
N.S.E.W.	NORTH-SOUTHEAST
MS	MEASURED
MB	MEASURED FROM BAR
IB	IRON BAR
WT	WITNESS
PLN.	PROPERTY IDENTIFIER NUMBER
UP	UPPER SURFACE & UTILITY POLE
TC	TOP OF CURB
BC	BOTTOM OF CURB
OT	TOP OF CURB
OB	ODDINGS
OT	ODDINGS TREE
DF	DAMPER
BF	BOARD FENCE
WF	WROUGHT IRON FENCE
MS	MANHOLE
HS	HARDWARE
DSW	DECORATIVE STONE WALL
TR	TOP OF ROOF ELEVATION
PS	PLAN BY P. SALAM COMPANY LTD., O.L.S. DATED SEPTEMBER 13, 1995

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**20899008**

THIS PLAN IS NOT VALID UNLESS ORIGINAL COPY ISSUED BY THE SURVEYOR REGISTRATION 1025 Section 29(3)

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM;  
 2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF MAY, 2019.

GREG BERESNEWICZ  
 ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR JOSE RALA

**PART 2 - SURVEY REPORT**

1) PLEASE NOTE LOCATION OF TREES AND OVERHEAD LINES WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM;  
 2) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**Avanti**  
 SURVEYING INC.  
 310 North Queens St., Unit 102, Toronto, ON M5G-2S4  
 Tel: (416) 231-1174 Fax: (416) 502-3360  
 E-Mail: info@ontariosurveying.com

DRAWING: [redacted] PROJECT 19-150

- GENERAL NOTES:**
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK
  - DO NOT SCALE DRAWINGS
  - ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
  - ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION
  - THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF ALL NECESSARY INSPECTIONS AND FOLLOW INSPECTION SCHEDULES
  - ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR
  - READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS: ARCHITECT STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
  - THESE DRAWINGS MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR ANY OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

**REVISIONS AND ISSUES:**

NO.	DESCRIPTION

**IN TECH HOUSE DESIGN CORP**



2275 Lake Shore Blvd West  
 Suite 224, Toronto, ON  
 M8V 3Y3  
 Email: info@ihtd.ca  
 Web: ihtd.ca  
 Phone: (647) 885-5855  
 Toll free: (888) 581-1611

**PROFESSIONAL SEAL:**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. THE ONTARIO BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C.3.2.4.1 OF THE 2012 O.B.C.

ANDRIL GOLODYIA BORN 4/25/84  
 REGISTRATION INFORMATION  
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C.3.2.4.1 OF THE 2012 O.B.C.  
 FIRM NAME: IN TECH HOUSE DESIGN CORP  
 BIRTH: 10/22/88

**PROJECT NAME & ADDRESS:**  
 Rear Yard Cabana  
 456 Westridge Dr,  
 Kleinburg, ON L4H 3N5

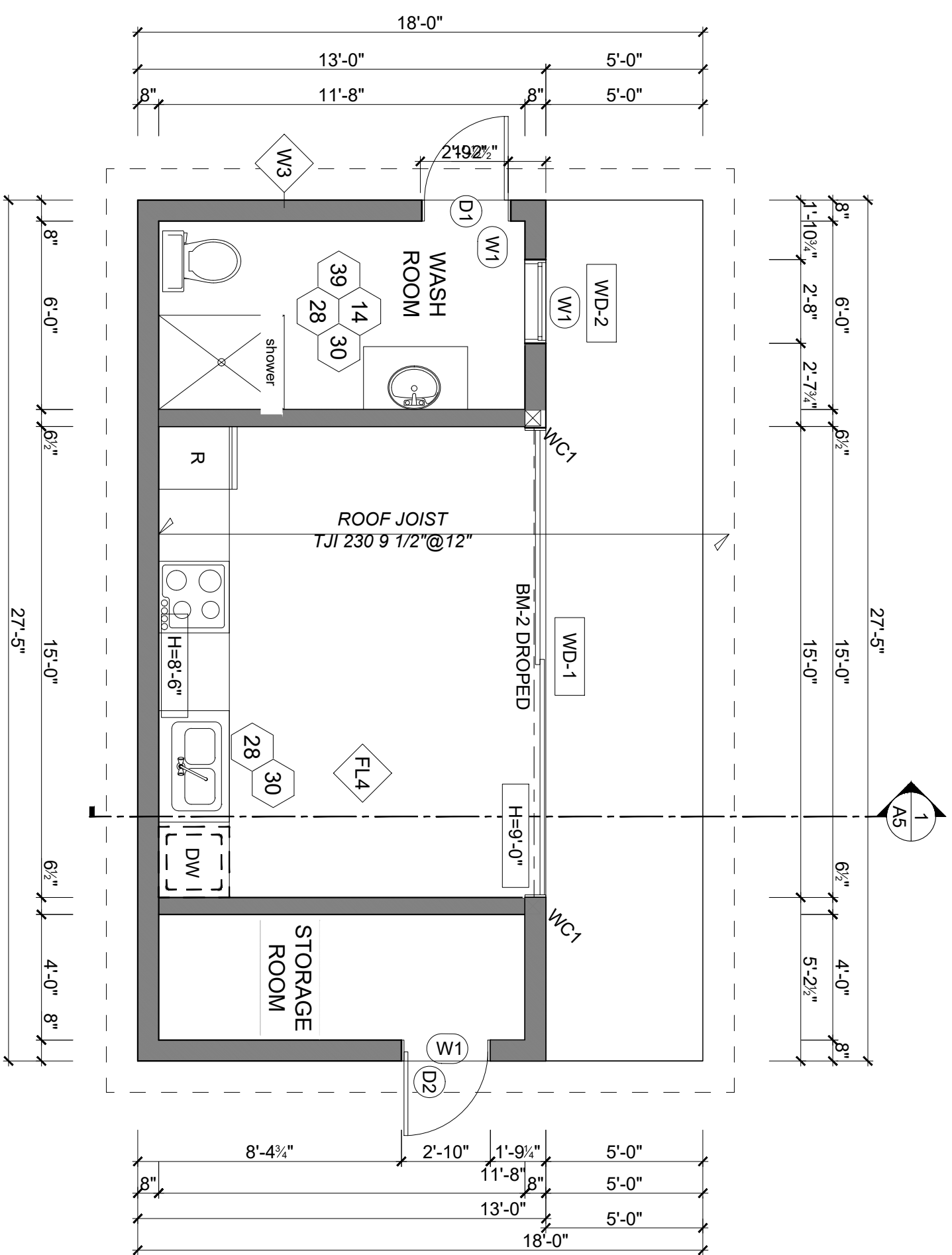
**DATE:** 03/16/2020

**DRAWN BY:** J.T.      **CHECKED BY:** N.L.

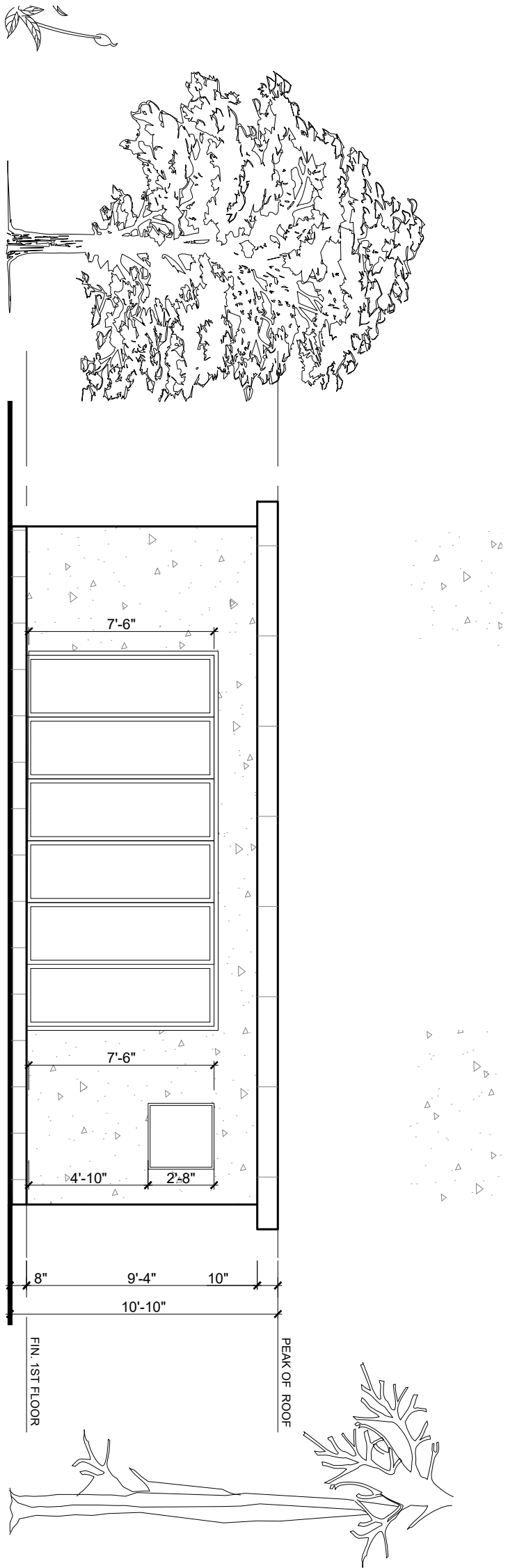
**SCALE:** 1/4" = 1'-0"      **FILE NO.** 2019-270

**SHEET TITLE:** Floor layout

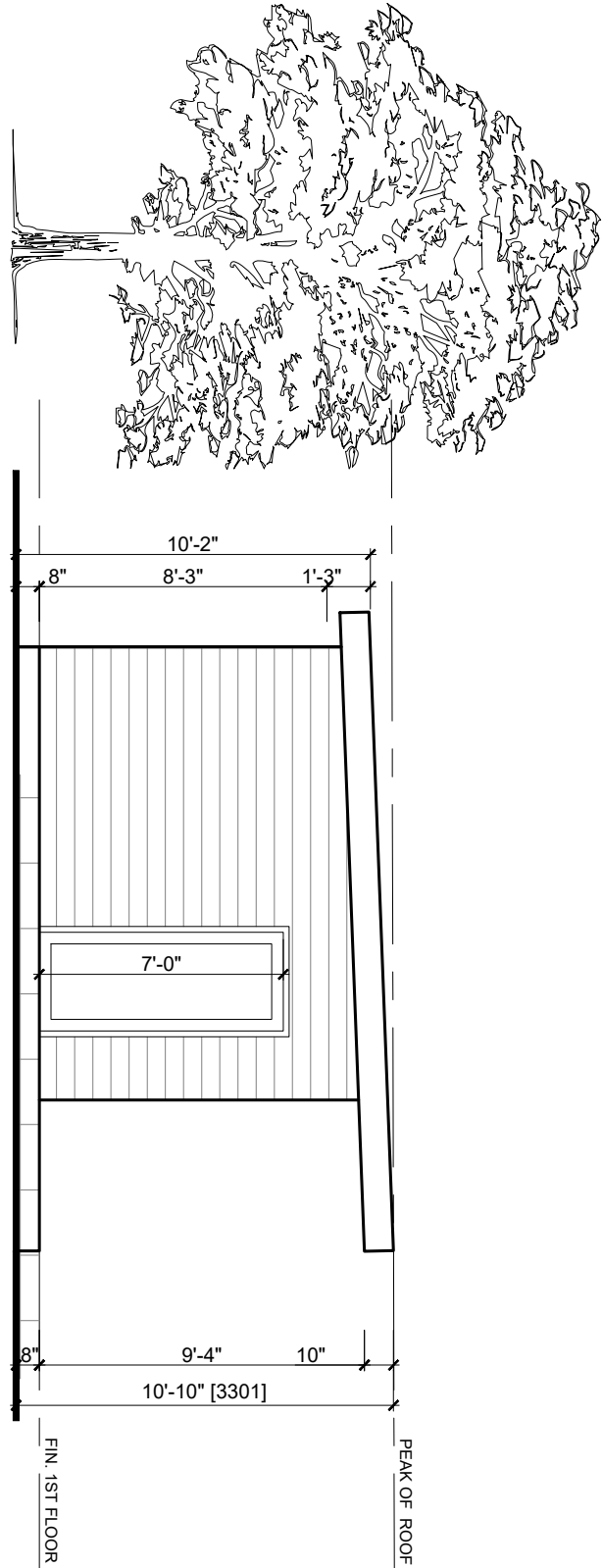
**DRAWING NO.** A-2



**Floor Plan**



West Front  
Elevation



North Side  
Elevation

- GENERAL NOTES:**
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  - ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
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  - ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR
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  - THESE DRAWINGS MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR ANY OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

**REVISIONS AND ISSUES:**

NO.	DATE	DESCRIPTION

2275 Lake Shore Blvd West  
Suite 224, Toronto, ON  
M8V 3Y3  
Email: info@ihtd.ca  
Web: ihtd.ca  
Phone: (647) 885-5855  
Toll free: (888) 581-1611

**iTECH HOUSE DESIGN CORP**

**PROFESSIONAL SEAL:**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
REQUIRED LICENSE DESIGN IS EXEMPT UNDER DIVISION C.3.2.1 OF THE 2012 O.B.C.

ANDRII GOLOVYIA BORN 4/25/84  
REGISTRATION INFORMATION  
REQUIRED LICENSE DESIGN IS EXEMPT UNDER DIVISION C.3.2.1 OF THE 2012 O.B.C.  
FIRM NAME: iTECH HOUSE DESIGN CORP  
BIRTH: 10/22/88

**PROJECT NAME & ADDRESS:**  
Rear Yard Cabana  
456 Westridge Dr,  
Kleinburg, ON L4H 3N5

**DATE:** 03/16/2020

**DRAWN BY:** J.T.      **CHECKED BY:** N.L.

**SCALE:** 3/16" = 1'-0"      **FILE NO.** 2019-270

**SHEET TITLE:** Elevations

**DRAWING NO.** A-3



- GENERAL NOTES:**
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK
  - DO NOT SCALE DRAWINGS
  - ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
  - ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION
  - THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF ALL NECESSARY INSPECTIONS AND FOLLOW INSPECTION SCHEDULES
  - ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR
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  - THESE DRAWINGS MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR ANY OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

**REVISIONS AND ISSUES:**

DATE	NO.	DESCRIPTION

2275 Lake Shore Blvd West  
 Suite 224, Toronto, ON  
 M8V 3Y3  
 Email: info@ihtd.ca  
 Web: ihtd.ca  
 Phone: (477) 885-5565  
 Toll free: (889) 5614161



**IN TECH HOUSE DESIGN CORP**

**PROFESSIONAL SEAL:**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTERED UNDER THE PROFESSIONAL DESIGNERS ACT, 1991  
 DIVISION C-3.2.1 OF THE 2012 O.B.C.  
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.1 OF THE 2012 O.B.C.

ANDRILL GOUDRY VIA BCIN 47354  
 REGISTRATION INFORMATION  
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.1 OF THE 2012 O.B.C.  
 FIRM NAME: IN TECH HOUSE DESIGN CORP  
 BCIN: 104226

**PROJECT NAME & ADDRESS:**  
 Rear Yard Cabana  
 456 Westridge Dr,  
 Kleinburg, ON L4H 3N5

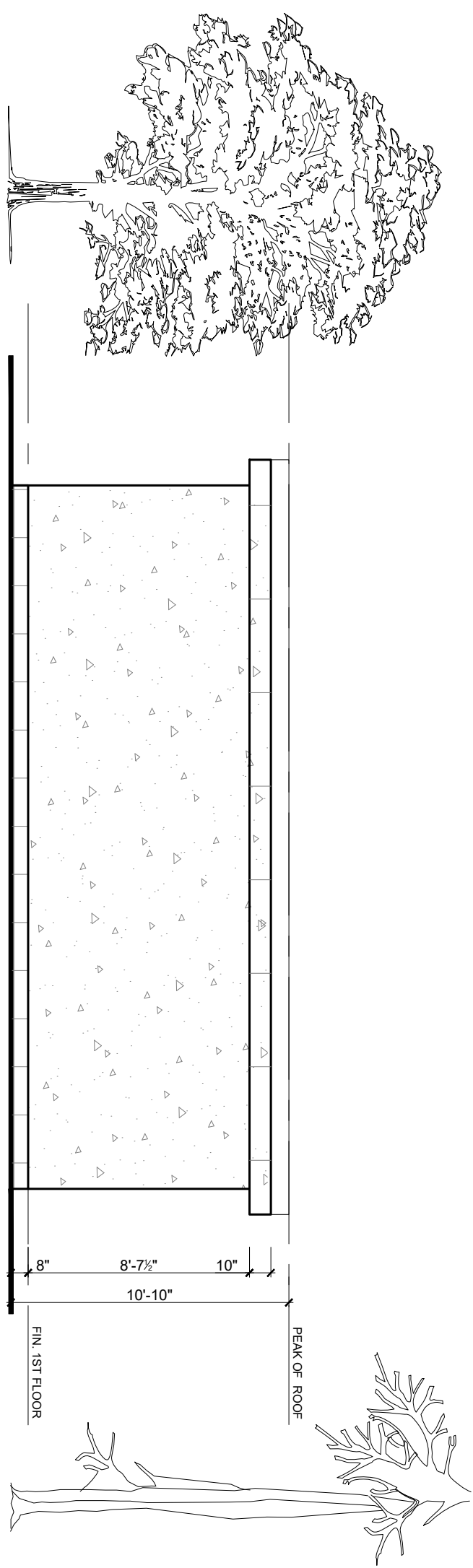
**DATE:** 03/16/2020

**DRAWN BY:** J.T.      **CHECKED BY:** N.L.

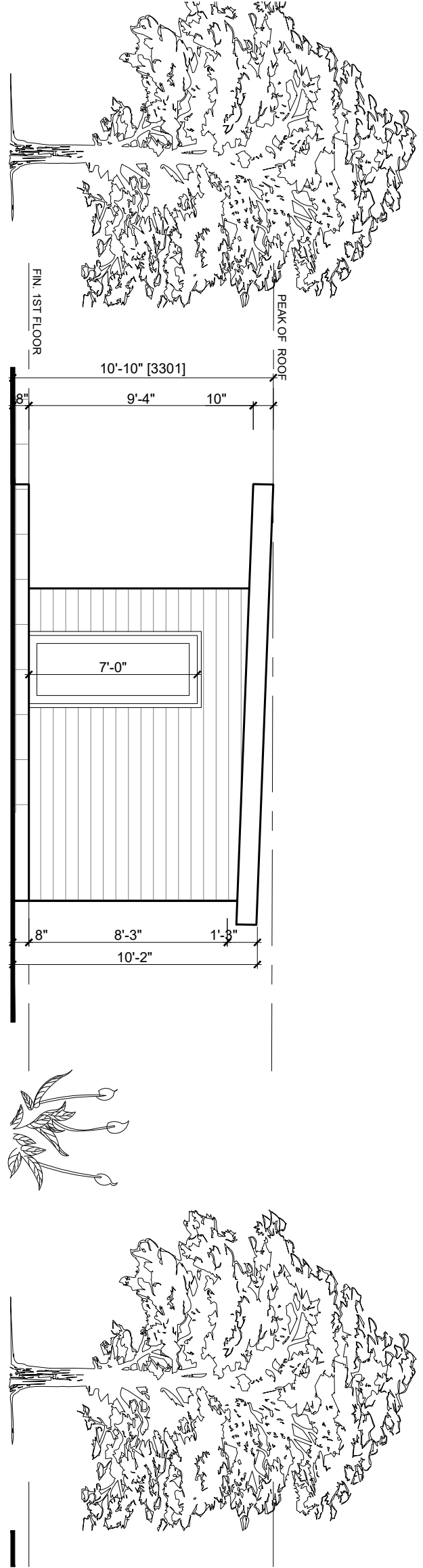
**SCALE:** 3/16" = 1'-0"      **FILE NO.** 2019-270

**SHEET TITLE:** Elevations

**DRAWING NO.** A-4



**East Rear  
 Elevation**



**South Side  
 Elevation**

## **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.

**None**



## **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.-

**Alectra (Formerly PowerStream) – No concerns or objections**

**Region of York – No concerns or objections**

**MTO – Located outside of MTO permit control area**



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

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

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

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

**Attwala, Pravina**

---

**Subject:** FW: A052/20 - 456 Westridge Drive - Request for Comments (City of Vaughan)

---

**From:** Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

**Sent:** July-17-20 9:24 AM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>

**Cc:** Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>; Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A052/20 - 456 Westridge Drive - Request for Comments (City of Vaughan)

Good Morning Pravina,

MTO has reviewed the subject land(s) located at 456 Westridge Dr. in the City of Vaughan. The subject lands are outside the MTO permit control area and therefore do not require a permit from this office.

Best Regards,

**Alexander Hajjar**

*Transportation Technician*

*Highway Corridor Management Section*

*Ministry of Transportation, MTO*

*416.235.4504*

## Attwala, Pravina

---

**Subject:** FW: A052/20 - 456 Westridge Drive - Request for Comments (City of Vaughan)

---

**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

**Sent:** July-17-20 3:17 PM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Subject:** [External] RE: A052/20 - 456 Westridge Drive - Request for Comments (City of Vaughan)

Good afternoon Pravina,

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 | Community Planning and Development Services | Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

1-877 464 9675 ext 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)