



File: A132/20

Applicant: Agostino Cera

Address: 76 Capner Court, Kleinburg

Agent: David Lang

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

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, February 25, 2021

***Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).**



**Minor Variance
Application**

Agenda Item: 03

A132/20

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, February 25, 2021 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

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

To make an electronic deputation at the meeting please contact the Committee of Adjustment at 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: Agostino Cera

Agent: David Lang

Property: **76 Capner Court, Kleinburg**

Zoning: The subject lands are zoned R1 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 addition to the existing 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. Minimum rear yard of 9.0m is required.	1. To permit a minimum rear yard setback of 1.46m for the proposed Cabana.
2. Maximum area of 67.0 square meters is permitted for accessory structures.	2. To permit a maximum area of 98.01 square meters for the accessory structures.
3. Maximum height of 3.0m is permitted to the nearest part of the roof.	3. To permit a maximum height of 3.20m to the nearest part of the roof.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A278/11	Variances approved to permit a cabana: <ol style="list-style-type: none"> 1. To permit a minimum rear yard setback of 1.5 metres to cabana 2. To permit a minimum interior SYS of 0.60 m to Cabana 3. To permit a maximum lot coverage of 32.61% 4. To permit a maximum building height of 3.5m for the cabana 5. To permit a maximum 81.72m² for the cabana. 	Approved

For information on the previous approvals listed above please visit 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: None

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 February 10, 2021

Applicant confirmed posting of signage on January 14, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1990
New extension to Cabana (addition to existing cabana)	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Existing cabana does not comply on setbacks, height and coverage

Adjournment Request: None

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/site plan approval.

The Gross Floor Area on previous COA approval - A278/11 - has not been considered in the current application specifically on proposed washroom portion of cabana. If the intension is to construct the washroom, that area should be included in area calculations.

Building Inspections (Septic):

No comments or concerns.

Development Planning:

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

The Owner is requesting relief to permit an addition to an existing rear accessory structure (cabana) with the above noted variances.

Committee of Adjustment on October 6, 2011 approved Minor Variance File A278/11 for the rear yard cabana. The approval included a rear yard setback of 1.5m, accessory structure height of 3.5m, a maximum lot coverage of 32.61% and a maximum cabana size of 81.72m². The purpose of requesting a further reduction of 0.04m (1.46m) to the rear of the cabana is to recognize the as-built conditions and facilitate the proposed addition.

The additional area for the cabana (16.29 m²) is internal to the lot and remains consistent to other properties in the neighbourhood. Lastly, the cabana is not visible from the street and there is an existing vegetative buffer, screening a large portion of the rear amenity area.

The Development Planning Department 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.

The Development Planning Department recommends approval of the application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A132/20.

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date.

Financial Planning and Development Finance:

No comment, no concerns.

Fire Department:

No comments received to date.

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

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance Application A278/11

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: N/A

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

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting 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

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.

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

Adriana MacPherson

T 905 832 8585 Extension 8360

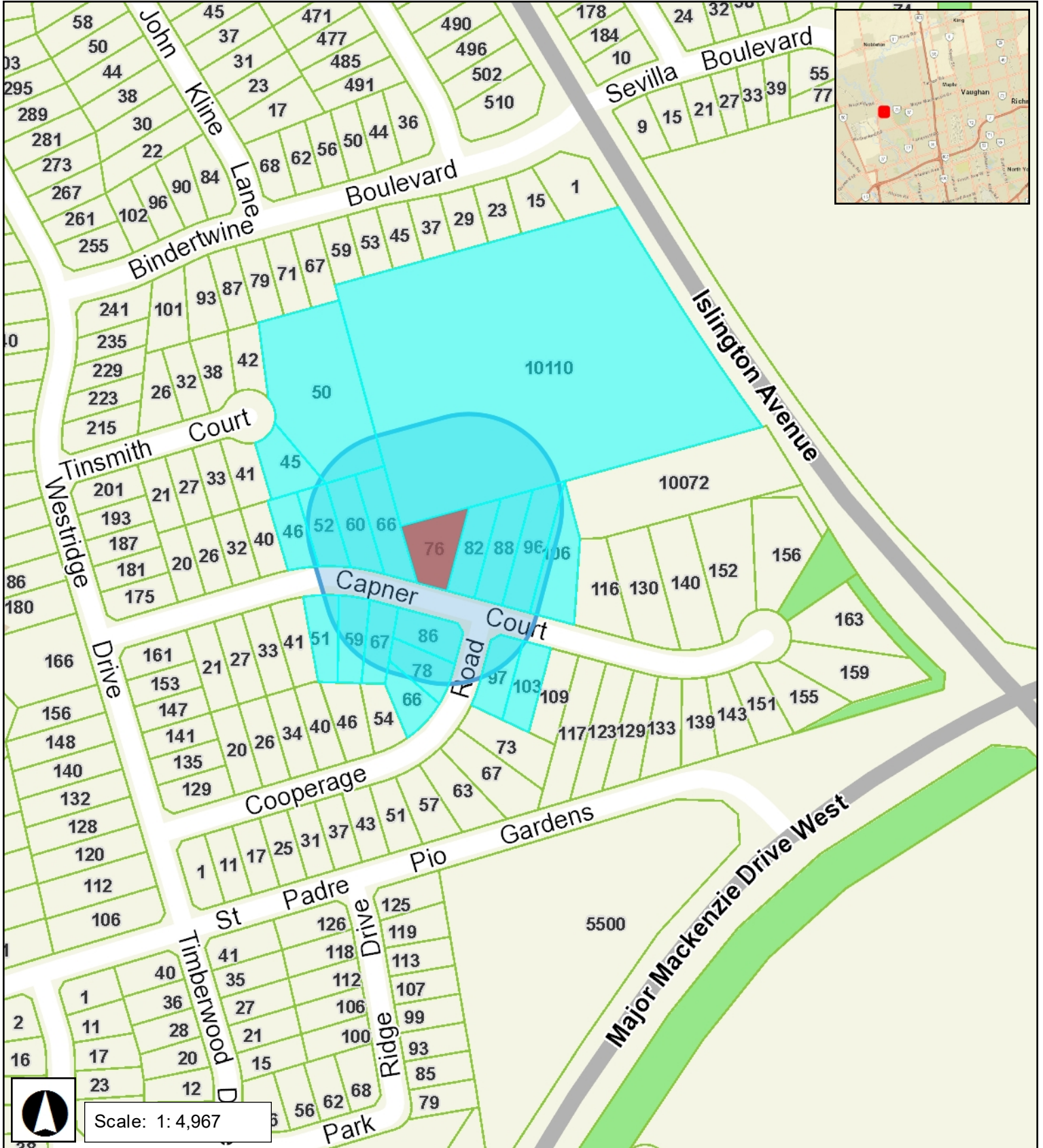
E CofA@vaughan.ca

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.

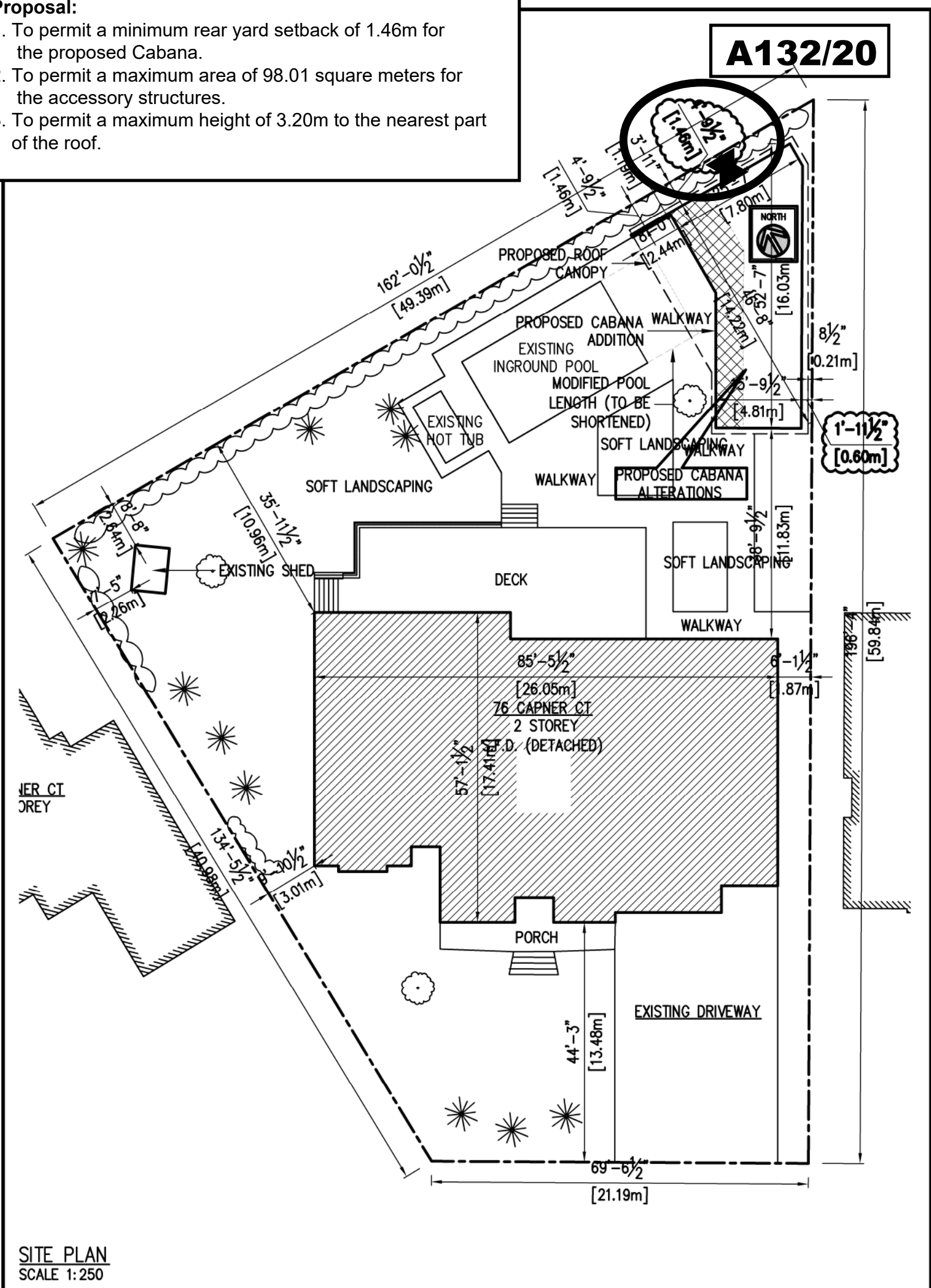
Location Map
Plans & Sketches

76 Capner Court, Kleinburg



Proposal:

1. To permit a minimum rear yard setback of 1.46m for the proposed Cabana.
2. To permit a maximum area of 98.01 square meters for the accessory structures.
3. To permit a maximum height of 3.20m to the nearest part of the roof.



SITE PLAN
SCALE 1:250

SHEET TITLE: SITE PLAN

PROJECT NUMBER: 20-010

ADDRESS: 76 CAPNER COURT – TORONTO, ONTARIO – LOJ 1C0

GENERAL NOTES

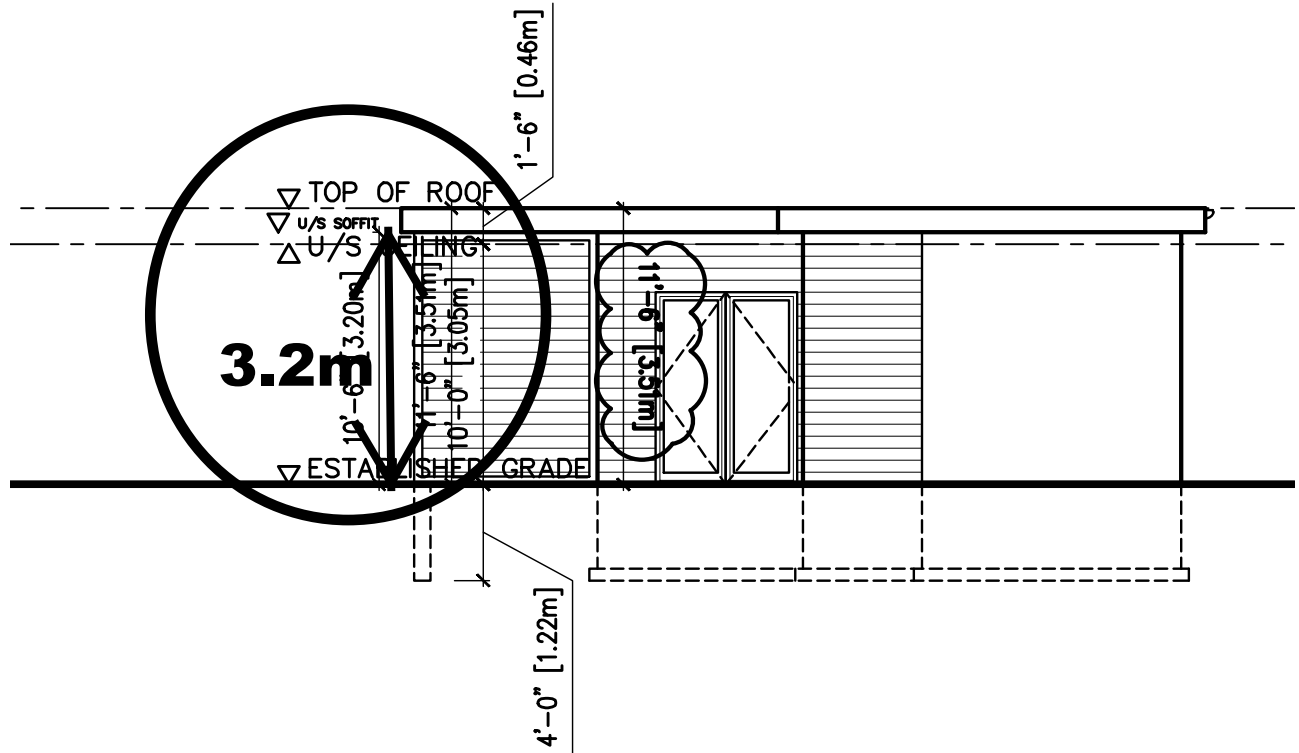
- ALL DIMENSIONS & EXISTING CONDITIONS TO BE VERIFIED ON SITE
- DO NOT SCALE DRAWINGS
- DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES DUE TO FIELD CONDITIONS, CONSTRUCTION TECHNIQUES, OR OTHER DESIGN ALTERATIONS
- SEE ATTACHED NOTES FOR CONSTRUCTION SPECIFICATIONS
- ALL CONSTRUCTION MUST ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS ANY AUTHORITIES HAVING JURISDICTION (MATERIALS TO CONFORM TO O.B.C. STANDARDS AND EQUIVALENTS)

DRAWN BY: DAVID LANG
2100 BLOOR ST W – STE 6272
TORONTO, ONTARIO – M6S 5A5
T: 416-894-1864 F: 416-604-9767
www.plansandpermits.ca – dave@plansandpermits.ca

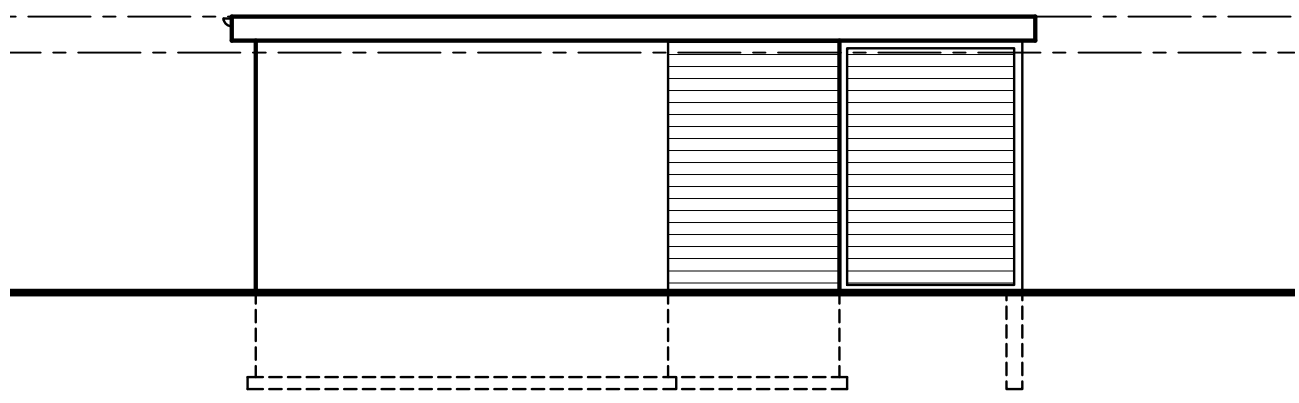
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(UNLESS NOTED OTHERWISE)

DWG No: 2

DATE: December 10, 2020



RIGHT SIDE ELEVATION (SOUTH)
SCALE 1/8":1'-0"



LEFT SIDE ELEVATION (NORTH)
SCALE 1/8":1'-0"

<u>SHEET TITLE:</u>	ELEVATIONS
<u>PROJECT NUMBER:</u> 20-010	
<u>ADDRESS:</u>	76 CAPNER COURT - TORONTO, ONTARIO - LOJ 1C0
<u>GENERAL NOTES</u>	
<ul style="list-style-type: none"> - ALL DIMENSIONS & EXISTING CONDITIONS TO BE VERIFIED ON SITE - DO NOT SCALE DRAWINGS - DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES DUE TO FIELD CONDITIONS, CONSTRUCTION TECHNIQUES, OR OTHER DESIGN ALTERATIONS - SEE ATTACHED NOTES FOR CONSTRUCTION SPECIFICATIONS - ALL CONSTRUCTION MUST ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS ANY AUTHORITIES HAVING JURISDICTION (MATERIALS TO CONFORM TO O.B.C. STANDARDS AND EQUIVALENTS) 	

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<u>DATE:</u>	
December 10, 2020	

76 CAPNER CRT
VAUGHAN, ONTARIO
LOJ 1C0

ZONING CALCULATIONS

LOT AREA	17706 SF	1644.94 m ²
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COVERAGE	EXISTING		ADDITION		PROPOSED	
HOUSE	4254 SF	395.21 m ²	0 SF	0.00 m ²	4254 SF	395.21 m ²
CABANA	591 SF	54.91 m ²	464 SF	43.11 m ²	1055 SF	98.01 m ²
POOL SHED	52 SF	4.83 m ²	0 SF	0.00 m ²	52 SF	4.83
TOTAL	4897 SF	454.95 m ²	464 SF	43.11 m ²	5361 SF	498.05 m ²

REAR LANDSCAPING	PROPOSED	
REAR YARD AREA	7771 SF	721.95 m ²
CABANA	1055 SF	98.01 m ²
POOL SHED	52 SF	4.83 m ²
POOL / HOT TUB	647 SF	60.11 m ²
WALKWAY	1052 SF	97.73 m ²
DECK	1069 SF	99.31 m ²
SOFT LANDSCAPING	4796 SF	445.56 m ²

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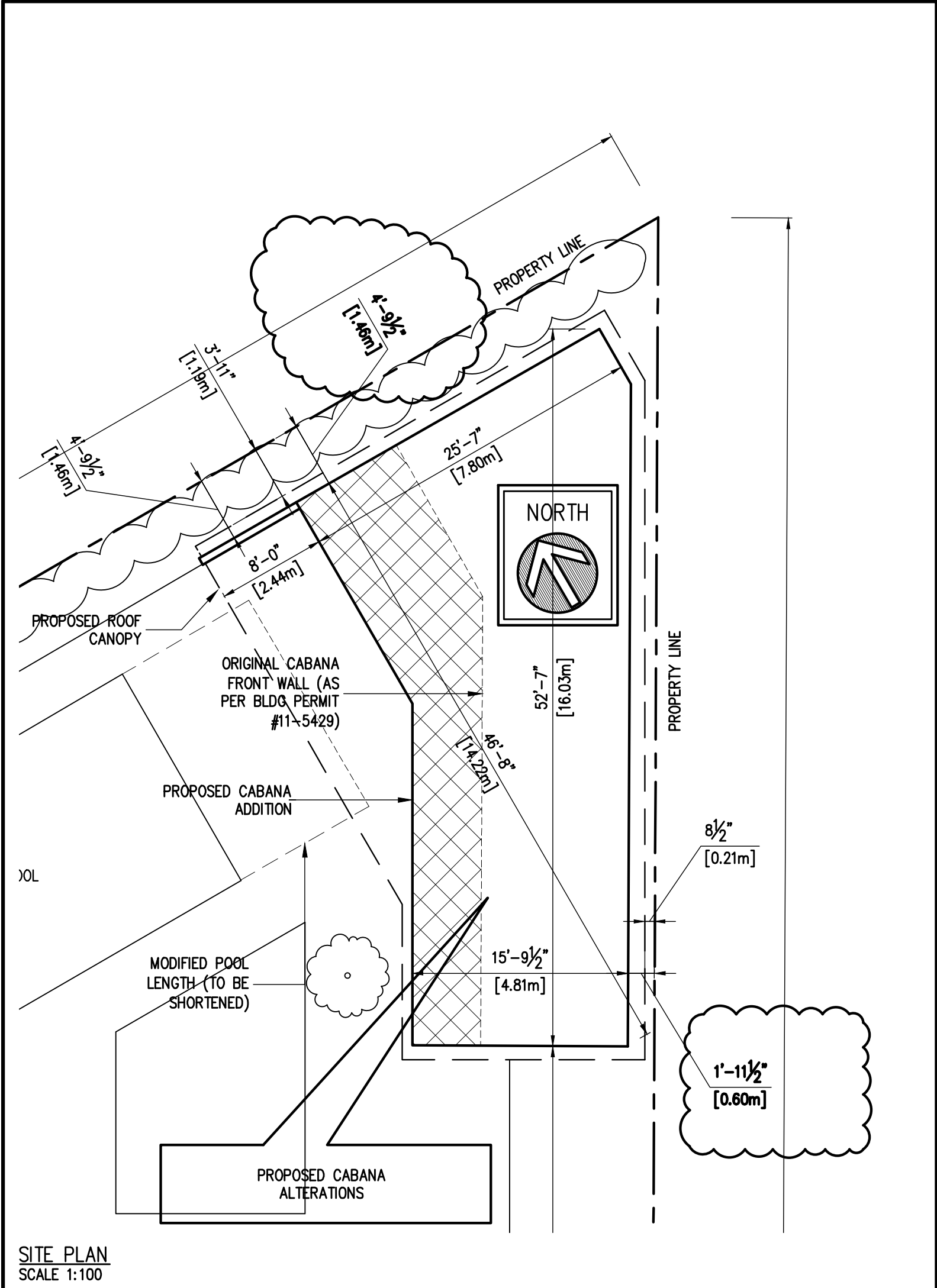
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DWG No:
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DATE:
December 10, 2020



SITE PLAN
SCALE 1:100

SHEET TITLE: SITE PLAN (SCALED)
PROJECT NUMBER: 20-010

ADDRESS: 76 CAPNER COURT - TORONTO, ONTARIO - LOJ 1C0

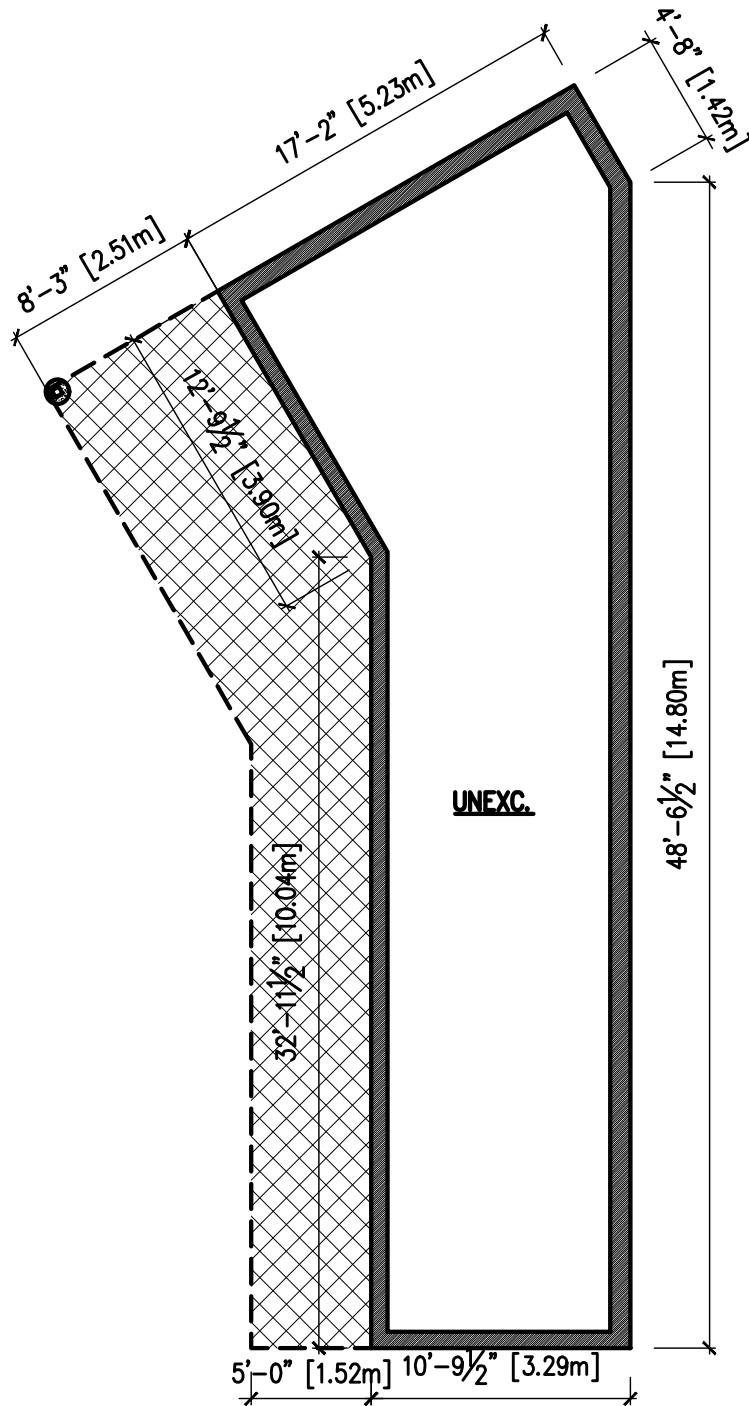
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SCALE: 1/8" : 1'-0"
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DWG No: 3

DATE: December 10, 2020



SHEET TITLE: EXISTING FOUNDATION PLAN

PROJECT NUMBER: 20-010

ADDRESS: 76 CAPNER COURT – TORONTO, ONTARIO – LOJ 1C0

GENERAL NOTES

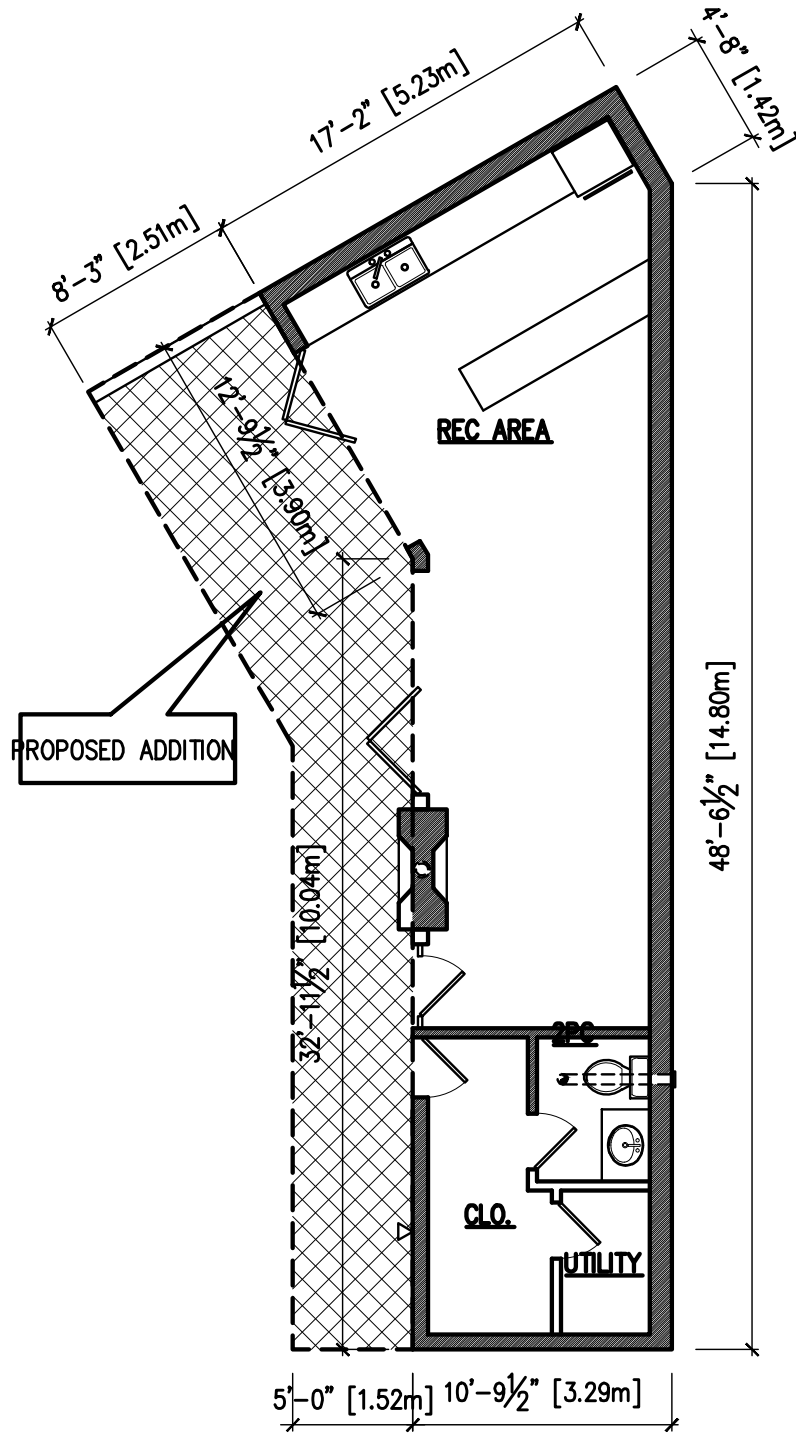
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DWG No:
 4

DATE:
 December 10, 2020



SHEET TITLE:

PROJECT NUMBER: 20-010

EXISTING FLOOR PLAN

ADDRESS:

76 CAPNER COURT - TORONTO, ONTARIO - L0J 1C0

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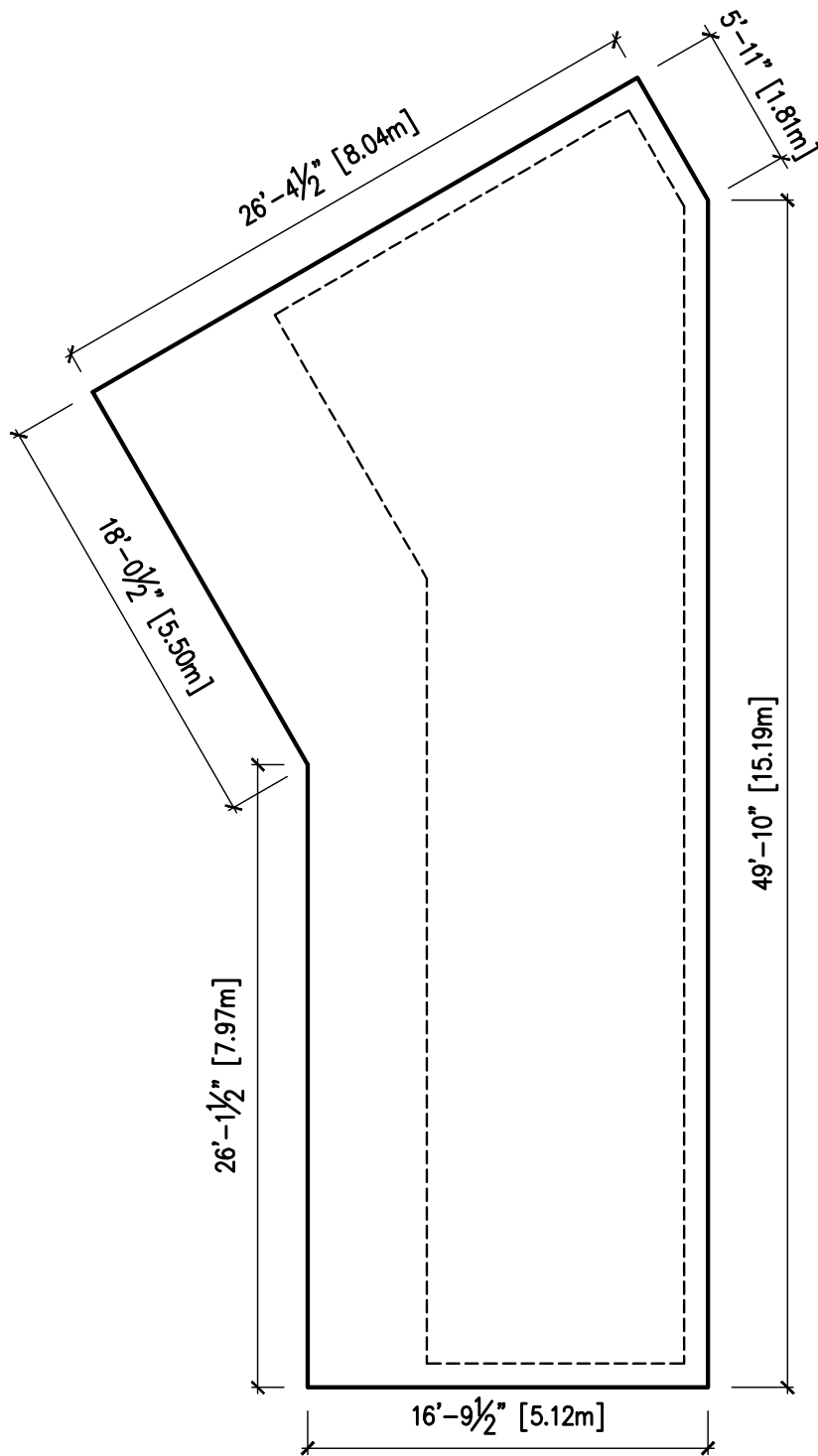
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DATE:

December 10, 2020



SHEET TITLE:

EXISTING ROOF PLAN

PROJECT NUMBER: 20-010

ADDRESS:

76 CAPNER COURT – TORONTO, ONTARIO – L0J 1C0

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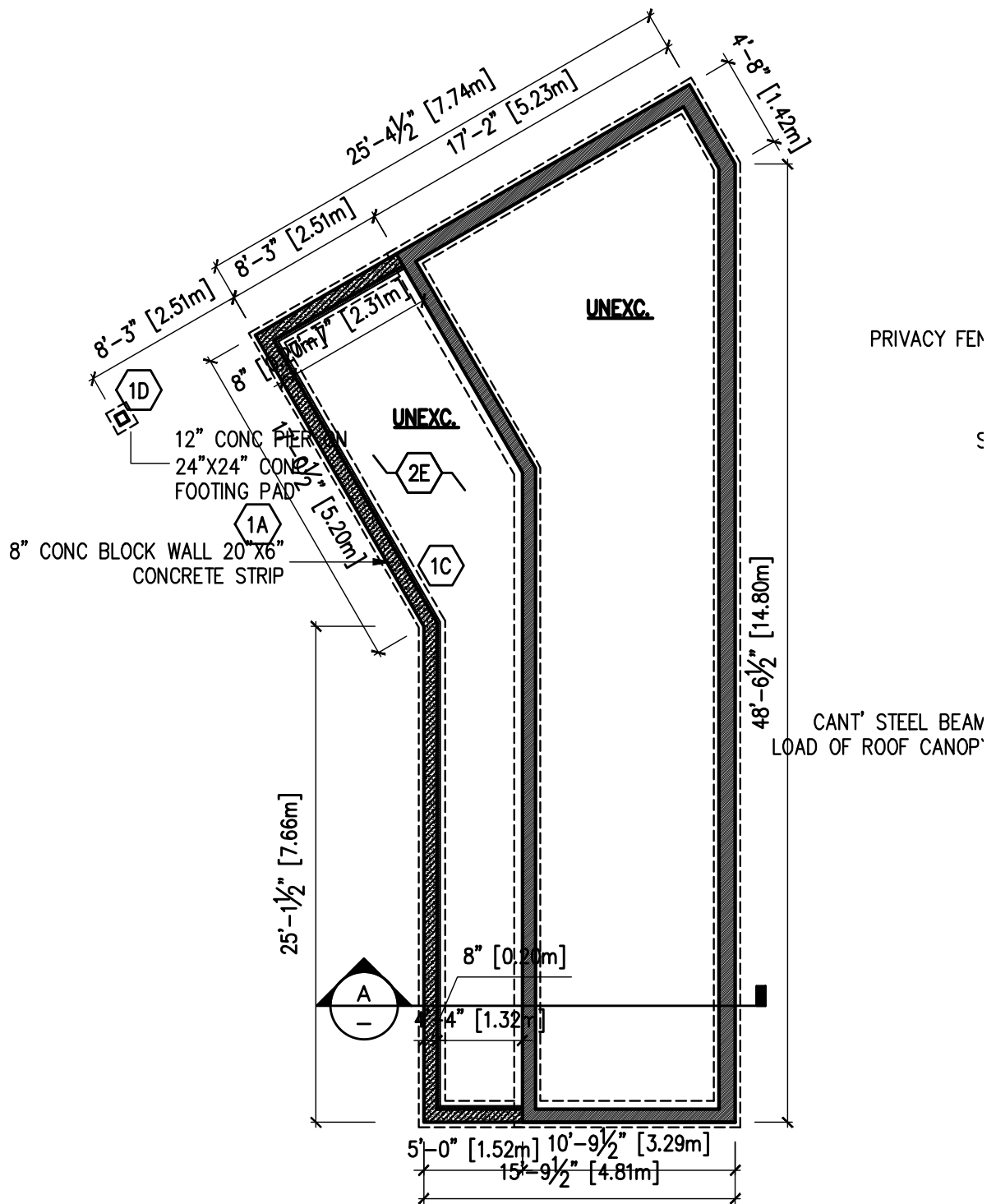
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December 10, 2020



SHEET TITLE: PROPOSED FOUNDITON PLAN

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GENERAL NOTES

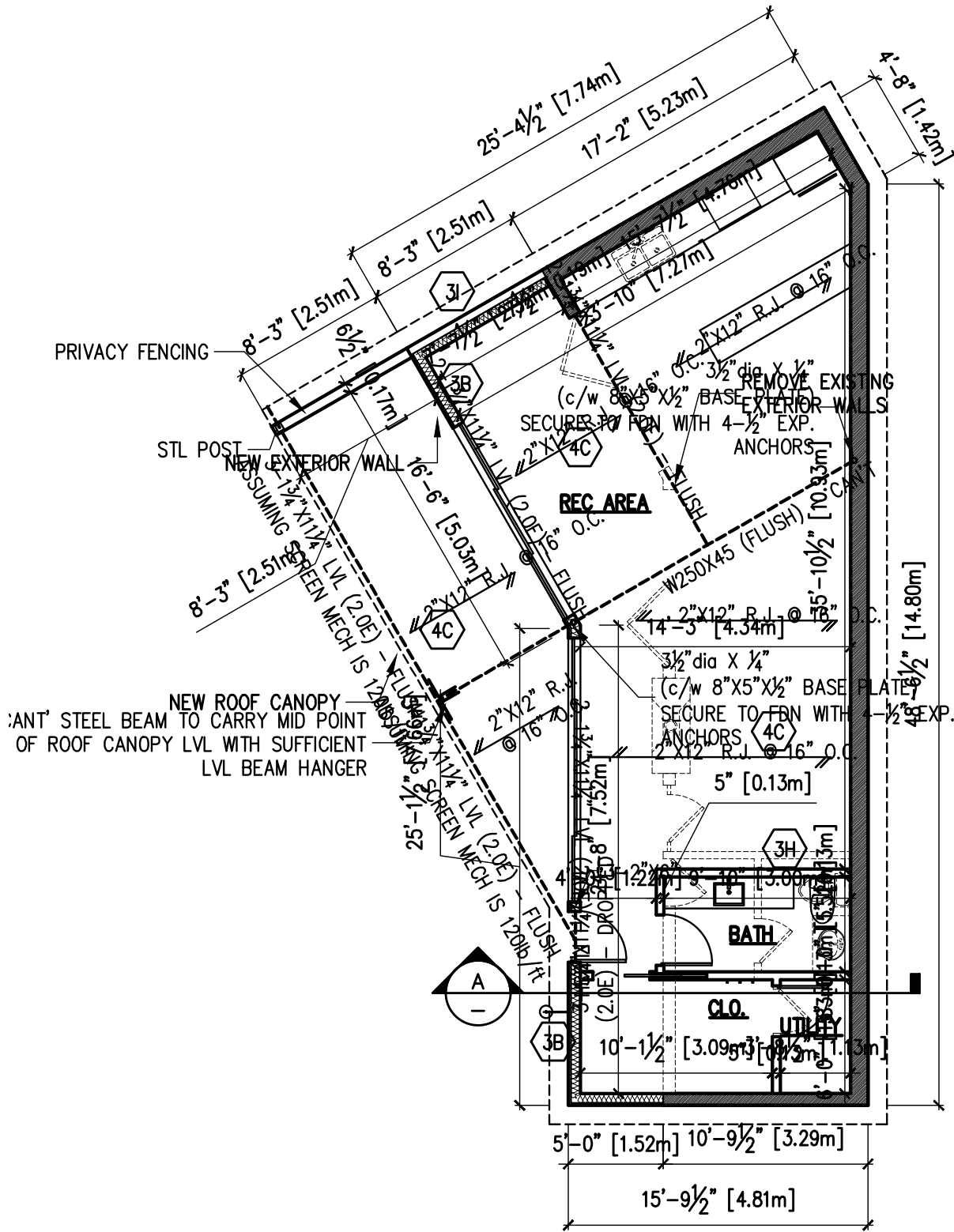
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 7

DATE:
 December 10, 2020



NEW ROOF CANOPY -
 ANT' STEEL BEAM TO CARRY MID POINT
 OF ROOF CANOPY LVL WITH SUFFICIENT
 LVL BEAM HANGER

SHEET TITLE: PROPOSED FLOOR PLAN

PROJECT NUMBER: 20-010

ADDRESS: 76 CAPNER COURT - TORONTO, ONTARIO - LOJ 1C0

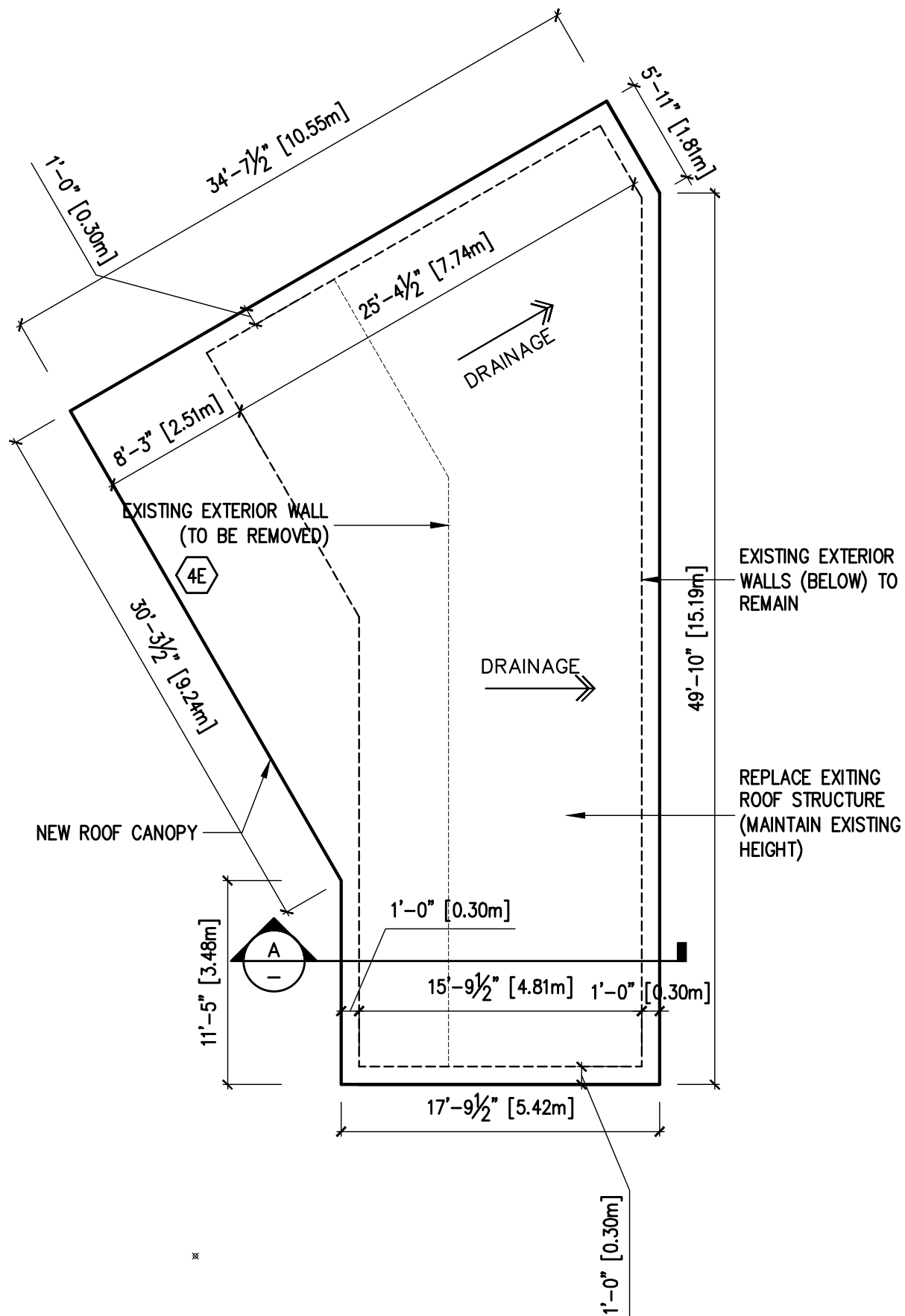
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SCALE: 1/8":1'-0" (UNLESS NOTED OTHERWISE)	DWG No: 8
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DATE: December 10, 2020



SHEET TITLE: PROPOSED ROOF PLAN

PROJECT NUMBER: 20-010

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GENERAL NOTES

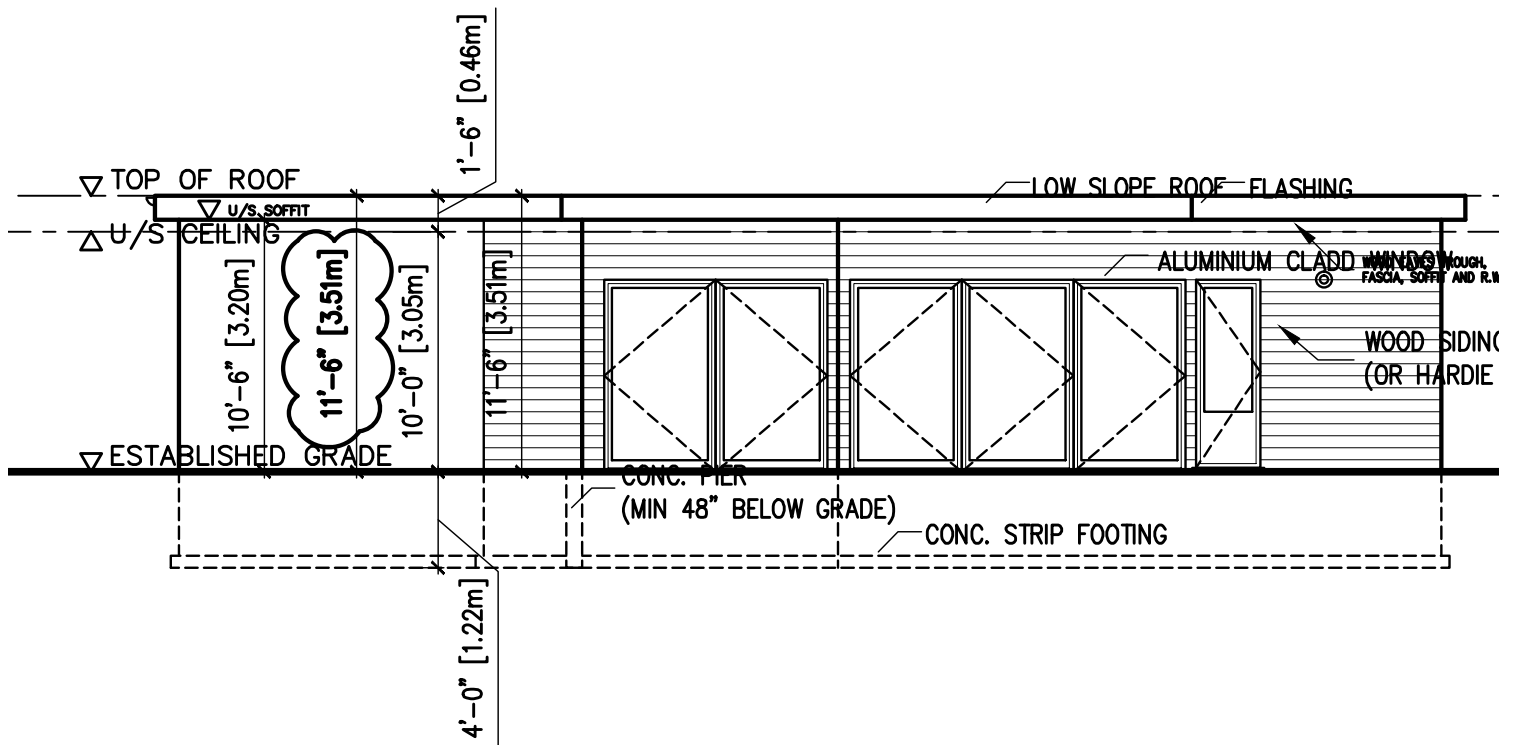
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 T: 416-894-1864 F: 416-604-9767
www.plansandpermits.ca - dave@plansandpermits.ca

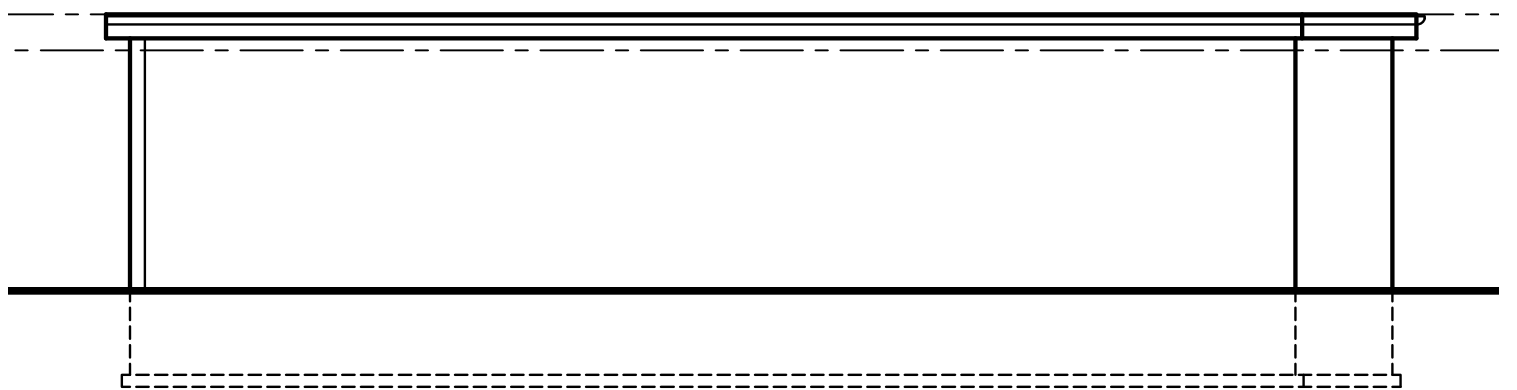
SCALE:
 1/8":1'-0"
 (UNLESS NOTED OTHERWISE)

DWG No:
 9

DATE:
 December 10, 2020



FRONT ELEVATION (WEST)
SCALE 1/8":1'-0"



REAR ELEVATION (EAST)
SCALE 1/8":1'-0"

SHEET TITLE:
PROJECT NUMBER: 20-010

ELEVATIONS

ADDRESS: 76 CAPNER COURT - TORONTO, ONTARIO - LOJ 1C0

GENERAL NOTES

- ALL DIMENSIONS & EXISTING CONDITIONS TO BE VERIFIED ON SITE
- DO NOT SCALE DRAWINGS
- DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES DUE TO FIELD CONDITIONS, CONSTRUCTION TECHNIQUES, OR OTHER DESIGN ALTERATIONS
- SEE ATTACHED NOTES FOR CONSTRUCTION SPECIFICATIONS
- ALL CONSTRUCTION MUST ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS ANY AUTHORITIES HAVING JURISDICTION (MATERIALS TO CONFORM TO O.B.C. STANDARDS AND EQUIVALENTS)

DRAWN BY: DAVID LANG
2100 BLOOR ST W - STE 6272
TORONTO, ONTARIO - M6S 5A5
T: 416-894-1864 F: 416-604-9767
www.plansandpermits.ca - dave@plansandpermits.ca

SCALE:
1/8":1'-0"
(UNLESS NOTED OTHERWISE)

DWG No:
11

DATE:
December 10, 2020

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



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

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A132/20 - Request for Comments

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

Sent: January-15-21 10:43 AM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: [External] RE: A132/20 - Request for Comments

Good morning Adriana,

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

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877
464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A278/11

NOTICE OF DECISION
MINOR VARIANCES

- FILE NUMBER:** A278/11
- APPLICANT:** AGOSTINO CERA
- PROPERTY:** Part of Lot 21, Concession 8, (Lot 74, Registered Plan 65M-2862, municipally known as 76 Capner Court, Kleinburg).
- ZONING:** The subject lands are zoned R1, Residential Zone and subject to the provisions of Exception Number 9(563) under By-Law 1-88 as amended.
- PURPOSE:** To permit the construction of a proposed cabana.
- PROPOSAL:**
1. To permit a minimum rear yard setback of 1.5 metres to the Cabana.
 2. To permit a minimum interior side yard setback of 0.6 metres to the Cabana.
 3. To permit a maximum lot coverage of 32.61% ~~3.5m~~
 4. To permit a maximum building height of ~~4.5~~ metre for the Cabana.
 5. To permit a maximum 81.72m² for the accessory Cabana.
- BY-LAW REQUIREMENT:**
1. A minimum rear yard setback of 9.0 metres is required to the Cabana.
 2. A minimum interior side yard setback of 1.5 metres is required to the Cabana.
 3. A maximum lot coverage of 30% is permitted.
 4. A maximum 2.5 metres is permitted for an accessory building.
 5. A maximum 67m² is permitted for an accessory structure.

A sketch is attached illustrating the request.

MOVED BY: _____



SECONDED BY: _____



THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. A278/11, AGOSTINO CERA, be APPROVED in accordance with the attached sketch

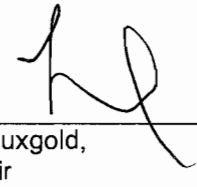
as amended mm H ep 10
SB

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

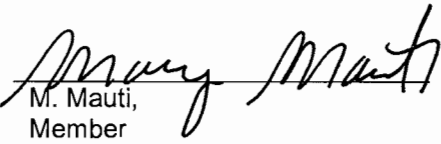
CARRIED.


CHAIR: 

Signed by all members present who concur in this decision:


L. Fluxgold,
Chair


J. Cesario,
Wice Chair

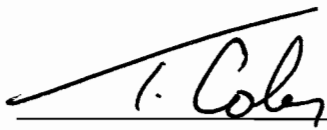

M. Mauti,
Member


A. Perrella,
Member


H. Zheng,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: OCTOBER 6, 2011
Last Date of Appeal: OCTOBER 26, 2011

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

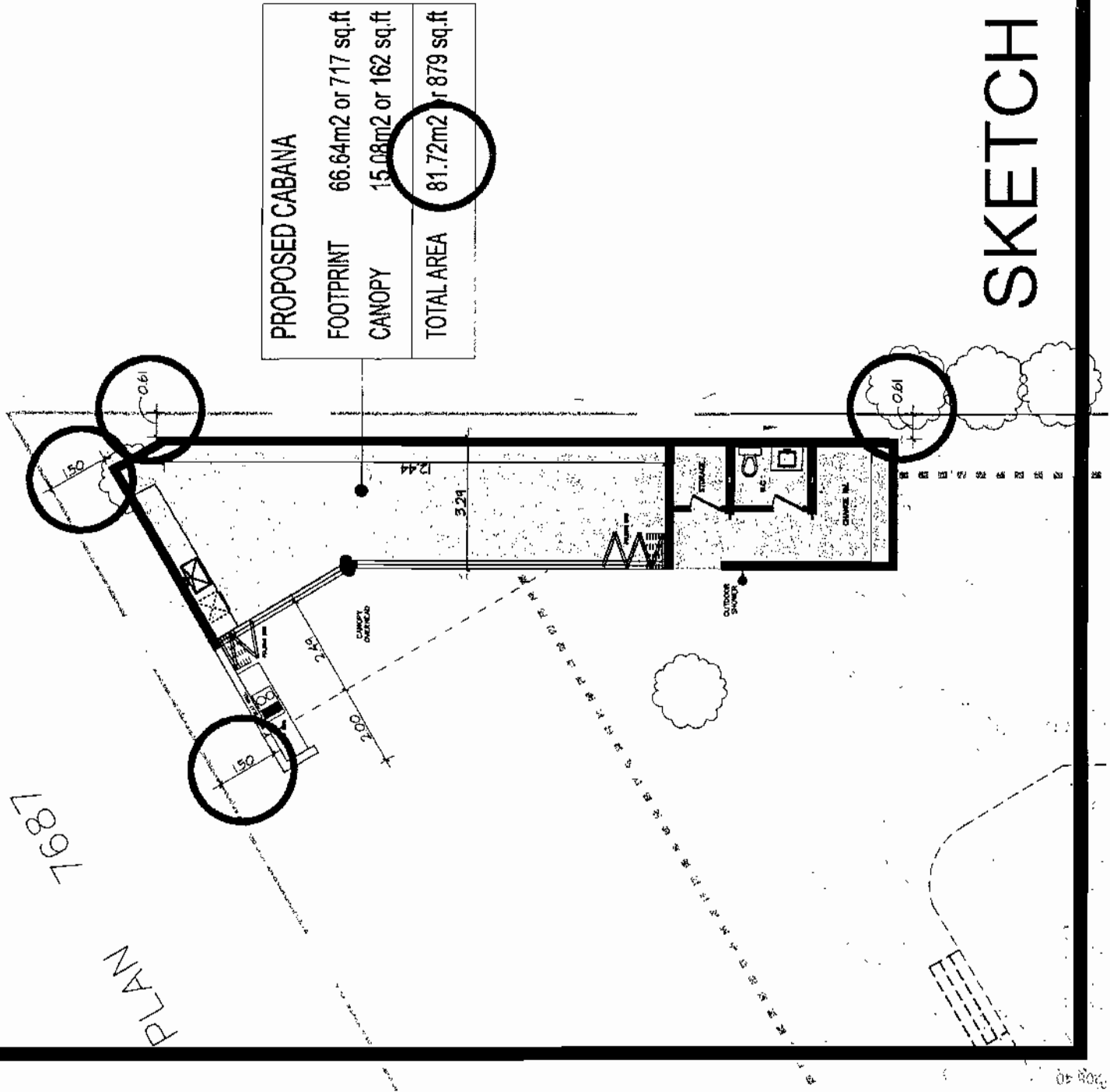
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **OCTOBER 26, 2012**

A278/11

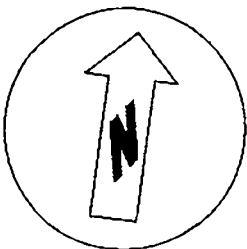
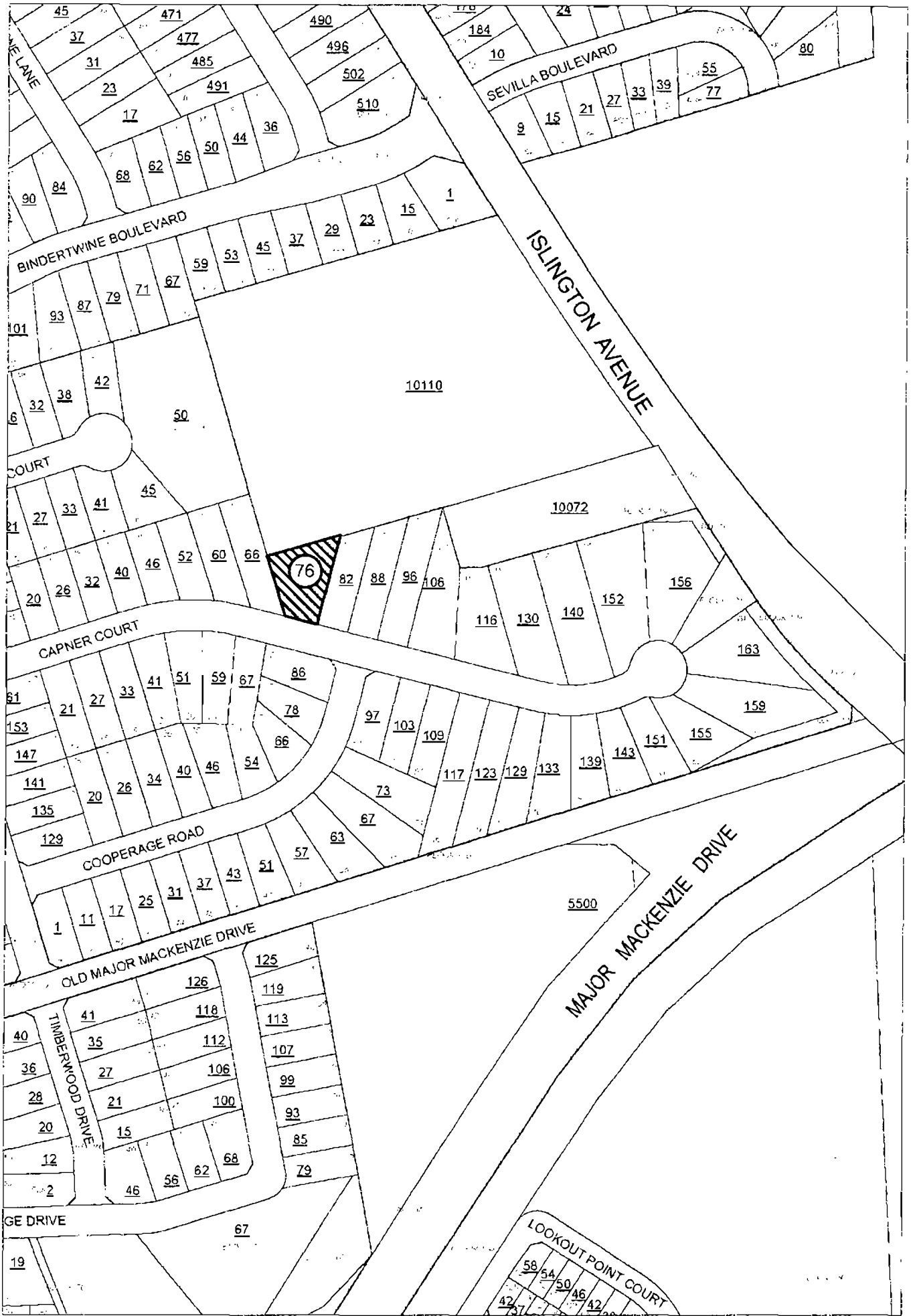
NEW

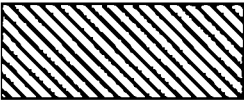
RECEIVED September 21/11

Max. building
height of
~~4.5m~~
3.5m



SKETCH - 1A



COMMITTEE OF ADJUSTMENT	
File No.:	A278/11
Applicants:	AGUSTINO CERA
	SUBJECT LANDS: 76 CAPNER COURT, KLEINBURG