

File: A214/18

Applicant: John & Anna Massara

Address: 146 Waymar Heights Blvd Woodbridge

Agent: Lucas Cocomello

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"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
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)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: A085/10 & B017/08 (see next page for details)

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, March 18, 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: 1

A214/18

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, March 18, 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:** John & Anna Massara
- Agent:** Lucas Cocomello
- Property:** **146 Waymar Heights Blvd Woodbridge**
- Zoning:** The subject lands are zoned R1V and subject to the provisions of Exception 9(1302) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by the Woodbridge Centre Secondary Plan (Volume 2, Section 11.11)
- Related Files:** None
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed garage addition to the existing single family dwelling and increased maximum driveway width. Relief is also being requested to permit the existing cabana and pool equipment pad.

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 front yard setback of 9.12m to the proposed detached garage is required.	1. To permit a minimum front yard setback of 6.33 metres to the garage.
2. A minimum rear yard setback of 7.5m to the proposed cabana is required.	2. To permit a minimum rear yard setback of 4.54m to the proposed accessory building (cabana).
3. A minimum interior side yard setback of 1.5m to the proposed cabana is required.	3. To permit a minimum interior side yard setback of 0.79m to the proposed accessory building (cabana).
4. A maximum lot coverage of 20% is permitted.	4. To permit a maximum lot coverage of 27.32% (25% dwelling; 2.32% cabana)
5. A maximum encroachment of 0.5m of eaves and gutters into a required yard is permitted.	5. To permit a maximum encroachment of 0.63m into a required yard for the eaves and gutters on the proposed accessory building (cabana).
6. A minimum rear yard setback of 6.0 metres is required to the pool equipment.	6. To permit a minimum rear yard setback of 1.07 metres to the pool equipment.
7. A maximum driveway width of 9.0 metres is permitted.	7. To permit a maximum driveway width of 12.09 metres.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A085/10	24.63% Lot Coverage	Approved April 29, 2010
B017/08	Lot Addition – lands to the north for residential purposes	Approved July 17, 2008

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: 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 March 3, 2021

Applicant confirmed posting of signage on March 1, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2010

Applicant has advised that they cannot comply with By-law for the following reason(s): Zoning restrictions

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: Order No. 18-000190, Order to Comply for wood cabana, Issue Date: May 28, 2018

Building Permit No. 10-003071 for Residential Demolition, Issue Date: May 20, 2010

Building Permit No. 12-002628 for In-Ground Pool Issue Date: Jan 09, 2013

Lot coverage has been calculated as follows: 25% for the dwelling and garage addition and 2.32% for the accessory building (cabana).

The applicant confirms that the accessory building meets the requirements of 4.1.1. for building height.

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by the Woodbridge Centre Secondary Plan (Volume 2, Section 11.11)

The Owner is requesting permission to construct a detached garage and maintain an existing cabana with the above noted variances. Minor Variance Application A085/10 was approved by the Vaughan Committee of Adjustment on April 29, 2010 to permit a lot coverage increase from 20% to 24.63% for the existing dwelling. An additional lot coverage of 2.69% is being requested for the proposed addition (attached garage) and existing cabana.

The Owner originally proposed a detached garage along the southerly interior lot line with a projection beyond the front wall of the dwelling. Development Planning staff were of the opinion that the detached garage would cause adverse impacts on the streetscape as it was not a consistent form of development in the immediate area. At the request of the Development Planning, the Owner revised the original proposal to create a more appropriate built form for the neighbourhood by extending the existing garage to facilitate the additional parking space required.

The subject lands are subject to Vaughan's Established Large-Lot Neighbourhood Policy (9.1.2.3 of VOP 2010). In considering these policies, staff are of the opinion that the proposal maintains the character of the established, large-lot neighbourhood by demonstrating general conformity with the policy criteria. The proposed front yard setback of 6.33 m is to the garage projection, whereas the existing dwelling maintains the front yard setback requirement of the zone. The reduction in the required front yard in this case does not negatively affect the streetscape as the face of the projection parallel to the front lot line is minimal and soft landscaping within the front yard area is adequately maintained. As the architectural design of the proposed garage addition maintains the existing style of the house, the addition will maintain the existing character of the dwelling which is in keeping with the neighbourhood.

The residential neighbourhood consists of a variety of lot sizes, dwelling ages and sizes, and site topographies. Smaller R1V lots are located along the west side of Waymar Heights, ranging from approximately 1,280 m² to 2,700 m². The larger, narrow lots found on the east side slope down towards Islington Avenue, ranging from approximately 2,100 m² at 161 Waymar Heights to 6,950 m² at 115 Waymar Heights. Consent Applications B017/08 and B018/08 at 146 and 160 Waymar Heights were approved by the Vaughan Committee of Adjustment on July 17, 2008 to facilitate a new residential lot at 156 Waymar Heights, creating the smallest lot areas within the immediate area (including the subject lands).

While no lot coverage increase beyond 23% in a R1V has been permitted in this area, Vaughan Committee Adjustment previously approved Minor Variance Application A077/18 at 43 Pennon Road with a dwelling coverage of 25% and overall coverage of 29.5% in an R1V zone. In considering whether the proposed lot coverage variance is minor in nature and maintains the intent of the zoning by-law and VOP 2010, the lotting fabric in the immediate vicinity demonstrates that the request of the increased lot coverage will be minor in nature as the subject lands are one of the smallest lots along Waymar Heights.

The existing cabana is appropriately sized for the lot and does not create adverse impacts on the neighbouring properties. Development Engineering staff reviewed the proposal and had no concerns with the existing setbacks or eave encroachments. The pool equipment also maintains at least 0.6 m clear along the rear lot line to prevent impacts on site drainage. As such, Variances 2,3, 5 and 6 are considered minor in nature.

With respects to variance 7, Development Planning staff is of the opinion the increase of 3.09 m in maximum driveway width is minor and does not impact the existing streetscape, since it only applies to a portion of the driveway that is internal to the lot (approximate setback 6.33 m from the street). Accordingly, 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 A214/18 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

Parks Development - Forestry:

No comments or concerns

By-Law and Compliance, Licensing and Permit Services: Prepared by: Daniel Coats

No comments or concerns.

Financial Planning and Development Finance:

No comment no concerns.

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

A214/18 – Public Correspondence (132 Waymar Heights Blvd)

A214/18 – Public Correspondence (160 Waymar Heights Blvd)

A214/18 – Public Correspondence (161 Waymar Heights Blvd)

A214/18 – Public Correspondence (156 Waymar Heights Blvd)

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 A085/10

Consent Application B017/08

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 Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

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

T 905 832 8585 Extension 8002
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.

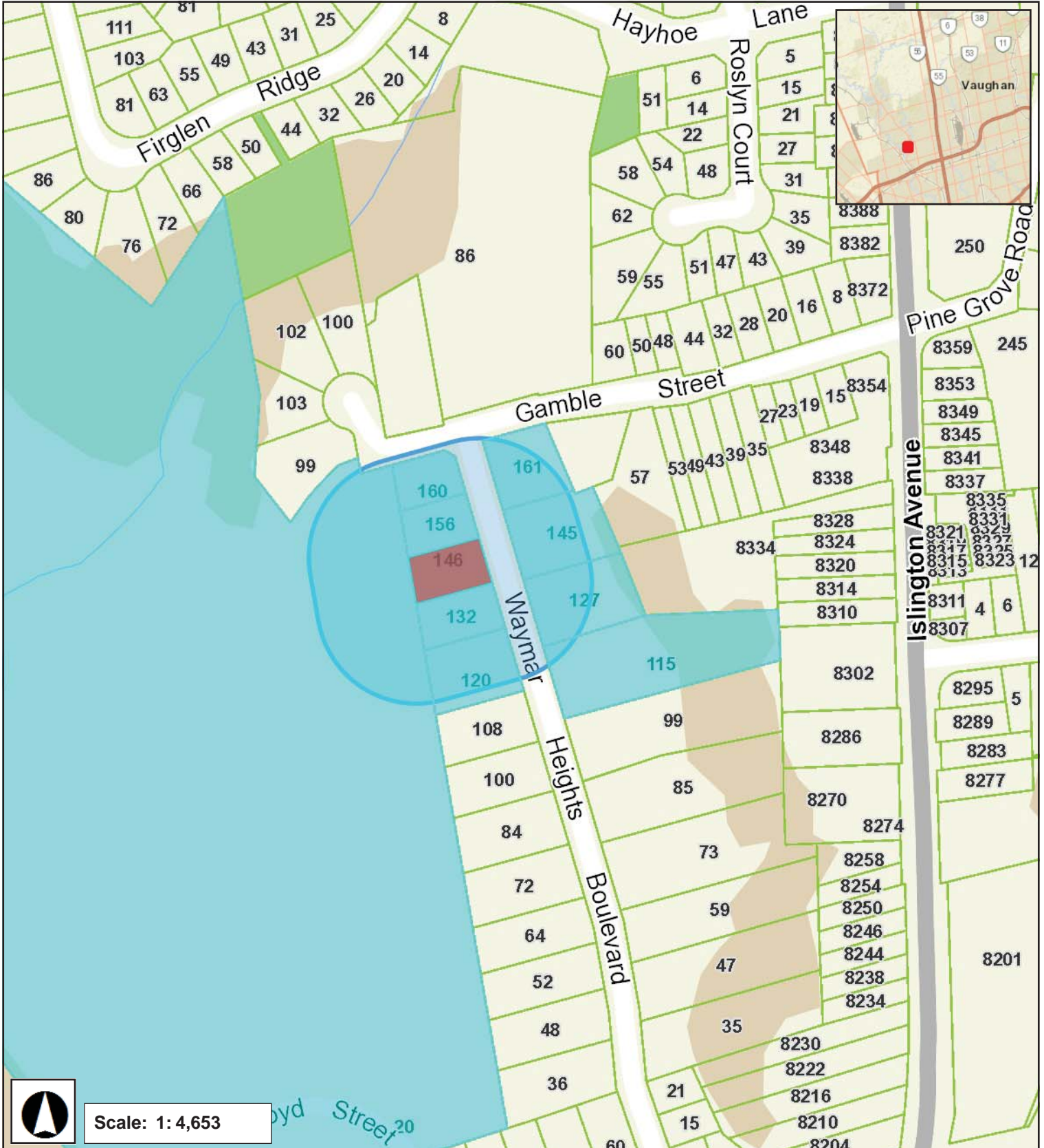
Location Map
Plans & Sketches



LOCATION MAP - A214/18

146 WAYMAR HEIGHTS BLVD, WOODBRIDGE

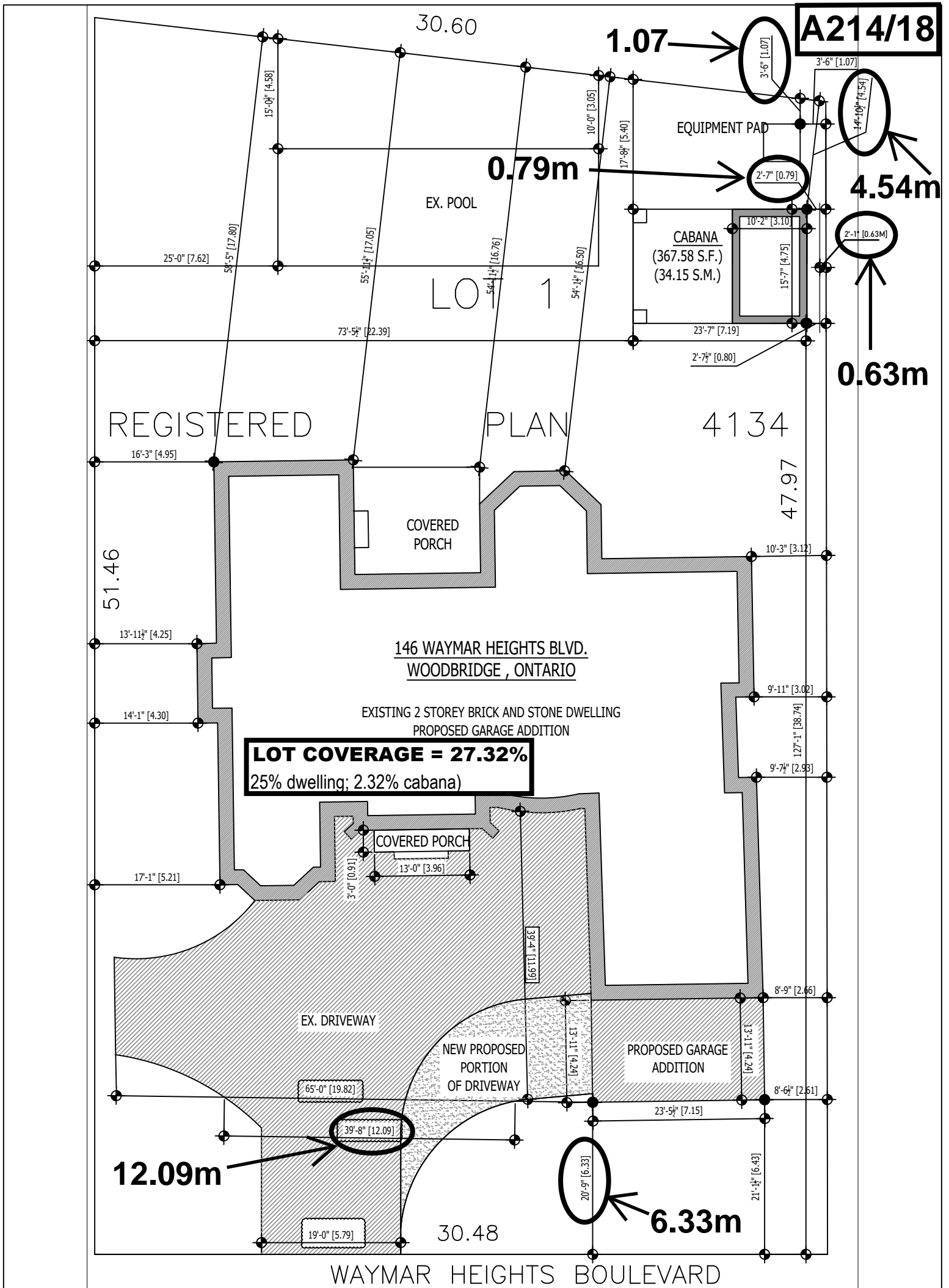
Langstaff Road



Scale: 1:4,653

Highway 7

November 28, 2018 3:24 PM

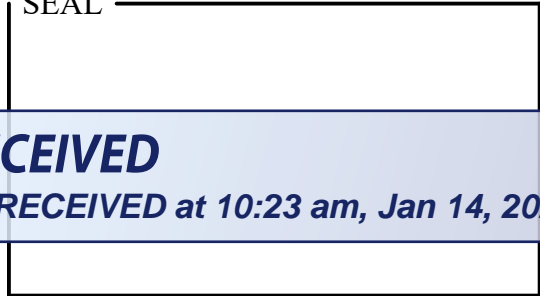


NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

SITE PLAN

APPROVED BY: TS
DATE: SEPT. 2020
SCALE: 3/16" = 1' - 0"
PROJECT No. 2018SE236

A1.0

EX. SITE STATISTICS		
	IMPERIAL	METRIC
LOT AREA	16307.29 S.F.	1514.99 S.M.
<u>EX. DWELLING AREA</u>		
EX. GROUND FLOOR AREA	3297.95 S.F.	306.39 S.M.
EX. SECOND FLOOR AREA	2569.66 S.F.	238.73 S.M.
EX. GFA	5867.62 S.F.	545.12 S.M.
<u>EX. COVERAGE</u>		
EX. GROUND FLOOR AREA	3297.95 S.F.	306.39 S.M.
EX. COVERED PORCHES	267.48 S.F.	24.85 S.M.
GARAGE AREA	451.12 S.F.	41.94 S.M.
EX. TOTAL COVERAGE	4016.88 S.F.	373.18 S.M. (24.63%)

PROPOSED SITE STATISTICS		
LOT AREA	16307.29 S.F.	1514.99 S.M.
<u>DWELLING AREA</u>		
EX. GROUND FLOOR AREA	3297.95 S.F.	306.39 S.M.
PROP. SECOND FLOOR AREA	2796.46 S.F.	259.80 S.M.
GFA	6094.41 S.F.	566.20 S.M.

COVERAGE FOR THE DWELLING/GARAGE		
EX. GROUND FLOOR AREA	3297.95 S.F.	306.39 S.M.
EX. GARAGE AREA	451.12 S.F.	41.94 S.M.
TOTAL EXISTING COVERAGE	3749.07 S.F.	348.30 S.M. (22.99%)
PROP. ADDITIONAL GARAGE AREA	336.80 S.F.	31.49 S.M.
TOTAL COVERAGE	4088.03 S.F.	379.79 S.M. (25.00%)
PROP. CABANA AREA	367.58 S.F.	34.15 S.M.
TOTAL COVERAGE	4455.61 S.F.	413.94 S.M. (27.32%)

NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

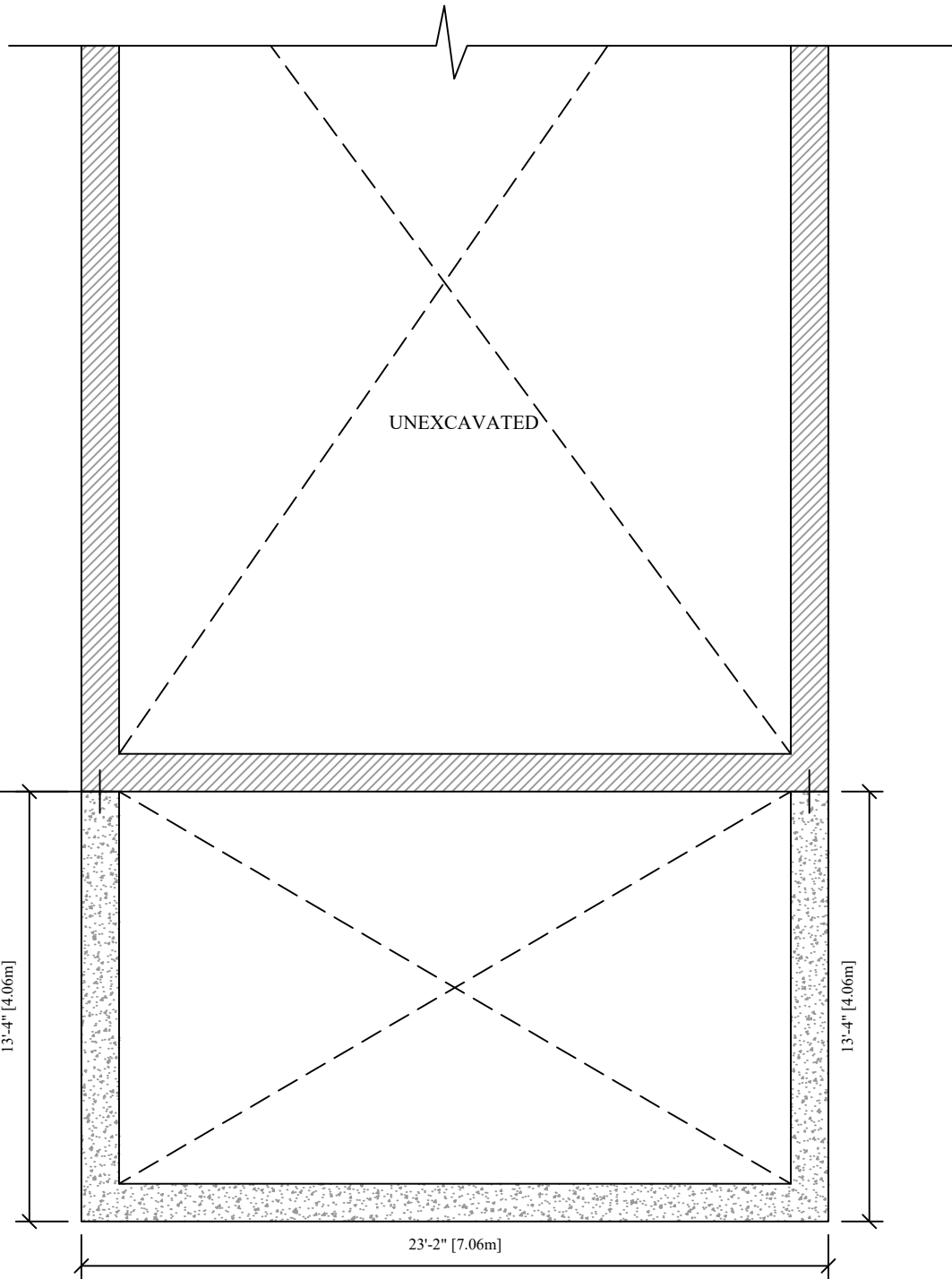
SITE STATISTICS

APPROVED BY: TS

DATE: SEPT. 2020

PROJECT No. 2018SE236

A1.1

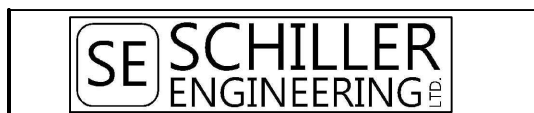


NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

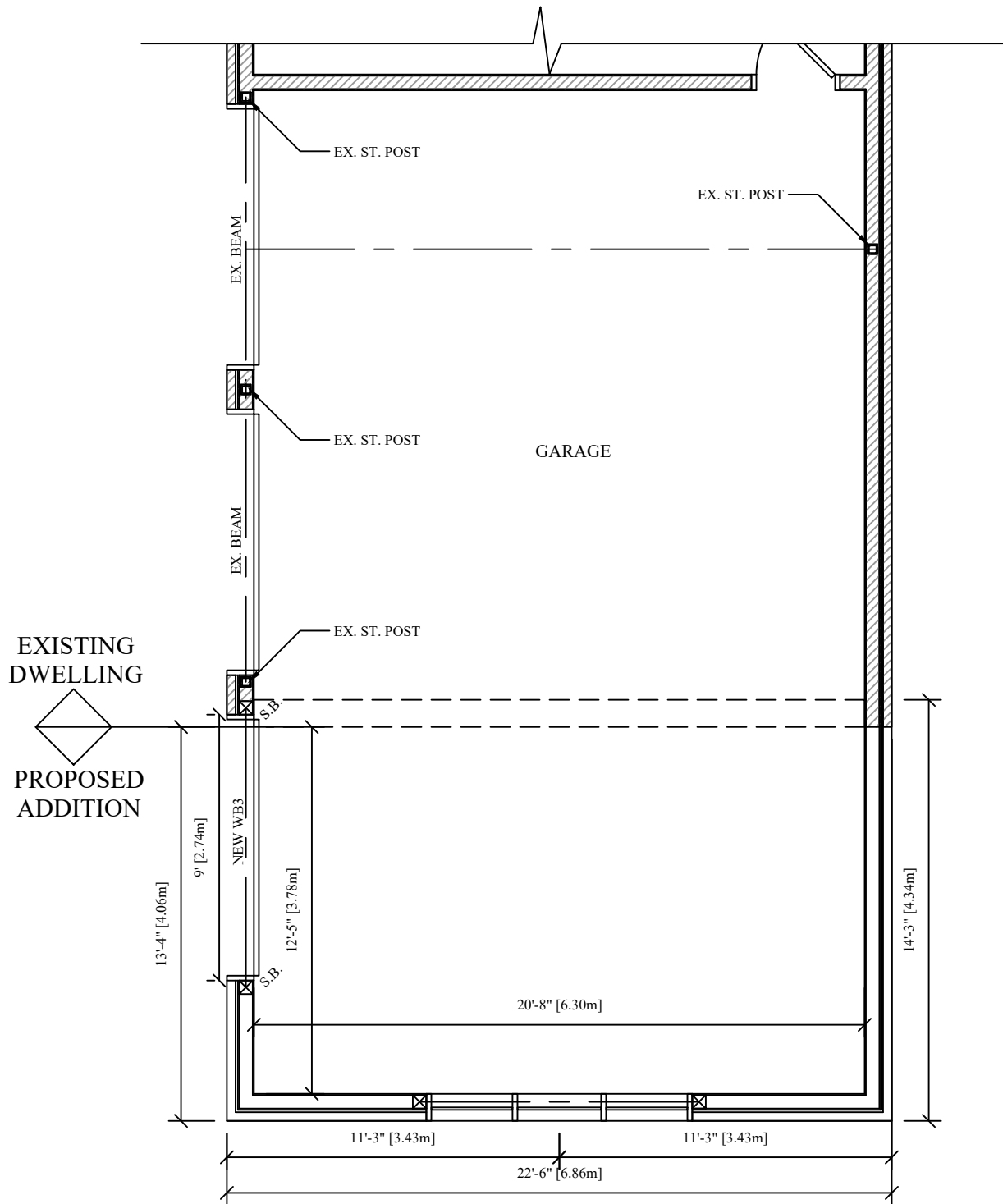
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

FOUNDATION PLAN

APPROVED BY: TS
DATE: SEPT. 2020
SCALE: $\frac{3}{16}'' = 1' - 0''$
PROJECT No. 2018SE236

A1.2

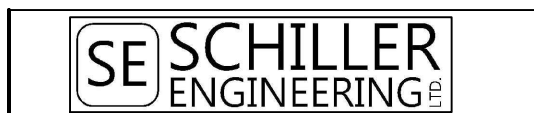


NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

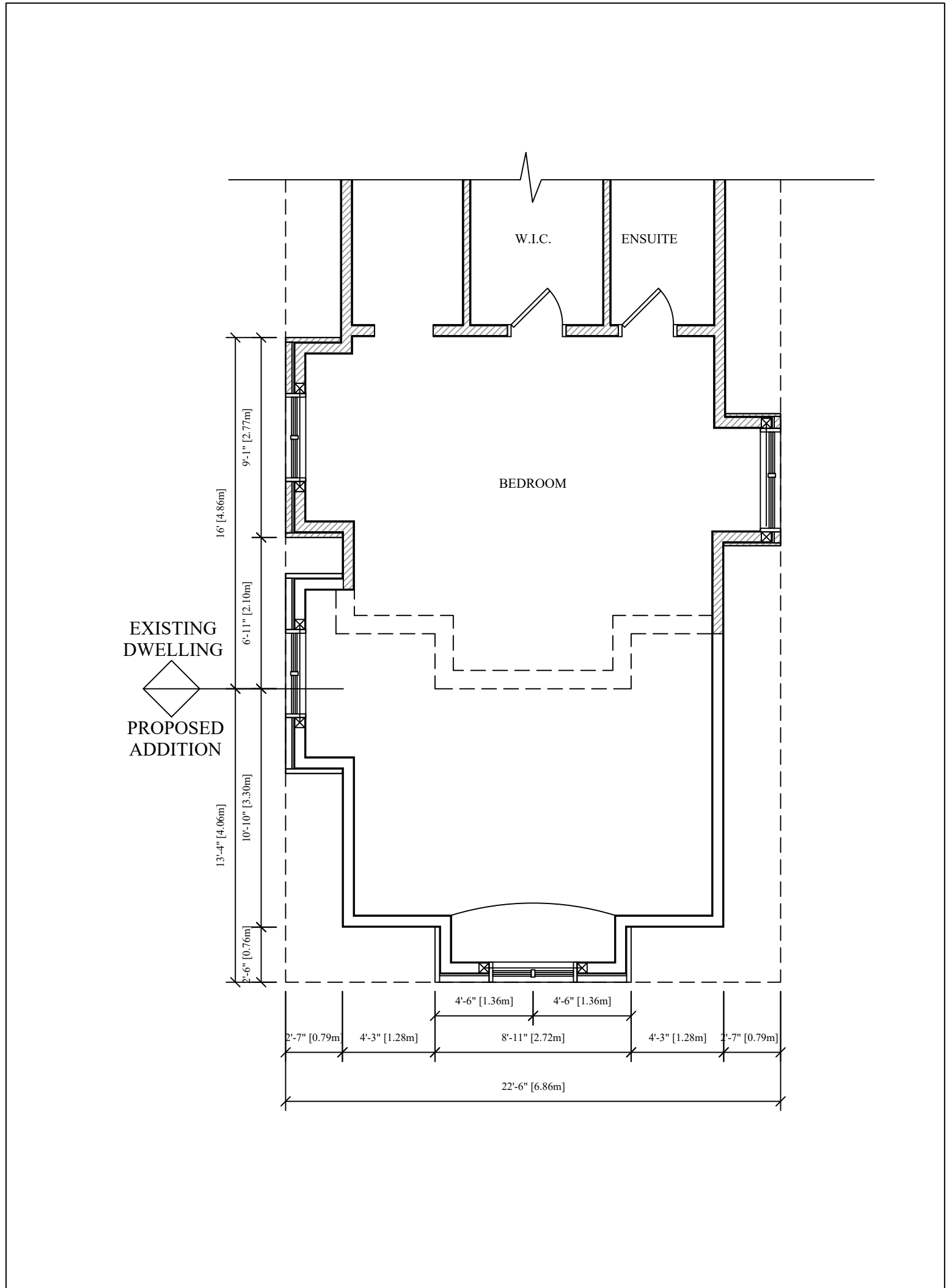
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

GROUND FLOOR PLAN

APPROVED BY: TS
DATE: SEPT. 2020
SCALE: $\frac{3}{16}'' = 1' - 0''$
PROJECT No. 2018SE236

A1.3

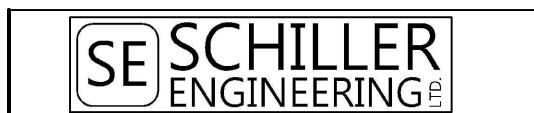


NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

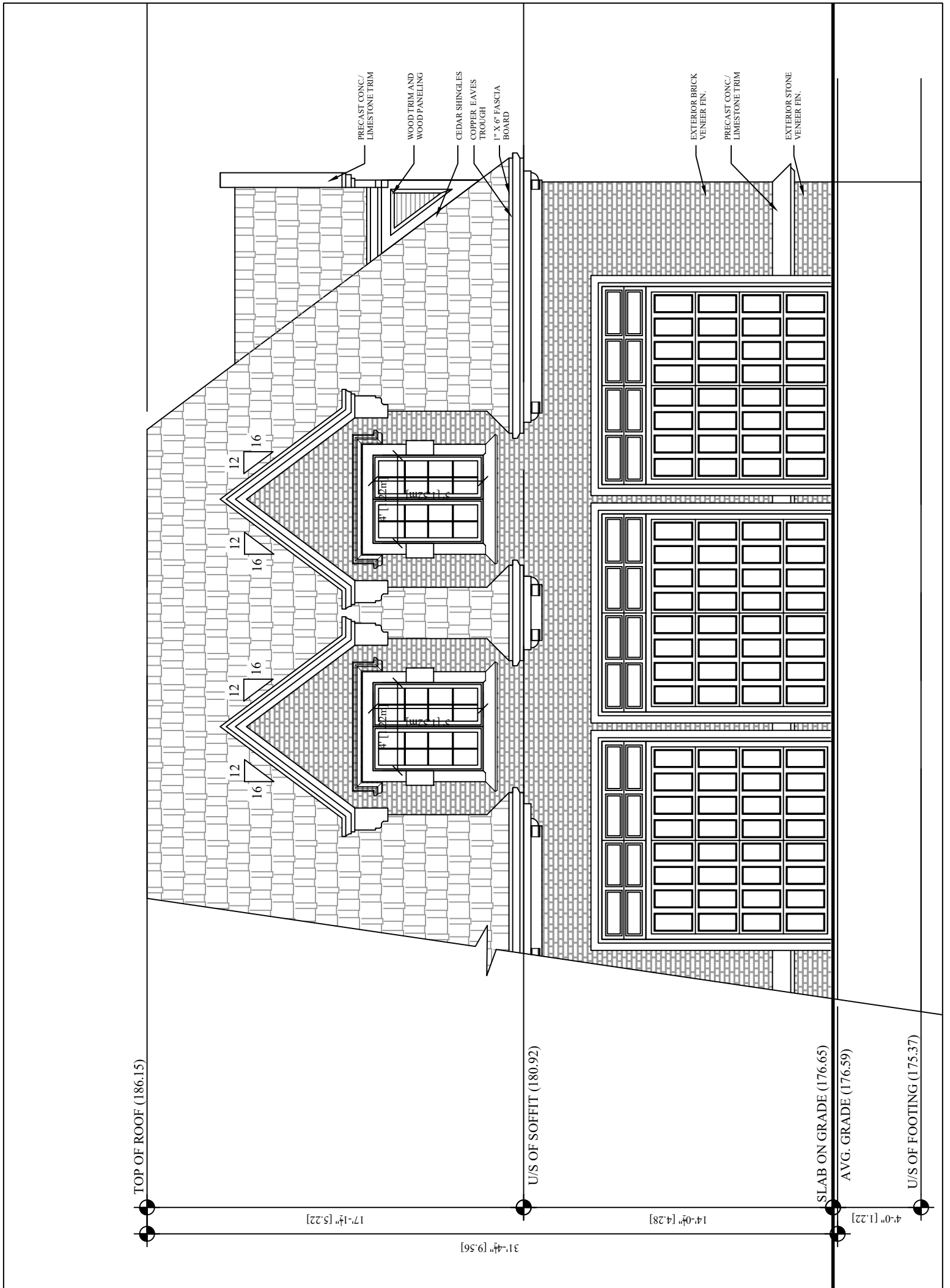
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

SECOND FLOOR PLAN

APPROVED BY: TS
DATE: SEPT. 2020
SCALE: $\frac{3}{16}'' = 1' - 0''$
PROJECT No. 2018SE236

A1.4



NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

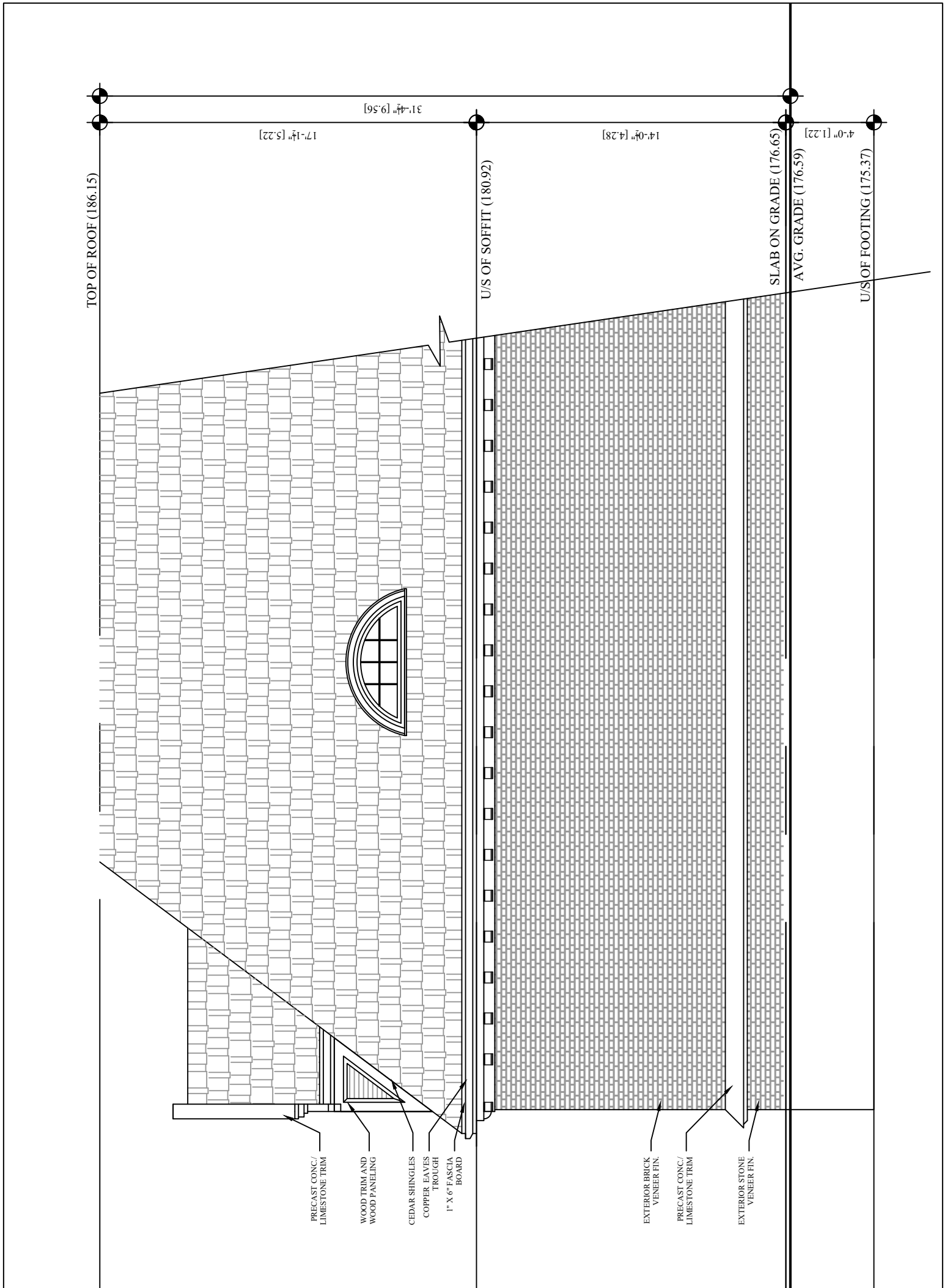
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

SOUTH ELEVATION

APPROVED BY:	TS
DATE:	SEPT. 2020
SCALE:	$\frac{3}{16}'' = 1' - 0''$
PROJECT No.	2018SE236

A2.1



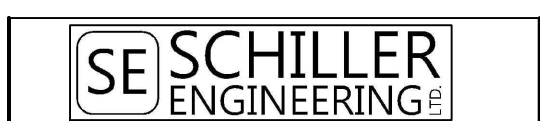
- PRECAST CONC./ LIMESTONE TRIM
- WOOD TRIM AND WOOD PANELING
- CEDAR SHINGLES
- COPPER EAVES TROUGH
- 1" X 6" FASCIA BOARD
- EXTERIOR BRICK VENEER FIN.
- PRECAST CONC./ LIMESTONE TRIM
- EXTERIOR STONE VENEER FIN.

NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

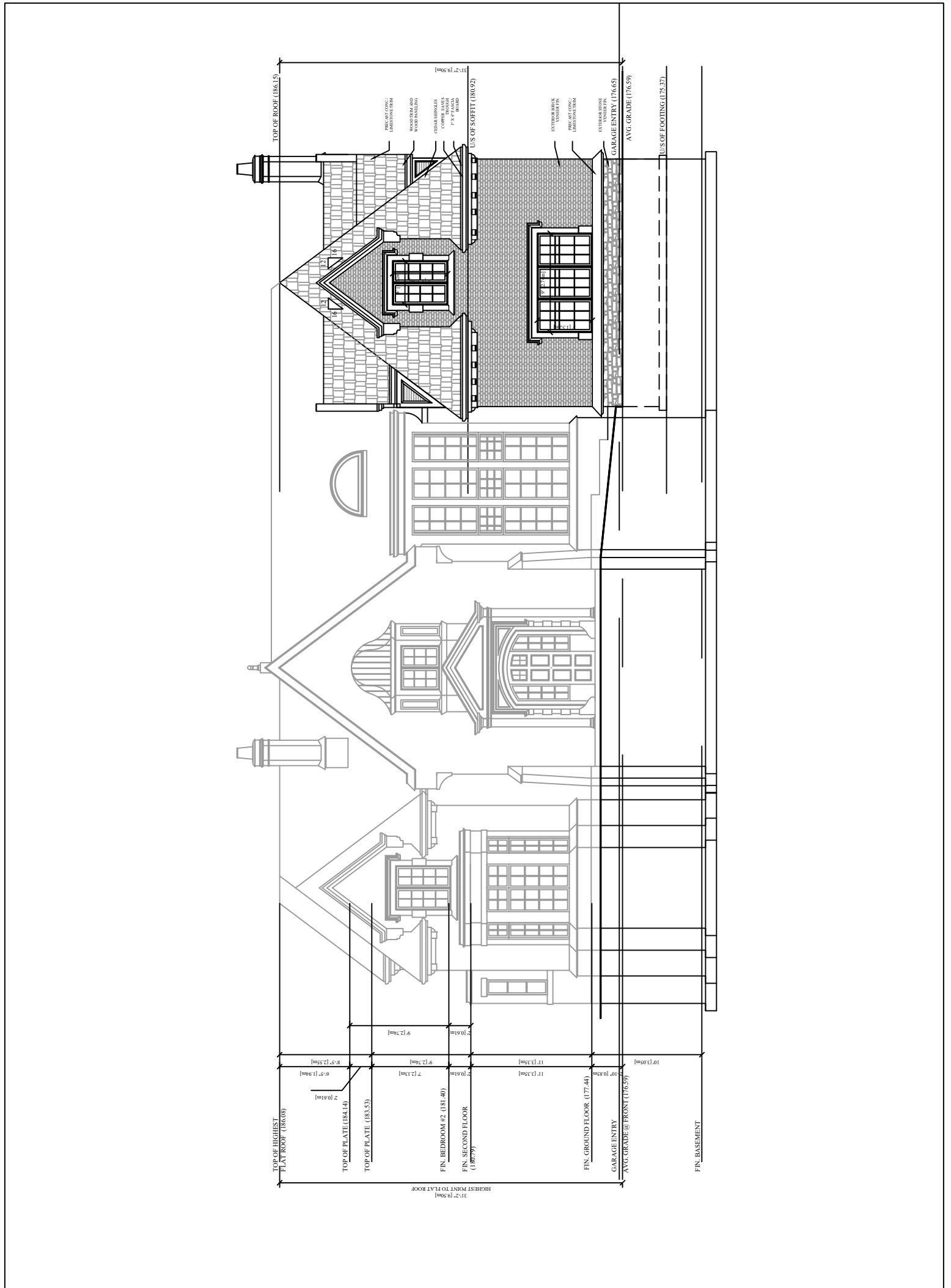
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

NORTH ELEVATION

APPROVED BY:	TS
DATE:	SEPT. 2020
SCALE:	$\frac{3}{16}'' = 1' - 0''$
PROJECT No.	2018SE236

A2.2



NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

EAST ELEVATION

APPROVED BY:	TS
DATE:	SEPT. 2020
SCALE:	$\frac{3}{16}'' = 1' - 0''$
PROJECT No.	2018SE236

A2.3

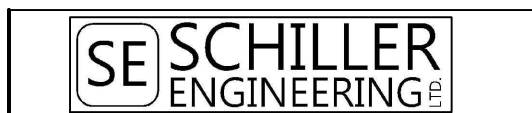
EX. SITE STATISTICS		
	IMPERIAL	METRIC
LOT AREA	16307.29 S.F.	1514.99 S.M.
<u>EX. DWELLING AREA</u>		
EX. GROUND FLOOR AREA	3297.95 S.F.	306.39 S.M.
EX. SECOND FLOOR AREA	2569.66 S.F.	238.73 S.M.
EX. GFA	5867.62 S.F.	545.12 S.M.
<u>EX. COVERAGE</u>		
EX. GROUND FLOOR AREA	3297.95 S.F.	306.39 S.M.
EX. COVERED PORCHES	267.48 S.F.	24.85 S.M.
GARAGE AREA	451.12 S.F.	41.94 S.M.
EX. TOTAL COVERAGE	4016.88 S.F.	373.18 S.M. (24.63%)
PROPOSED SITE STATISTICS		
LOT AREA	16307.29 S.F.	1514.99 S.M.
<u>DWELLING AREA</u>		
EX. GROUND FLOOR AREA	3297.95 S.F.	306.39 S.M.
PROP. SECOND FLOOR AREA	2796.46 S.F.	259.80 S.M.
GFA	6094.41 S.F.	566.20 S.M.
<u>COVERAGE FOR THE DWELLING/GARAGE</u>		
EX. GROUND FLOOR AREA	3297.95 S.F.	306.39 S.M.
EX. GARAGE AREA	451.12 S.F.	41.94 S.M.
TOTAL EXISTING COVERAGE	3749.07 S.F.	348.30 S.M. (22.99%)
PROP. ADDITIONAL GARAGE AREA	336.80 S.F.	31.49 S.M.
TOTAL COVERAGE	4088.03 S.F.	379.79 S.M. (25.00%)
PROP. CABANA AREA	367.58 S.F.	34.15 S.M.
TOTAL COVERAGE	4455.61 S.F.	413.94 S.M. (27.32%)

NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

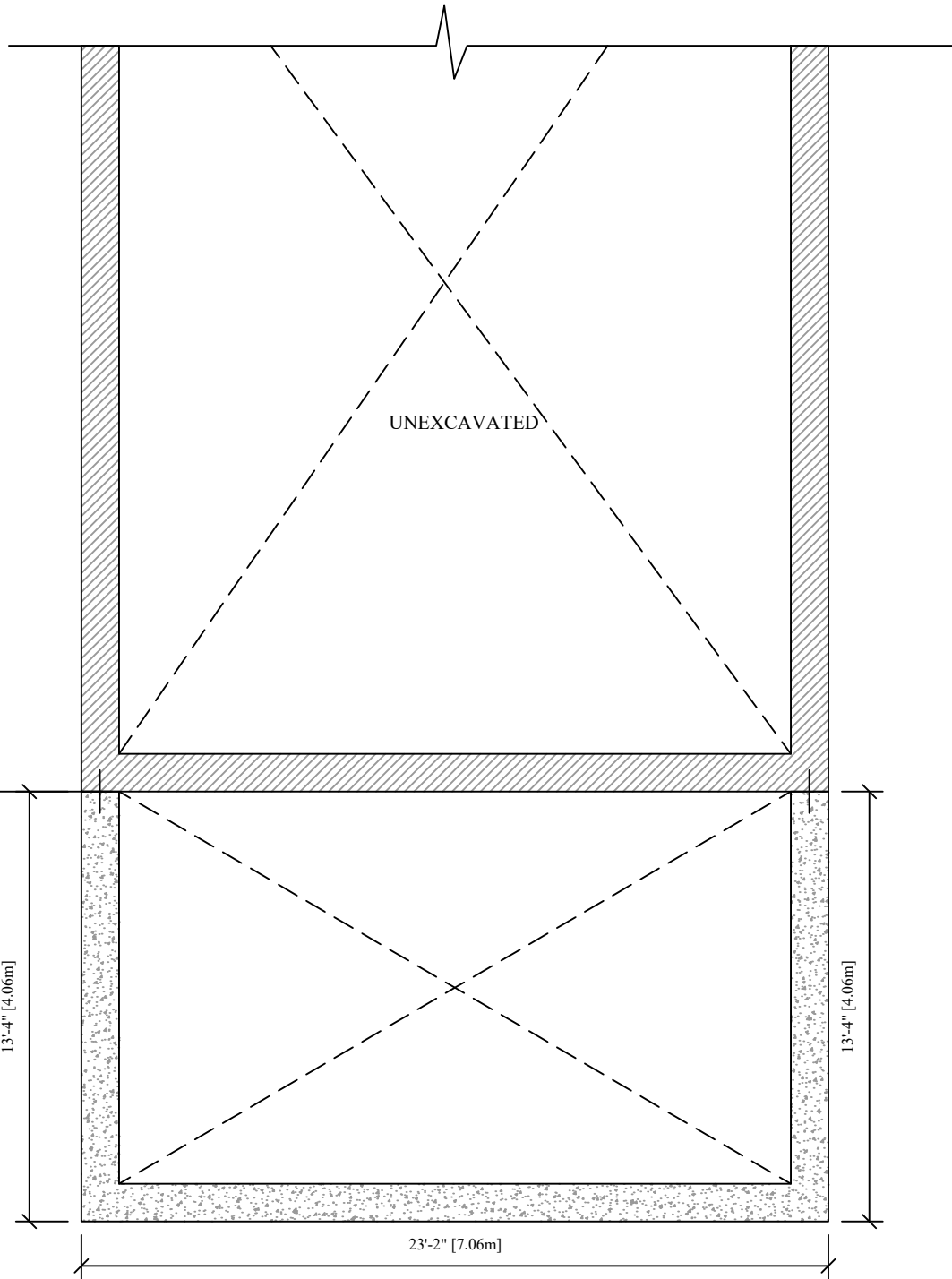
SITE STATISTICS

APPROVED BY: TS

DATE: SEPT. 2020

PROJECT No. 2018SE236

A1.1



NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

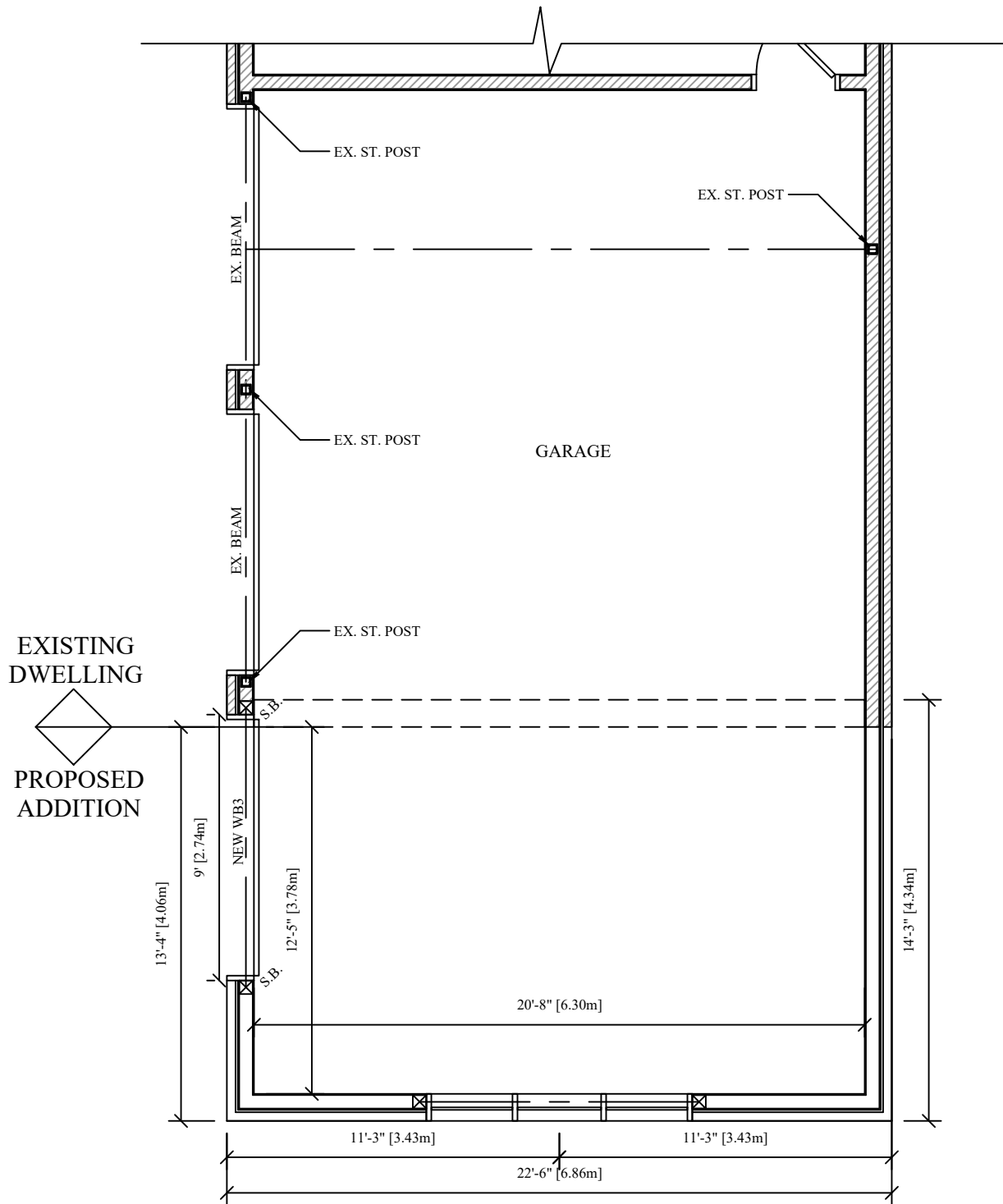
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

FOUNDATION PLAN

APPROVED BY: TS
DATE: SEPT. 2020
SCALE: $\frac{3}{16}'' = 1' - 0''$
PROJECT No. 2018SE236

A1.2

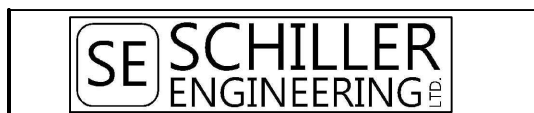


NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

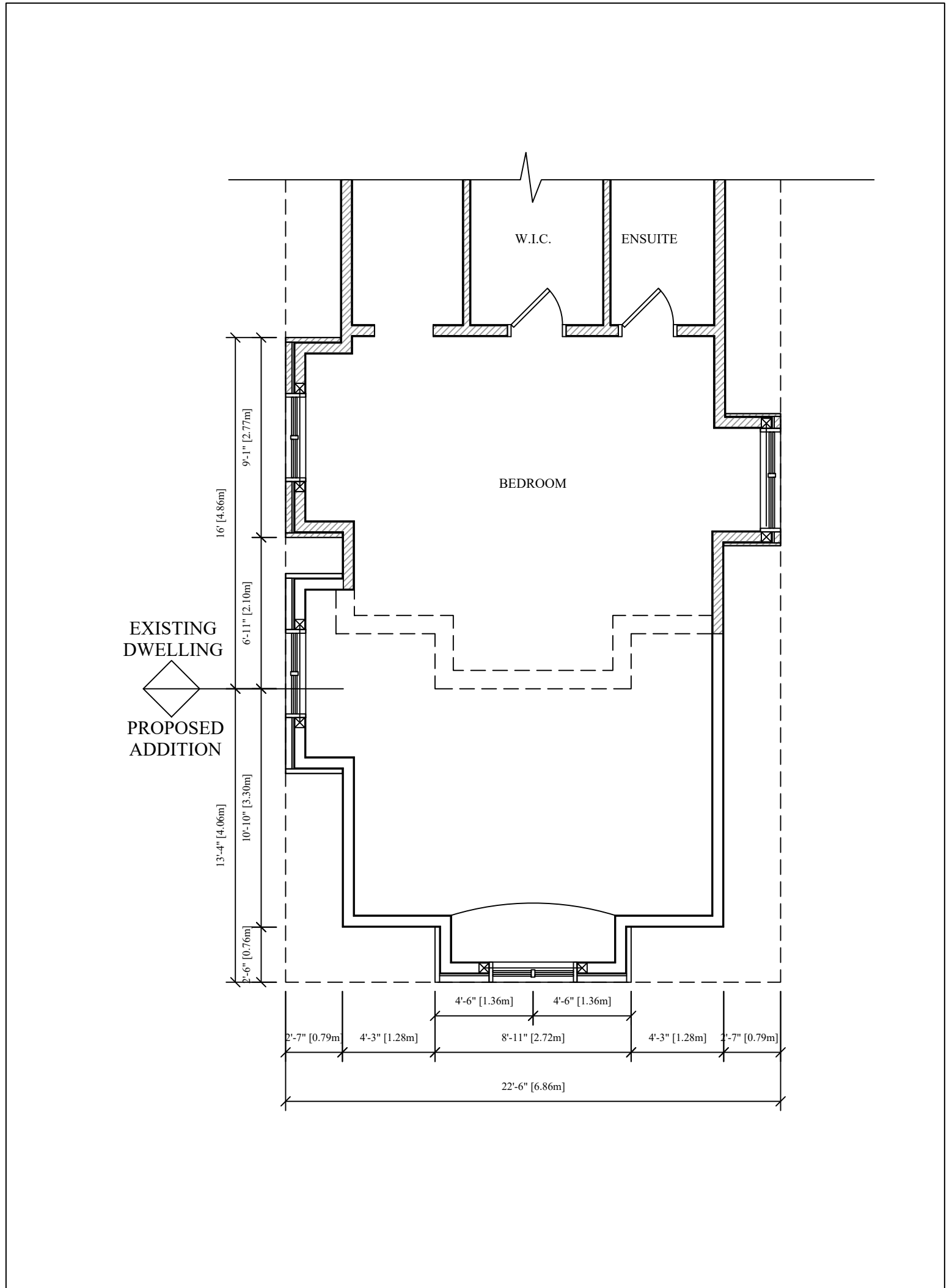
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

GROUND FLOOR PLAN

APPROVED BY: TS
DATE: SEPT. 2020
SCALE: $\frac{3}{16}'' = 1' - 0''$
PROJECT No. 2018SE236

A1.3

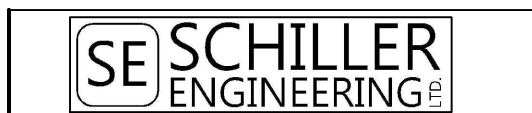


NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

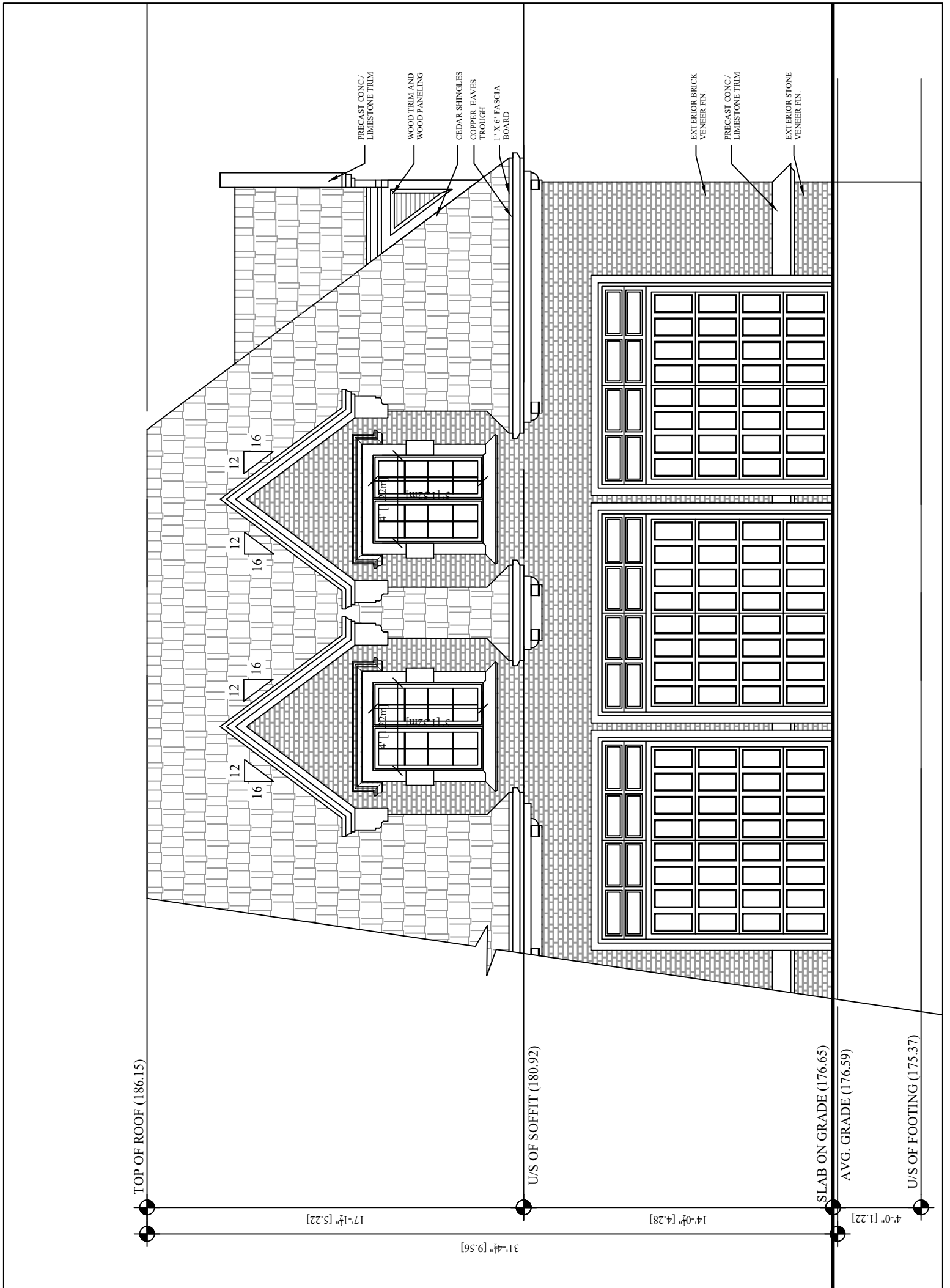
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

SECOND FLOOR PLAN

APPROVED BY: TS
DATE: SEPT. 2020
SCALE: $\frac{3}{16}'' = 1' - 0''$
PROJECT No. 2018SE236

A1.4

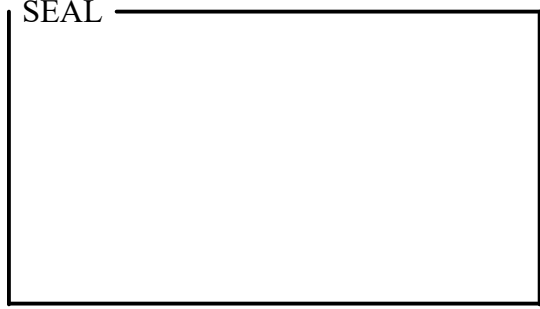


NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

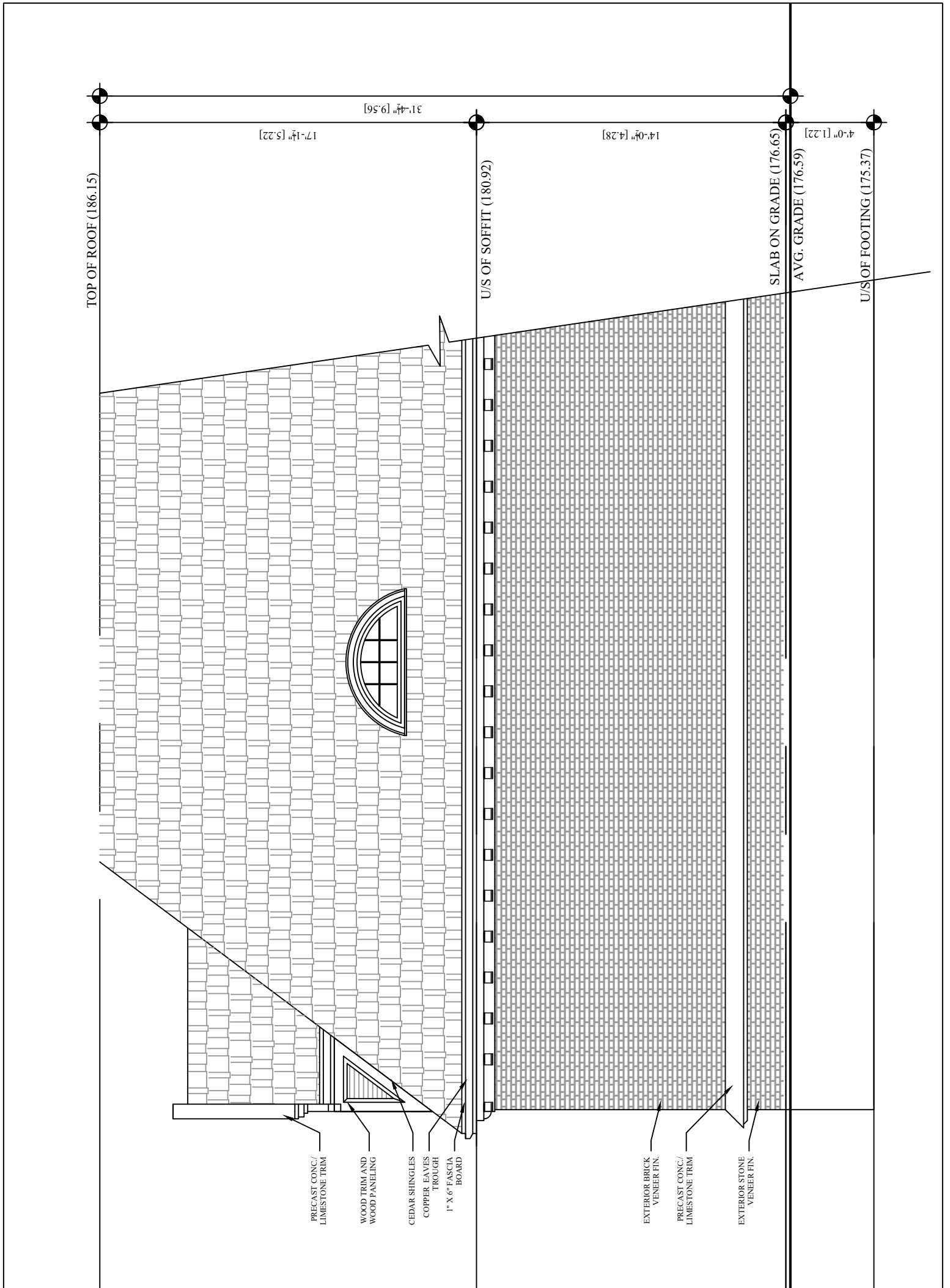
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

SOUTH ELEVATION

APPROVED BY:	TS
DATE:	SEPT. 2020
SCALE:	$\frac{3}{16}'' = 1' - 0''$
PROJECT No.	2018SE236

A2.1



- PRECAST CONC./ LIMESTONE TRIM
- WOOD TRIM AND WOOD PANELING
- CEDAR SHINGLES
- COPPER EAVES TROUGH
- 1" X 6" FASCIA BOARD
- EXTERIOR BRICK VENEER FIN.
- PRECAST CONC./ LIMESTONE TRIM
- EXTERIOR STONE VENEER FIN.

NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

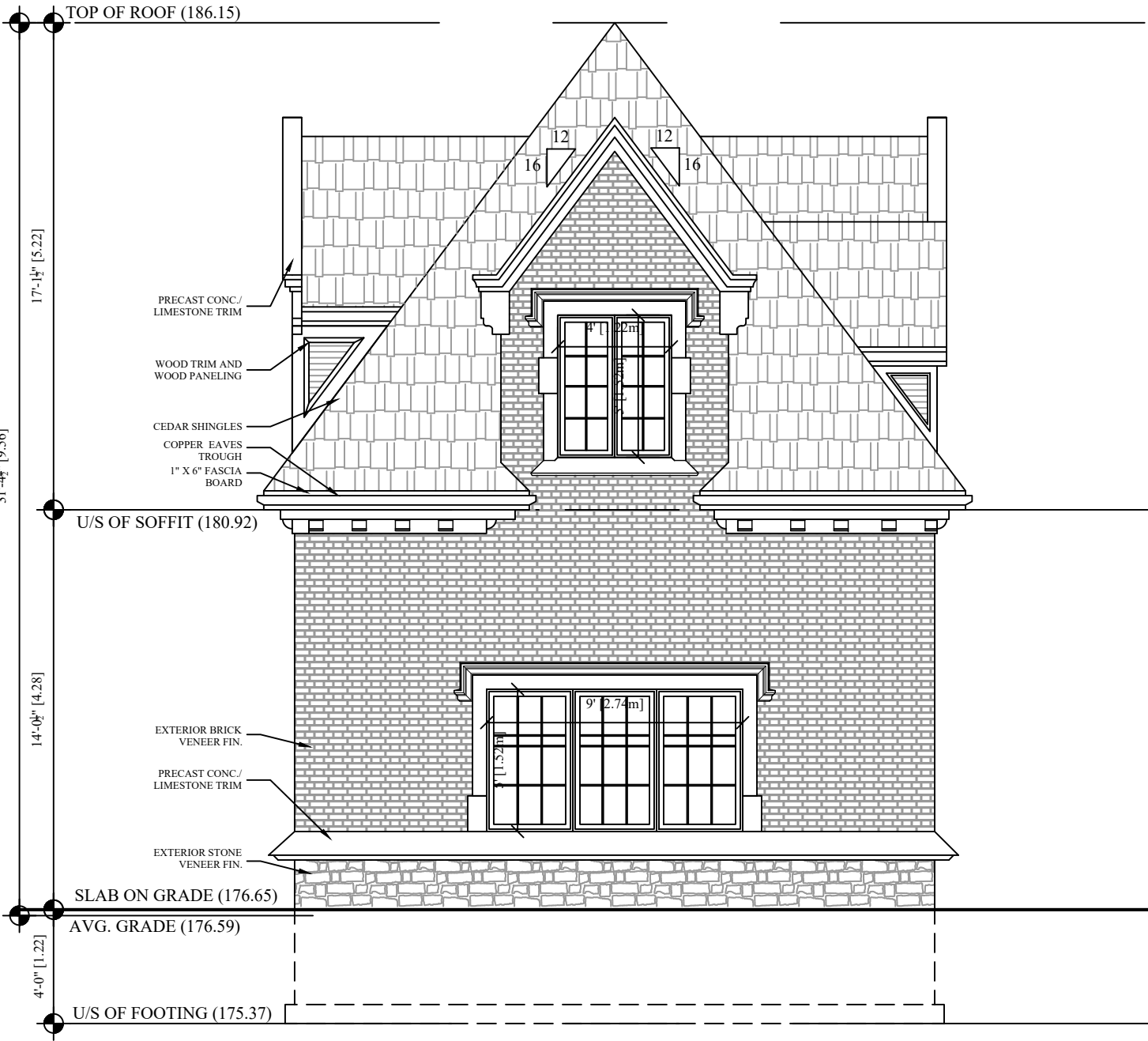
146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

NORTH ELEVATION

APPROVED BY:	TS
DATE:	SEPT. 2020
SCALE:	$\frac{3}{16}'' = 1' - 0''$
PROJECT No.	2018SE236

A2.2

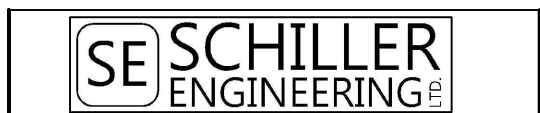


NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

SEAL



PROJECT

146 WAYMAR HEIGHTS BLVD.,
VAUGHAN, ON

PAGE

EAST ELEVATION

APPROVED BY:	TS
DATE:	SEPT. 2020
SCALE:	3/16" = 1' - 0"
PROJECT No.	2018SE236

A2.3

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.

A214/18 – Public Correspondence (132 Waymar Heights Blvd)

A214/18 – Public Correspondence (160 Waymar Heights Blvd)

A214/18 – Public Correspondence (161 Waymar Heights Blvd)

A214/18 – Public Correspondence (156 Waymar Heights Blvd)

LETTER OF SUPPORT

Date: APRIL 27. 2020

Chairperson, Committee of Adjustment Planning Department, City of Vaughan
2141 Major Mackenzie Dr. W.
Maple, ON L6A 1T1

Dear Sir, Madam:

As the owner of Address: 132 WAYMAR HTS, it is my pleasure to write this letter to express our full support of the proposed development of a cabana and third car garage located at 146 Waymar Heights Blvd.

The owners have been in contact with us from the initial stages of the proposal. We have reviewed the architectural drawings with the owners, as well as the full list of minor variances and have no objections to any of the variances.

We fully support this proposal and believe it will be a well-suited addition to the house.

Sincerely,

Name: MARCO MANGOLA

Date: APR. 27. 2020

LETTER OF SUPPORT

Date: April 26 / 2020

Chairperson, Committee of Adjustment Planning Department, City of Vaughan
2141 Major Mackenzie Dr. W.
Maple, ON L6A 1T1

Dear Sir, Madam:

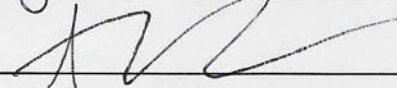
As the owner of Address: 160 Waymar Hts, it is my pleasure to write this letter to express our full support of the proposed development of a cabana and third car garage located at 146 Waymar Heights Blvd.

The owners have been in contact with us from the initial stages of the proposal. We have reviewed the architectural drawings with the owners, as well as the full list of minor variances and have no objections to any of the variances.

We fully support this proposal and believe it will be a well-suited addition to the house.

Sincerely,

Name: angelo federico

Signature: 

Date: April 26, 2020

A214/18

LETTER OF SUPPORT

Date: APRIL 22/20

Chairperson, Committee of Adjustment Planning Department, City of Vaughan
2141 Major Mackenzie Dr. W.
Maple, ON L6A 1T1

Dear Sir, Madam:

As the owner of Address: 161 WAYMAR HEIGHTS, it is my pleasure to write this letter to express our full support of the proposed development of a cabana and third car garage located at 146 Waymar Heights Blvd.

The owners have been in contact with us from the initial stages of the proposal. We have reviewed the architectural drawings with the owners, as well as the full list of minor variances and have no objections to any of the variances.

We fully support this proposal and believe it will be a well-suited addition to the house.

Sincerely,

Name: Frank Miceli

Signature: 

Date: APRIL 22/20

A214/18

LETTER OF SUPPORT

Date: April 24/20

Chairperson, Committee of Adjustment Planning Department, City of Vaughan
2141 Major Mackenzie Dr. W.
Maple, ON L6A 1T1

Dear Sir, Madam:

As the owner of Address: 156 WAYMAR HEIGHTS BLVD it is my pleasure to write this letter to express our full support of the proposed development of a cabana and third car garage located at 146 Waymar Heights Blvd.

The owners have been in contact with us from the initial stages of the proposal. We have reviewed the architectural drawings with the owners, as well as the full list of minor variances and have no objections to any of the variances.

We fully support this proposal and believe it will be a well-suited addition to the house.

Sincerely,

Name: LUCIANO DOLPE

Signature: 

Date: April 24/20

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

Attwala, Pravina

Subject: FW: A214/18 - REQUEST FOR COMMENTS

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

Sent: February-02-21 3:11 PM

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

Subject: [External] RE: A214/18 - REQUEST FOR COMMENTS

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

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, 03-9), 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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application: A085/10

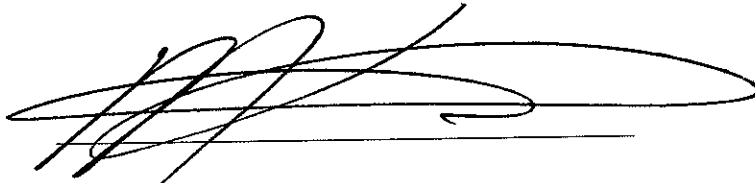
Consent Application: B017/08

NOTICE OF DECISION

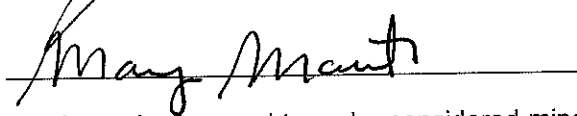
- FILE NUMBER:** A085/10
- APPLICANT:** JOHN MASSARA
- PROPERTY:** Part of Lot 9, Concession 7, (Part of Lot 2, RP#4134, municipally known as 146 Waymar Heights Blvd., Woodbridge.)
- ZONING:** The subject lands are currently zoned R1V, Old Village Residential under By-law 1-88 subject to Exception 9(1302) as amended.
- PURPOSE:** The applicant is requesting a variance to permit the construction of a two storey single family detached dwelling, with attached garage, as follows:
- PROPOSAL:** 1. Maximum Lot Coverage = 24.63%
- BY-LAW REQUIREMENTS:** 1. Maximum Lot Coverage = 20%
- BACKGROUND:** The land which is subject to this application is/was also the subject of another application under the Planning Act:
- Consent Application – **File No. B017/08** – Approved July 17, 2008, for an addition to an existing lot to the NORTH. (from 146 Waymar Heights)
- Consent Application – **File NO. B018/08** – Approved July 17, 2008, for an addition to an existing lot to the SOUTH. (from 160 Waymar Heights)
Creating a centre lot. (Certificates issued July 23, 2009.)

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variance sought can be considered minor and is 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. **A085/10** - **JOHN MASSARA**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

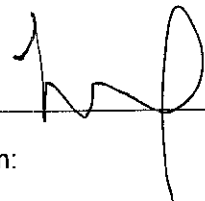
1. That the porches be unenclosed, to the satisfaction of the Development Planning Department;
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

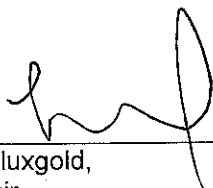
FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

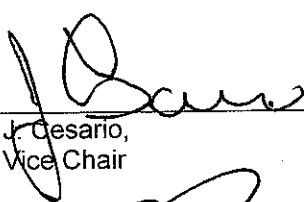
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.


CARRIED.

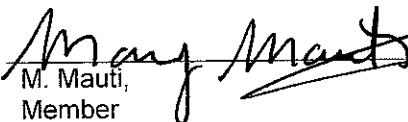
CHAIR: 

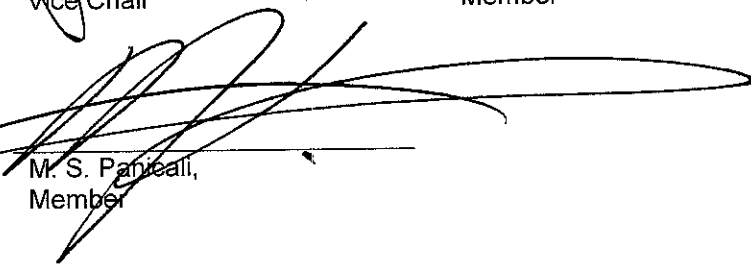
Signed by all members present who concur in this decision:


L. Fluxgold,
Chair


J. Cesario,
Vice Chair

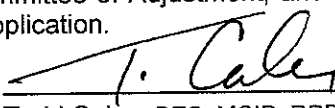

S. Krcmar,
Member


M. Mauti,
Member


M. S. Parréall,
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: APRIL 29, 2010

Last Date of Appeal: MAY 19, 2010

APPEALS

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

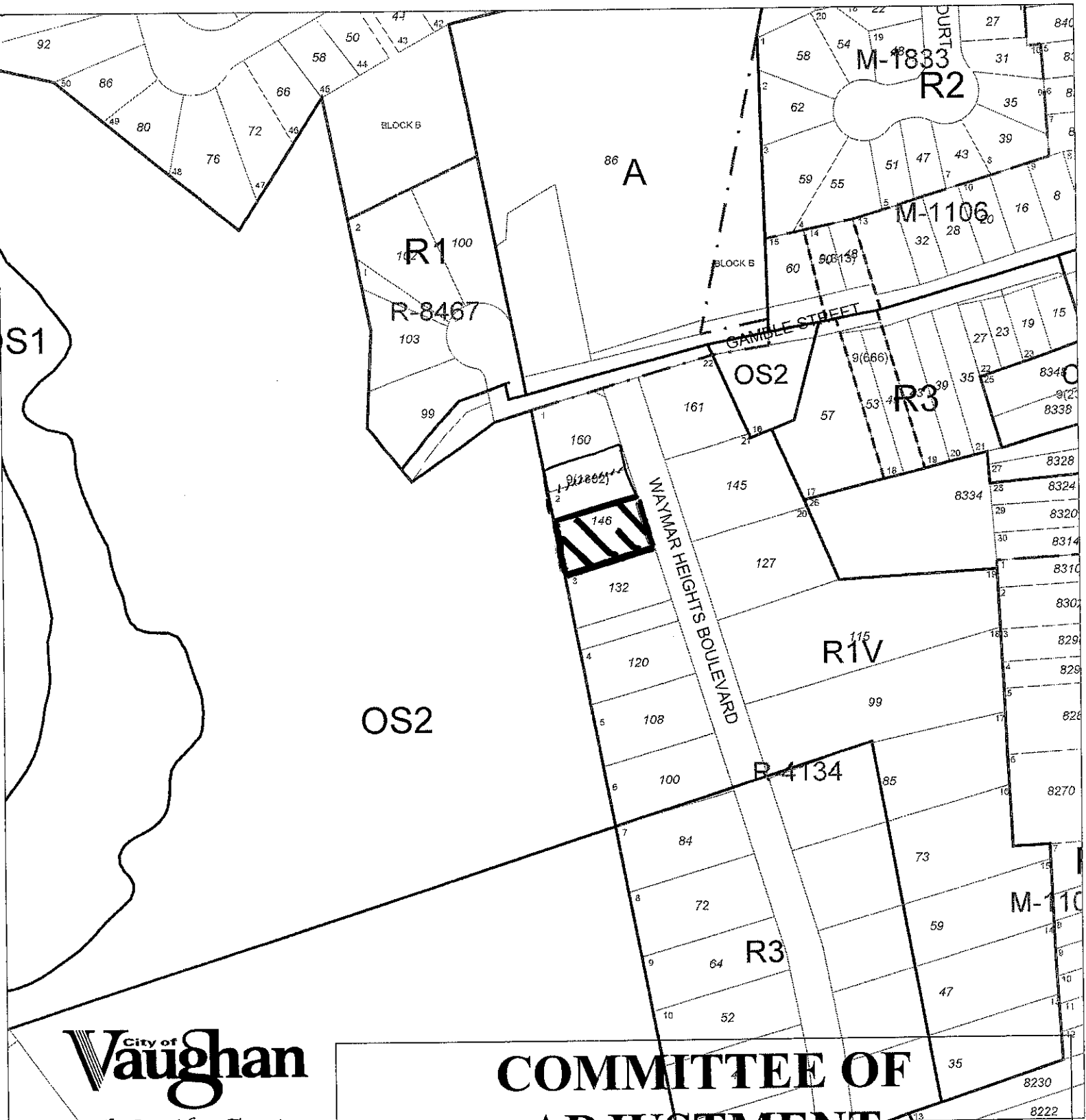
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at 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: **MAY 19, 2011**



City of Vaughan
The City Above Toronto

COMMITTEE OF ADJUSTMENT

File No.:

A085/10

Applicants

JOHN MASSARA



Subject Area

Municipally known as

**146 Waymar Heights Blvd.,
Woodbridge**

NOTICE OF DECISION

FILE NUMBER: B017/08

APPLICANT: BCDG INVESTMENTS INC.

PROPERTY: Part of lot 9 & 10, Concession 7, Lot 2, Plan No M-4134
Municipally known as 146 Waymar Heights Blvd., Woodbridge.

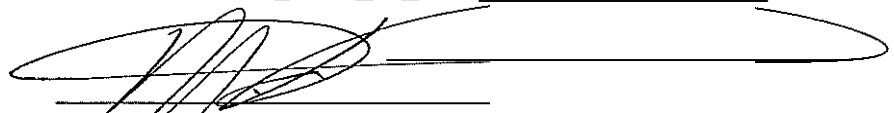
ZONING: The subject lands are zoned R1V, Old Village Residential under By-law 1-88 as amended.

PURPOSE: The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketch as an addition to an existing lot taken into the title of the lands to the NORTH, for residential purposes, together with all required easements and right-of-ways, if required, and retain the lands marked "B" on the attached sketch for residential purposes.

The retained lands have existing dwellings. New dwelling is proposed on the subject lands.

BACKGROUND: Consent/Minor Variance Applications C-72-53, V-72-27 - APPROVED - September 1972, creation of a new lot, and a variance for the frontage of a new dwelling.
Zoning By-law Amendment File Z.07.043- ADOPTED BY COUNCIL June 11, 2008

MOVED BY:



SECONDED BY:



THAT Application No. 8017/08 - BCDG INVESTMENTS INC., be APPROVED, in accordance with the sketch attached and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Reserves & Investments Department. Payment shall be made by certified cheque; (contact Terry Liuni in the Reserves & Investments Department to have this condition cleared).
2. Existing structures are to comply with the By-law or permits be issued for demolition, if required to the satisfaction of the Building Standards Department;
3. The conveyed lands from Lot 1 and 2 shall be merged to create the proposed third lot, to the satisfaction of the Development Planning Department;
4. This consent is given on the express understanding that Subsection 3 or Subsection 5 of Section 50 of the Planning Act shall apply to any subsequent conveyance in respect to the subject lands;
5. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the lands in question are in favour of or taken into the title of the lands to the NORTH.
6. That the corresponding consent Application File No. 8018/08, be approved;
7. Submission to the Secretary Treasurer of four (4) white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;
8. Upon fulfilling and complying with all of the above noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes as the "Schedule Page" will be an attachment to the Certificate. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended;

- 9. A fee of \$285.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of \$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day;
- 10. Prior to the issuance of a building permit, if required, the applicant shall fulfill and comply with all of the above noted consent conditions.

IMPORTANT:
 Pursuant to Section 53(41) of the Planning Act, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfill and comply with all of the above-noted conditions of Consent. Failing to comply with this requirement will result in the application to be deemed to be refused.

ALL CONDITIONS MUST BE FULFILLED:
 Please contact each Agency and/or Department listed above whether "if required" appears in the condition or not.

CARRIED.

CHAIR: _____

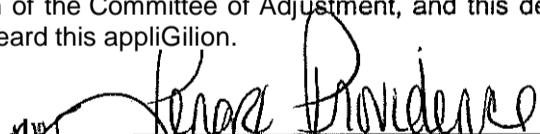
Signed by all members present who concur in this decision:

~~M. Manti, Chair~~ **ABSENT** L. Fluxgold, Vice Chair J. Cesario, Member **(;R**

~~D.H. Kang, Member~~ **ABSENT** M.S. Panicalli, 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.


 Mr. Coles, BES, MCIP, RPP
 Manager of Development Services
 Secretary-Treasurer to
 Committee of Adjustment

Date of Hearing: JULY 17, 2008

Date of Notice: JULY 25 2008

Last Date of Appeal: AUGUST 14, 2008

APPEALS

“ ”

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.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 \$150,00 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". Your appeal must set out the reasons for the appeal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

NOTES

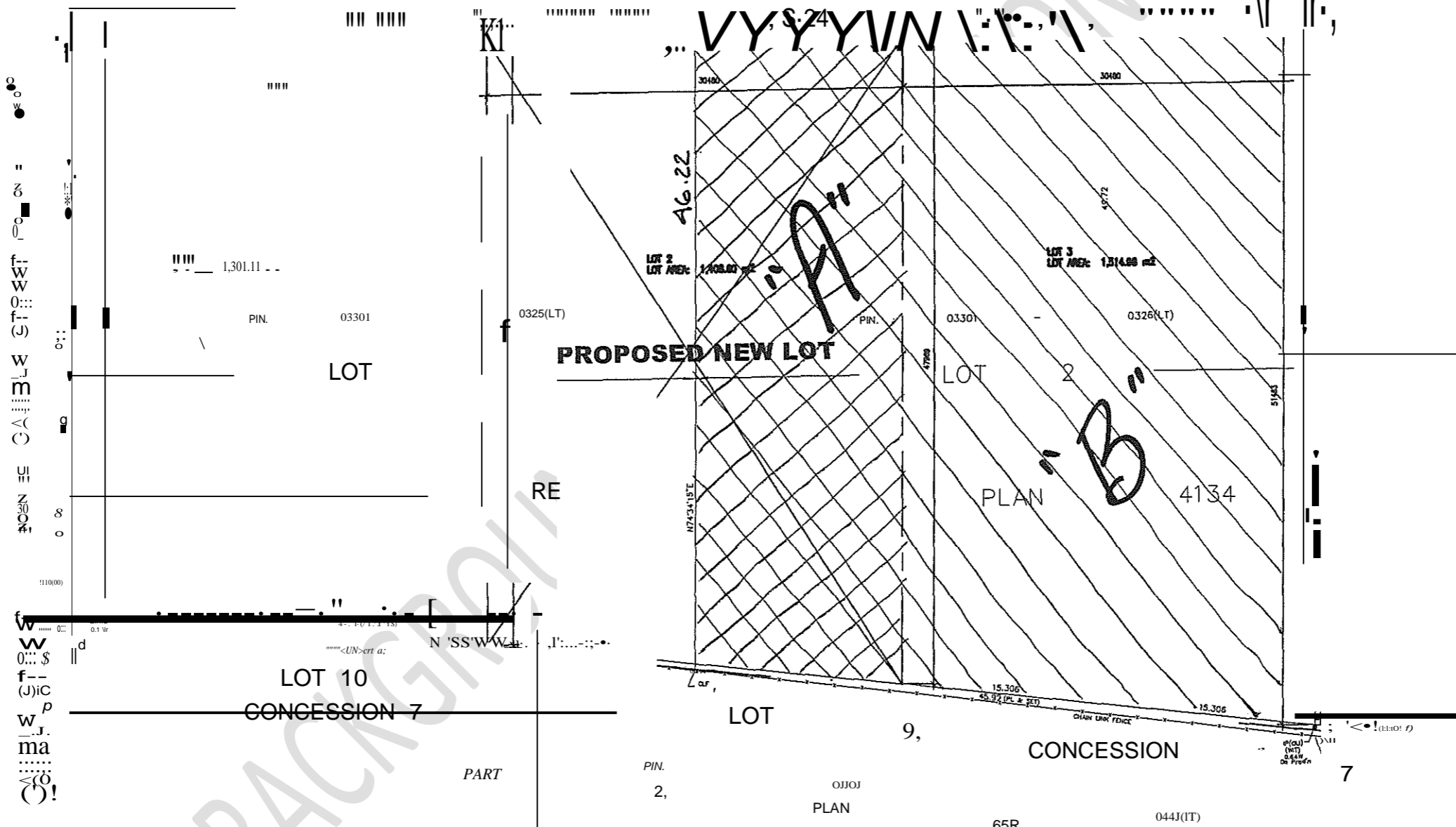
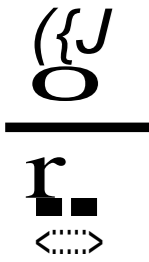
1. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.
2. A Certificate pursuant to Subsection 53(21) of The Planning Act cannot be given until all conditions of consent have been fulfilled,

BACKGROUND INFORMATION

WAYMAR HEIGHTS BOULEVARD (DEDICATED BY REGISTERED PLAN 413<-)

PIN. 03302 000(LT)

141.12



PROPOSED NEW LOT

PLAN 4134

CONCESSION 7

BACKGROUND

W
0:: \$
f--
(J)IC
p
W
J.
ma
.....
<O!
#CO N E U
o &
110(00)
W
0:: \$
f--
(J)IC
p
W
J.
ma
.....
<O!
#CO N E U
o &
110(00)