VAUGHAN Staff Report Summary

Item # 05

Ward #4

File:	A010/21
Applicant:	Dzmitry Nikitsenka and Inna Shpirnova
Address:	138 Sir Stevens Drive, Maple ON
Agent:	Nasser Amer - ArchEye Architects Inc.

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	Positive Comment	Condition(s)
	Negative Comment	$\checkmark$
Committee of Adjustment		
Building Standards		
Building Inspection		
Development Planning		
Cultural Heritage (Urban Design)		
Development Engineering		
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development		
Fire Department		
TRCA		
Ministry of Transportation		
Region of York		
Alectra (Formerly PowerStream)		
Public Correspondence (see Schedule B)	x	

Adjournment History: None

Background History: None

Staff Report Prepared By: Lenore Providence Hearing Date: Thursday, March 18, 2021



Minor Variance Application

Agenda Item: 05

Ward: 4

A010/21

## Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live	Thursday , March 18, 2021 at 6:00 p.m.				
Stream Hearing:	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 <u>cofa@vaughan.ca</u>				
	To make an electronic deputation at the meeting please contact the Committee of Adjustment at <u>cofa@vaughan.ca</u> 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:	Dzmitry Nikitsenka and Inna Shpirnova				
Agent:	Nasser Amer - ArchEye Architects Inc.				
Property:	138 Sir Stevens Drive, Maple ON				
Zoning:	The subject lands are zoned RD2 and subject to the provisions 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 installation of a proposed pool in the rear yard and an air conditioning unit in the northerly side yard.				

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

By-law Requirement	Proposal
1) A minimum rear yard setback of 1.5 metres is	1) To permit a minimum rear yard setback of 1.2
required to a private swimming pool. [4.1.1 i]	metres to a private swimming pool.
2) A minimum interior side yard setback of 1.5 metres	2) To permit a minimum interior side yard setback of
is required to a private swimming pool. [4.1.1 i]	1.2 meters to a private swimming pool.
3) A minimum interior side yard setback of 0.6 metres	3) To permit a minimum interior side yard setback of
is required to an external ground mounted Heat	0.3 metres to an external ground mounted Heat
Pump(pool equipment). [3.14 h)]	Pump (pool equipment).

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

## Adjournment History: N/A

## **Staff & Agency Comments**

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **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

Property I	nformation
Existing Structures	Year Constructed
Dwelling	2011

Applicant has advised that they cannot comply with By-law for the following reason(s): For the pool equipment, Client would like to put it in the north side yard setback as the south side is the access to the backyard, and the north side is blocked by a fence and already obstructed with 2 ac units for both properties.

For the pool setback, the backyard size is small and leaving 1.5 m setback will simply leave no patio space.

## Adjournment Request: N/A

## **Building Standards (Zoning Review):**

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

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>.

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

## **Building Inspections (Septic):**

No comments or concerns

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority.

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001. Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three (3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

## **Building Inspections (Septic):**

No comments or concerns

## **Development Planning:**

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

The Owner is requesting permission to construct a private swimming pool and ground mounted heat pump (pool equipment). Based on the comments provided by Development Engineering staff, the Development Planning Department is satisfied the pool equipment atop a floating pad (granular underneath the concrete tiles) will not obstruct the drainage in the area. Additionally, a 1.2m interior and rear yard setback to the pool provides ample space to safely maneuver around the water's edge.

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.

## **Development Engineering:**

After reviewing the updated drawings and pictures, it appears that the AC unit is wall mounted and the pool equipment will be in a floating pad which will not obstruct the drainage in the area. Hence, Development Engineering (DE) Department does not object to variance application A010/21.

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. 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 the pool permit.

## Parks Development - Forestry:

No comments or concerns

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

No comment no concerns.

## Staff Report A010/21

### **Financial Planning and Development Finance:** No comment no concerns.

Fire Department:

No comments or concerns.

Schedule A – Plans & Sketches

## Schedule B – Public Correspondence

Public Correspondence – 136 Sir Stevens Drive (Letter of Opposition)

## **Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections Region of York – No concerns or objections MTO – Located outside of MTO permit control area TRCA – comments with conditions

Schedule D - Previous Approvals (Notice of Decision) None.

## Staff Recommendations:

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

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

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	TRCA	1. That the applicant provides the required fee amount of
	Hamedeh Razavi	\$580.00 payable to the Toronto and Region Conservation Authority.
	416-661-6600 x 5256	2. The applicant successfully obtains a permit pursuant to
	hamedeh.razavi@trca.ca	Ontario Regulation 166/06 from TRCA for the proposed works.

## 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 <u>cofa@vaughan.ca</u>

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting <u>Vaughan.ca/LiveCouncil</u>. To make an electronic deputation, residents must complete and submit a <u>Public Deputation Form</u> 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 <u>www.vaughan.ca</u>

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 8394 E <u>CofA@vaughan.ca</u>

## 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

**TESTON ROAD** 







## SIR STEVENS DRIVE





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NORTH SOUTH EAST WEST

CONFORM

EXISTING LOT COVERAGE ADDITIONAL LOT COVERAGE	LOT AREA: EXISTING BUILDING AREA: EXISTING DECK AREA ADDITIONAL DECK AREA
%43 %1	475 sqm 190.5 sqm 14 sqm 3 sqm

PROPOSED LOT COVERAGE

%44

4.1.2 Minimum Soft Landscaped Area

a) In an R1V, R1, R2, R3, R4, R5, RUV1, RUV1(W S), RV2, RV2(W S), RV3, RV3(W S), RV4, RV4(W S), RVM1(A), RVM1(B), RVM1(A,B), RVM1(W S-A), RVM1(W S-B), RVM1(W S-A,B) RVM2 Zone, RD1, RD2, RD3, RD4, RD5, RS1 and RT1 Zone, a minimum of sixty percent (60%) of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed

Image: State Parameter       Project Names:         Project Names:       Project Names         Project Names:       Project Names         Project Names:       Project Names         Project Names:       Project Names         Project Names       Project Names         Project Names       Project Names         Project Names       Proje								
	by SAM ad by NAS A100	As indicated Project number	ct Names: Enclosure and Name: <b>Plan</b>	me: Nikits ddress <sup>/ens Dr,</sup>	Markham, Ontario PHONE # 905 235 4888 www.archeyearchitects.com is the responsibility of the Contractor and/ Owner to ensure that the drawings with the latest revisions are used for construction.	چ Archite	Sireet Emily Ct	









2021-02-01 11:36:39 AM











2021-02-01 11:36:40 AM



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	Drawn by Author Checked by Checker	Scale 1 : 50 Date Issue Date	Project Names: Pool Enclosure and Deck Sheet Name: Elevation	Client Name: Dzmitry Nikitsenka Project Address: 138 Sir Stevens Dr, Maple, ON L6A 0G6	Feb 1st 2021	No.       Date         No.       Date	
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EXCAVATION AND BACKFILL

EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.

THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ORGANIC

EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE TWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE OUND SHALL BE NO LESS THAN 17 <sup>3</sup>⁄⁄.". CKFILL WITHIN 23 5/8" OF THE FOUNDATION WALLS SHALL BE EE OF DELETERIOUS DEBRIS AND BOULDERS OVER 9 7/8" IN METER. TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND DOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 1

## DAMPPROOFING AND DRAINAGE

IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.

MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 1/4" OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROOFING.

4" FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR, AND SHALL BE COVERED WITH 6" OF CRUSHED STONE.

FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.

WINDOW WELLS SHALL BE DRAINED TO FOOTING.

DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.

CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO EXTERIOR.

THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

## FOOTINGS

MINIMUM 20" X 6" CONTINUOUS KEYED 2200 PSI POURED CONCRETE FOOTING, UNLESS NOTED OTHERWISE. MINIMUM 4'-0" BELOW FINISHED GRADE IN ACCORDANCE WITH OBC TABLE 9.12.2.2.

FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 1570 PSF.

## MINIMUM FOOTING SIZE

FLOOR SUPPORTED SUPPORTING EXT. WALLSUPPORTING INT. WALL COLUMN AREA;

ω Ν → 9 7/8" WIDTH 7 7/8" WIDTH 4.3 FT2 13 3/4" WIDTH 13 3/4" WIDTH 8.1 FT2 17 3/4" WIDTH 19 3/4" WIDTH 10.9 FT2

INCREASE FOOTING WIDTH BY 2 5/8" FOR EACH STOREY OF MASONRY VENEER SUPPORTED, AND BY 5 1/8" FOR EACH STOREY OF MASONRY CONSTRUCTION SUPPORTED BY THE FOUNDATION WALL.

THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL BE GREATER OR EQUAL THAN ITS THICKNESS.

STEP FOOTINGS

VERTICAL RISE HORIZONTAL RUN 23 5/8" MIN. 23 5/8" MAX FOR FIRM SOILS AND 15 3/4" FOR SAND OR GRAVEL

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## FOUNDATION WALLS

TO BE POURED CONCRETE OR UNIT MASONRY (REFER TO DRAWINGS FOR TYPE AND THICKNESS) DAMPPROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL.

FOUNDATION WALL TO EXTEND MINIMUM 5 7/8" ABOVE FINISHED GRADE. A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2'-11" BELOW EXTERIOR GRADE.

A DRAINAGE LAYER SHALL CONSIST OF:

MIN. 3/2" MINERAL FIBER INSUL. WITH MIN. DENSITY OF 3.6 LB/FT2 OR

MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL OR

AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE.

FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.

SILL PLATES SHALL BE PROVIDED WHERE FLOORS/WALLS DIRECTLY BEAR ON THE FOUNDATION WALLS. SILL PLATES SHALL BE CONTINUOUS 2" X 4" OR 2" X 6" WOOD (REFER TO DRAWINGS) MOUNTED ON A CONTINUOUS SILL GASKET C/W 1/2" DIAMETER ANCHOR BOLTS, 12" LONG, EMBEDDED A MINIMUM OF 4" INTO THE CONCRETE @ 7:-10" O/C AND BE DESIGNED TO PREVENT TIGHTENING WITHOUT WITHDRAWING THEM FROM THE FOUNDATION

REQUIREMENTS FOR SOIL GAS CONTROL BACKFILL HEIGHT SHALL BE SITE COORDINATED NOT TO EXCEED LIMITATIONS IN ACCORDANCE WITH OBC 9.15.4. FOR ALL LATERALLY SUPPORTED AND UNSUPPORTED FOUNDATION WALLS.

WHERE METHANE OR RADON GASES ARE KNOWN TO BE A PROBLEM, SOIL GAS BARRIER SHALL BE INSTALLED AT WALLS, FLOORS & ROOFS IN CONTACT WITH THE GROUND ACCORDING TO SUPPLEMENTARY STANDARD SB-9.

CONCRETE FLOOR SLABS

GARAGE, CARPORT, EXTERIOR SLABS AND STEPS SHALL BE 32MPA 4650 PSI CONCRETE (AFTER 28 DAYS) WITH 5-8% AIR ENTRAINMENT UNLESS NOTED OTHERWISE.

BASEMENT SLABS TO BE 4" THICK 20MPA POURED CONCRETE WITH DAMPPROOFING (REFER TO SECTIONS) ON 6" COURSE CLEAN GRANULAR MATERIAL OR 4" THICK 25MPA POURED CONCRETE ON 6" COURSE CLEAN GRANULAR MATERIAL. GARAGE SLABS TO BE 6" THICK 32MPA WITH 5-8% AIR ENTRAINMENT, SLOPED MIN. 1% TO EXTERIOR TO DRAIN, ON 6" COURSE CLEAN GRANULAR MATERIAL.

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 REINFORCED CONCRETE SLABS (PORCHES OVER COLD ROOMS IN BASEMENTS) TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH OBC SECTION 9.40. THE SLAB SHALL NOT SPAN MORE THAN 8-2" IN THE SHORTEST DIRECTION, BE NOT LESS THAN 4 7/8" THICK, AND BE REINFORCED WITH 10M BARS @ 7 7/8" ON CENTRE MAX IN EACH DIRECTION WITH 11/4" CLEAR CONCRETE COVER.
 III

 THE SLAB SHALL BEAR NOT LESS THAN 3" ON THE SUPPORTING FOUNDATION WALLS AND BE ANCHORED TO THE WALLS WITH 24"X24"
 B

 BENT DOWELS SPACED NOT MORE THAN 23 5/8" ON CENTRE.
 1

ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM

EXTERIOR WALLS - GENERAL

REFER TO DRAWINGS FOR TYPICAL ASSEMBLIES.

EXTERIOR WALLS SHALL CONSIST OF:

CLADDING (REFER TO DRAWINGS)

EXTERIOR SHEATHING COVER SUITABLE FOR THE SPECIFIC CLADDING SYSTEM USED, INSTALLED PER MANUFACTURER SPECIFICATIONS.

SHEATHING TYPE AND THICKNESS AS RECOMMENDED BY THE CLADDING SYSTEMS MANUFACTURER.

2" X 6" STUDS @ 16" O.C. 2" X 6" BOTTOM PLATE AND DOUBLE 2" X 6" TOP PLATE

2"X4" STUDS @ 16" O.C. CAN BE UTILIZED PROVIDED THE COMBINED R-VALUE OF THE BATT INSULATION AND EXTERIOR RIGID INSULATION ACHIEVES MIN R24.

INSULATION (REFER TO MINIMUM INSULATION AND WEATHERPROOFING NOTES)

6 MIL POLY VAPOUR BARRIER OR EQUAL

INTERIOR WALL FINISH TO BE 1/2" GYPSUM BOARD SHEATHING UNLESS NOTED OTHERWISE.

## MASONRY WALLS

WHERE CONSTRUCTED OF 3 ½" BRICK, WALL SHALL BE BONDED WITH HEADER COURSE EVERY 6TH COURSE.

PROVIDE 2" SOLID MASONRY OR CONTINUOUS 1  $^{\prime\prime}\!2"$  PLATE UNDER ALL ROOF AND FLOOR FRAMING MEMBERS.

PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS AND COLUMNS.

REFER TO DRAWINGS FOR TYPICAL ASSEMBLIES. SEE STRUCTURAL DRAWINGS FOR FLOOR SYSTEM DESIGN (WHERE APPLICABLE).

FLOOR CONSTRUCTION

JOISTS TO HAVE MINIMUM 1 1/2" END BEARING

WOOD FRAMING MEMBERS, WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL, SHALL BE SEPARATED FROM THE CONCRETE WITH 6-MIL POLYETHYLENE.

ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER AND SHALL BE IDENTIFIED BY A GRADE STAMP.

WOOD FRAME CONSTRUCTION

MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.

MASONRY WALL TO BE TIED TO EACH TIER OF JOISTS WITH 19/16" X 3/16" CORROSION RESISTANT STEEL STRAPS, KEYED MINIMUM 4" INTO MASONRY. WHEN JOISTS ARE PARALLEL TO WALL, TIES ARE TO EXTEND ACROSS AT LEAST 3 JOISTS @  $6\cdot7$ " O.C.

INSIDE BACK OF WALL TO BE PARGED AND COVERED WITH NO. 15 BREATHER-TYPE ASPHALT PAPER.

FOR REDUCED FOUNDATION WALLS TO ALLOW A BRICK FACING WHILE MAINTAINIG LATERAL SUPPORT, TIE MINIMUM 3 ½" BRICK TO MINIMUM 3 ½" BACK-UP BLOCK WITH CORROSION RESISTANT TIES AT LEAST 0.0281N<sup>2</sup> IN CROSS SECTIONAL AREA, SPACED 7 7/8" VERTICALLY AND 2'-11" HORIZONTALLY, WITH MORTAR. JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION (REFER TO FOUNDATION WALL NOTES) HEADER JOISTS BETWEEN 3-11" AND 10'-6" IN LENGTH SHALL BE DOUBLED. HEADER JOISTS EXCEEDING 10'-6" SHALL BE SIZED BY CALCULATIONS TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 2'-7" AND 6'-7". TRIMMER JOISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEEDS 6'-7".

MASONRY OVER OPENINGS SHALL BE SUPPORTED ON CORROSION RESISTANT OR PRIME PAINTED STEEL LINTELS WITH A MINIMUM OF 7/8" END BEARING. PROVIDE SOLID BLOCKING @ 4'-0" MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS OR AS PER ENGINEERED FLOOR MANUFACTURERS SPECIFICATIONS. JOISTS SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS, TRIMMERS, AND HEADERS. JOISTS LOCATED UNDER PARALLEL NON-LOADBEARING PARTITIONS SHALL BE DOUBLED. SUBFLOOR SHEATHING (REFER TO DRAWINGS) TO BE GLUED, NAILED AND SCREWED, WITH STAGGARED JOINTS. CEILING FINISH TO BE 1/2" GYPSUM BOARD, UNLESS NOTED OTHERWISE.

2" X 2" CROSS BRIDGING REQUIRED NOT MORE THAN 6'-11" FROM EACH SUPPORT AND FROM OTHER ROWS OF BRIDGING.

# EXTERIOR WALLS - MASONRY VENEER

MINIMUM 2 3/4" THICK OF JOINTS ARE RAKED AND 3 1/2" THICK IF JOINTS ARE RAKED.

MINIMUM 1" AIR SPACE TO EXTERIOR SHEATHING.

PROVIDE WEEP HOLES 0 31" O.C. MAX AT BOTTOM OF THE CAVITY AND OVER DOORS AND WINDOWS.

DIRECT DRAINAGE THROUGH WEEP HOLES WITH 20 MIL POLY FLASHING EXTENDING MINIMUM 5 7/8" UP BEHIND THE SHEATHING PAPER.

FLOORS OVER GARAGES/UNHEATED SPACES

VENEER TIES MINIMUM 0.030" THICK X 7/8" WIDE CORROSION RESISTANT STRAPS SPACED 23 5/8" VERTICALLY AND 15 %" HORIZONTALLY.

FASTEN TIES WITH CORROSION RESISTANT 0.125" DIAMETER SCREWS OR SPIRAL NAILS WHICH PENETRATE AT LEAST 1 13/16" INTO STUDS.

THE FOLLOWING ASSEMBLY SHALL BE PROVIDED BELOW THE TYPICAL FLOOR ASSEMBLY (REFER TO DRAWINGS) 6 MIL POLY VAPOUR BARRIER SECURED TO THE UNDERSIDE OF FLOOR STRUCTURE ABOVE. CEILING JOISTS (REFER TO DRAWINGS FOR SIZE AND SPACING) R36 GLASS FIBRE INSULATION OR EQUAL. 1/2" GYPSUM BOARD AIR BARRIER SYSTEM OR EQUAL IN ACCORDANCE WITH OBC 9.10.9.16. AND 9.25.3. TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES (FLOOR OVER GARAGE) OR EXTERIOR SOFFIT MATERIAL PER OWNER'S SELECTION (FLOOR OVER UNHEATED SPACE).

EXTERIOR GARAGE WALL - MASONRY VENEER

AS NOTED ABOVE, LESS GLASS FIBRE INSULATION, VAPOUR BARRIER, AND INTERIOR GYPSUM BOARD FINISH AT EXTERIOR WALLS.

## EXTERIOR WALLS - EIFS

DUROCK - EXTERIOR INSULATION AND FINISH SYSTEMS AS PER CCMC EVALUATION REPORT 12969-R. SEE DUROCKS SPECIFICATIONS FOR ALL APPLICATION DETAILS.

MANUFACTURER INSTRUCTIONS AND SPECIFICATION MUST BE STRICTLY ADHERED TO. NO SUBSTITUTIONS ALLOWED.

NSTALL ONLY DUROCK'S EXTERIOR INSULATION AND FINISH SYSTEM WITH CCMC APPROVAL AND MINISTER'S RULING 1/2" DENS-GLASS, 2" X 6" STUDS @ 16" O.C. R24 GLASS FIBRE INSULATION, 6 MIL POLY VB/AB CONTINUOUSLY OVER INSIDE OF EXTERIOR WALL STUDS, UNDER SILL PLATES, OVER TOP PLATES, OVER FACE OR JOIST HEADERS FOR FULL HEIGHT OF EXTERIOR WALLS, AND ACROSS UNDERSIDE OF ROOF TIE JOISTS. ½" GYPSUM WALL BOARD.

ALL PENETRATIONS (SUCH AS DOORS, WINDOWS, SERVICES) TO BE FOAMED. TRIM EXCESS FOAM INSULATION, SEAL WINDOWS AND DOORS WITH FLEXSHEILD SELF ADHESIVE FLASHING TO MANUFACTURER SPECIFICATIONS AND FLASH AS PER DWGS.

PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.

MASONRY COLUMNS SHALL BE MIN. OF 11 3/8" X 113/8" OR 9 ½" -15".

WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 3 ½" X 3 ½": IN ALL OTHER CASES EITHER 5 ½" X 5 ½" OR 7 ¼" ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.

STEEL COLUMNS TO HAVE MINIMUM OUTSIDE DIA. OF 2 7/8" AND MINIMUM WALL THICKNESS OF 3/16".

MINIMUM 3/12" END BEARING FOR WOOD AND STEEL BEAMS, WITH 7 7/8" SOLID MASONRY BENEATH THE BEAM.

STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED.

COLUMNS, BEAMS & LINTELS

EXTERIOR GARAGE WALL - EIFS

AS NOTED ABOVE, LESS GLASS FIBRE INSULATION, VAPOUR BARRIER, AND INTERIOR GYPSUM BOARD FINISH AT EXTERIOR WALLS.

INTERIOR WALLS (BEARING & NON-LOADBEARING)

INTERIOR LOADBEARING WALLS SHALL CONSIST OF:

2"X4" STUDS @ 16" O.C. 2"X4" BOTTOM PLATE AND DOUBLE 2"X4" TOP PLATE.

1/2" GYPSUM BOARD SHEATHING EACH SIDE 2"X4" MID-GIRTS IF NOT SHEATHED

INTERIOR PARTITIONS SHALL CONSIST OF:

2"X4" OR 2"X6" WOOD STUDS 0 16" O/C (DOUBLE TOP PLATE AND BASE PLATE TO MATCH STUD WIDTH)

1/2" GYPSUM BOARD EACH SIDE (PROVIDE WATER RESISTANT GYPSUM BOARD IN WET AREAS)

INTERIOR INSULATED GARAGE WALL PARTITIONS SHALL CONSIST OF:

1/2" GYPSUM BOARD AIR BARRIER SYSTEM OR EQUAL IN ACCORDANCE WITH OBC 9.10.9.16. AND 9.25.3. TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES.

2"X6" WOOD STUDS (  $0^{\prime}$  0/C (DOUBLE TOP PLATE AND BASE PLATE TO MATCH STUD WIDTH)

R24 GLASS FIBRE INSULATION (OR EQUAL) IN WALLS ADJACENT TO HEATED SPACES.

6 MIL POLY VAPOUR BARRIER

1/2" GYPSUM BOARD (INTERIOR SIDE) UNLESS NOTED OTHERWISE

ALL PLUMBING AND OTHER PENETRATIONS THROUGH THE WALLS AND CEILING SHALL BE CAULKED.

DOORS BETWEEN THE DWELLING AND ATTACHED GARAGE MAY NOT OPEN INTO A BEDROOM AND SHALL BE WEATHER-STRIPPED AND HAVE A SELF-CLOSER.

WEATHER STRIPPING SHALL BE PROVIDED ON ALL DOORS FROM A GARAGE TO THE EXTERIOR.         EXTERIOR WALLS, CELLINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR.         MATURAL VENTILATION         EVERY ROOF SPACE ABOVE AN INSULATED CELLING SHALL BE VENTILATED NSULATED AREA         INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF NSULATED AREA         ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED AND DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS.         UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 1.1 FT² OF VENTILATION FOR EACH 538 FT².         MINIMUM NATURAL VENTILATION AREAS, WHERE MECHANICAL VENTILATION IS NOT PROVIDED, ARE:         BATHROOMS OTHER ROOMS UNFINISHED BASEMENT       97 FT² .0 FT² .0 FT²	<ul> <li>OF MEMBER WITHIN 75 JOIST DEPTH.</li> <li>WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 273 THE DEPTH OF THE STUD REMAINS, IF LOADBEARING, AND 1 9/16" IF NON-LOADBEARING.</li> <li>WOLT GREATER THAN 1/3 JOIST DEPTH.</li> <li>WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 273 THE DEPTH OF THE STUD REMAINS, IF LOADBEARING, AND 1 9/16" IF NON-LOADBEARING.</li> <li>WOOF TRUSS MEMBERS AND ENGINEERED WOOD PRODUCTS SHALL NOT BE DESIGN.</li> <li>ACCESS TO CRAWL SPACES</li> <li>ACCESS TO CRAWL SPACES SHALL BE FITTED WITH A DOOR OR HATCH SCEPT WHEN THE ACCESS OPENING INTO THE CRAWL SPACE IS FROM THE ADJACENT HEATED SPACE.</li> <li>ACCESS TO ATTICS</li> <li>ACCESS TO ATTICS</li> <li>ACCESS HATCH MINIMUM 21 5/8" X 2'-11" TO BE PROVIDED TO EVERY ATTIC ROOF SPACE WHICH IS 108 FT" OR MORE IN AREA AND MORE THAN 23 5/8" IN HEIGHT OVER THAT AREA.</li> <li>INSULATION &amp; WEATHERPROOFING</li> <li>INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENTS WHERE 6 MIL POLY IS SUFFICIENT FOR FIBERGLASS TYPE INSULATIONS.</li> <li>DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE AND SEALANT.</li> <li>CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND ACCESS HATCHERS TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE SATERIOR.</li> </ul>	<ul> <li>COLUMNS, BEAMS &amp; LINTELS</li> <li>STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED.</li> <li>MINIMUM 3/12" END BEARING FOR WOOD AND STEEL BEAMS, WITH 7 7/8" SOLID MASONRY BENEATH THE BEAM.</li> <li>STEEL COLUMNS TO HAVE MINIMUM OUTSIDE DIA. OF 2 7/8" AND MINIMUM WALL THICKNESS OF 3/16" WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 3'4" X 3'4". IN ALL OTHER CASES EITHER 5'4" OR 7 '4" ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.</li> <li>MASONRY COLUMNS SHALL BE MIN. OF 11 3/8" OR 9 '4" - 15" PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.</li> <li>NOTCHING &amp; DRILLING OF TRUSSES, JOISTS &amp; RAFTERS</li> <li>HOLES IN ENGINEERED FLOOR, ROOF AND CEILING MEMBERS TO BE AS PER MAXIMUM '4" X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES.</li> <li>NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAS TO BE MAXIMUM '4" X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM</li> </ul>	ROOFING         RATELERS FOR ROOFING SHALL BE CORROSION RESISTANT. ROOFING         NALL PENETRATE THROUGH AT LEAST 1/2" INTO ROOF SHEATHING.         EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 1/4". INTO ROOF SHEATHING.         EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 1/4". INTO ROOF SHEAT HALLS.         EVERY PROTECTION SHALL EXTEND 2:-11". UP THE ROOF SLOPE FROM THE         CONSIST OF TYPE MOR TYPE S ROLL ROOFING LAD WITH AND SHALL CONSIST OF THE EXTERIOR WALL, EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDINGS, FOR ROOFS EXCEEDING A SLOPE OF 11N 1.5, OR WHERE A LOW SLOPE ASPHALT SHINGLE APPLICATION IS PROVIDED.         SHEET METAL FLASHING SHALL CONSIST OF NOT LESS THAN 1/16"         SHEET FIBSE CLOSED VALLEYS SHALL CONSIST OF ONE LAVER OF TYPE "S" SMOOTH SUFFACE ROULL ROOFING TO ESS THAN 24"         WIDE: NALL SHALL NOT PENETRATE THE FLASHING WITHIN 3" OF ITS EDGE OR 5" OF THE BOTTOM OF THE VALLEY CENTERLINE.         STEP FLASHING AT INTERSECTION OF SHINGLE ROOF AND EXTERIOR WALL. EXTEND FLASHING MIN 6" UP WALL AND TERMINATE EXTERIOR WALL. EXTEND FLASHING MIN 6" UP WALL AND TERMINATE EXTERIOR WALL. EXTEND FLASHING MIN 6" UP WALL AND TERMINATE EXTERIOR FOR SHALL CONFORM TO CANUES THAN 2.4"         STEP FLASHING AT INTERSECTION OF SHINGLE ROOF AND EXTERIOR WALL. EXTEND FLASHING MIN 6" UP WALL AND TERMINATE EXTERIOR WALL. EXTEND FLASHING MIN 6" UP WALL AND TERMINATE EXTERIOR WALL. EXTEND FLASHING MIN 6" UP WALL AND TERMINATE EXTERIOR WALL. EXTEND FLASHING MIN 6" UP WALL AND TERMINATE EXTERIOR ROOFING EXTERIOR FILE OF SHALL AND TERM
<ul> <li>MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY OF AT LEAST EQUAL TO THE SUM OF:</li> <li>10 CFM EACH FOR BASEMENT AND MASTER BEDROOM 5 CFM FOR EACH OTHER ROOM. A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH.</li> <li>SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED CAPACITY.</li> <li>ALL EXHAUST FANS SHALL BE DIRECTLY VENTED TO THE OUTDOORS.</li> <li>A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRY IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED. SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS.</li> <li>GAS FIREPLACES</li> <li>ZERO-CLEARANCE GAS FIREPLACES TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS (DIRECT VENT IN ACCORDANCE WITH OBC AND AUTHORITIES HAVING JURISDICTION).</li> <li>COMBUSTION AIR SUPPLY TO FIREPLACES SHALL BE 4" DIAMETER INSULATED NON-COMBUSTIBLE DUCT WITH OPERABLE DAMPER AND INSECT SCREEN, MIN. 2" CLEARANCE TO COMBUSTIBLES.</li> </ul>	<ul> <li>WOOD BLOCKING</li> <li>WOOD BLOCKING SHALL BE PROVIDED WITHIN WALL FRAMING AT STAIR LOCATIONS FOR HANDRAILS IN ACCORDANCE WITH OBC 9.8.7.7.</li> <li>WOOD BLOCKING SHALL BE PROVIDED WITHIN WALL FRAMING AT THE MAIN BATHROOM TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET. A SHOWER, AND A BATHTUB IN ACCORDANCE WITH OBC SECTION 9.5.2.3.</li> <li>PLUNBING</li> <li>EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY, WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES.</li> <li>A FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A STORM DRAINAGE SYSTEM, DITCH OR DRY WELL.</li> <li>ELECTRICAL</li> <li>AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE.</li> <li>A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCHEN RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND IVING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCH B ASEMENT SHALL BE CONTROLLED BY A 3-WAY SWITCH AT THE HEAD AND FOOT OF THE STAIRS.</li> <li>BASEMENTS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3-WAY SWITCH AT THE HEAD AND FOOT OF THE STAIRS.</li> <li>BASEMENTS REQUIRE A LIGHT FOR EACH 323 FT2, CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS.</li> </ul>	A LANDING MINIMUM 2'-11" IN LENGTH IS REQUIRED AT THE TOP OF ANY STAIR LEADING TO THE PRINCIPAL ENTRANCE TO A DWELLING, AND OTHER ENTRANCES WITH MORE THAN 3 RISERS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS REQUIRE FOUNDATIONS HANDRAIL S <i>EQUIRED FOR</i> INTERIOR STAIRS CONTAINING MORE THAN 2 RISERS AND EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS. GUARDS ARE REQUIRED AROUND EVERY ACCESSIBLE SURFACE, WHICH IS MORE THAN 23 5/8" ABOVE THE ADJACENT LEVEL. INTERIOR AND EXTERIOR GUARDS MIN. 2'-11" HIGH. EXTERIOR GUARDS SHALL BE 3'6" HIGH WHERE HEIGHT ABOVE ADJACENT SURFACE EXCEEDS 5'-11" GUARDS SHALL HAVE NO OPENINGS GREATER THAN 4" AND NO MEMBER BETWEEN 4" AND 2'-11" THAT WILL FACILITATE CLIMBING. DECORATIVE TRIM TRIM AS PER THE DRAWINGS AND OWNER'S FINAL SELECTION. DIMENSION AND MOUNTING HEIGHTS TO BE COORDINATED WITH ON-SITE DIMENSIONS AND ALL WORK TO BE PROPORTIONED ACCORDINATED WITH ON-SITE DIMENSIONS AND ALL	ALARMS & DETECTORS         AT LEAST ONE ULC RATED COMBINATION SMOKE/CO DETECTOR / ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL.         WITHIN DWELLING UNITS, AT LEAST ONE SMOKE ALARM MUST BE INSTALLED ON EACH STOREY INCLUDING BASEMENTS. ADDITIONALLY, A SMOKE ALARM COUPPED WITH A STROBE LIGHT IS REQUIRED IN EACH SLEEPING ROOM. SMOKE ALARMS ARE ALSO REQUIRED IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY. AND IF THE SLEEPING ROOM. SARE SERVED BY A HALLWAY. THE SMOKE ALARM SHALL BE LOCATED IN THE ELLING IN EVERY ROOM CONTAINING A SOLID FUEL BURNING FIREPLACE OR STOKE.         STARS       17 7/8"         MINIMUM RISE       7 7/8"         MINIMUM RISE       9 %"         MINIMUM HEADROOM       6'-5"         MINIMUM HEADROOM       6'-7"         MINIMUM HEADROOM       6'-7"         MINIMUM WIDTH       2'-10"         CURVED STAIRS SHALL HAVE A MIN. RUN OF 5 7/8" AT ANY POINT AND A MINIMUM AVERAGE RUN OF 7 7/8"         WINDERS THAT CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90°, WITH NO LESS THAN 30° OR MORE THAN 45° PER TREAD. SETS OF WINDERS MUST BE SEPARATED BY 3'-11" ALONG THE RUN OF THE STAIR.

A109	bv	AND INSECT SCREEN, MIN. 2" CLEARANCE TO
	Drawn by SAM	PPLY TO FIREPLACES SHALL BE 4" DIAMETER INSULATED
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ON L6A 0G6	Client Name: Dzmitry Nikitsenka Project Address: 138 Sir Stevens Dr, Maple, O Project Names:	SHALL BE DIRECTLY VENTED TO THE OUTDOORS.
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	Feb 1st 2021	E A LIGHT FOR EACH 323 FT2, CONTROLLED BY A SWITCH AT TAIRS. . <b>A TION</b>
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5 235 4888 chitects.com	PHONE # 905 235 4888 www.archeyearchitects.com	EQUIRES A KITCHEN SINK, LAVATORY, WATER CLOSET, ER STALL AND THE INSTALLATION OR AVAILABILITY OF
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		4 6'-5" 2'-10"
		9 1/2"
		7 7/8" 2 1/"
		DOM CONTAINING A SOLID FUEL BURNING FIREPLACE OR
		E DETENTOD CUALL RE NOTALLED ON OR NEAR THE



## 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.

## Public Correspondence – 136 Sir Stevens Drive (Letter of Opposition)

From:	
То:	Vigneault, Christine; Committee of Adjustment; Clerks@vaughan.ca
Subject:	Re: [External] Regarding Minor Variance Application A010/21
Date:	Thursday, March 11, 2021 2:06:18 PM
Attachments:	image001.png

Hello COFA and the City of Vaughan,

The letter below outlines our strong concerns and the opposition to this minor variance application(**A010/21**).

The owner and tenants of 136 Sir Stevens Drive will also be submitting the deputation form by **noon** on the last business day prior to the scheduled hearing which is on March 18th.

The owner and tenants of 136 Sir Stevens Drive would like to reiterate our strong concerns to the fact that the occupants of 138 Sir Stevens Drive are not adhering to the Bylaw principles of the city of Vaughan. Our house is directly affected by the in-ground pool construction at 138 Sir Stevens Drive as we are the next-door neighbor.

Installing a large pool of any kind is a substantial project—one which may have a major effect on neighbors, especially the next-door neighbors.

The occupants of 138 Sir Stevens Drive are not only building their private pool close to our house, but they have submitted this unnecessary variance application to position the pool even closer to us. This clearly does not adhere to the city's bylaw to have a minimum interior side yard setback of 1.5 meters and a minimum rear yard setback of 1.5 meters.

Here are the reasons why we are very concerned about this pool construction:

1. The neighbor on the other side of our house (130 Sir Stevens Drive) has already built an in-ground pool.

The noise level from the pool activity is extremely loud even though their pool is positioned somewhat away from our house.

If the occupants of 138 Sir Stevens Drive build their pool as close to our house as they plan, their noise level will be even louder.

2. It is unknown when this Covid-19 pandemic will end. The Ontario physical distancing guide clearly states that when people are outside, they should stay 2 meters away from each other.

The occupants of 138 Sir Stevens Drive are planning to build the pool only 1.2 meters away from our house.

This might increase the risk of Covid-19 infections between the two households.

Not only should they adhere to the bylaw's setback requirements, but they should build their pool as far away from our house as possible for the sake of the members of both families.

3. As you can see from the plan, both houses are built on a sloped lot with a walk-out basement on the back.

Because of this slope, flooding could occur if the pool owners do not know or care how to drain their pool properly.

4. We do not know exactly what impact this pool may have on our house. Digging holes in the ground is major construction, and the impact of this construction on our house may be significant. Therefore, they should build the pool as far away from our house as possible.

5. There are already many incidents reported regarding sinkholes caused by the pool water leaking. There is no guarantee that the 138 Sir Stevens Drive will properly maintain their pool and the leaks that soak into the ground can cause the devastating sinkhole.

If this variance is approved then our house will be most impacted by this in case the pool is not properly maintained.

This is not only our investment but our home and we moved to this wonderful neighborhood that city of Vaughan built for us with the understanding that all the homes must conform to the bylaw's setback requirements.

Thanks and Regards,

-The owner and tenants of 136 Sir Stevens Drive, Vaughan Ontario Jim Hong Myoung Lae Hong Ku Pyo Hong

## Schedule C: Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections Region of York – No concerns or objections MTO – Located outside of MTO permit control area TRCA – comments with conditions



March 4, 2021

CFN 64195.06

## SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault, Secretary Treasurer Committee of Adjustment, City of Vaughan 2141 Major Mackenzie Drive Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

Re: Minor Variance Application A010-21 138 Sir Stevens Drive, PLAN 65M4064 Lot 24 City of Vaughan, Region of York Owner: Dzmitry Nikitsenka and Inna Shpirnova Agent: Nasser Amer

This letter acknowledges receipt of the above-noted application, received by Toronto and Region Conservation Authority (TRCA) on February 17, 2021. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee of Adjustment.

## **Background**

It is our understanding that the purpose of the above noted application is to permit the construction of a proposed deck and the installation of a proposed pool. The variances requested by the proponent include:

1) To permit a minimum rear yard setback of 1.2 metres to a private swimming pool.

2) To permit a minimum interior side yard setback of 1.2 meters to a private swimming pool.

3) To permit a minimum interior side yard setback of 0.3 metres to an external ground mounted central air conditioner and heat pump (pool equipment).

### Applicable TRCA Policies and Regulations

Living City Policies (LCP):

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long-term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents, and guidelines.

T: 416.661.6600 | F: 416.661.6898 | info@trca.on.ca | 101 Exchange Avenue, Vaughan, ON L4K 5R6 | www.trca.ca

Ms. Vigneault	2	March 4, 2021

## Ontario Regulation 166/06:

The subject property is partially located within the TRCA's Regulated Area of the Don River Watershed due to the presence of a Provincially Significant Wetland (PSW) to the west. The subject property is partially located withing the Area of Interference (AOI) of the wetland. In accordance with *Ontario Regulation 166/06 (Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses),* development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

### **Application-Specific Comments**

As noted above, a portion of the subject property is located within TRCA's Regulated Area due to PSW that is located on the adjacent lands to the west. As a part of the draft plan of subdivision application (municipal file no. 19T-03V17), through which the subject lot was created, the limits of the wetland and associated Natural System were assessed, delineated and subsequently conveyed into public ownership (TRCA). As such, TRCA staff are satisfied that the proposed works will not have any negative impacts on the adjacent Natural System.

Based on the above, TRCA staff do not have any objections to the currently proposed variances. As the proposed works are located within TRCA's Regulated Area, a permit from TRCA will be required. Appendix 'A' includes a list of materials that must be submitted to facilitate the permit application.

## Fees

By copy of this letter, the applicant is advised that the application is subject to a \$580.00 (Variance-Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

## **Recommendation**

Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A010-21, subject to the following condition:

- 1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.
- 2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at extension 5256 or at <u>Hamedeh.Razavi@trca.ca</u>

Sincerely,

Kazoun

Hamedeh Razavi Planner I Development Planning and Permits HR/mh

Cc: Simbana, Roberto <Roberto.Simbana@vaughan.ca> Holyday, Margaret <<u>Margaret.Holyday@vaughan.ca</u>> Nasser Amer <namer@archeye.com>

T: 416.661.6600 | F: 416.661.6898 | info@trca.on.ca | 101 Exchange Avenue, Vaughan, ON L4K 5R6 | www.trca.ca

Ms. Vigneault	3	March 4, 2021

## **TRCA Permit Application Requirements**

In order to initiate TRCA permit application process, the following materials at the minimum would need to be submitted to our office via Hamedeh.Razavi@trca.ca:

1.Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Wat ercourses (Residential/Development Projects) (Pursuant to Ontario Regulation 166/06). The application can be downloaded from the following website: <u>https://trca.ca/wp-content/uploads/2016/11/TRCA-PERMIT-APPLICATION-FORM\_new.pdf</u>

2. The following plans/drawings:

- Site plan showing location and dimension of all proposed works;
- Landscape planting plan to include native, non-invasive tree and shrub species;
- Grading Plan;
- Erosion and Sediment Control Plan;

3. One Copy of a legal survey of the subject property;

4.Permit Review fee of \$210.00.

TRCA's fee schedule can be found by visiting the following site: <u>https://trca.ca/planning-permits/apply-for-a-permit/</u>



## 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:**

х

- 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

*E-mail*: <u>stephen.cranley@alectrautilities.com</u>

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

Email: tony.donofrio@alectrautilities.com

Subject:FW: A010-21 - REQUEST FOR COMMENTS - 138 Sir Stevens Dr Maple - (Full Circulation)Attachments:A010-21 - CIRCULATION.pdf

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

## Sent: February-23-21 10:27 AM

**To:** Providence, Lenore <Lenore.Providence@vaughan.ca> **Subject:** [External] FW: A010-21 - REQUEST FOR COMMENTS - 138 Sir Stevens Dr Maple - (Full Circulation)

Hello Lenore,

## This site is not within MTO permit control area, and MTO has no concern.

**Cameron Blaney I Corridor Management Planner I Simcoe & York** Highway Corridor Management Section – Central Operations 159 Sir William Hearst Avenue I Ministry of Transportation 7<sup>th</sup> Floor, Building D I Downsview, Ontario I M3M 0B7 416-358-7871 Cameron.Blaney@ontario.ca

## **Providence**, Lenore

Subject:

FW: A010-21 - REQUEST FOR COMMENTS - 138 Sir Stevens Dr Maple - (Full Circulation)

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

## Sent: February-23-21 3:19 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>;
 MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
 Subject: [External] RE: A010-21 - REQUEST FOR COMMENTS - 138 Sir Stevens Dr Maple - (Full Circulation)

Good afternoon Lenore,

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 | <u>Gabrielle.hurst@york.ca</u> |<u>www.york.ca</u>