

File: A157/20

Applicant: Howie Fleisher Holdings Inc.

Address: 20 Silver Fox Pl Maple ON

Agent: Permawood Solariums

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

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, April 8, 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: 6

A157/20

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, April 8, 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](https://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: Howie Fleisher Holdings Inc.

Agent: Permawood Solariums

Property: 20 Silver Fox Pl Maple

Zoning: The subject lands are zoned RR/OS5 and subject to the provisions of Exception 9(322) under By-law 1-88 as amended

OP Designation: Vaughan Official Plan ('VOP 2010'): "Oak Ridges Moraine Countryside"

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed one storey addition to be located at the rear of the existing single family dwelling and to permit the existing accessory structures (frame garage, swimming pool and shed) on the subject land.

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

By-law Requirement	Proposal
1. Maximum lot coverage of 10% is permitted.	1. To permit a maximum lot coverage of 12.24% (8.90% dwelling; 1.10% Addition; 0.29% porch; 0.39% porch extension; 1.33% cabana; 0.23% shed).
2. Accessory structure to a residential dwelling is not permitted on OS5 zone.	2. To permit the accessory structure located on OS5 zone.
3. Accessory structure shall be located in the rear yard.	3. To permit the accessory structure (existing pool) not located in the rear yard.
4. Accessory structure may only be erected in the areas shown as "Building Envelopes" on the Schedule E-332.	4. To permit the accessory structure (existing shed) to be erected outside of the areas shown as "Building Envelopes" on the Schedule E-332

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

For information on the previous approvals listed above please visit www.vaughan.ca. 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 24, 2021

Applicant confirmed posting of signage on March 1, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1980 (Purchased 2020)

Applicant has advised that they cannot comply with By-law for the following reason(s): Existing house does not comply to zoning by-law.

Adjournment Request: The applicant was provided an opportunity to adjourn the application prior to the issuance of public notice to permit time to address planning comments, which included:

Given the sensitivity of the abutting lands OS5, the Urban Design and Environmental Planning Division of the Development Planning Department is requesting additional time to review the application.

DP staff have contacted the Zoning Division of Building Standards to understand whether the existing pool/cabana requires additional variances. It appears a portion of the hardscape surrounding the pool may be within the OS5 lands. Depending on this review other variances may be required.

In response to Planning request for clarification regarding the existing pool/cabana, zoning staff have requested additional information:

The pool landscaping is encroaching to the OS5 zone. Additional variances may be required. **Applicant to provide the details and setbacks of pool landscaping to the OS5 zone boundaries.**

Building Standards (Zoning Review):

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

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

The pool landscaping is encroaching to the OS5 zone. Additional variances may be required. **Applicant to provide the details and setbacks of pool landscaping to the OS5 zone boundaries.**

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

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: Vaughan Official Plan ('VOP 2010'): "Oak Ridges Moraine Countryside"

Application under review.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A157/20 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:

No comment to date.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comments or concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

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

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application A157/20, if required.

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

	Department/Agency	Condition
1	Development Engineering 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.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.
3	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Application under review.

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](https://www.v 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](https://www.v 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.

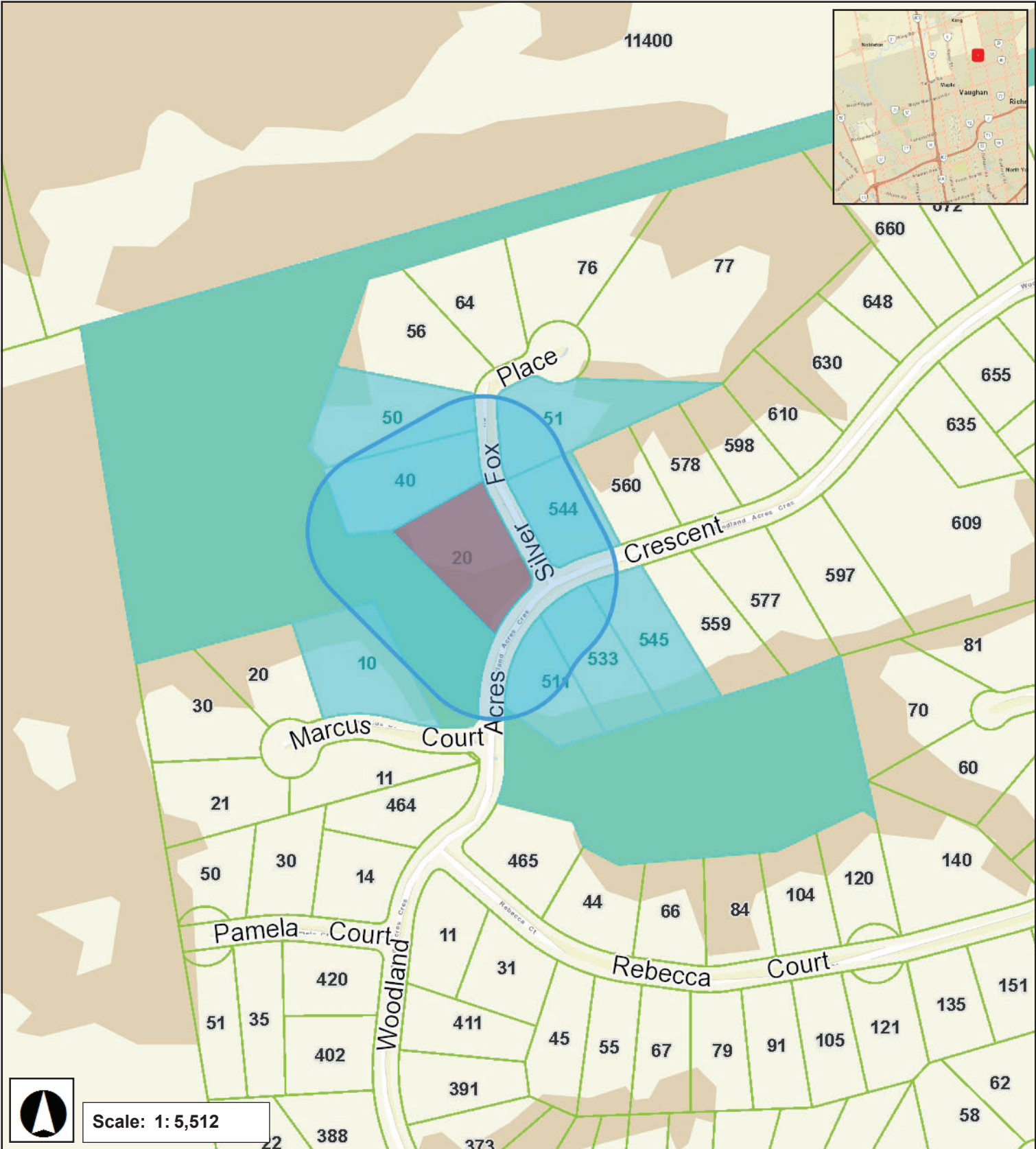
Location Map
Plans & Sketches



LOCATION MAP - A157/20

20 SILVER FOX PLACE, MAPLE

Kirby Road



Scale: 1: 5,512

Teston Road

March 15, 2021 12:37 PM

PART 1.
PLAN 65R-13495

PIN 03342-0143 (LT)

BLOCK A, REGISTERED PLAN M-1731
PIN 03342 - 0141 (LT)

L O T
PIN 03342 - 0145 (LT)

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A157/20

SURVEYOR'S REAL PROPERTY REPORT OF
PART 1:
PLAN OF LOT 1
REGISTERED PLAN 65M-2138
CITY OF VAUGHAN
(REGIONAL MUNICIPALITY OF YORK)

A AZIZ SURVEYORS INC., O.L.S.

METRIC DISTANCES SHOWN HEREIN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN
PART WITHOUT THE WRITTEN PERMISSION OF A. AZIZ SURVEYORS INC., O.L.S.
IS STRICTLY PROHIBITED.

Lot Coverage = 12.24%

(8.90% dwelling, 1.10% addition, 0.29% porch, 0.39% porch extension, 1.33% cabana, 0.23% shed)

Permit accessory structure located on OS5 zone

Permit accessory structure not located in the rear yard

Permit accessory structure to be erected outside of the areas shown
as "Building Envelopes" on the Schedule E-332

PART 2:

REPORT
* THIS REPORT WAS PREPARED FOR PERMANENT SQUARES AND THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES
* LOT 1, REGISTERED PLAN 65M-2138

TITLE SEARCH INDICATES
* NO INTERESTS OR RIGHTS OF PARTIES REGISTERED ON TITLE

ZONING
* NO INTERESTS OR RIGHTS OF PARTIES REGISTERED ON TITLE

FENCES
* NO INTERESTS OR RIGHTS OF PARTIES REGISTERED ON TITLE

BEARING NOTE
* PLEASE NOTE THE POSITION OF THE BEARING IN RELATION TO THE SOUTHERLY,
SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.

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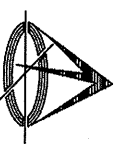
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN 2136135



THIS REPORT WAS PREPARED
IN ACCORDANCE WITH THE
REGULATIONS MADE UNDER THE
LAND SURVEY ACT, R.S.O. 1990,
c. 29 (10), AND THE
REGULATIONS MADE UNDER THE
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c. 29 (10), AND THE
REGULATIONS MADE UNDER THE
LAND SURVEY ACT, R.S.O. 1990,
c. 29 (10).

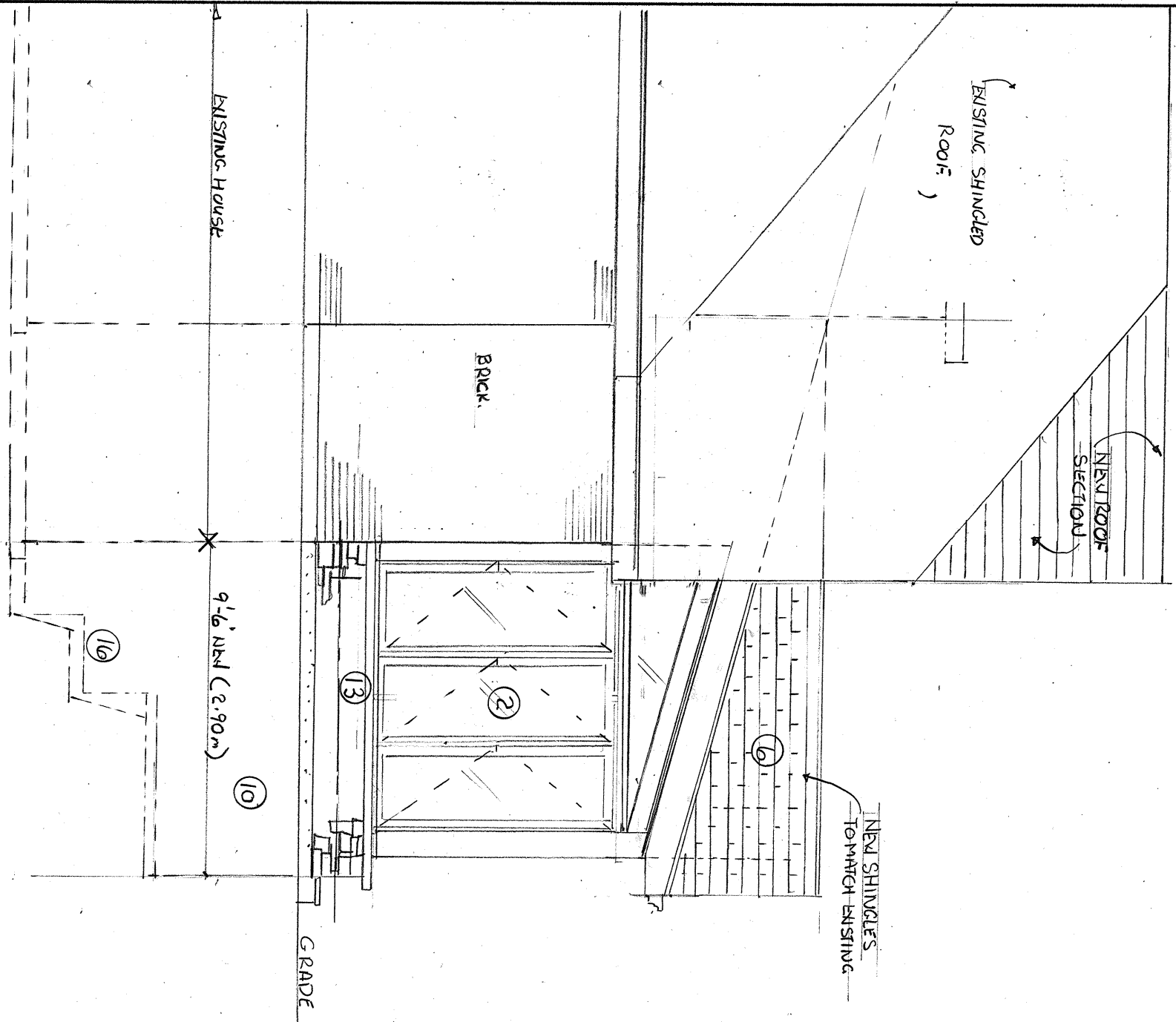
WOODLAND ACRES CRESCENT
(BY REGISTERED PLAN 65M-2138)
PIN 03342-0226 (LT)

SILVER FOX PLACE
(BY REGISTERED PLAN 65M-2138)
PIN 03342-0222 (LT)

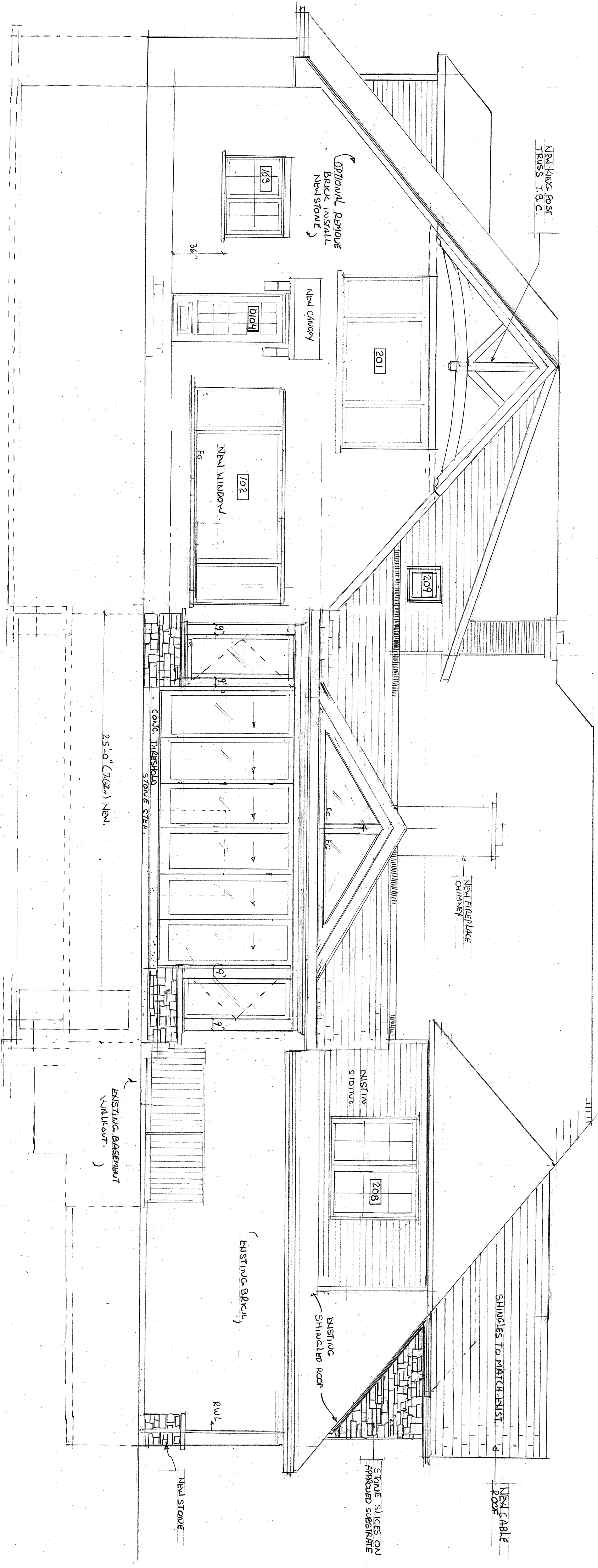
DATE: SEPTEMBER 11, 2020
A. AZIZ SURVEYORS INC.
120 NEWMARK ROAD, #31 RICHMOND HILL, L4C 9S7
Tel: (905) 237-4224 Fax: (416) 477-5466
Website: www.aazizsurveyors.ca
E-Mail: aaziz@azizsurveyors.ca

PROJECT NUMBER: 20-213
PROJECT: 20 SILVER FOX PLACE (SR-FR)
DRAWN BY: CH
CHECKED BY: AA

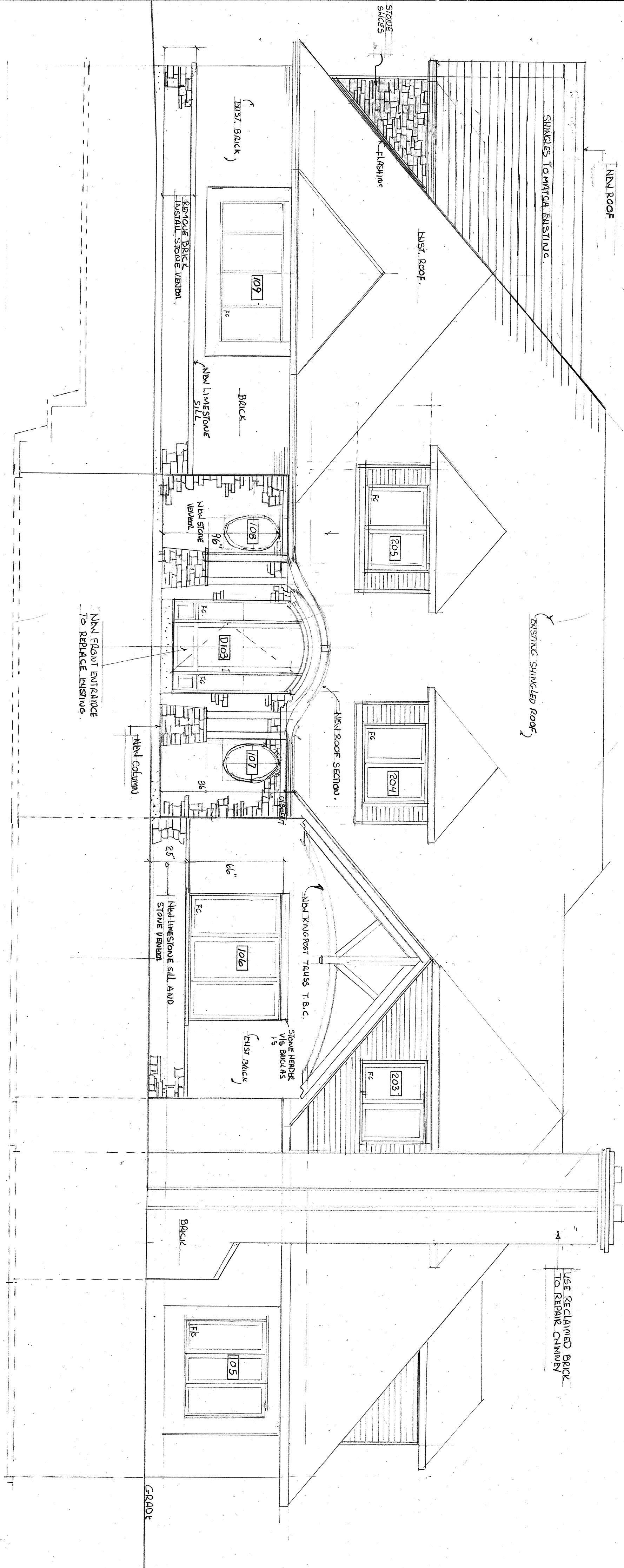
SURVEYOR'S CERTIFICATE
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, R.S.O. 1990, c. 29 (10), AND THE
REGULATIONS MADE UNDER THE
2. THE SURVEY WAS COMPLETED ON THE 04th DAY OF SEPTEMBER, 2020



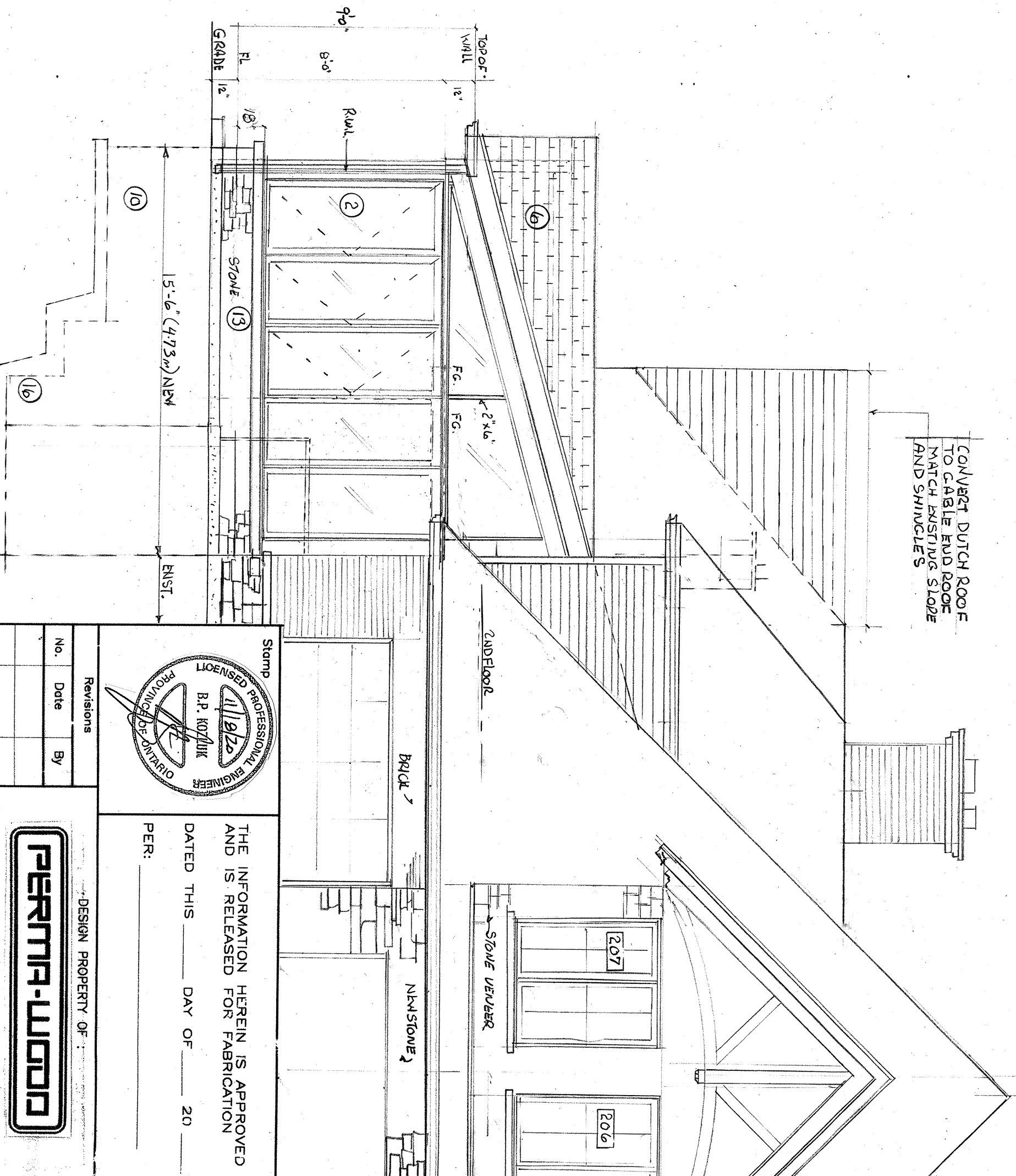
PARTIAL NORTH ELEVATION SCALE 1/4" = 1'-0"



WEST ELEVATION SCALE 1/4" = 1'-0"



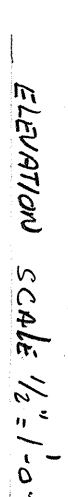
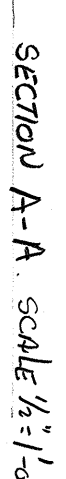
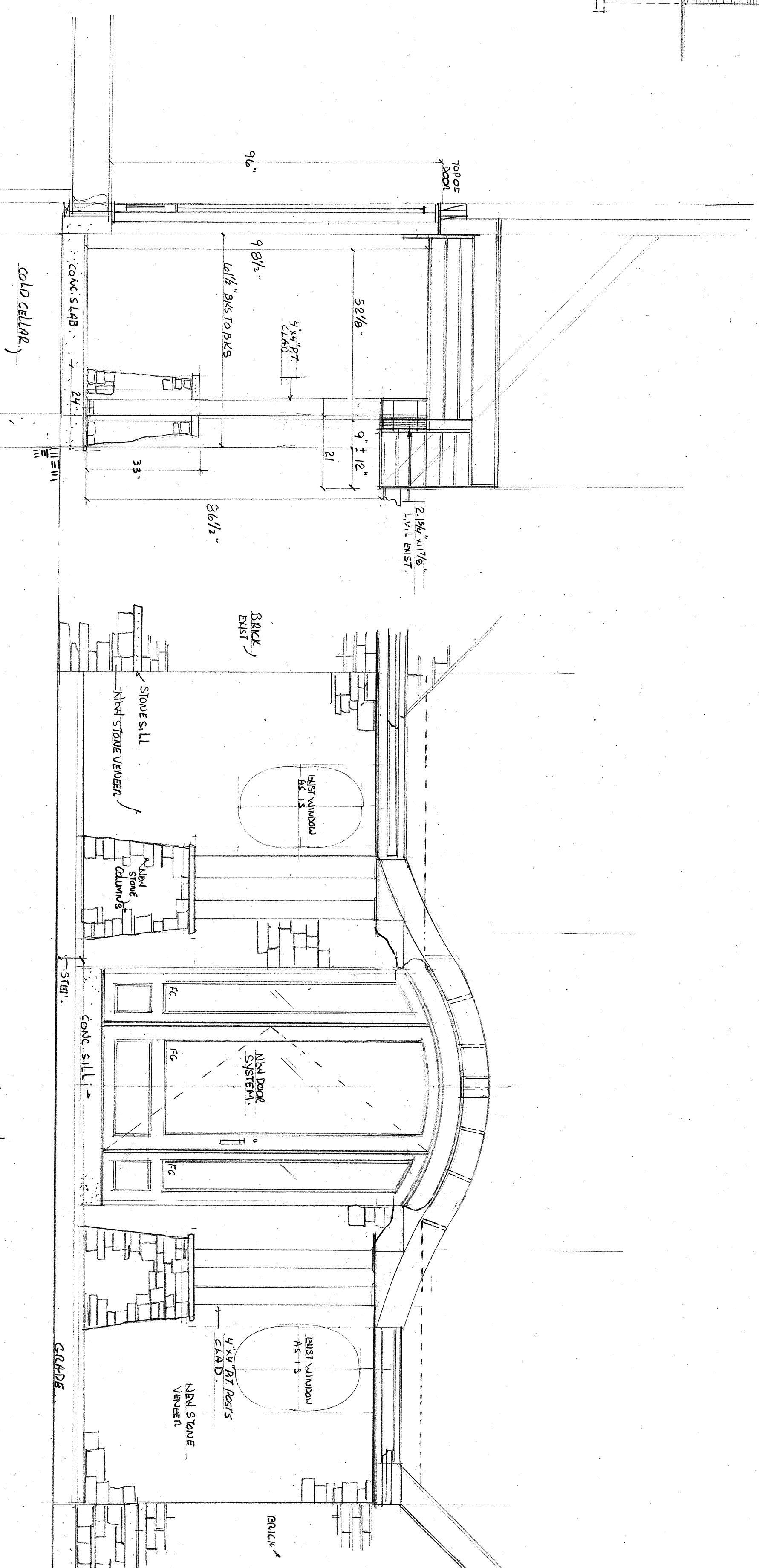
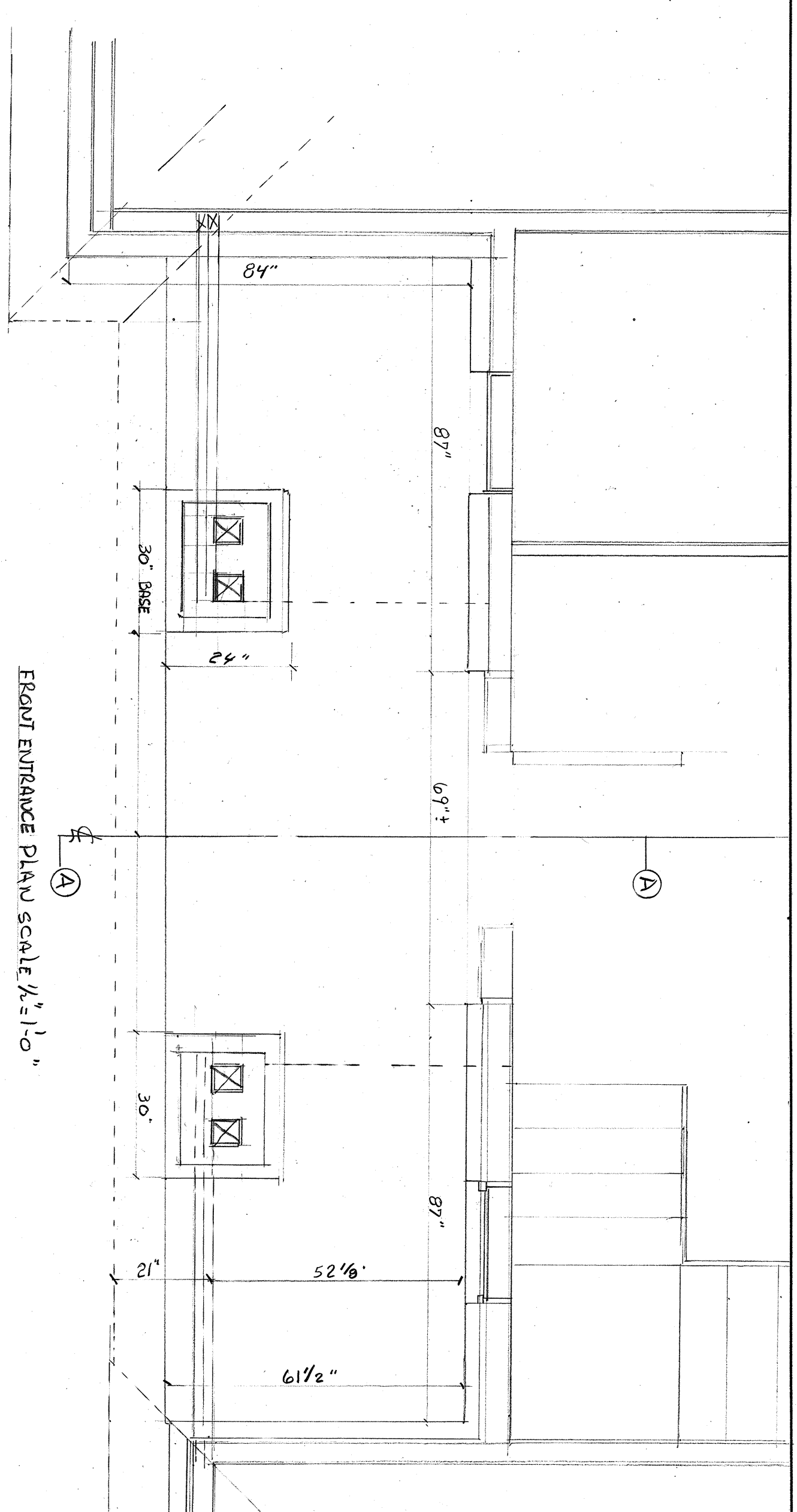
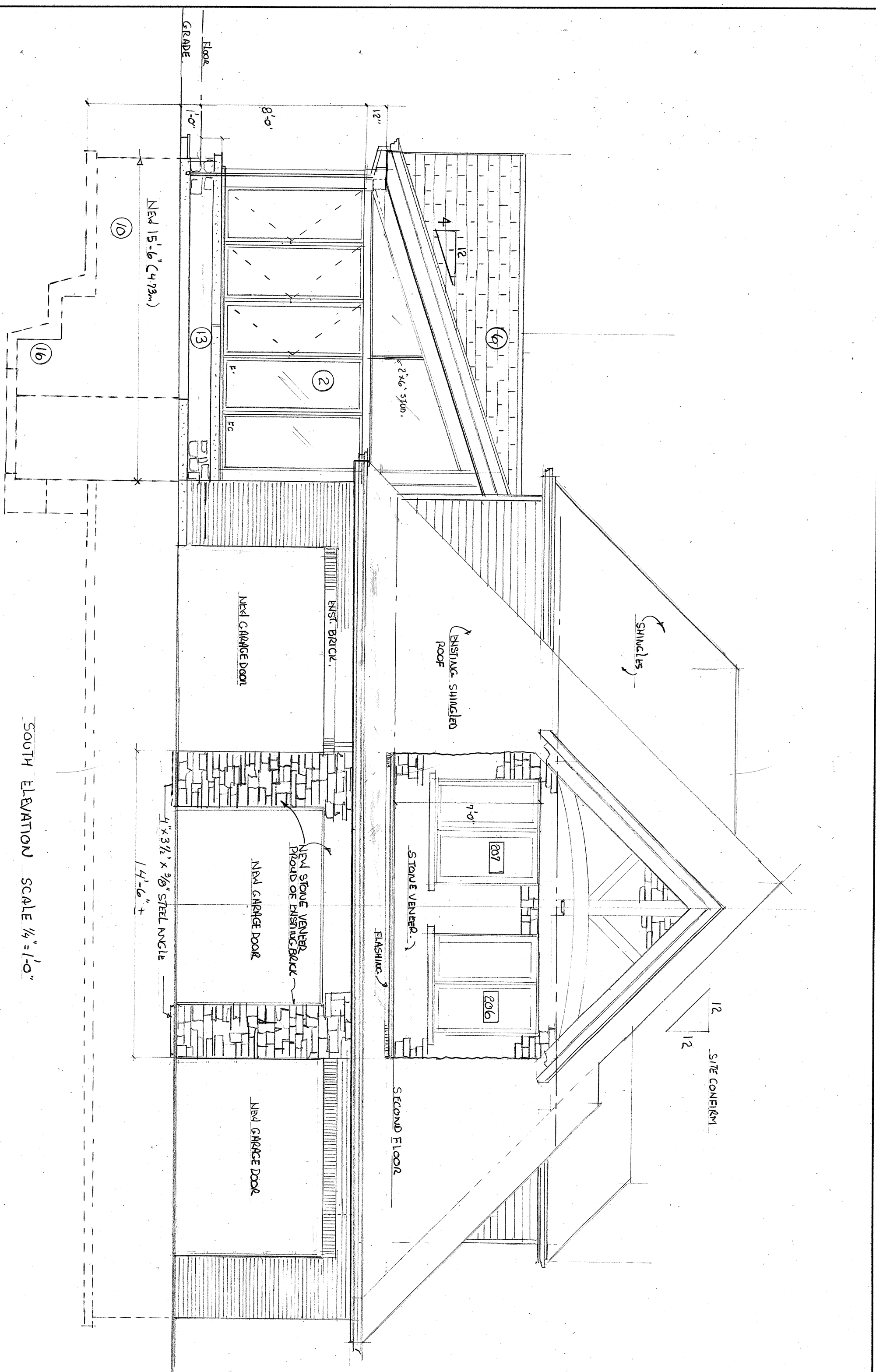
FRONT EAST ELEVATION SCALE 1/4" = 1'-0"

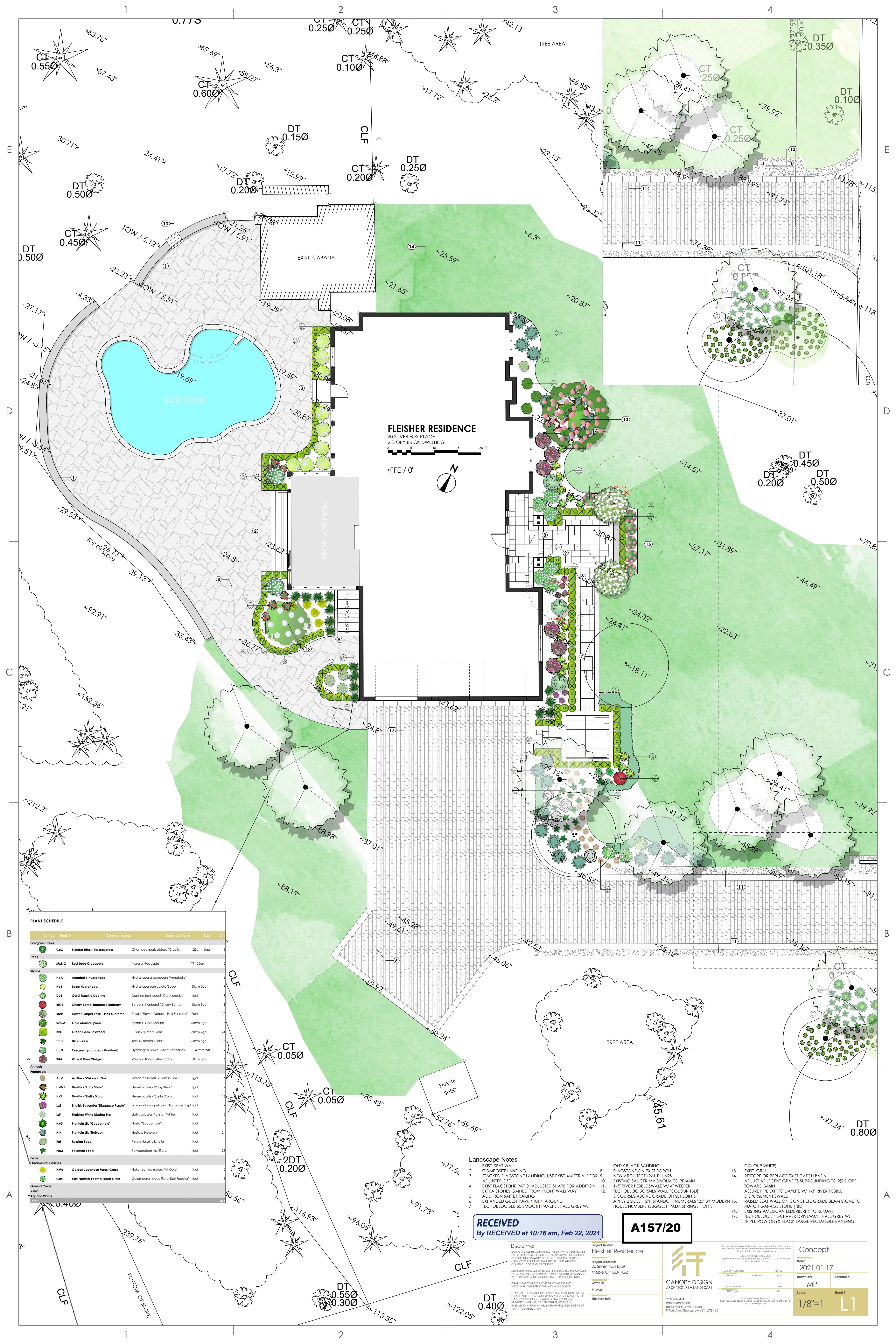


SOUTH ELEVATION

SEE A-7 FOR COMPLETE ELEVATION

Revisions	
No.	Date
By	
PERMA-WOOD	
170 Expo Park Drive, Unit #7 SOLARIS Phone: (905) 475-5460 / (416) 491-3275 Fax: (905) 475-7711	
THE INFORMATION HEREIN IS APPROVED AND IS RELEASED FOR FABRICATION DATED THIS _____ DAY OF _____ 20____	
PER: _____	
DESIGN PROPERTY OF: _____	
Prepared For: HOWIE & DEBBIE FLEISHER	
20 SILVER FOX PLACE VAUGHAN	
Drawing No. 978205F A-5	
Drawing By: W. J. K.	
Scale: AS NOTED	
Date: _____	

[illegible]



PLANT SCHEDULE					
Symbol	Plant ID	Common Name	Botanical Name	Size	Qty
Evergreen Trees					
CoG	Slender Hinoki Falsecypress	Chamaecyparis obtusa 'Gracilis'	125cm 15ga		
Trees					
MaR-2	Red Jade Crabapple	Malus x 'Red Jade'	1F 125cm		
Shrubs					
HaA-1	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	50cm 3gal		
HpB	Bobo Hydrangea	Hydrangea paniculata 'Bobo'	50cm 3gal		
DaB	Carol Mackie Daphne	Daphne burkwoodii 'Carol Mackie'	1gal		
BiCB	Cherry Bomb Japanese Barberry	Berberis thunbergii 'Cherry Bomb'	40cm 3gal		
RiCP	Flower Carpet Rose - Pink Supreme	Rosa x 'Flower Carpet - Pink Supreme'	2gal		
SxGM	Gold Mound Spirea	Spiraea x 'Gold Mound'	50cm 3gal		
BxG	Green Gem Boxwood	Buxus x 'Green Gem'	30cm 2gal		
TmH	Hick's Yew	Taxus x media 'Hickii'	50cm 5gal		
HpG	Peesee Hydrangea (Standard)	Hydrangea paniculata 'Grandiflora'	1F 40mm WB		
WIA	Wine & Rose Weigela	Weigela florida 'Alexandra'	50cm 3gal		
Annuals					
Perennials					
AcV	Astilbe - 'Visions in Pink'	Astilbe chinensis 'Visions in Pink'	1gal		
HxR-1	Daylily - 'Ruby Stella'	Hemerocallis x 'Ruby Stella'	1gal		
HxS	Daylily - 'Stella D'oro'	Hemerocallis x 'Stella D'oro'	1gal		
LoE	English Lavender 'Elegance Purple'	Lavandula angustifolia 'Elegance Purple'	1gal		
LfF	Floristan White Bleeding Star	Liatris spicata 'Floristan White'	1gal		
HxG	Florian Lily 'Guacamole'	Hosta 'Guacamole'	1gal		
HxH	Florian Lily 'Halcyon'	Hosta x 'Halcyon'	1gal		
PaF	Russian Sage	Perovskia atriplicifolia	1gal		
PaM	Solomon's Seal	Polygonatum multiflorum	1gal		
Ferns					
Ornamental Grasses					
HxM	Golden Japanese Forest Grass	Hakonechloa macro 'All Gold'	1gal		
CoK	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1gal		
Ground Cover					
Vines					
Aquatic Plants					

Landscape Notes

- EXIST. SEAT WALL
- COMPOSITE LANDING
- STACKED FLAGSTONE LANDING. USE EXIST. MATERIALS FOR 9' ADJUSTED SIZE
- EXIST FLAGSTONE PATIO. ADJUSTED SHAPE FOR ADDITION.
- EXTRA STONES GAINED FROM FRONT WALKWAY
- ADD IRON SAFETY RAILING
- EXPANDED GUEST PARK / TURN AROUND
- TECHOBLOC BLU 60 SMOOTH PAVERS SHALE GREY W/

- ONYX BLACK BANDING
- FLAGSTONE ON EXIST PORCH
- NEW ARCHITECTURAL PILLARS
- EXISTING SAUCER MAGNOLIA TO REMAIN
- 1-3" RIVER PEBBLE SWALE W/ 4" WEEPER
- TECHOBLOC BORAILS WALL (COLOUR TBD)
- 3 COURSES ABOVE GRADE OFFSET JOINTS
- APPLY 2 SIDES. 12" STANDOFF NUMERALS "20" BY MODERN 15.
- HOUSE NUMBERS (SUGGEST 'PALM SPRINGS' FONT,

- COLOUR WHITE)
- EXIST. GRILL
- RESTORE OR REPLACE EXIST CATCH BASIN.
- ADJUST ADJACENT GRADES SURROUNDING TO 2% SLOPE TOWARD BASIN
- ASSURE PIPE EXIT TO DAYLITE W/ 1-3" RIVER PEBBLE DISPERSEMENT SWALE
- BASED SEAT WALL ON CONCRETE GRADE BEAM STONE TO MATCH GARAGE STONE (TBD)
- EXISTING AMERICAN ELDERBERRY TO REMAIN
- TECHOBLOC LINEA PAVES DRIVEWAY SHALE GREY W/ TRIPLE ROW ONYX BLACK LARGE RECTANGLE BANDING

RECEIVED
By RECEIVED at 10:16 am, Feb 22, 2021

A157/20

Disclaimer

DO NOT SCALE THE DRAWING. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY CANOPY DESIGN. THE DRAWING IS THE EXCLUSIVE PROPERTY OF CANOPY DESIGN AND SHALL NOT BE USED WITHOUT CONSENT. COPYRIGHT RESERVED.

MEASUREMENTS, LOT LINES, EXISTING FEATURES, INDICATIONS OF GRADES ARE APPROXIMATE ONLY. BE WITH REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED.

GRAPHICAL SYMBOLS IN THIS DRAWING DO NOT NECESSARILY REPRESENT THE ACTUAL PRODUCTS.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL BEFORE AND/OR CONVICTIONS TO CANOPY DESIGN. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, UTILITIES, EASEMENTS, AND BY-LAWS & PERMIT REQUIREMENTS PRIOR TO ANY CONSTRUCTION.

Project Name:
Fleisher Residence

Project Address:
20 Silver Fox Place
Maple ON L6A 1G2

Owners:
Howie

Site Plan Info:



289-890-0464
canopyhome.ca
design@canopyhome.ca
9 Park Ave., Georgetown ON L7G 1Y5

The undersigned has prepared and is responsible for the design and has the qualifications and experience to prepare and seal the Ontario Building Code for this project.

Required unless design is exempt under Section 1.2.2.1 of the 2012 Ontario Building Code

NATURE OF PROJECT	158-1012
DATE	8/2/21
CANOPY DESIGN	11-14886
REVISED	8/2/21

Required unless design is exempt under Section 1.2.2.1 of the 2012 Ontario Building Code

Concept

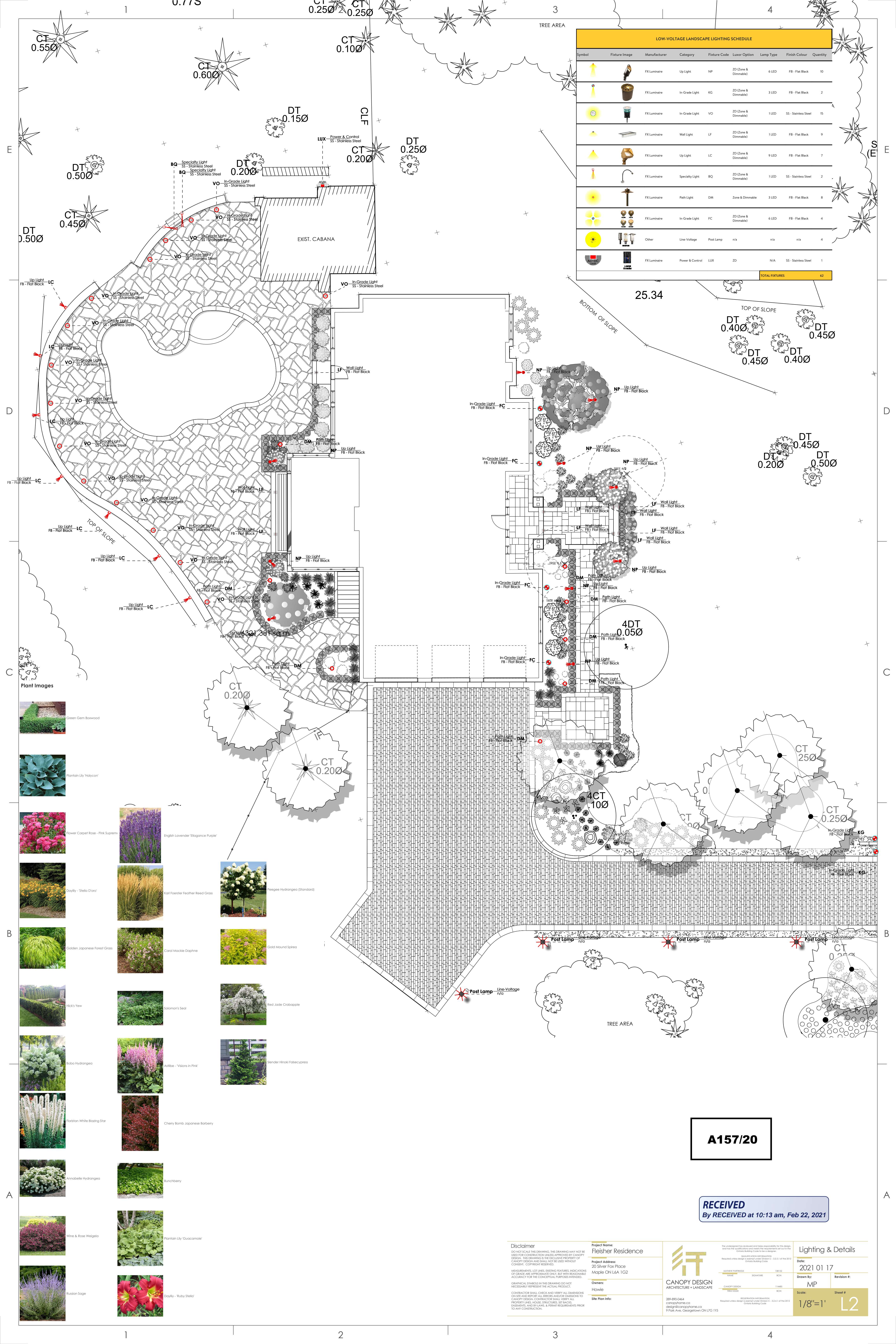
Date:
2021 01 17

Drawn By:
MP

Scale:
1/8"=1'

Revision #:

Sheet #
L1



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

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

COMMENTS:

- ☐ We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒ We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐ We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: A157/20 - REQUEST FOR COMMENTS

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

Sent: February-24-21 9:56 AM

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

Subject: [External] RE: A157/20 - REQUEST FOR COMMENTS

Hello Pravina,

This site is outside of MTO permit control area and MTO has no concerns.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

Cameron.Blaney@ontario.ca

Attwala, Pravina

Subject: FW: A157/20 - REQUEST FOR COMMENTS

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

Sent: March-03-21 3:34 PM

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

Subject: [External] RE: A157/20 - 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

March 24, 2021

CFN 64195.07
Ex-Ref CFN 63912

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

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

Dear Christine:

**Re: Minor Variance Application A157/20
20 Silver Fox Place, PLAN 65M2138 Lot 1
City of Vaughan, Region of York
Owner: Howie Fleisher Holdings Inc. (Agent: PermaWood Solariums c/o Werner Kram)**

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on July 23, 2020. 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 noted variance is to facilitate the construction of an addition to an existing single detached dwelling. More specifically,

1. To permit a maximum lot coverage of 12.24%.
2. To permit the accessory structure located on OS5 zone.
3. To permit the accessory structure not located in the rear yard.
4. To permit the accessory structure to be erected outside of the areas shown as "Building Envelopes" on the Schedule E-332.

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.

Ontario Regulation 166/06:

The subject property is regulated by TRCA due to a valley corridor and Regional Storm flood plain associated with a tributary of the Humber River which traverses the southwestern portion of the lot. 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.

Application-Specific Comments

Based on the above, the subject property is partially located within TRCA Regulated Area. TRCA recently issued a permit to facilitate the construction of the proposed works on January 15, 2021 (TRCA Permit No. C-201096).

Based on a review of the plans submitted with this variance application, TRCA is satisfied that the noted works are consistent with the plans that were approved as a part of the TRCA Permit C-201096. As such, TRCA has no concerns with the proposed variance.

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 A157/20, 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.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I, Development Planning and Permits

HR/mh