

File: A157/20

Applicant: Howie Fleisher Holdings Inc.

Address: 20 Silver Fox Pl Maple

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"/>	<input checked="" type="checkbox"/>
Building Standards	<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"/>	Condition Cleared
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)	<input checked="" type="checkbox"/>	

Adjournment History: April 8, 2021 (see next page for details)

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, April 29, 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: 34

A157/20

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, April 29, 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. (schedule A)	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. (7.4.b)	2. To permit the accessory structure (existing shed) located on OS5 zone.
3. Accessory structure shall be located in the rear yard. (4.1.1.c)	3. To permit the accessory structure (existing shed) 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.
5. Accessory structure shall be located in the rear yard. (4.1.1.c)	5. To permit the accessory structure (existing pool) not located in the rear yard.
6. The OS5 zone shall be used for no other purpose except for the uses permitted under section 7.4.b	6. To permit residential landscaping to encroach into OS5 zone with a minimum setback of 14.68m.

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:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
April 8, 2021	N/A	Adjourned to April 29, 2021	Zoning has confirmed additional variances are required. The application has been adjourned to April 29 to accommodate public notice.

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 April 14, 2021

Applicant confirmed posting of signage on April 15, 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: 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 10m2

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.

Applicant to provide the details and setbacks of pool hard landscaping to the zone boundaries.

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 comments received to date.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comment no concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

A157/20 – Public Correspondence (Committee of the Whole Extract – May 3, 2004). Provided by the applicant for background/historical approvals.

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 (condition cleared)

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: N/A

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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 Christine.vigneault@vaughan.ca	Payment of the April 8 Adjournment Fee in the amount of \$562.00.
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://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



Kirby Road



March 15, 2021 12:37 PM

PERMA-WOOD™ STANDARD SPECIFICATIONS

- A. CONTRACTORS TO QUOTE ALL DIMENSIONS IN SITE AND REPORT ANY ERRORS OR OMISSIONS TO PERMA WOOD™
- B. CONTRACTORS ARE TO BE CLEARED AND SCHEDULED
- C. CONTRACTORS ARE TO BE SCHEDULED TO REMAIN THE PROPERTY OF PERMA WOOD™
- D. ALL BRINKMAN'S AND SPECIFICATIONS TO REMAIN THE PROPERTY OF PERMA WOOD™
- E. ALL APERTURES TO BE CEMENT SET, STRUTTED, PLUMB
- F. 1/8" G. GROUND RANDOM LENGTHS FOR GLAZING
- G. ALL SPACE IN JOINT LENGTHS THEREAFTER NOTED
- H. ALL GLASS TO BE 1/2" THICK, 1220M STRUCTURAL DESIGN OF GLASS FOR BUILDINGS
- I. ALL GLASS TO BE 1220M CONFORMANCE WITH CANCISSE 1220M STRUCTURAL DESIGN OF GLASS FOR BUILDINGS
- J. DO NOT SOLID BRINKMAN'S

- (1) EXIST ROOF**
GLASS WALL
ELECTRICAL STOPS.
 - (2)**
units firm attached S/S, firm laminated its
x 1 " x 2 " cedar select timbers @ _____ o.c.
x 1 " x 2 " glass stops.
 - (3) GLASS WALL**
Flat Finish = GALV CLAD. _____ of annealed units
Glass Type: Laminated Glass & GALV CLAD _____ o.c.
_____ x 1 " oc cedar floor heating studs @ _____
_____ x _____ cedar sill wall ridge.
 - (4) KNEEWALL - HEMLOCK SHIP LAP**
Flat Finish = _____ exterior sheathing "Red Oak #5C"
Air Barrier = _____ rigid poly ISO R _____
x 6 " Redwood Sheathing "Red Oak #5C"
Flat Poly V.B. _____ rigid poly ISO R _____
Flat Finish = _____
 - (5) FLOOR**
5/8" T G Plywood form Poly V.B. on warm side,
flat insulation _____ rigid poly ISO R _____
3/8" waterproofing sheathing on underside.
 - (6) BIER FOUNDATION**
_____ will tie up wood beams with
metal anchor in _____ diameter concrete piers
Max. 4' below grade @ _____ o.c.
 - (7) Cathedral Ceiling**
_____ ceiling joists, eaves protection 71/8"
sheathing 2"x2" @ 16" o.c. girt to framing 2"x12."
rafters 2"x2" @ 16" o.c. girt to framing 2"x12." *
rigid poly ISO R _____ from P.V.B. on warm sides
Flat Finish SAFETY BOARDING.
 - (8) FLAT ROOF**
BEPOL DRAINAGE.
Perimeter flashing min. slope 1:50 S/E T&S plywood
sheating 2"x2" @ 16" o.c. girt to framing 2"x12."
Rafters @ 16" o.c. girt to framing 2"x12."
Flat Finish = _____ from Poly V.B.
on warm sides.
 - (9)**
Flat Finish = _____
 - (10) CONCRETE SLAB ON GRADE**
CONCRETE SLAB ON GRADE
Concrete Slab 6" thick 6 X 6". 6/8 wire mesh, from Poly
V.B. on warm side. Flat rig insulation, 5" crushed
stone.
 - (11) FOOTING FOR EXTERIOR WALL**
FOOTING FOR EXTERIOR WALL
concrete footing 2200 psi set on undisturbed
soil @ maximum 4' below grade. Assumed bearing
capacity of 3000 +/- lbs./sq ft.
 - (12) WEATHER PLATE**
WEATHER PLATE
aluminum plate weeping the lead in crushed rock,
maximum 6" covered, extending to existing if possible.
 - (13) STUD VENEER WALL/KNEEWALL**
STUD VENEER WALL/KNEEWALL "High
A face _____ 1" tapered, sapl, metal ties 16" for 24"
to roof deck, _____ flat finish
B Face Rigid Clad 3/8" sheathing 2"x6" studs @ 16" o.c.,
_____ rigid poly ISO R _____
Flat Finish = DORSUMWOOD.
 - (14) ALL STAIRS**
ALL STAIRS
Stair nosing 3/8" x 1 1/2" x 3/8" Mill R 1st E.F."
Min. Tread 9 1/2" Min. Rise 7 1/2" Max. Run 17 1/2"
Girders 42" High where distance from girde to deck
exceeds 5'-11"; guards 30" for lesser heights. Maximum
4' between vertical risers
 - (15) FOUNDATION WALLS**
FOUNDATIONS WALLS
Small half continuous 2" x _____ all place in full mortar
bed or caulked shall placed to be anchored with not less
than 1/2" x 1/2" anchor bolts at 7'-10" o.c.
 - (16) STEPPINGS**
STEPPINGS
Wall, vert. rise of 23-5/8" for firm soil, 15% / foot sand/
gravel, min. horizontal distance 23-5/8" between risers
 - (17) STEP/LIMIT BRICK VENEREY**
STEP/LIMIT BRICK VENEREY
brick veneer 1/2" brick laid in bed
L2 - 4" x 5 1/2" x 11 1/2" (8"-max)
L3 - 5" x 3 1/2" x 10" (10"-max)
L4 - 5" x 3 1/2" x 3/8" (11-5" max)

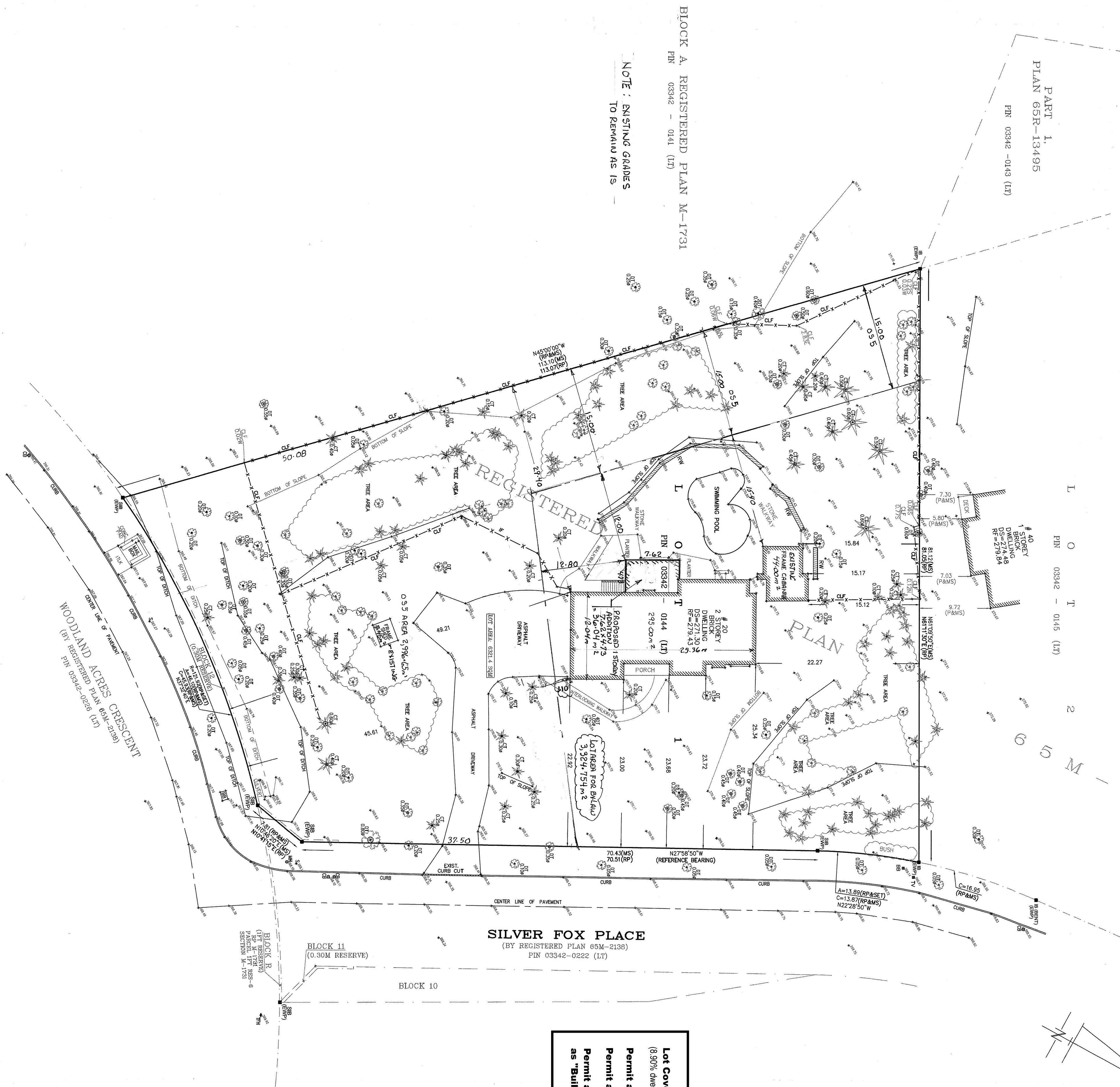
CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.

1. LAMINATE SHALL BE SPRUCE NO. 2 GRADE UNLESS OTHERWISE NOTED
 2. STUD SHALL BE STUD GRADE SPOUSE, UNLESS OTHERWISE NOTED
 3. JOIST BRACING SHALL BE SPRUCE OR CEDAR, UNLESS OTHERWISE NOTED.
 4. LAMINATED HANGER LONGUETS (L.V.L.), BEAMS, GIRDERS, ROOF TRUSSES AND LAMINATED HANGER CONNECTIONS, SUPPORTING ROOF FRAMING TO BE KEROSENE BURNED END GRANT SP MICRO-ALUMI. OR EQUIVALENT
 5. LAMINATED HANGER LONGUETS (L.V.L.) SHALL BE 6 INCHES WIDE, 18 INCHES DEEP, WITH 30 MM (1 1/8") L.V.L. OR COMMON WIRE NAIL @ 300MM (1' 0") C/S, STAGGERED IN 2 ROWS FOR 18mm, 25mm & 28mm G @ 1/4" x 9 1/2" 11 7/8" DENSIFIED
 6. EACH PLY OF L.V.L. WITH 6mm (3/16") LONG COMMON WIRE NAIL @ 300MM (1' 0") C/S, STAGGERED IN 2 ROWS FOR 18mm, 25mm & 28mm G @ 1/4" x 9 1/2" 11 7/8" DENSIFIED
 7. JOISTS PROVIDE THE LAMINATED HANGERS FOR ALL JOISTS AND BUILD-UP WOOD MEMBERS, INTERSECTING FLUSH BUILD-UP WOOD MEMBERS.
- STEEL**
1. STRUCTURAL STEEL SHALL CONFORM TO CAN. S-400-21 GRADE 300C UNLESS OTHERWISE NOTED
 2. STRUCTURAL STEEL SHALL CONFORM TO CAN. S-400-21 GRADE 300C UNLESS OTHERWISE NOTED
 3. REINFORCING STEEL SHALL CONFORM TO CSA-C-301, P=60ksi
ON S-400-1/2 GRADE 500 CLASS "W"
 4. ALL STRUCTURE DESIGNED IN COMPLIANCE WITH CAN/CSSB-12-20-m GLASS
 5. ALL STRUCTURAL DESIGN OF GLASS FOR BUILDINGS.

NOTES:

ALL GLASS DESIGNED IN CONFORMANCE WITH ONLY GOOD STRUCTURAL DESIGN OF GLASS FOR BUILDINGS.



NOTE: EXISTING GRADES
TO REMAIN AS IS

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

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

Lot Coverage = 12.24%
(8.90% dwelling, 1.10% Addition, 0.29% porch, 0.39% porch extension, .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

SITE STATISTICS

LEGAL DESCRIPTION	PART 1 PLANOFF LOT 1	REGISTERED PLAN	65M-2138
ZONING	R		
REQUIREMENT	PERMITTED	EXISTING	PROPOSED
LOT AREA		6,321.40m ²	NO CHANGE
O/S PAVILION		296.64m ²	NO CHANGE
NET LOT AREA		3,324.794m ²	NO CHANGE
MINIMUM LOT COVERAGE	10% = 332.4794m ²	339.00m ² = 11%	335.04m ² = 12.6%
HEIGHT			NO CHANGE
NORTH SIDEBACK REAR	9.5m	9.5m	NO CHANGE
EAST SIDEBACK AND SIDE	15.00m	15.12m	NO CHANGE
SOUTH SIDEBACK FRONT	9.00m	22.92m	NO CHANGE
WEST SIDEBACK SIDE	15.00m	1.10m	12.80m
EXISTING GARDEN SHED	9.00m	14.40m	12.00m
EXISTING ACCESSORY	10.00m ²	7.45m ²	
BLOC. CARAVAN 4400m ²	HEIGHT: 4.5m	5.0m	NO CHANGE
FIRST FLOOR AREA		295.00m ²	331.04m ²
SECOND FLOOR AREA		164.00m ²	164.04m ²
GROSS FLOOR AREA		459.00m ²	495.04m ²



THE INFORMATION HEREIN IS APPROVED
AND IS RELEASED FOR FABRICATION

DATED THIS _____ DAY OF _____ 20____
PER. _____

DESIGN PROPERTY OF :

COL APRIL 1986

phone:(905)413-3460/(416)491-2213 Fax:(905)413-1111

20 SILVER FOX PLACE VAUGHAN

Drawing No.	Drawing By	Scale	Date
7820F A-1	M. J. K	AS NOTED	MAY 4 2020

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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-
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3

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

© COPYRIGHT 2020
THE REPRODUCING, 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.

A157/20

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 MANS REGISTERED ON TITLE

ZONING
* NO INTERESTS WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE

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

BEARING NOTE
* BEARINGS ARE ASSUMED AND ARE REFERRED TO THE WESTERLY LIMIT

AS SHOWN ON REGISTERED PLAN 65M-2138

BRUSH MARK # 701884015 - ELEVATION 251.47' M

GEODETIC DATA (SOURCE: GEODETIC DATA FROM CITY OF VAUGHAN)

LEGEND

1. IDENTIFY SUBJECT PROPERTY BOUNDARY
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100. IDENTIFY SUBJECT PROPERTY BOUNDARY

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

BLOCK 10

BLOCK 11
(0.30M RESERVE)

BLOCK R
(0.30M RESERVE)
PARCELS 117 AND 6
SECTION 14-731

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN 2136135
2136135
THE ASSOCIATION OF ONTARIO
LAND SURVEYORS
ISSUED IN ACCORDANCE WITH
THE SURVEY ACT, R.S.O. 1990,
CAP. S.5
Regulation 1005, Section 2(3)

DATE: SEPTEMBER 11, 2020

A. AZIZ SURVEYORS INC.

120 NEWMARK ROAD, #31 RICHMOND HILL, L4C 9S7

Tel: (905) 237-4224 Fax: (416) 477-5466

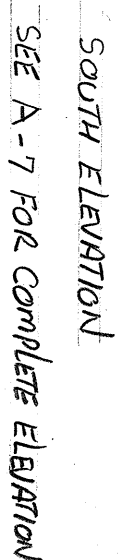
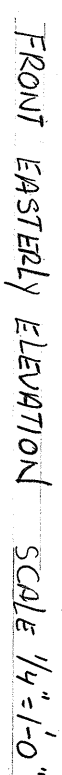
Website: www.aazizsurveyors.ca

SURVEYOR'S CERTIFICATE
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, R.S.O. 1990, CAP. S.5 AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 04th DAY OF SEPTEMBER, 2020

PROJECT NUMBER: 20-213

PROJECT: 20 SILVER FOX PLACE (SR-FR)

DRAWN BY: CH CHECKED BY: AA



PERMA-LON

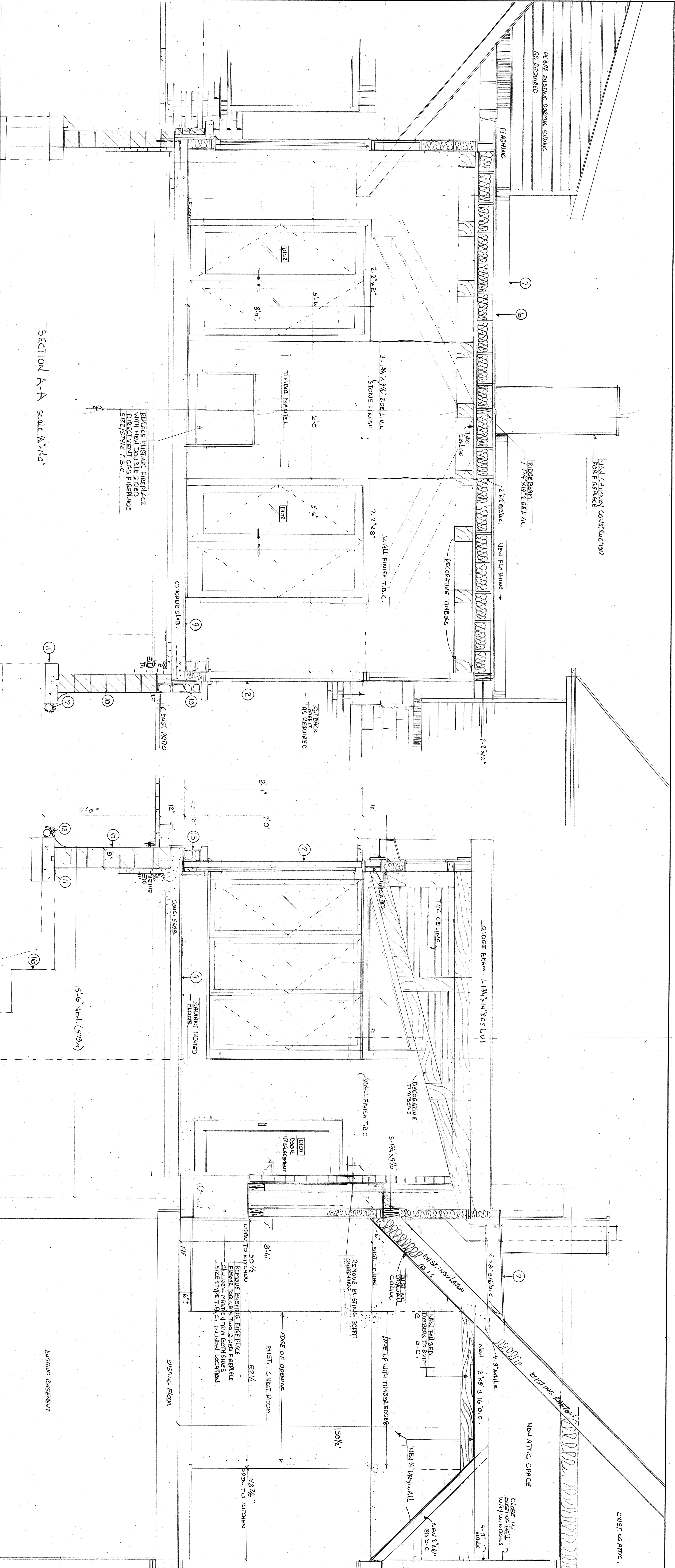
170 Esna Park Drive, Unit #7
Markham, Ontario L3R 1E3
Phone: (905) 475-5460 / (416) 491-2275 Fax: (905) 475-7711

HOWIE & DEBBIE FLEISHER
1000 FOX PLACE VAUGHAN

CO SILVER FOX PLACE

Res.	Bus.

Drawings by _____ scale _____ Date _____



CALIBURN STRUCTURAL CONSULTING
8400 16th Avenue SW, Suite 100
Edmonton, Alberta T6A 4K1
Tel: 416.581.6422 Email: info@caliburn.com Web: www.caliburn.com

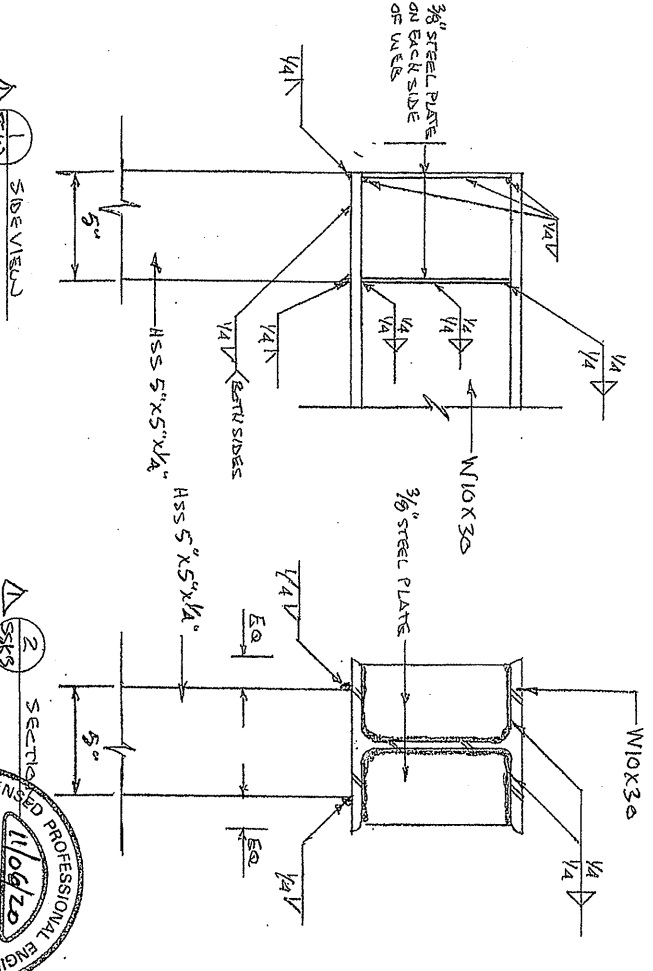
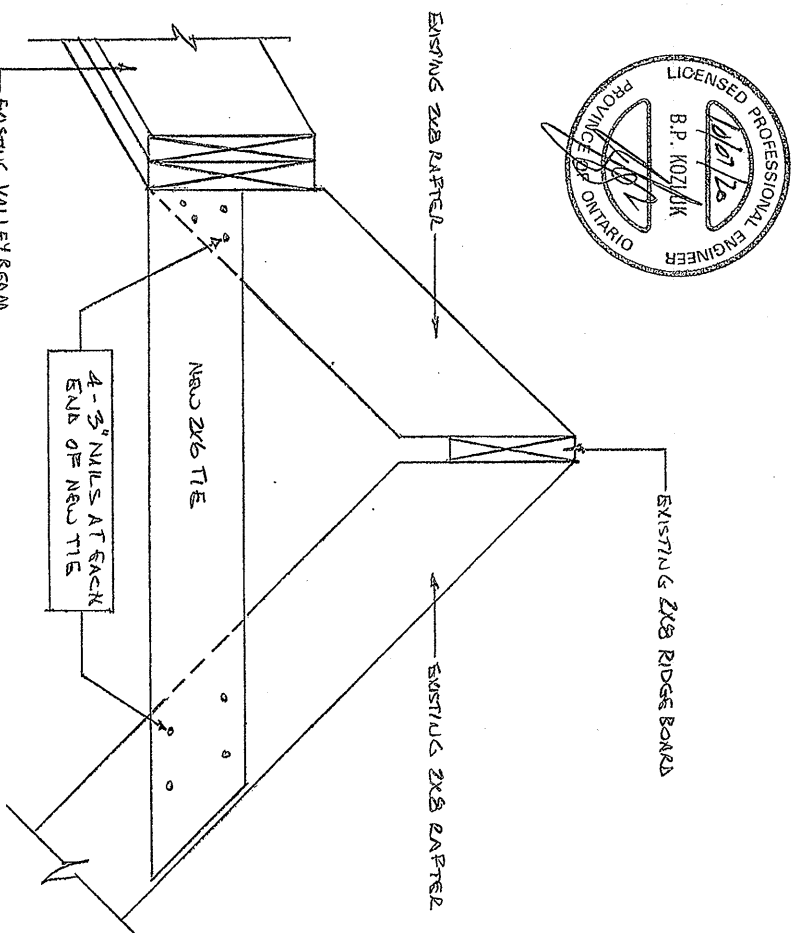
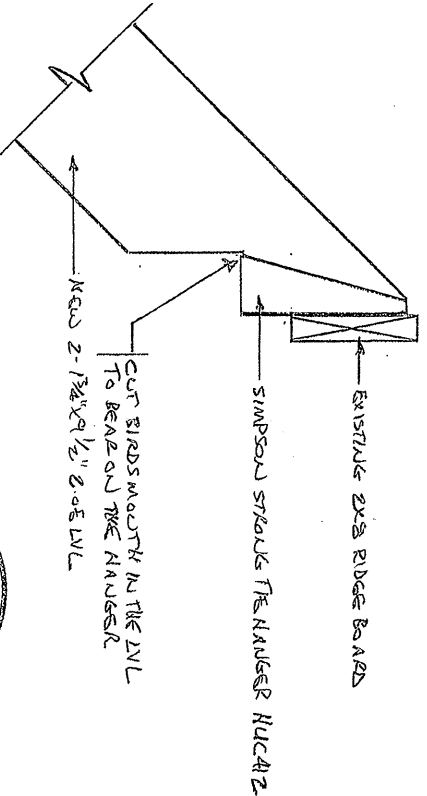
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CALIBURN STRUCTURAL CONSULTING
8400 16th Avenue SW, Suite 100
Edmonton, Alberta T6A 4K1
Tel: 416.581.6422 Email: info@caliburn.com Web: www.caliburn.com

TITLE: PORCH, TRIMMER	SCALE: N.T.S.	DATE: 10/07/20
LOCATION: 20 SILVER FOX PLACE, VANCOUVER	CLIENT: FLEISHER	DWG NO: SEC-1

TITLE: RAFTERS, TIE BEAM, ETC.	SCALE: N.T.S.	DATE: 10/07/20
LOCATION: 20 SILVER FOX PLACE, VANCOUVER	CLIENT: FLEISHER	DWG NO: SEC-2

TITLE: W-SECTION, MOMENT CONNECTION	SCALE: N.T.S.	DATE: 11/06/20
LOCATION: 20 SILVER FOX PLACE, VANCOUVER	CLIENT: FLEISHER	DWG NO: SEC-3



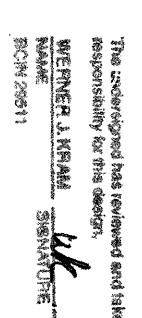
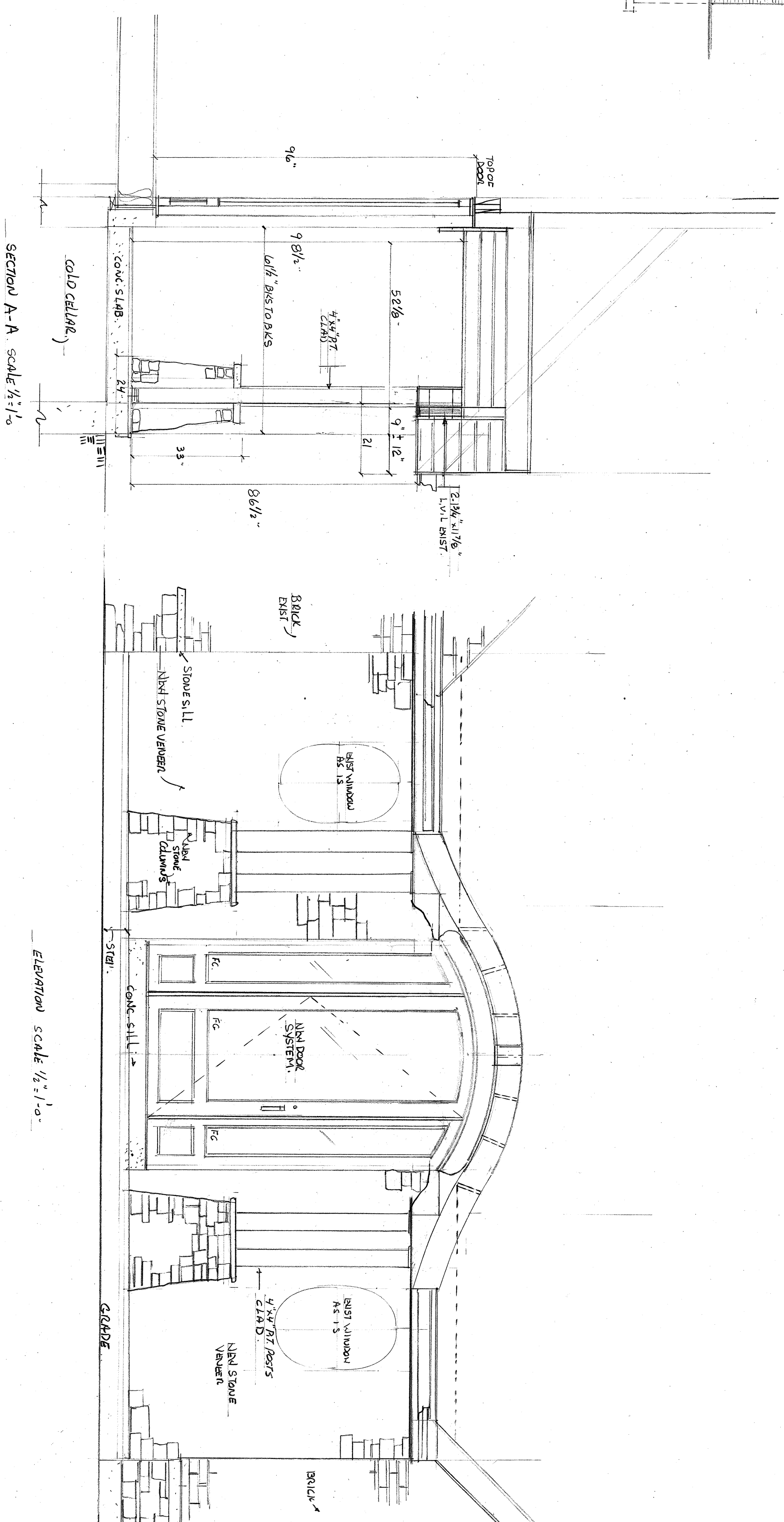
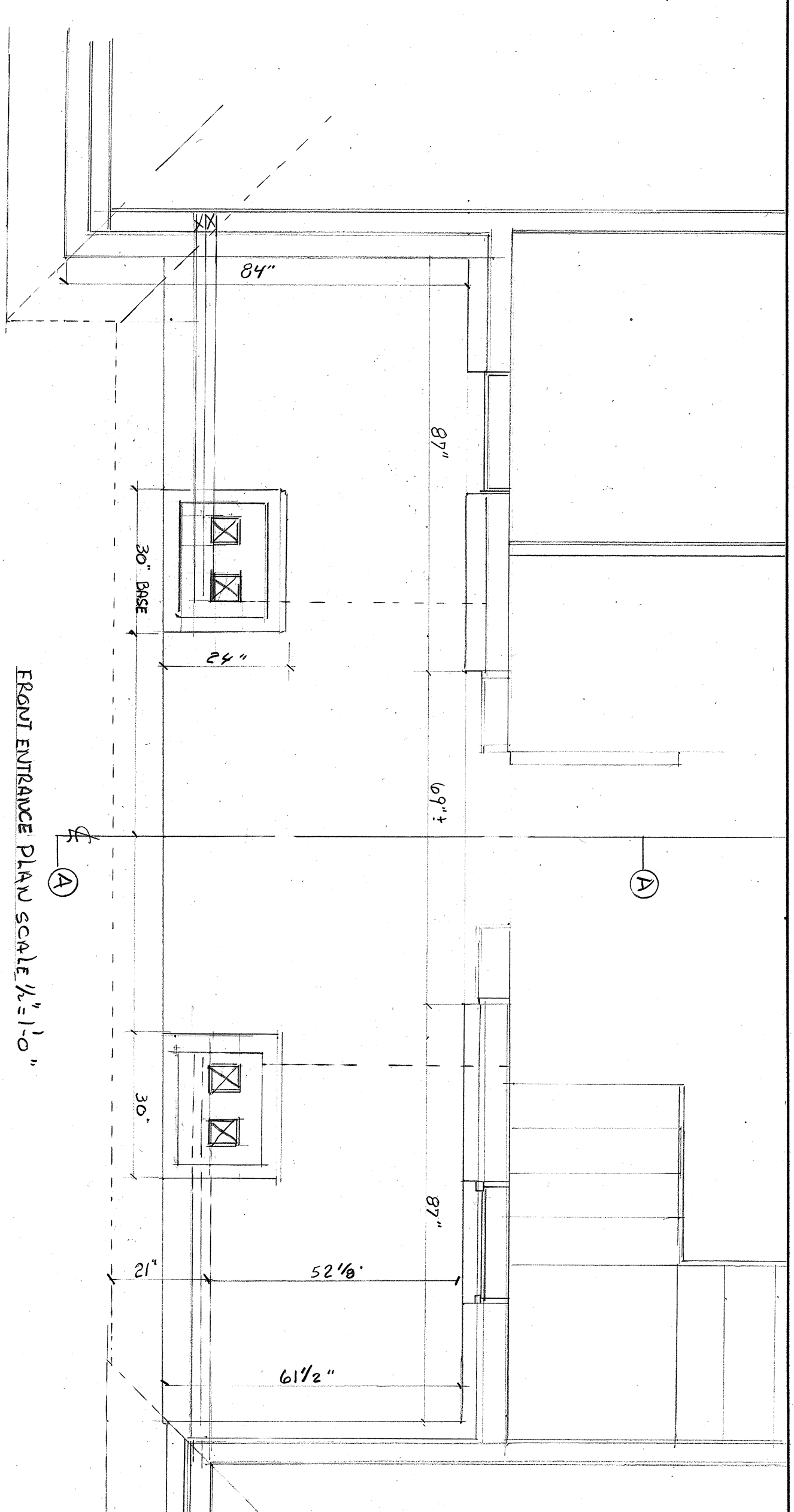
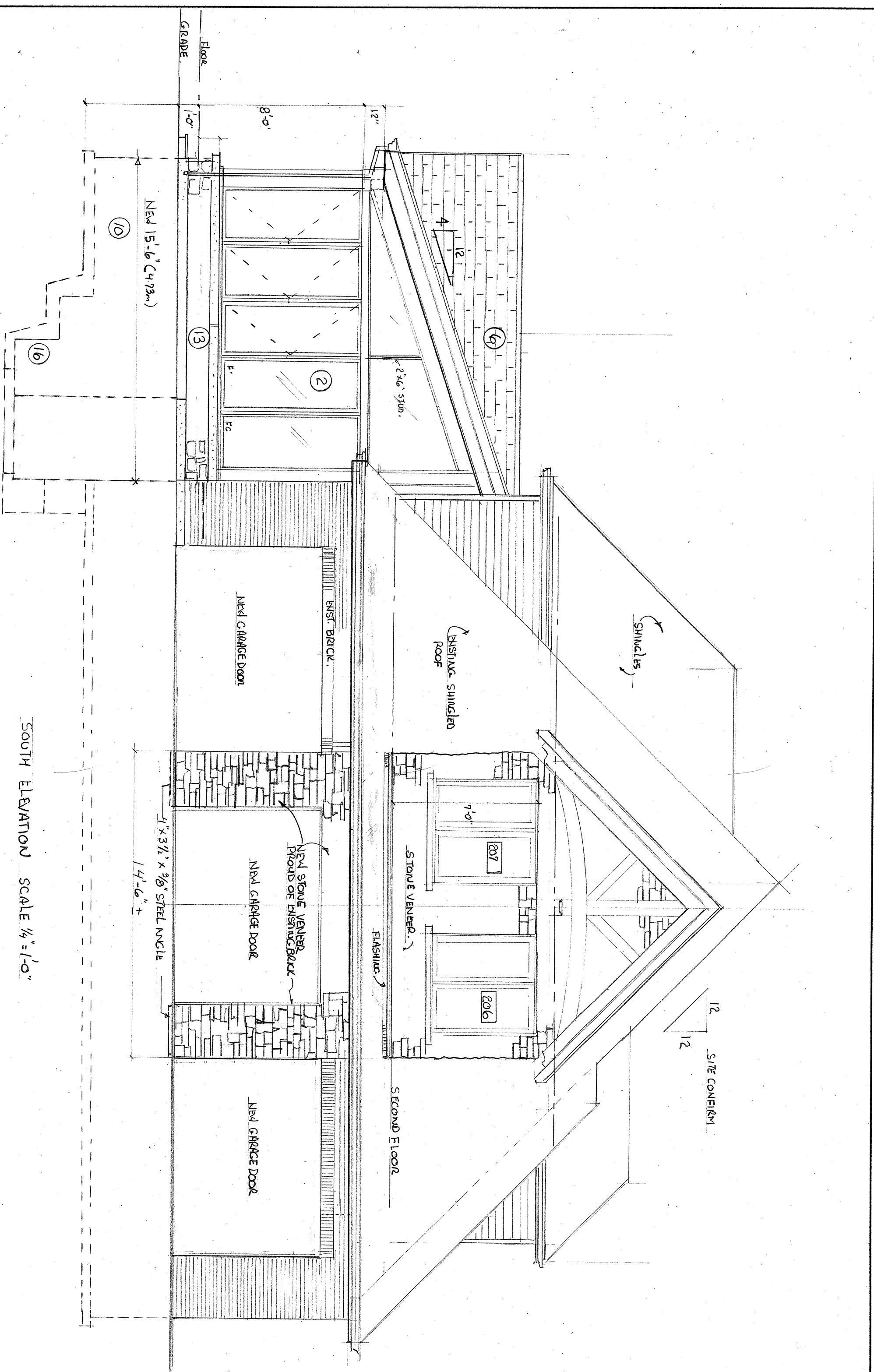
SCALE 1/2" = 1'-0"

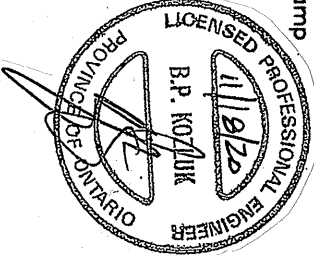


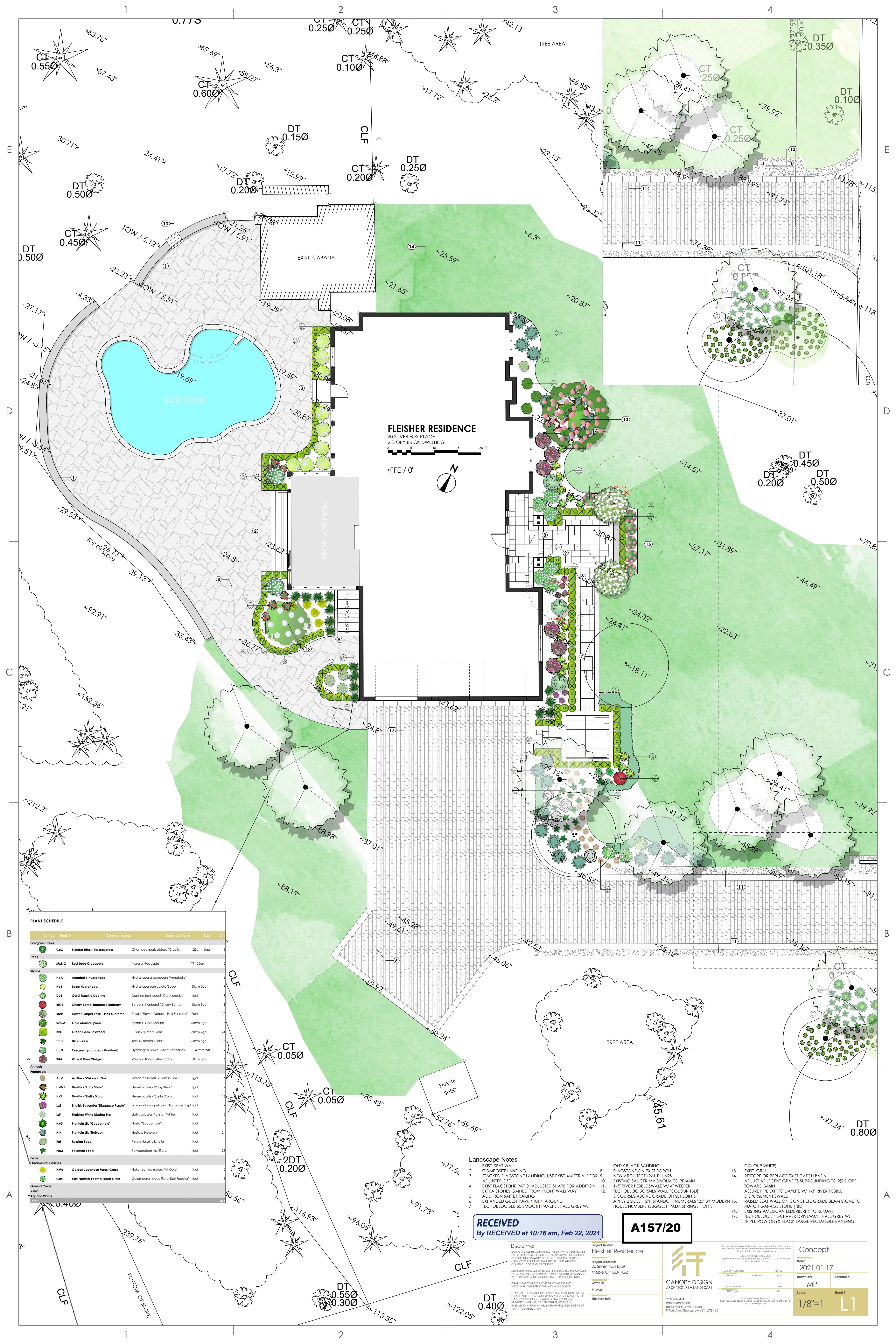
THE INFORMATION HEREIN IS APPROVED AND IS RELEASED FOR FABRICATION
DATED THIS _____ DAY OF _____ 20____
PER: _____

DESIGN PROPERTY OF: _____
SOLARIS
170 East Pine Drive, Unit #7
Vancouver, BC V6A 4K1
Phone: (604) 475-5800 / (604) 475-5801 Fax: (604) 475-7711

Prepared For: HOWIE & DEBBIE FLEISHER
20 SILVER FOX PLACE VANCOUVER, B.C. V6A 1G2
Drawings No: 97820F A-6
Drawing By: W.J.K.
Scale: AS NOTED
Date: _____



Stamp				THE INFORMATION HEREIN IS APPROVED AND IS RELEASED FOR PUBLICATION DATED THIS _____ DAY OF _____ 20____ PER: _____	
No.	Date				
Revisions		DESIGN PROPERTY OF:		<div data-bbox="226 2719 277 2969" style="border: 2px solid black; padding: 10px; text-align: center;">PERMIA-WOOD</div> <p data-bbox="212 2807 222 2859">SCHEDULE</p> <p data-bbox="169 2713 204 2987">170 East Park Drive, Unit #7 Phonex(905)745-5600/(416)811-2275 Fax:(905)775-7711</p>	
Prepared For:		HOWIE & DEBBIE FLEISHER			
Drawings No.		20 SILVER ROX PLACE VAUGHAN L4A 1G8			
Date:		Bina			
Drawing By:		Scale			
197820F A-7		AS NOTED			



FLEISHER RESIDENCE

20 SILVER FOX PLACE
2 STORY BRICK DWELLING

•FFE / 0'



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 3ga		
HpB	Bobo Hydrangea	Hydrangea paniculata 'Bobo'	50cm 3ga		
DaB	Carol Mackie Daphne	Daphne burkwoodii 'Carol Mackie'	1ga		
RICB	Cherry Bomb Japanese Barberry	Berberis thunbergii 'Cherry Bomb'	40cm 3ga		
RICP	Flower Carpet Rose - Pink Supreme	Rosa x 'Flower Carpet - Pink Supreme'	2ga		
SxGM	Gold Mound Spirea	Spiraea x 'Gold Mound'	50cm 3ga		
BxG	Green Gem Boxwood	Buxus x 'Green Gem'	30cm 2ga		
TmH	Hick's Yew	Taxus x media 'Hickii'	50cm 5ga		
HpG	Peegee Hydrangea (Standard)	Hydrangea paniculata 'Grandiflora'	1F 40mm WB		
WIA	Wine & Rose Weigela	Weigela florida 'Alexandra'	50cm 3ga		
Annuals					
Perennials					
AcV	Astilbe - 'Visions in Pink'	Astilbe chinensis 'Visions in Pink'	1ga		
HxR-1	Daylily - 'Ruby Stella'	Hemerocallis x 'Ruby Stella'	1ga		
HxS	Daylily - 'Stella D'oro'	Hemerocallis x 'Stella D'oro'	1ga		
LoE	English Lavender 'Elegance Purple'	Lavandula angustifolia 'Elegance Purple'	1ga		
LfF	Floristan White Bleeding Star	Udris spicata 'Floristan White'	1ga		
HxG	Florian Lily 'Guacamole'	Hosta 'Guacamole'	1ga		
HHH	Florian Lily 'Halcyon'	Hosta x 'Halcyon'	1ga		
PaF	Russian Sage	Perovskia atriplicifolia	1ga		
PaM	Solomon's Seal	Polygonatum multiflorum	1ga		
Ferns					
Ornamental Grasses					
HMa	Golden Japanese Forest Grass	Hakonechloa macro 'All Gold'	1ga		
CaK	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1ga		
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
- 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 STRUCTURE, SET BACKS, 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:

Canopy Design
ARCHITECTURE + LANDSCAPE

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 Form 101-101.

Required unless design is exempt under Section 101-101 of the 2012 Ontario Building Code

DATE OF DESIGN: 10/11/2021
DESIGNER: [Signature]
CHECKED: [Signature]
DATE OF REVIEW: 11/11/2021
REVIEWER: [Signature]

Concept

Date:
2021 01 17

Drawn By:
MP

Revision #:

Scale:
1/8"=1'

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.

A157/20 – Public Correspondence (Committee of the Whole Extract – May 3, 2004)

BACKGROUND PROVIDED BY AGENT

COMMITTEE OF THE WHOLE MAY 3, 2004

ZONING BY-LAW AMENDMENT FILE Z.03.055 BUNBURY CANADA INC. REPORT #P.2003.65

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.03.055 (Bunbury Canada Inc.) BE APPROVED and that the site-specific implementing by-law:

- a) permit the existing tennis court, retaining wall, cabana and frame structure within the OS5 Open Space Environmental Protection Zone; and,
- b) require the lands within the OS5 Open Space Environmental Protection Zone be left to re-naturalize, once each or all of the structures cease to exist.

Purpose

On July 30, 2003, the owner submitted an application to amend the Zoning By-law to legalize the existing cabana shed, wood deck, retaining wall and tennis court in the OS5 Open Space Zone portion of the lot.

Background - Analysis and Options

The site is located northwest of Teston Road and Bathurst Street, being Lot 2 on Plan 65M-2138, and Block A on Plan M-1731 (38 Silver Fox Place), in Lot 29, Concession 2, City of Vaughan.

The application proposes to legalize structures (tennis court, retaining wall, framed structure, and cabana) which have existed within the OS1 (now OS5) Zone since 1989. Although not permitted in the Open Space Zone, these structures were constructed without building permits on lands which the applicant purchased from the City of Vaughan. There is no further development proposed by this application.

The lands were designated "Estate Residential" by OPA 600 and zoned RR Rural Residential and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exceptions 9(322) and 9(173). On June 23, 2003, Council adopted OPA 604 and By-law 242-2003, redesignating the lands to "Countryside Area", and rezoning the lands to OS5 Open Space Environmental Protection Zone. OPA 604 and By-law 242-2003 satisfied the requirements to bring Vaughan's Official Plan and Zoning By-law into conformity with the Oak Ridges Moraine Plan, and are presently awaiting final Provincial approval. The surrounding land uses are as follows:

- North - residential (RR Rural Residential Zone)
- South - residential and open space (RR Rural Residential and OS5 Open Space Environmental Protection Zone)
- East - Silver Fox Place; residential (RR Rural Residential Zone)
- West - Open Space (OS5 Open Space Environmental Protection Zone)

On August 22, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received.

The recommendation of the Committee of the Whole at the Public Hearing on September 15, 2003, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on September 22, 2003.

Official Plan

The subject lands are designated "Countryside Area" and are adjacent to a "Natural Core Area", designated by the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) and OPA 604 (adopted by Council on June 23, 2003, subject to final approval by MMAH). To conform to the sections of the ORMCP that relate to the "Countryside Area", a supporting submission addressing the applicable provisions of the ORMCP accompanied the application.

Oak Ridges Moraine Conformity

The subject lands are located on the Oak Ridges Moraine, within the "Countryside Area" designation, abutting the "Natural Core Area" designation. The Natural Heritage Evaluation details the key natural heritage features and hydrologically sensitive features within the adjacent "Natural Core Area", including a Life Science ANSI and Significant Woodlands. The Oak Ridges Moraine Conservation Plan requires that within the "Countryside Area" and "Natural Core Areas", that a 30m minimum vegetative protection zone is required around all Key Natural Heritage Features and Hydrologically Sensitive Features. The structures are all located within the 30m vegetative protection zone.

The natural heritage evaluation confirms that any impacts associated with the structures occurred upon construction in 1989, and that the local ecosystems have since stabilized. It further notes that the operational use of the tennis court and cabana is seasonal, with no discernable effects to the adjacent natural features.

Zoning

The subject lands are zoned RR Rural Residential Zone and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exceptions 9(322) and 9(173). The site-specific exception permits all buildings and structures to be erected, maintained and replaced in the areas shown as "Building Envelope" on the site-specific schedule. The OS1 Zone portion has since been rezoned to OS5 Zone by By-law 242-2003, the Oak Ridges Moraine Conformity By-law.

The proposed zoning amendment is required to maintain and legalize the existing structures outside of the permitted building envelope. Any subsequent uses proposed within the OS5 Zone (formally OS1 Zone), not permitted in the zone provisions, will require further amendments to the zoning by-law and an Oak Ridges Moraine Conservation Plan conformity report. The TRCA has requested that a provision be included in the by-law to provide for the re-naturalization of the OS5 lands once the amenity areas cease to exist.

Departmental Comments

The Engineering Department would like to confirm that the subject lands are outside of the floodplain, however the TRCA does not have any current flood plain mapping for the area, and have noted that a flood study is not required for this application. Based on the information available, the Engineering Department does not recommend rezoning the open space lands.

Planning Considerations

Given that these structures have existed since 1989, prior to the enactment of the Oak Ridges Moraine Conservation Plan, and given that the Natural Heritage Evaluation confirms that these structures are not adversely affecting the ecological integrity of the Oak Ridges Moraine, it is considered appropriate to proceed with the zoning amendment to legalize these structures within the OS5 Zone.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600.

Conclusion

Staff have reviewed the proposed zoning amendment application in accordance with the policies of OPA 600, as amended by OPA 604, and the requirements of By-law 1-88. Staff are satisfied that the proposed zoning amendment to permit the existing tennis court, retaining wall, framed structure and cabana within the OS5 Zone is appropriate. The by-law will not provide for any further development. In accordance with the request by TRCA, it is also recommended that the by-law include a requirement that should any of these uses cease to exist, the lands shall be left to re-naturalize.

For these reasons, Staff recommends approval of the zoning amendment application. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Margaret Holyday, Planner 1, ext. 8216
Arto Tikiryan, Senior Planner, ext. 8212

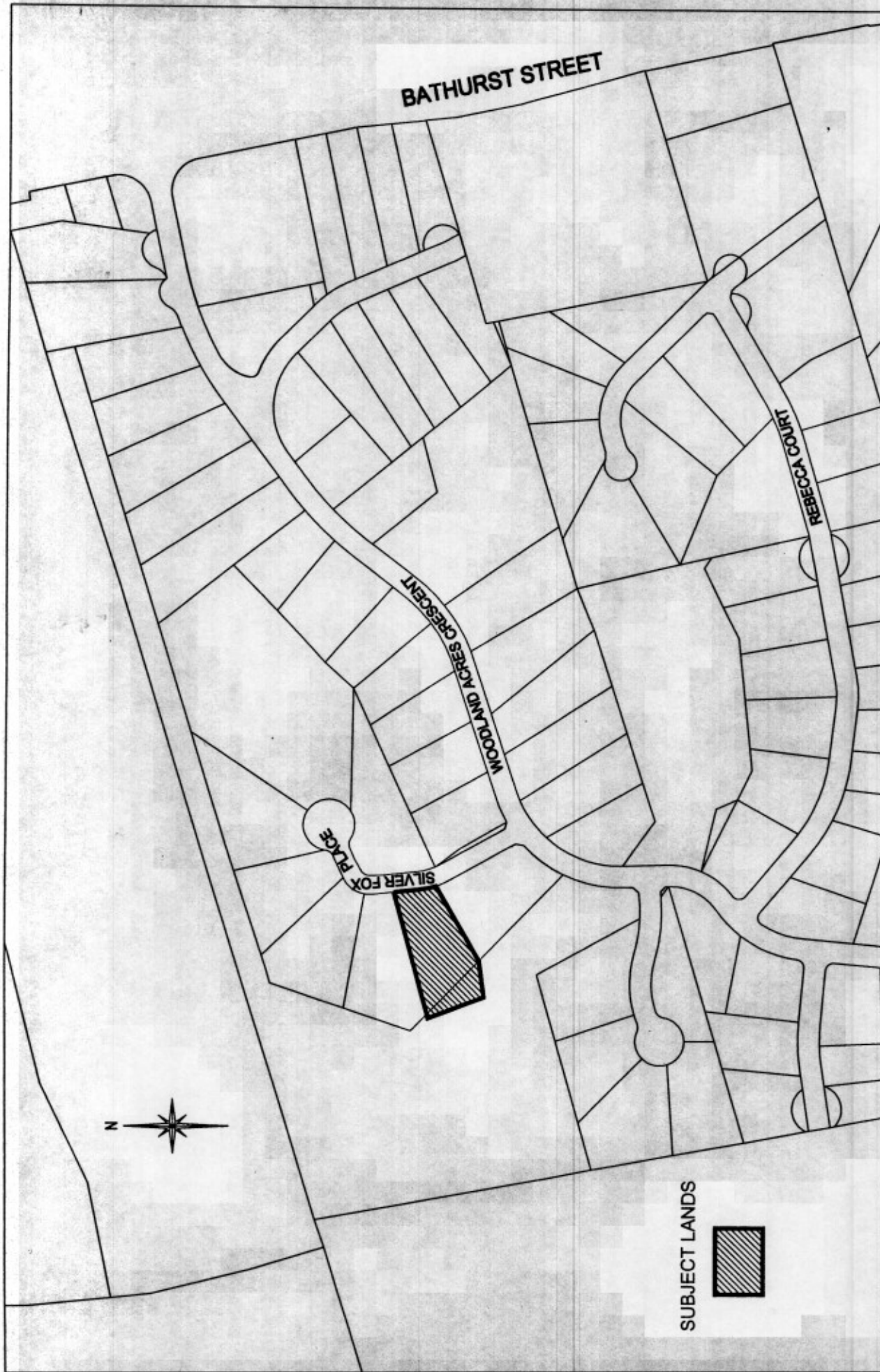
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM

R:\SER\WORKING\HOLYDAYM\Bunbury Canada.CW.dot



Location Map

Part Lot 29,
Concession 2

APPLICANT:
BUNBURY CANADA INC.

City of
Vaughan

Community Planning Department

Attachment

1

FILE No.:
Z.03.055

Not to Scale

August 15, 2003



OS1

RR

LOT 3

P.I.N. 03342-0146

REGISTERED
LOT 2

P.I.N. 03342-0145

REG'D PLAN M-1731
BLOCK A
P.I.N. 03342-0141

PART 1
PLAN 65R-13495
P.I.N. 03342-0143

PLAN 65M-2138

SILVER FOX PLACE
(BY REGISTERED PLAN 65M-2138)
P.I.N. 03342-0222

LOT 1

P.I.N. 03342-0144

RR

OS1

SUBJECT LANDS

Site Plan

Part Lot 29,
Concession 2

APPLICANT:
BUNBURY CANADA INC.

City of
Vaughan

Community Planning Department

Attachment

FILE No.:
Z.03.055

Not to Scale
August 15, 2003

2

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 (condition cleared)

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.

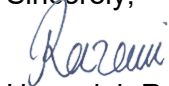
Recommendation

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

Attwala, Pravina

Subject: FW: A157/20 - TRCA Condition Clearance

From: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Sent: April-05-21 4:27 PM

To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>; 'Werner Kram' <werner@permawood.com>

Cc: Jonathan Horne <jonathan@permawood.com>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A157/20 - TRCA Condition Clearance

Hi Christine,

The applicant has submitted TRCA's review fee of \$580.00 for the above noted application. As such, TRCA's condition has been cleared.

Should you have any questions, please do not hesitate to contact me.

Regards,

Hamedeh Razavi MURP

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:4166616600) ext. 5256

E: Hamedeh.Razavi@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



TRCA's Offices are closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that all development planning and permit applications and materials be submitted digitally in PDF format only. Paper submissions are discouraged and may result in extended timeframes for review. All documents should be submitted via an on-line file sharing service (e.g. OneDrive, Dropbox or corporate file sharing services) or via email in PDF format. Documents can be submitted directly to me at Hamedeh.Razavi@trca.ca We thank you for your cooperation as we respond to the current situation.