



File: A083/21

Applicant: Min Kwon Chun

Address: 210 Roseheath Drive, Maple

Agent: In Roads Consultants

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
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: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, May 20, 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: 15

A083/21

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, May 20, 2021 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at Vaughan.ca/LiveCouncil

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

- Applicant:** Min Kwon Chun
- Agent:** In Roads Consultants
- Property:** **210 Roseheath Drive, Maple**
- Zoning:** The subject lands are zoned R3, Residential Zone, and subject to the provisions of Exception 9(840) 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 a covered (wood) deck located at the rear of the existing dwelling.

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

By-law Requirement	Proposal
1. A maximum Lot coverage of 40% is permitted (Exception 9(840), Schedule T-92).	1. To permit a maximum Lot Coverage of 42.58% (Dwelling 33.77%, Deck 8.81%)
2. A minimum Rear yard setback of 9 metres is required (Exception 9(840), Schedule T-92).	2. To permit a minimum rear yard setback of 4.72 metres to a covered deck.
3. A minimum Rear yard setback of 9 metres is required (Exception 9(840), Schedule T-92).	3. To permit a minimum rear yard setback of 4.72 metres to an Accessory Structure.
4. A maximum height of 3 metres is permitted (Section 4.1.1 b)).	4. To permit a maximum height of 3.49 metres to the nearest part of the roof of an Accessory Structure.

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: None

Staff & Agency Comments

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

Committee of Adjustment:

Public notice was mailed on May 5, 2021

Applicant confirmed posting of signage on May 5, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1950
Deck	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): (insert from application)

Adjournment Request: None

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: Order No. 20-111873, Order to Comply for construction of a rear deck and wood framing for a proposed roof (approximately 16’ deep by 23’ wide) over the said deck has been undertaken prior to obtaining the required building permit., Issue Date: Oct 02, 2020

Building Permit No. 20-114130 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

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

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.

A ground mounted A/C unit shall be setback a minimum of 0.6 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. Wall mounted A/C units require a minimum interior side yard setback of 0.3 metres.

Building Inspections (Septic):

No comments or concerns

Development Planning:

City of Vaughan Official Plan (‘VOP 2010’): “Low-Rise Residential”

The Owner is requesting permission to maintain a covered and unenclosed rear deck with the above-noted variances.

Variance 1 is considered minor in nature as the proposed increase in maximum lot coverage is contained within the rear yard and will not negatively impact the existing streetscape.

The proposed deck is raised 0.86 m above the grade of the rear yard, and a portion of the deck will remain uncovered. Given that the covered portion of the deck aligns with the side of the existing dwelling and does not encroach into the interior side yard, Development Planning staff have no concerns with the proposed height of the attached covered deck. The rear yard setbacks are also appropriate, considering the height of the deck, and the area of soft landscaping at the rear of the property that is planned to be retained.

An Arborist Report and Tree Protection Plan prepared by Al Miley Associates, dated February 16, 2021, was submitted in support of the application and has been approved to the satisfaction of the Urban Design Division. Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A083/21.

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Public Correspondence (Cohen) – Letter of Objection

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

Schedule D - Previous Approvals (Notice of Decision)

N/A

Staff Recommendations:

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

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

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

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

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

Notice to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](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

Adriana MacPherson

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

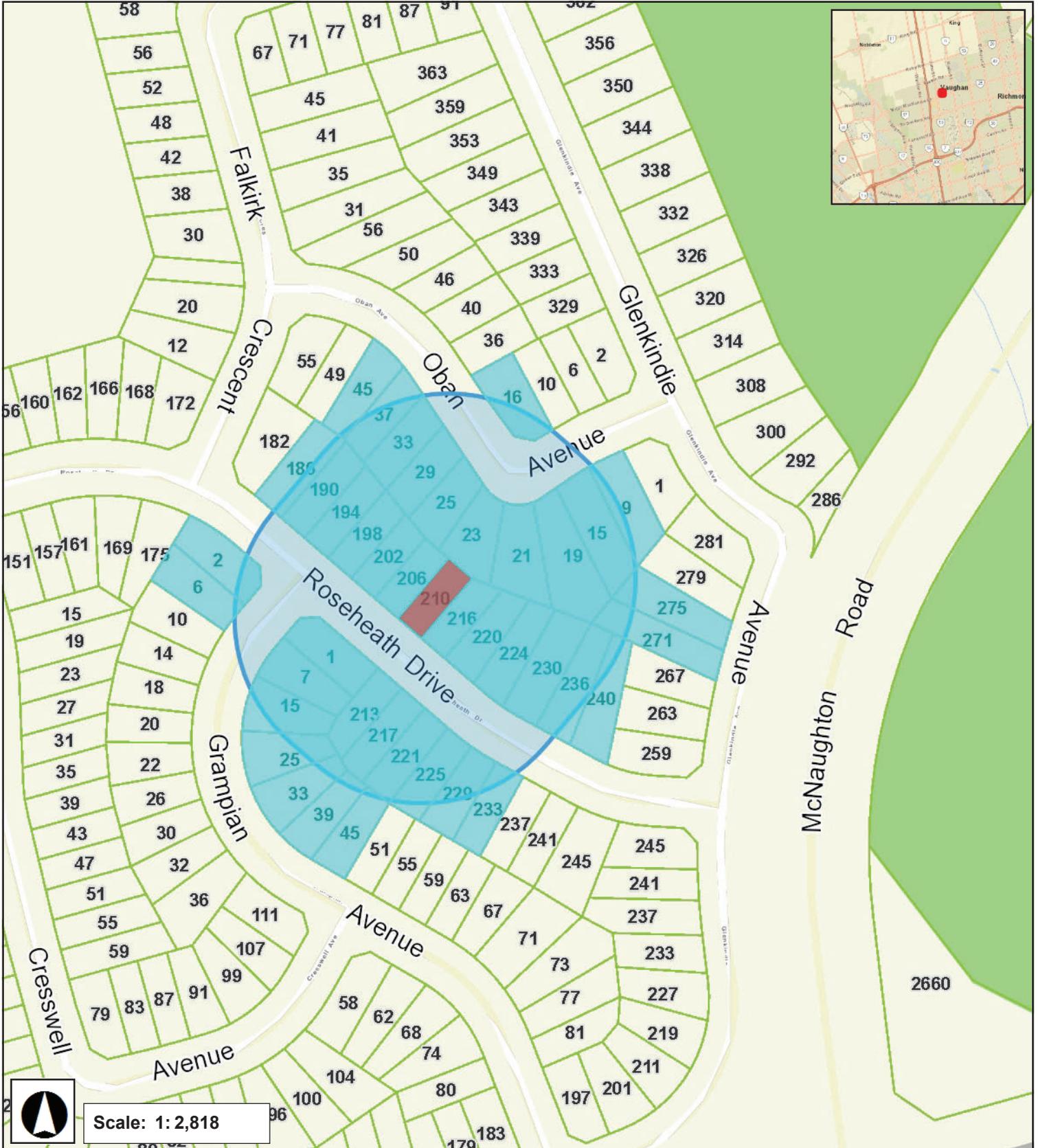
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



A083/21 - Notification Map

210 Roseheath Drive, Maple



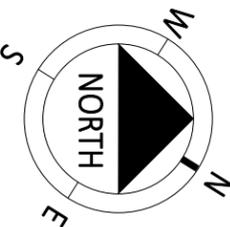
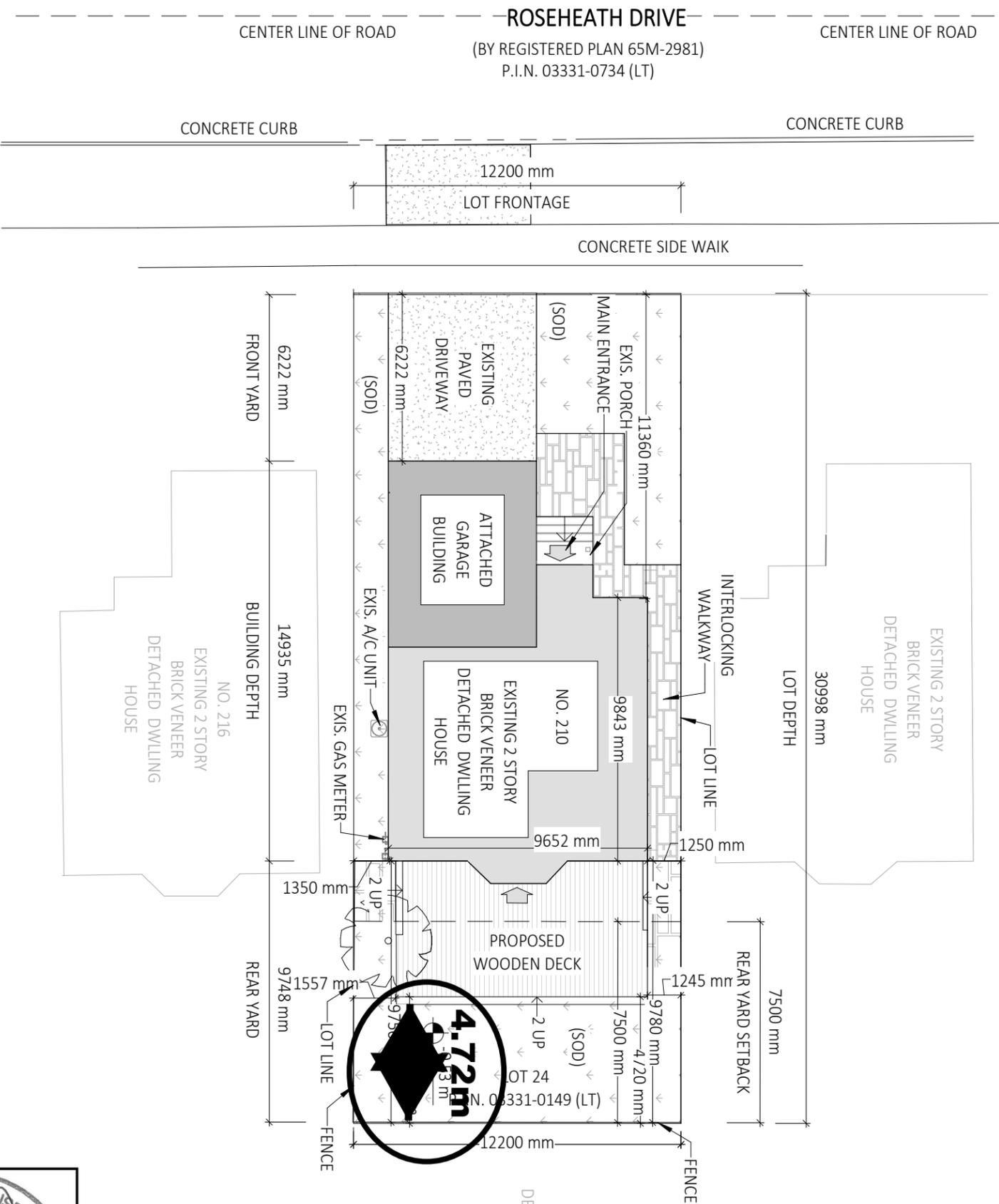
A083/21

REAR YARD AREA: 1259.78 SF
PROPOSED WOODEN DECK: 513.03 SF
INTERLOCK PAD: 90.86 SF
PROPOSED REAR YARD SOFT LANDSCAPING: 655.89 SF (52.06%)
ALLOWED SOFT LANDSCAPING: 60%

LOT AREA: 4070.911 SF
NEW COVERED DECK: 358.54 SF
EXISTING BUILDING AREA: 1374.87 SF
LOT COVERAGE: 1733.41 SF (42.58%)
ALLOWED LOT COVERAGE: 40%

Proposal:

1. To permit a maximum Lot Coverage of 42.58%
2. To permit a minimum rear yard setback of 4.72 metres to a covered deck.
3. To permit a minimum rear yard setback of 4.72 metres to an Accessory Structure.
3. To permit a maximum height of 3.49 metres to the nearest part of the roof of an Accessory Structure.



1 SITE - PROPOSED
1/16" = 1'-0"

DETACHED RESIDENTIAL
23 OBAN AVE.
MAPLE, ON L6A 2EA



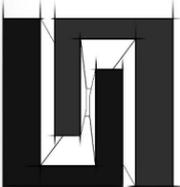
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No.	DATE	ISSUED FOR	APVD
1	Date 1	Revision 1	

REVISIONS

ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177, info@improve3s.ca

CLIENT:

PROJECT NAME:

NEW WOODEN DECK

PROJECT ADDRESS:

210 Roseheath Dr, Maple

SHEET NAME:

SITE PLAN PROPOSED

DATE: 12-10-2020

PROJECT No.:

SCALE: 1/16" = 1'-0"

20-119-02

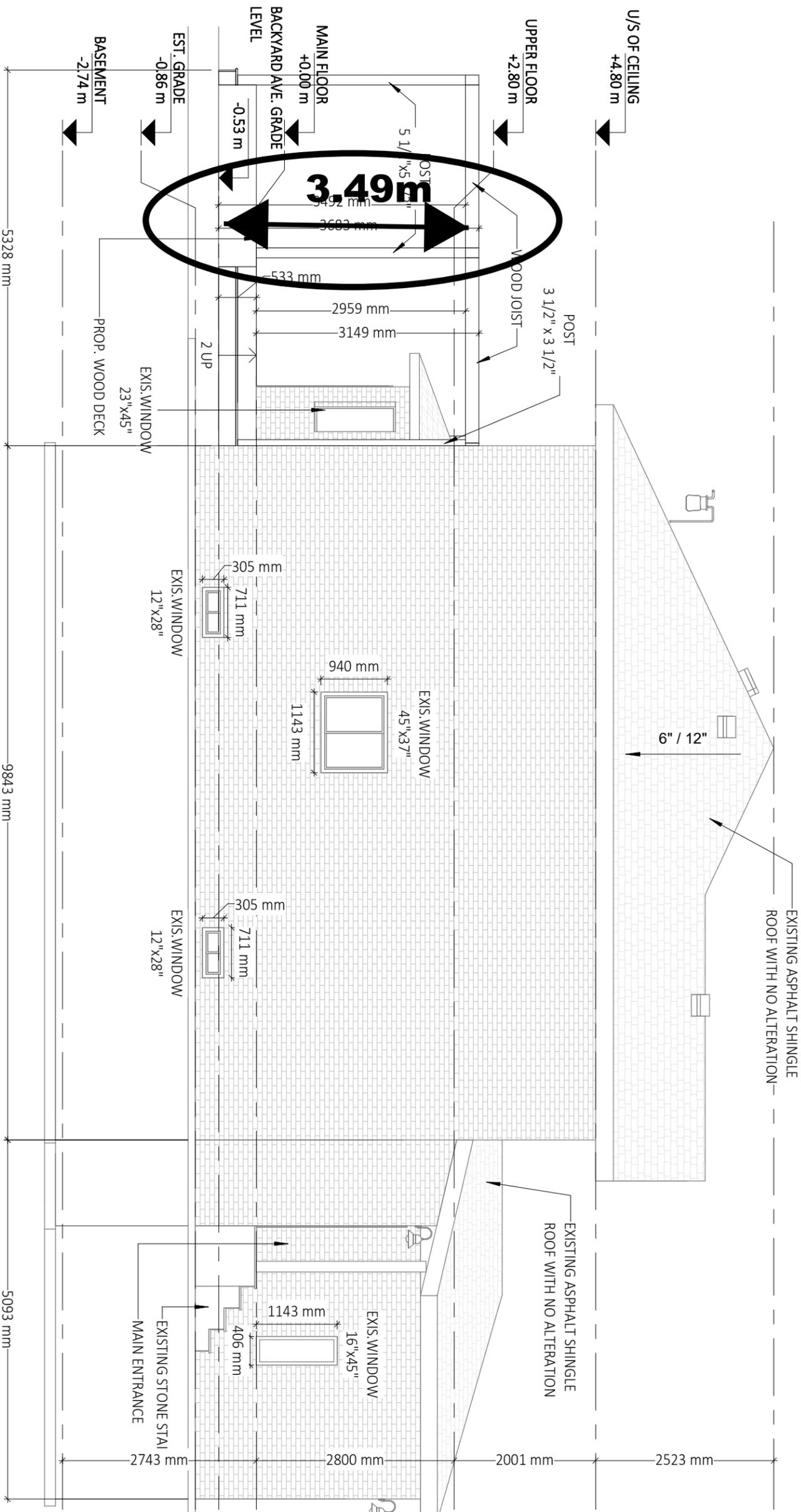
DESIGNER: P.FOROZAN

SHEET No.:

CHECKER: H.HEMATI

A0-004

KISTING ENTRANCE



1 NORTH
3/16" = 1'-0"

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No.	DATE	ISSUED FOR	APVD

REVISIONS

ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177, info@improve3s.ca

CLIENT:

PROJECT NAME:

NEW WOODEN DECK

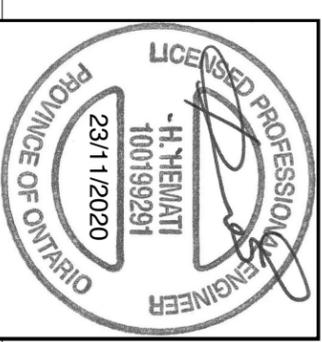
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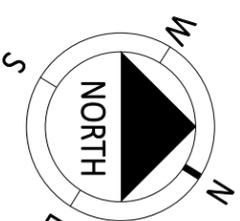
210 Roseheath Dr, Maple

SHEET NAME:

NORTH ELEVATION

DATE: 12-10-2020	PROJECT No.:
SCALE: 3/16" = 1'-0"	20-119-02
DESIGNER: P.FOROZAN	SHEET No.:
CHECKER: H.HEMATI	A2-002



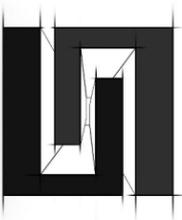


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ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
 (416)-312-0177, info@improve3s.ca

CLIENT:

DETACHED RESIDENTIAL
 23 OBAN AVE.
 MAPLE, ON L6A 2EA

PROJECT NAME:

NEW WOODEN DECK

PROJECT ADDRESS:

210 Roseheath Dr, Maple

SHEET NAME:

SITE PLAN EXISTING

DATE: 12-10-2020

PROJECT No.:

SCALE: 1/16" = 1'-0"

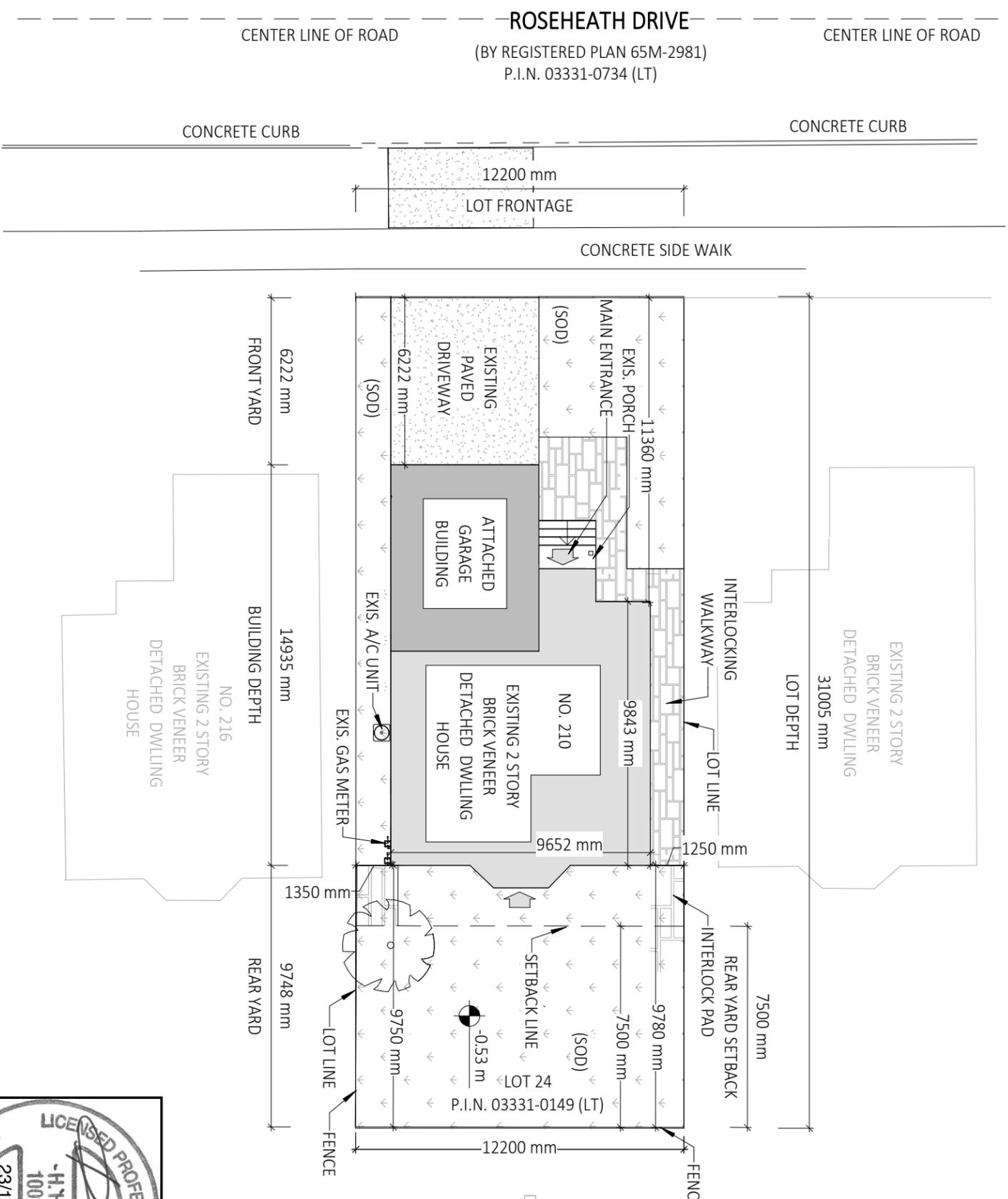
20-119-02

DESIGNER: P.FOROZAN

SHEET No.:

CHECKER: H.HEMATI

A0-003

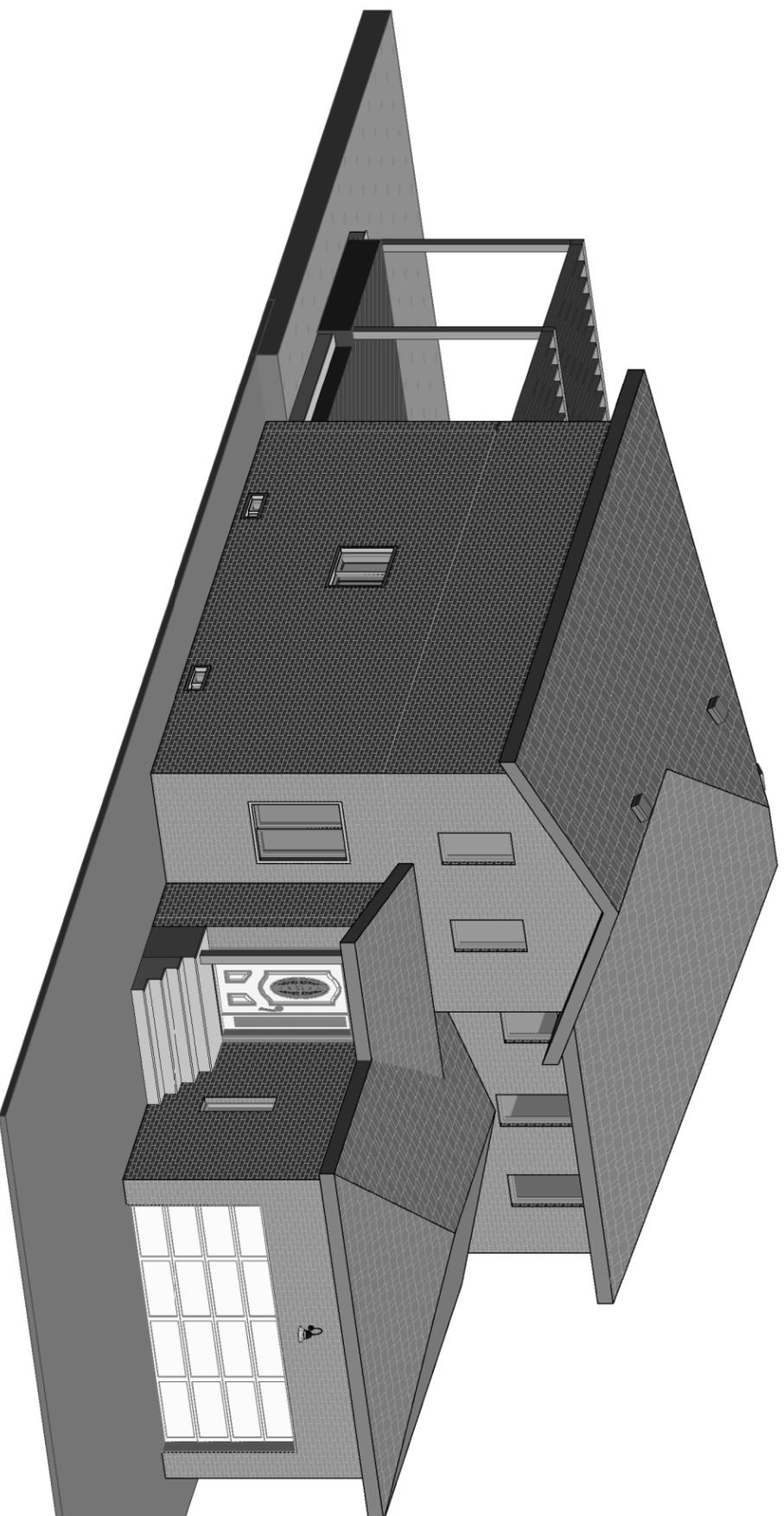


1 SITE - EXISTING
 1/16" = 1'-0"

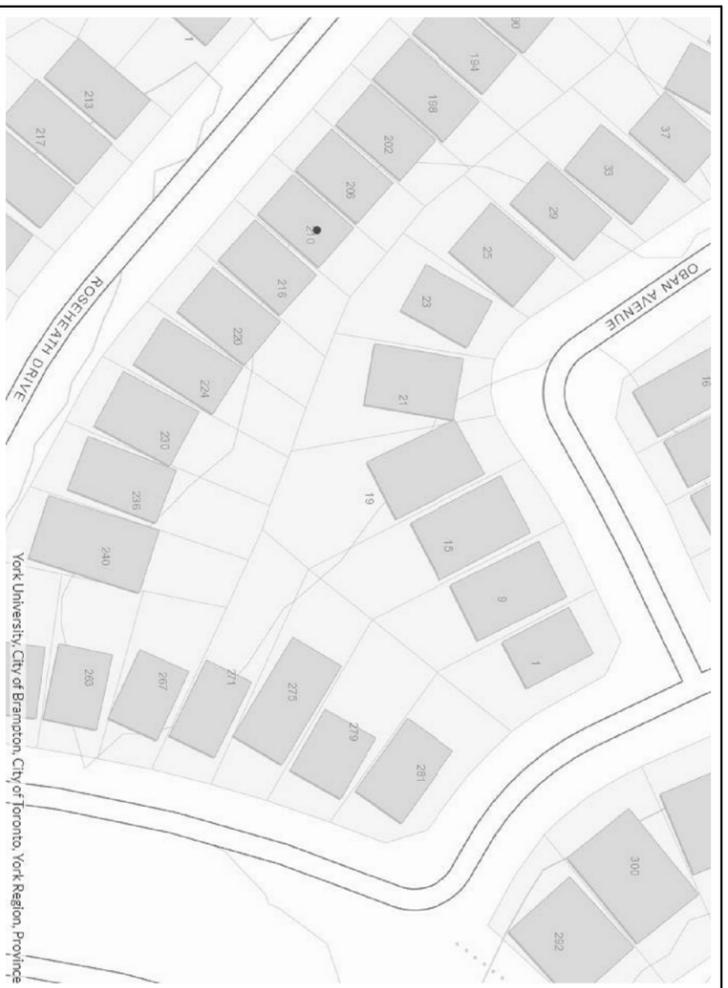


EXISTING ENTRANCE

210 ROSEHEATH DR. MAPLE



Sheet List	
Sheet Number	Sheet Name
A0-001	COVER PAGE
A0-002	SURVEY PLAN
A0-003	SITE PLAN EXISTING
A0-004	SITE PLAN PROPOSED
A1-001	BASEMENT EXIS. PLAN
A1-002	MAIN FLOOR EXIS. PLAN
A1-003	2ND FLOOR EXIS. PLAN
A1-004	ROOF EXIS. PLAN
A1-005	MAIN FLOOR PROP. PLAN
A2-001	EAST ELEVATION
A2-002	NORTH ELEVATION
A2-003	SOUTH ELEVATION
A2-004	WEST ELEVATION



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7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
 (416)-312-0177 , info@improve3s.ca

CLIENT:

PROJECT NAME:

NEW WOODEN DECK

PROJECT ADDRESS:

210 Roseheath Dr, Maple

SHEET NAME:

COVER PAGE

DATE: 12-10-2020

PROJECT No.:

SCALE:

20-119-02

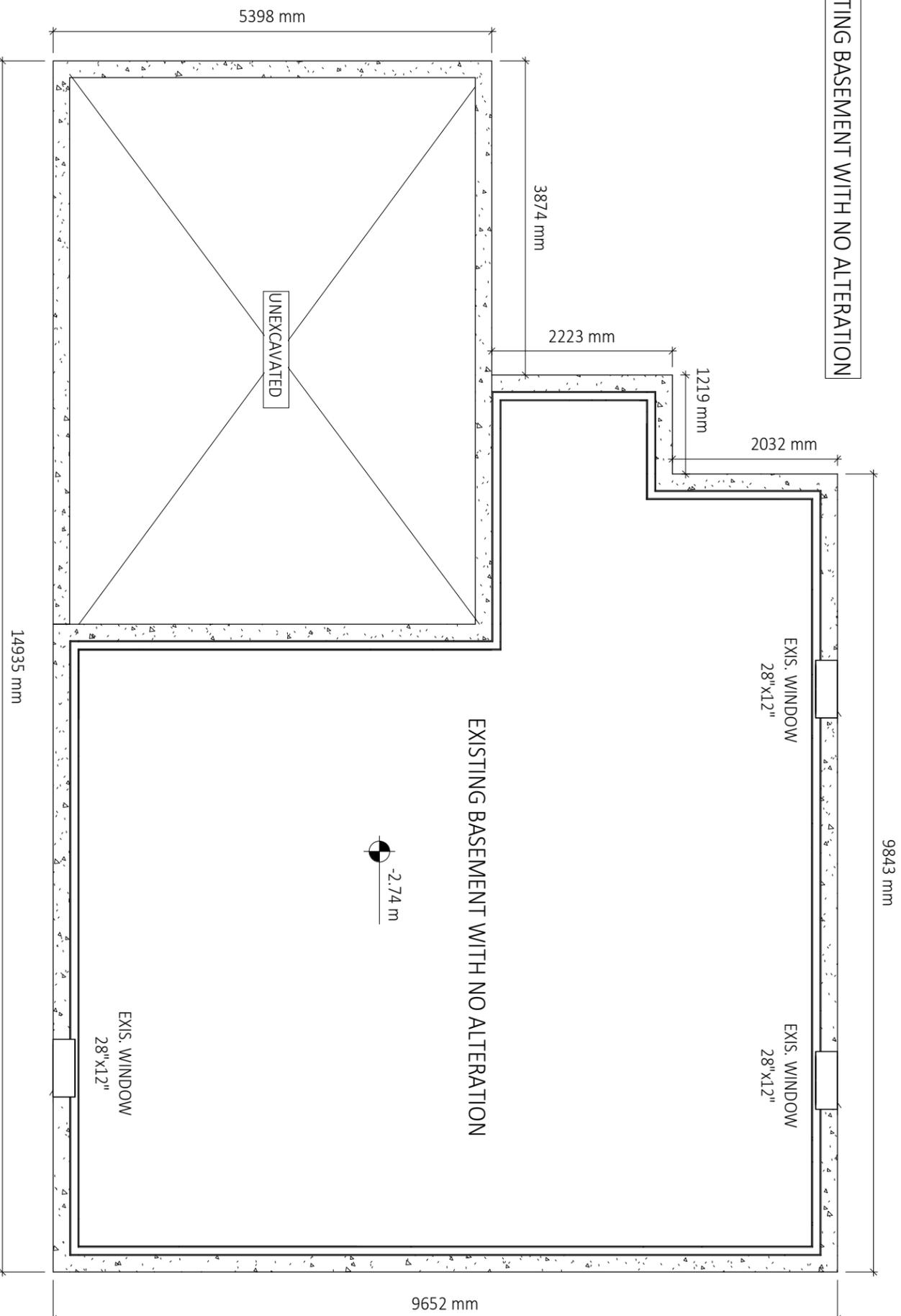
DESIGNER: P.FOROZAN

SHEET No.:

CHECKER: H.HEMATI

A0-001

EXISTING BASEMENT WITH NO ALTERATION



1 BASEMENT - EXISTING
3/16" = 1'-0"



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No.	DATE	ISSUED FOR	APVD

REVISIONS

ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177 , info@improve3s.ca

CLIENT:

PROJECT NAME:

NEW WOODEN DECK

PROJECT ADDRESS:

210 Roseheath Dr, Maple

SHEET NAME:

BASEMENT EXIS. PLAN

DATE: 12-10-2020

PROJECT No.:

SCALE: 3/16" = 1'-0"

20-119-02

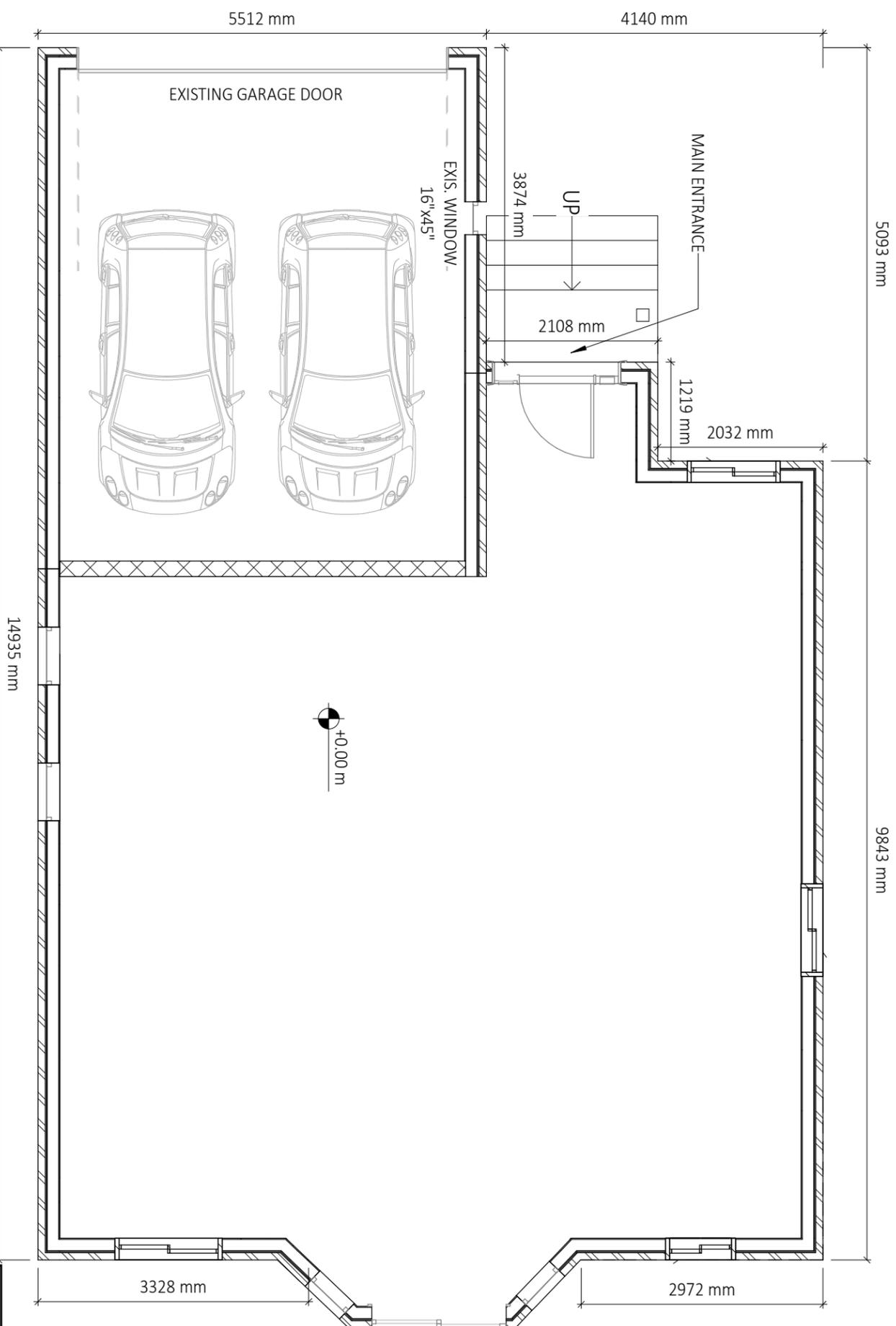
DESIGNER: P.FOROZAN

SHEET No:

CHECKER: H.HEMATI

A1-001

EXISTING MAIN FLOOR WITH NO ALTERATION



1 MAIN FLOOR - EXISTING
3/16" = 1'-0"



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REVISIONS

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SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177 , info@improve3s.ca

CLIENT:

PROJECT NAME:

NEW WOODEN DECK

PROJECT ADDRESS:

210 Roseheath Dr, Maple

SHEET NAME:

MAIN FLOOR EXIS. PLAN

DATE: 12-10-2020

PROJECT No.:

SCALE: 3/16" = 1'-0"

20-119-02

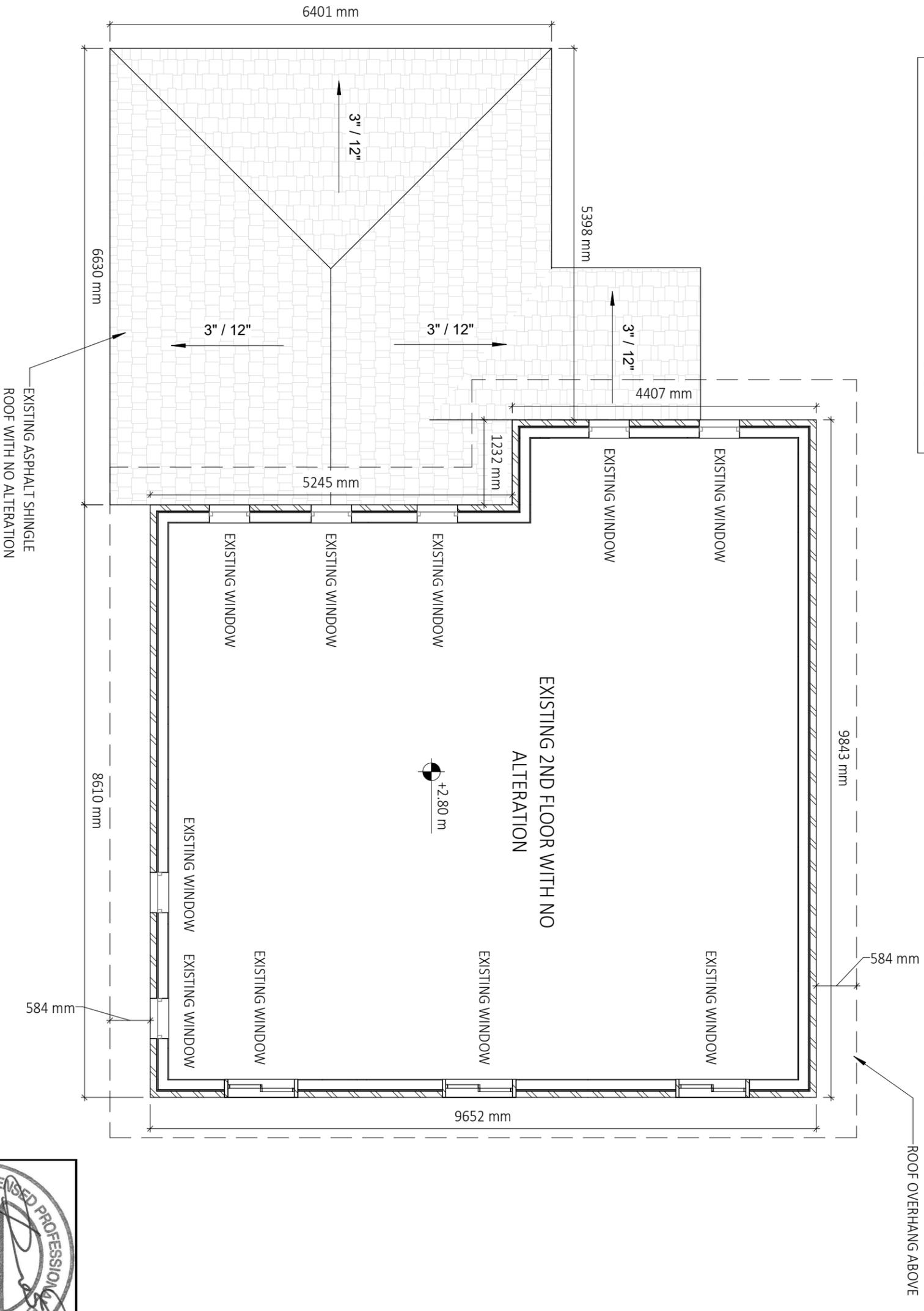
DESIGNER: P.FOROZAN

SHEET No.:

CHECKER: H.HEMATI

A1-002

EXISTING SECOND FLOOR WITH NO ALTERATION



1 UPPER FLOOR - EXISTING
3/16" = 1'-0"

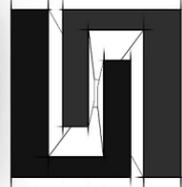


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7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
 (416)-312-0177, info@improve3s.ca

CLIENT:

PROJECT NAME:

NEW WOODEN DECK

PROJECT ADDRESS:

210 Roseheath Dr, Maple

SHEET NAME:

2ND FLOOR EXIS. PLAN

DATE: 12-10-2020

PROJECT No.:

SCALE: 3/16" = 1'-0"

20-119-02

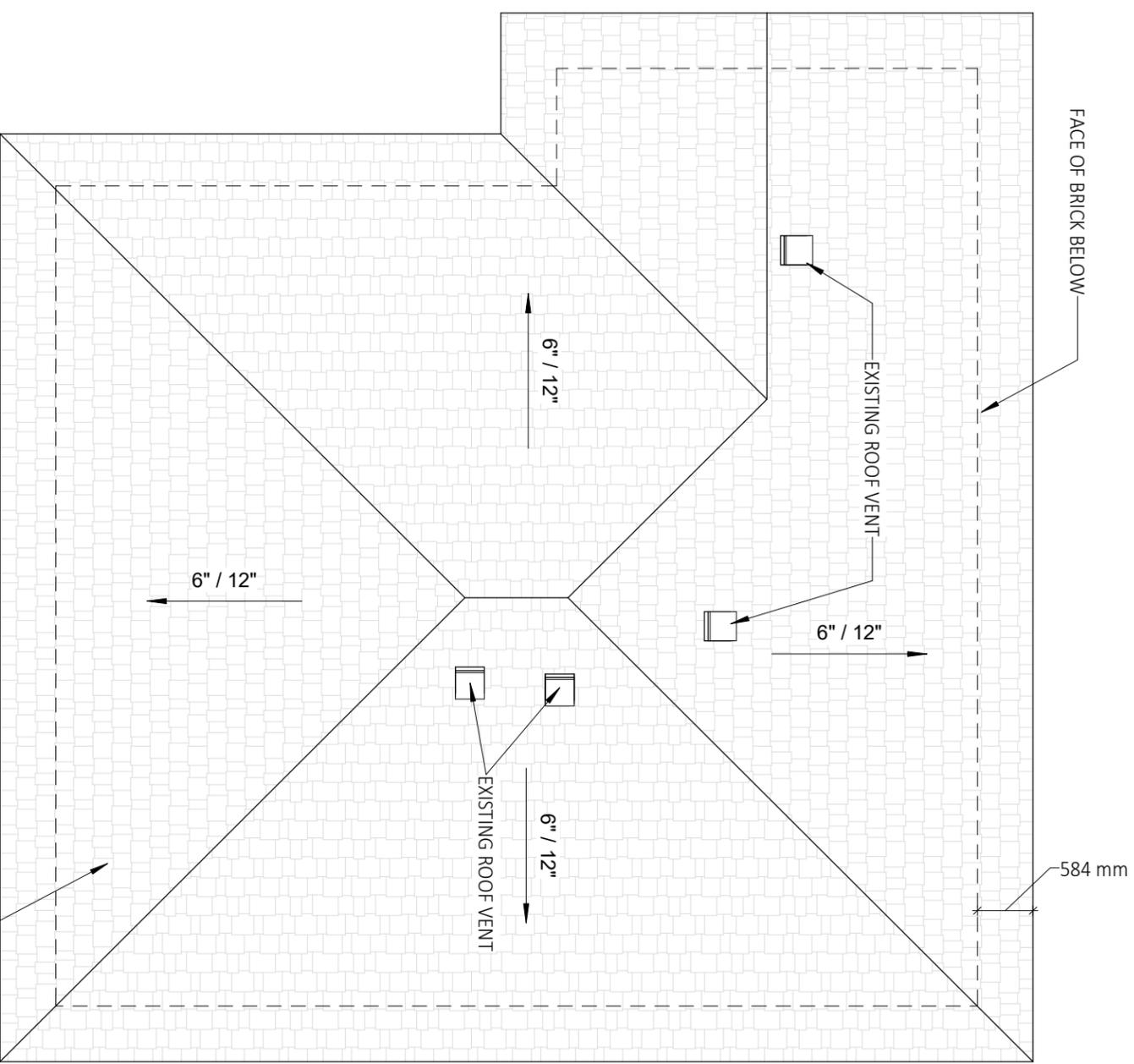
DESIGNER: P.FOROZAN

SHEET No.:

CHECKER: H.HEMATI

A1-003

EXISTING ROOF WITH NO ALTERATION



1 ROOF PEAK- EXISTING
3/16" = 1'-0"

EXISTING ASPHALT SHINGLE
ROOF WITH NO ALTERATION

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REVISIONS

ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
 (416)-312-0177 , info@improve3s.ca

CLIENT:

PROJECT NAME:

NEW WOODEN DECK

PROJECT ADDRESS:

210 Roseheath Dr, Maple

SHEET NAME:

ROOF EXIS. PLAN

DATE: 12-10-2020

PROJECT No.:

SCALE: 3/16" = 1'-0"

20-119-02

DESIGNER: P.FOROZAN

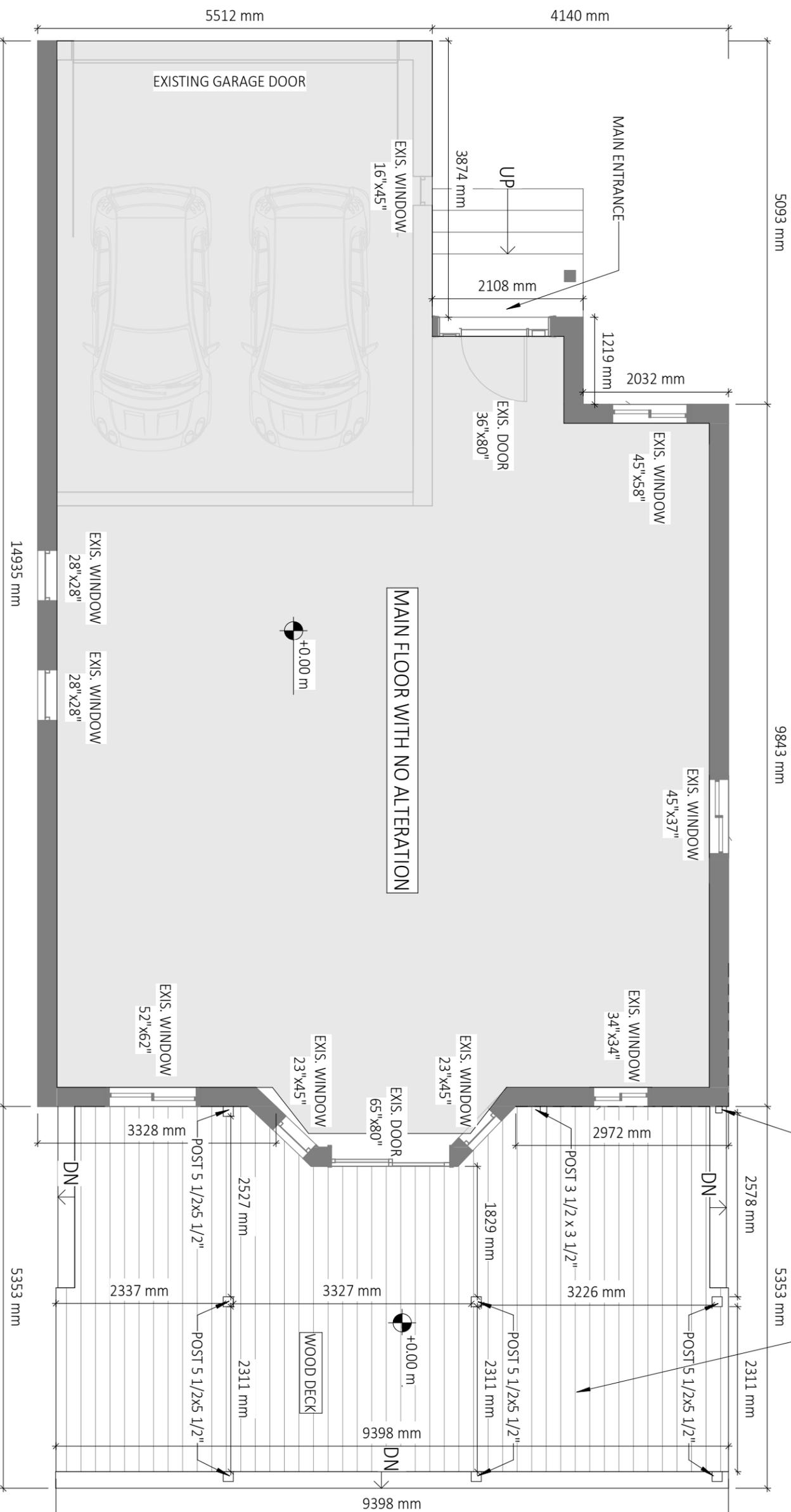
SHEET No:

CHECKER: H.HEMATI

A1-004



THERE IS NO ALTERATION ON EXTERIOR WALLS



1 MAIN FLOOR - PROPOSED
3/16" = 1'-0"



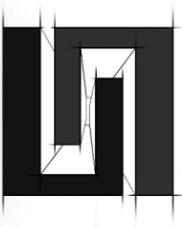
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No.	DATE	ISSUED FOR	APVD

REVISIONS

ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
(416)-312-0177, info@improve3s.ca

CLIENT:

PROJECT NAME:

NEW WOODEN DECK

PROJECT ADDRESS:

210 Roseheath Dr, Maple

SHEET NAME:

MAIN FLOOR PROP. PLAN

DATE: 12-10-2020

PROJECT No.:

SCALE: 3/16" = 1'-0"

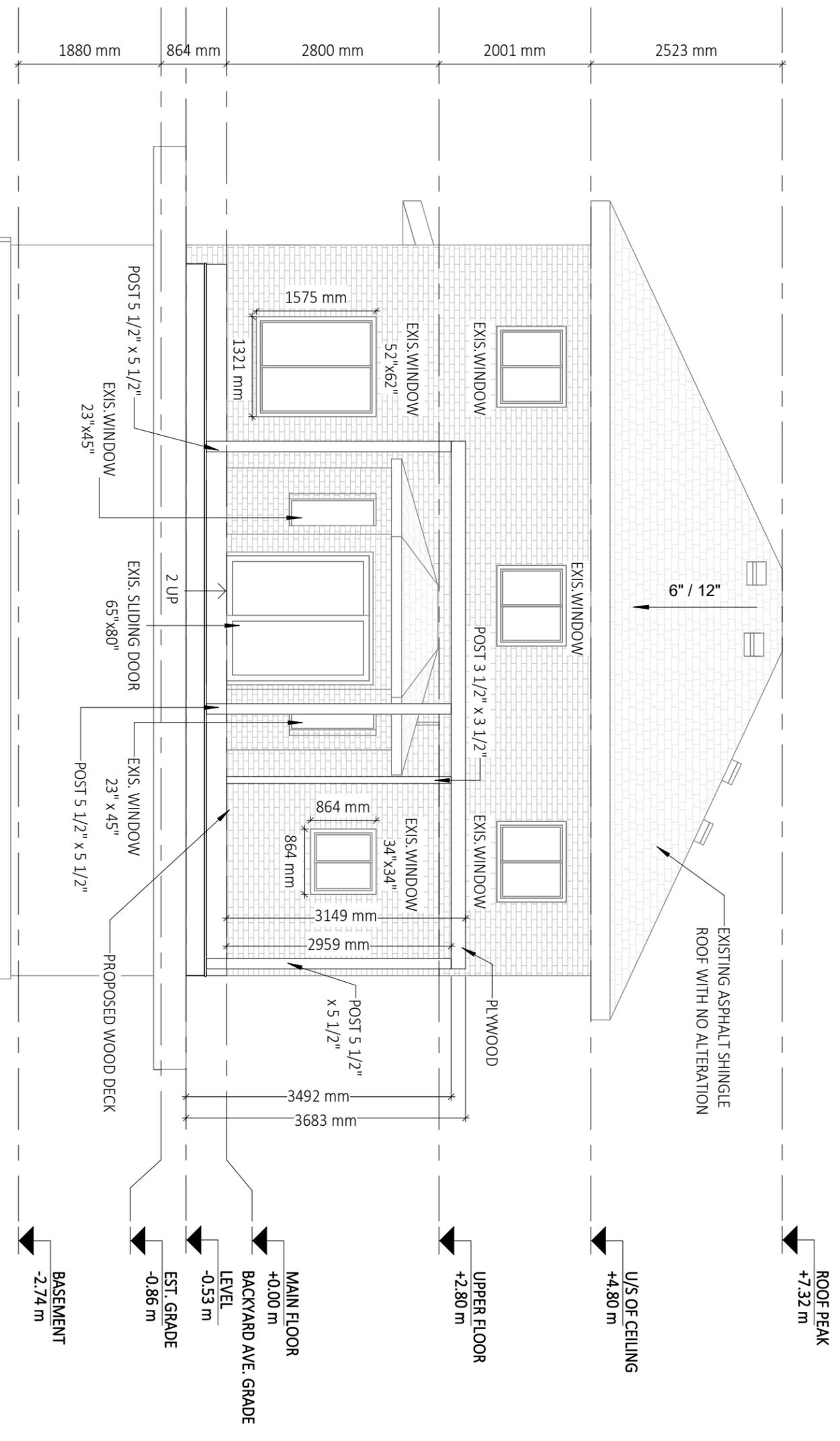
20-119-02

DESIGNER: P.FOROZAN

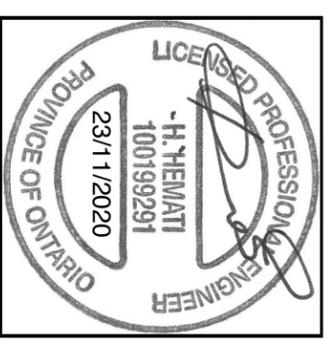
SHEET No.:

CHECKER: H.HEMATI

A1-005



1 EAST
3/16" = 1'-0"

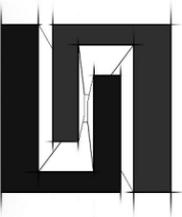


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No.	DATE	ISSUED FOR	APVD

REVISIONS

ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
 (416)-312-0177 , info@improve3s.ca

CLIENT:

PROJECT NAME:

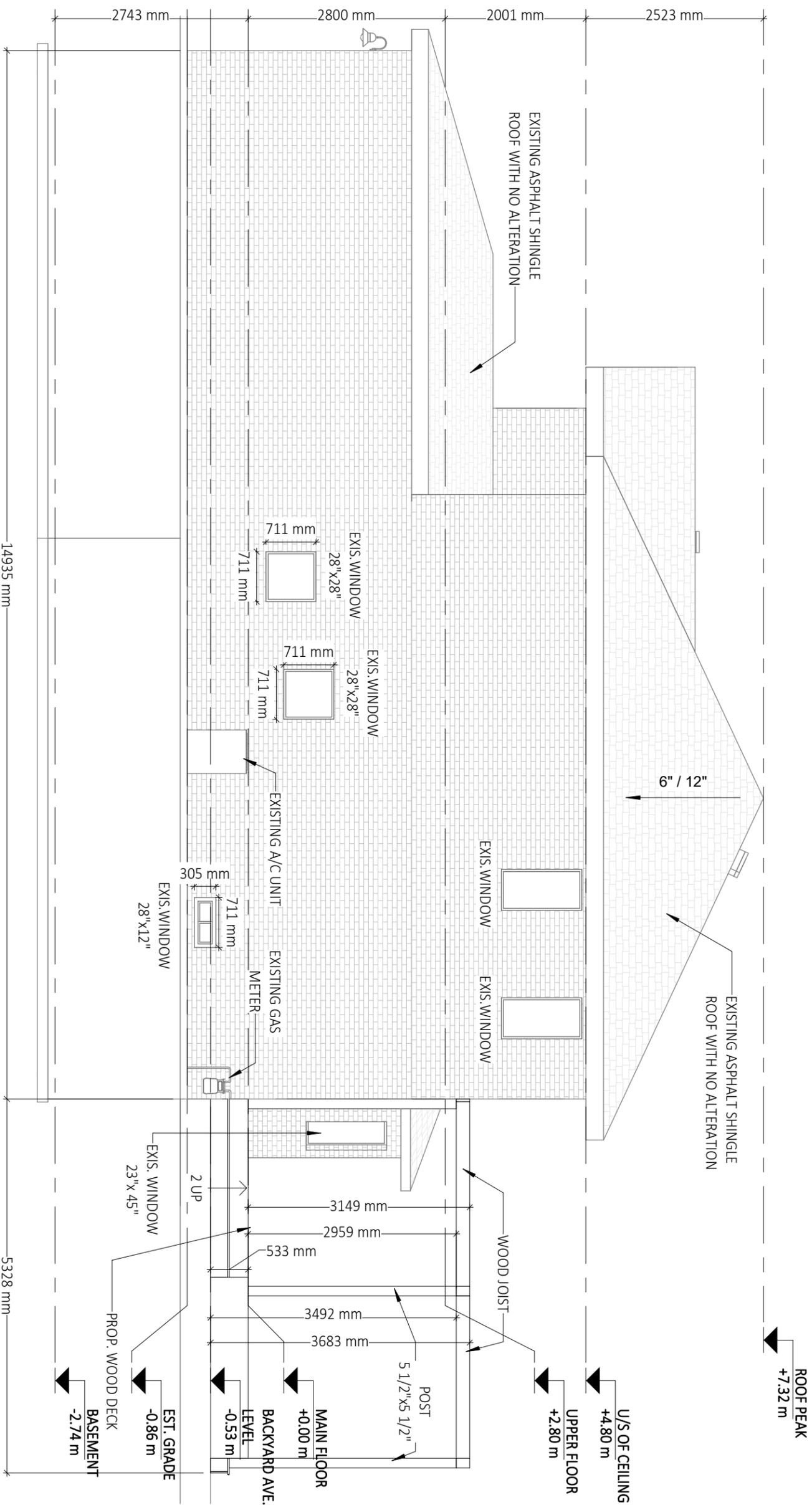
NEW WOODEN DECK

PROJECT ADDRESS:
 210 Roseheath Dr, Maple

SHEET NAME:

EAST ELEVATION

DATE: 12-10-2020	PROJECT No.:
SCALE: 3/16" = 1'-0"	20-119-02
DESIGNER: P.FOROZAN	SHEET No.:
CHECKER: H.HEMATI	A2-001



1 SOUTH
3/16" = 1'-0"

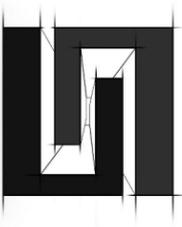


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No.	DATE	ISSUED FOR	APVD

REVISIONS

ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
 (416)-312-0177, info@improve3s.ca

CLIENT:

GRADE

PROJECT NAME:

NEW WOODEN DECK

PROJECT ADDRESS:

210 Roseheath Dr, Maple

SHEET NAME:

SOTUH ELEVATION

DATE: 12-10-2020

PROJECT No.:

SCALE: 3/16" = 1'-0"

20-119-02

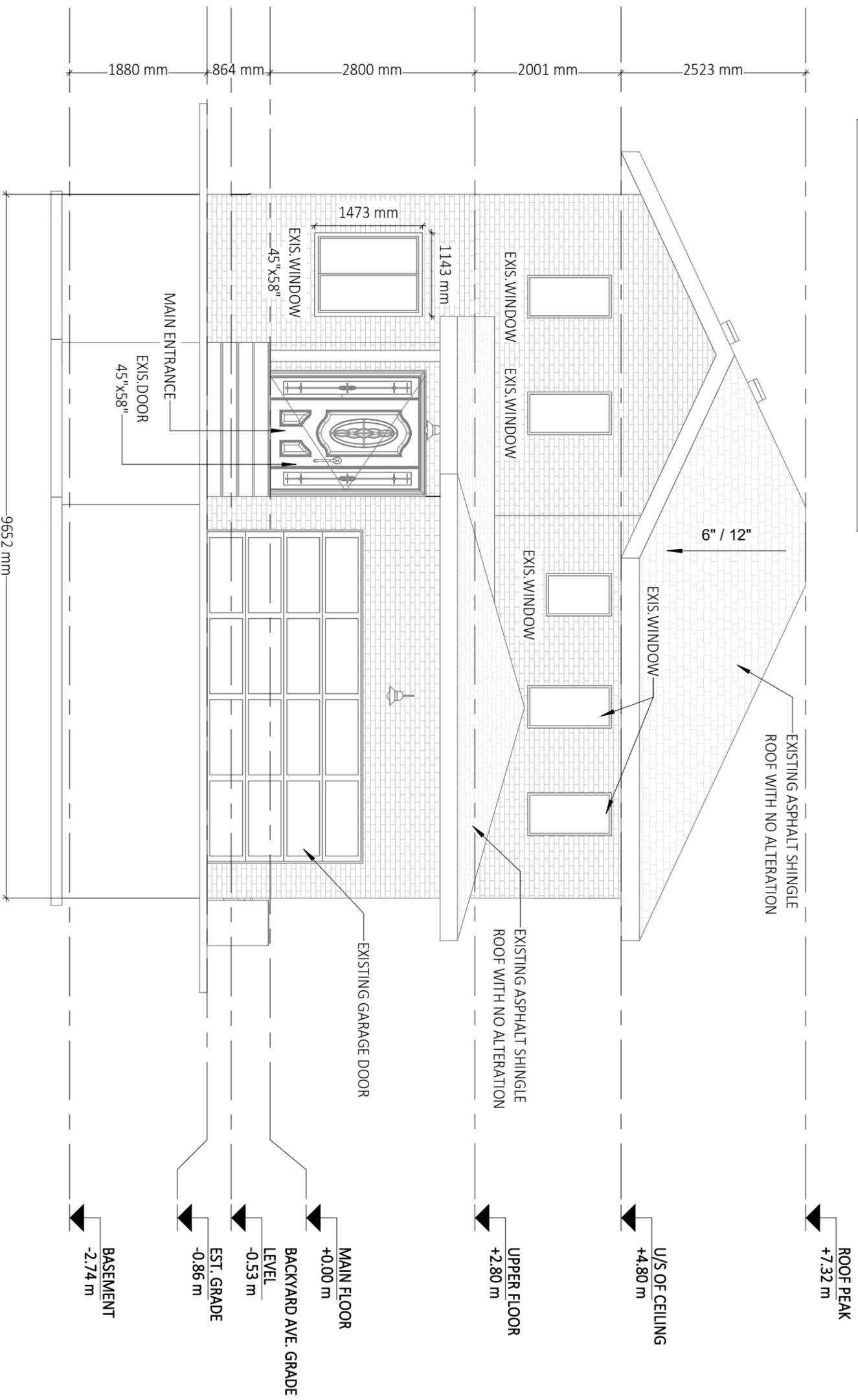
DESIGNER: P.FOROZAN

SHEET No.:

CHECKER: H.HEMATI

A2-003

THERE IS NO ALTERATION ON WEST ELEVATION



1 WEST
3/16" = 1'-0"

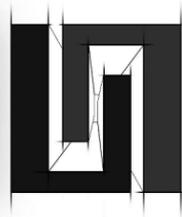


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No.	DATE	ISSUED FOR	APVD

REVISIONS

ENGINEER:



SMART Structural Solutions

7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
 (416)-312-0177, info@improve3s.ca

CLIENT:

PROJECT NAME:
NEW WOODEN DECK

PROJECT ADDRESS:
 210 Roseheath Dr, Maple

SHEET NAME:
WEST ELEVATION

DATE: 12-10-2020 PROJECT No.:
 SCALE: 3/16" = 1'-0" 20-119-02

DESIGNER: P.FOROZAN SHEET No.:
 CHECKER: H.HEMATI A2-004





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 (Cohen)

MacPherson, Adriana

Subject: A083/21 Min Kwon Chun

-----Original Message-----

From: ROBERT COHEN [REDACTED] >

Sent: Wednesday, May 12, 2021 12:36 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] Minor Variance application A083/21 Min Kwon Chun

Office of the clerk

Hello with respect to this variance application of 210 Roseheath Drive in Maple I would like to dispute the proposal of finishing construction of the covered wood deck set forth by the owner . By-laws are set by the city for a reason and home owners must adhere to these set rules. Increasing lot coverages , reducing setbacks and heights of additions to ones residence will just turn owners into their own bi law in enforcement officers . The addition that is proposed which is already constructed is the biggest eyesore in the neighbourhood backyard .

I am also requesting the decision when rendered of A083/21

Kind regards,
Robert Cohen

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



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

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

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A083/21 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: April-27-21 11:55 AM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A083/21 - Request for Comments

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

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

MacPherson, Adriana

Subject: FW: A083/21 - Request for Comments

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>
Sent: April-26-21 11:23 AM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>
Subject: [External] RE: A083/21 - Request for Comments

Good morning,

As the property at 210 Roseheath Drive is outside of MTO permit control area, MTO has no comments.

Colin Mulrenin (he/him) | Corridor Management Officer | York
Highway Corridor Management Section – Central Operations
159 Sir William Hearst Avenue | Ministry of Transportation
7th Floor, Building D | Downsview, Ontario | M3M 0B7
Colin.Mulrenin@ontario.ca