



**File:** A125/21

**Applicant:** Marc Cassar

**Address:** 48 Hailsham Court, Woodbridge

**Agent:** TenHouse Building Workshop

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

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

Adjournment History: None

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Background History: None

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Staff Report Prepared By: Adriana MacPherson

Hearing Date: Wednesday, June 30, 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

**A125/21**

Ward: 3

**Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Wednesday, June 30, 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](http://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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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:** Marc Cassar
- Agent:** TenHouse Building Workshop
- Property:** **48 Hailsham Court, Woodbridge**
- Zoning:** The subject lands are zoned RD2 and subject to the provisions of Exception 9(1333) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
- Related Files:** None
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the installation of a pool and accessory structure in the rear yard and to permit an existing covered patio.

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

By-law Requirement	Proposal
1. A minimum rear yard setback of 7.5 metres to the proposed accessory structure is required (Schedule A3, By-law 1-88a.a.).	1. To permit a minimum rear yard setback of 0.61 metres to the proposed accessory structure.
2. A minimum interior side yard setback of 1.2 metres to the proposed accessory structure is required (Schedule A3, By-law 1-88a.a.).	2. To permit a minimum interior side yard setback of 0.61 metres to the proposed accessory structure.
3. A minimum rear yard soft landscaping of 60% (55.0 sq.m) is required (Section 4.1.2, By-law 1-88a.a.).	3. To permit a minimum rear yard soft landscaping of 38.0% (36.76 sq.m).
4. A minimum rear yard setback of 1.5 metres to the proposed pool is required (Section 4.1.1, By-law 1-88a.a.).	4. To permit a minimum rear yard setback of 1.22 metres to the proposed pool.

**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](http://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 June 15, 2021

Applicant confirmed posting of signage on June 14, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2012
Pool	TBC
Covered Patio	TBC
Accessory Structure	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Minimal space is available in the rear yard to accommodate a suitable size pool for the Owner. Pool is requested to be moved 12" Closer to property than permitted. Accessory structure is to be centered with Proposed pool and neighboring accessory Structure to reduce visibility of neighbour’s accessory structure. Minimal space is available for accessory structure - size has Been minimized to accommodate. Low maintenance Yard is desired (reduced softscape).

**Adjournment Request:** None

**Building Standards (Zoning Review):**

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

Building Permit No. 16-001937 for Single Detached Dwelling - Alteration, Issue Date: Jun 28, 2016

Building Permit No. 16-001937 for Single Detached Dwelling - Alteration, Issue Date: Aug 11, 2016

Building Permit No. 16-001937 for Single Detached Dwelling - Alteration, Issue Date: Oct 20, 2016

Building Permit No. 21-107601 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.

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

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

The Owner is proposing to construct a pool and accessory structure in the rear yard with the above-noted variances. At the request of the Development Planning and Development Engineering Departments, the Owner revised Variances 2 and 3, increasing the minimum interior side yard setback to the proposed accessory structure from 0.46 m to 0.61 m, and the minimum rear yard soft landscaping from 26.8% to 38%. The Development Planning Department has no concern with Variances 1 and 2.

The accessory structure complies with the height and area requirements of the Zoning Bylaw which helps mitigate impacts resulting from the reduced interior side yard setback. The subject lands also abut an open space area at the rear minimizing the impacts with the reduced rear yard setback. The Owner is proposing a reduction in soft landscaping in the rear yard, with soft landscaping maintained along the edges of the yard. The Development Engineering (DE) Department has reviewed the application and have no concern with the reduction subject to the condition that the Owner demonstrate appropriate Low-Impact Development (LID) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard in order to mitigate potential impacts on the municipal storm water system.

The Development Planning Department has no concern with Variance 4 as the minimum rear yard setback of 1.22 m to the proposed pool is considered minor. 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 A125/21 subject to the following condition(s):

The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard from 60% to 38% in order to mitigate potential impacts on the municipal storm water system.

**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**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections  
 Region of York – No concerns or objections

**Schedule D - Previous Approvals (Notice of Decision)**

None

**Staff Recommendations:**

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

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

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

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

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard from 60% to 38% in order to mitigate potential impacts on the municipal storm water system.

**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](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://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](http://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](mailto:CofA@vaughan.ca)

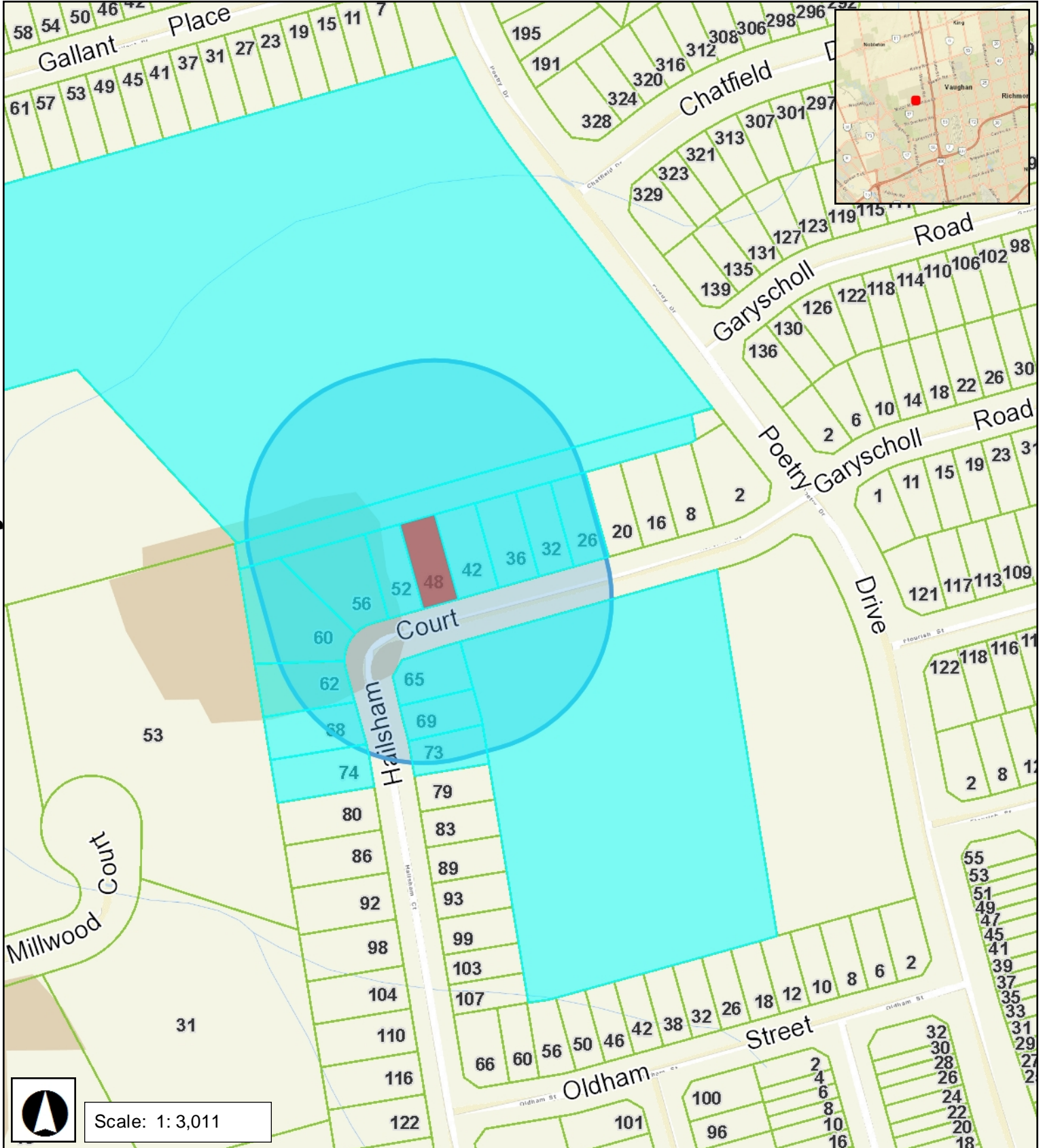
## **Schedule A: Plans & Sketches**

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**



48 Hailsham Court, Woodbridge



Pine Valley Drive

Major Mackenzie Drive

**GENERAL SITE PLAN NOTES:**

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN AND PROPOSED GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE MAXIMUM ALLOWABLE SLOPE IS 3:1 (HORIZONTAL TO VERTICAL).
3. ALL PROPOSED SWALES TO BE 2% MIN TO 5% MAX WITH MIN DEPTH OF 6".
4. LOT LINE DATA IS TAKEN FROM A CERTIFIED OLS SURVEY. THIS SURVEY HAS BEEN SUBMITTED WITH THE PERMIT APPLICATION.
5. EXISTING OVERLAND DRAINAGE PATTERNS TO REMAIN UNCHANGED. MINIMUM 12" AROUND PROPERTY LINE TO REMAIN UNCHANGED. GRADES TO MATCH. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF-CONTAINED.
6. ALL NEW HARDCAPING SHALL BE GRADED AT A 2% -5% WITHIN 6.0M OF THE DWELLING UNIT AND DIRECTED TO MAINTAIN EXISTING SITE DRAINAGE PATTERNS.

**POOL ENCLOSURE NOTES:**

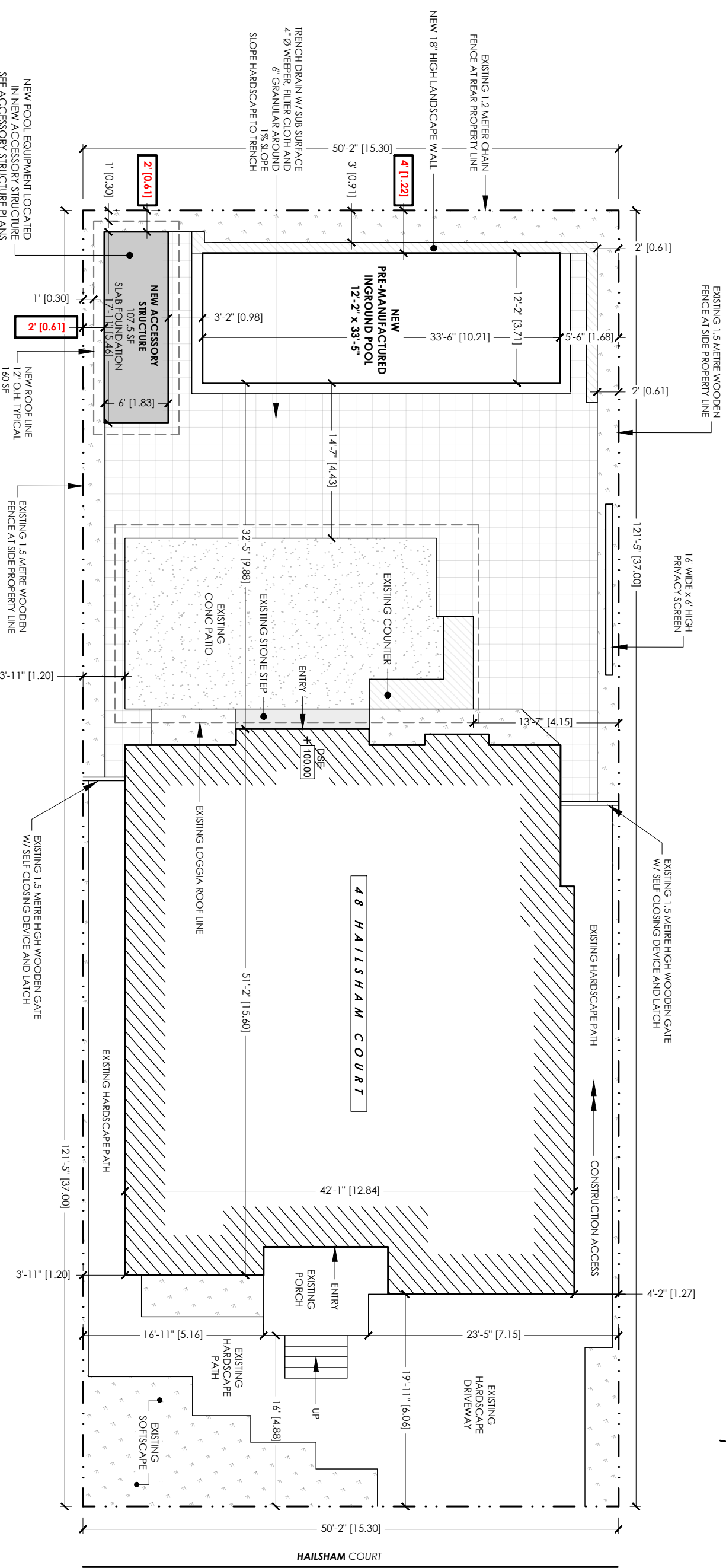
1. POOL ENCLOSURE TO BE INSTALLED THAT CONFORMS TO THE LOCAL POOL ENCLOSURE REQUIREMENTS.
2. ENSURE THE NEW POOL ENCLOSURE MEETS THE FOLLOWING REQUIREMENTS:
  - 2.1. HAS A MINIMUM HEIGHT OF 1.2 METRES (4') AND MAXIMUM HEIGHT OF 1.8 METRES (6'), MEASURED FROM THE OUTSIDE OF THE FENCE. HAS A GATE (NOT EXCEEDING HEIGHT REQUIREMENTS) THAT IS SUPPORTED BY HINGES AND EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES ON THE POOL SIDE OF THE GATE.
  - 2.2. HAS A GATE THAT IS TO BE CLOSED AND LOCKED AT ALL TIMES. ALL GATE HARDWARE, INCLUDING HINGES, MUST BE LOCATED INSIDE THE GATE AND AT LEAST FOUR FEET FROM THE GROUND.
  - 2.3. DOES NOT HAVE ANY PROJECTIONS ON THE OUTSIDE OF THE FENCE TO ASSIST WITH CLIMBING.
  - 2.4. DOES NOT HAVE A GAP OF MORE THAN FIVE CENTIMETERS BETWEEN THE FINISHED GRADE AND THE UNDERSIDE OF THE GATE AND FENCE.
  - 2.5. THE FINISHED GRADE AND THE UNDERSIDE OF THE GATE AND FENCE.

**LEGEND:**

- FLOW = EXISTING DRAINAGE
- 2% = PROPOSED DRAINAGE
- = EXISTING GRADE
- = PROPOSED GRADE
- = NEW HARDCAPING
- = NEW HARDCAPING

**REAR YARD SOFT LANDSCAPING CALCULATION:**

REAR LOT AREA = 2489.60 SQ.FT. [231.29 SQ.M.]  
 AREA IN EXCESS OF 135 SQ.M. = 1036.46 SQ.FT. [96.29 SQ.M.]  
 REQUIRED SOFT LANDSCAPING (60% OF EXCESS) = 621.88 SQ.FT. [57.77 SQ.M.]  
 SOFT LANDSCAPE PROVIDED = **395.7 SQ.FT. [36.76 SQ.M.]**  
**[38% EXCESS]**



**1**  
**SP.01**  
**PROPOSED SITE PLAN**  
 3/32" = 1'

- STANDARD DRAWING NOTES - APPENDIX A - CITY OF VAUGHAN GRADING FOR RESIDENTIAL DEVELOPMENT DOCUMENT SCHEDULE O:**
1. ROOF DRAINS TO DISCHARGE AT FRONT OF DWELLING UNITS ONTO GRASSSED AREAS VIA CONCRETE SPLASH PADS AND NOT CONFLICT WITH WALKWAYS.
  2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOOTINGS TO BEAR ON NATURAL UNDISTURBED SOIL OR ROCK AND TO BE A MINIMUM OF 1.22M BELOW FINISHED GRADE.
  3. ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2% -5% GRADE WITHIN 6.0M OF THE DWELLING UNIT.
  4. MAXIMUM DRIVEWAY SLOPE SHALL BE 8%.
  5. THE MAXIMUM, ALLOWABLE SLOPE IS 3:1 (HORIZONTAL TO VERTICAL) WITH A MAXIMUM ELEVATION DIFFERENCE OF 600MM.
  6. DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.0M, FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTION.

**TENHOUSE**  
 BUILDING WORKSHOP

TenHouse Building Workshop  
 25 Capreol Court  
 Toronto ON M5V 3T7  
 T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

**QUALIFICATION INFORMATION**  
 MATTHEW FRATARCANGELI BCIN#-44839

**REGISTRATION INFORMATION**  
 TENHOUSE BUILDING WORKSHOP  
 BCIN#-112916

REV	DATE	REMARK
0	04/21/21	PERMIT APPLICATION

**PROJECT:**  
 NEW ACCESSORY STRUCTURE  
 AND INGROUND POOL  
 AT 48 HAILSHAM COURT,  
 VAUGHAN, ONTARIO

**DRAWN:** MF  
**APPROVED:** MF

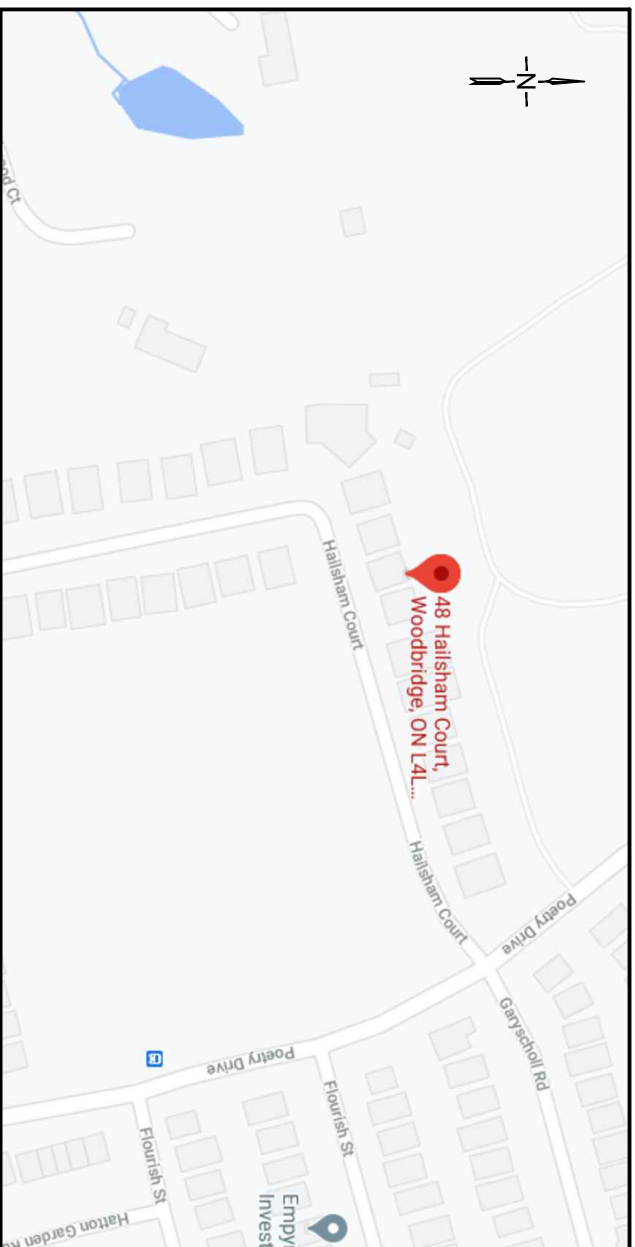
**FILE NO:** 21-087  
**DATE:** 04/21/21

**REVISION:** 0  
**CHECKED BY:** MF

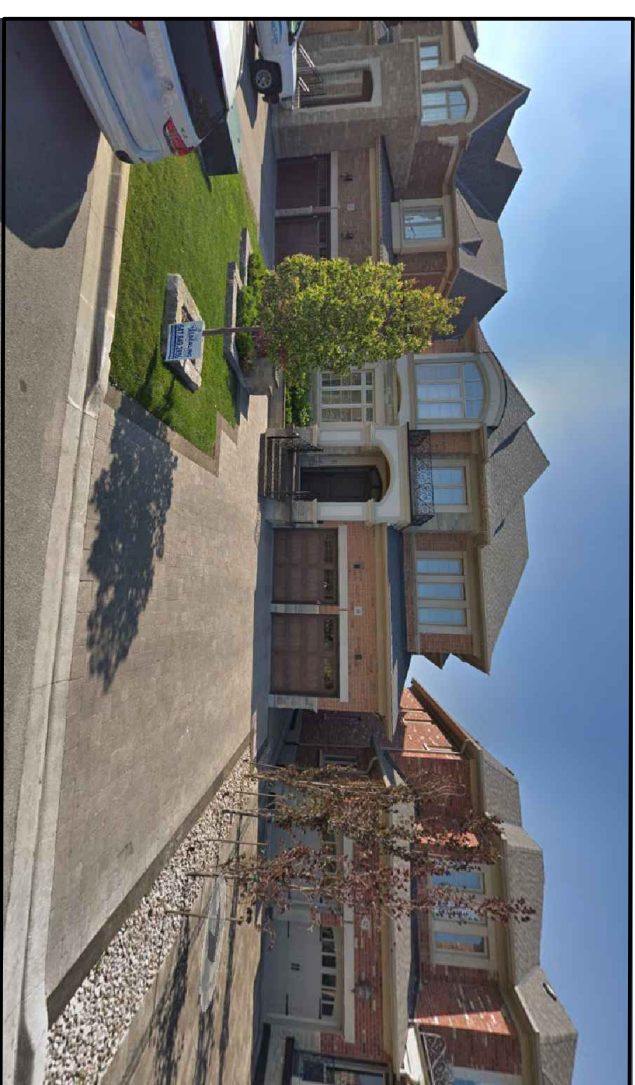
PROPOSED SITE PLAN

**SP.01**





**1**  
AREA MAP  
NTS



**2**  
48 HAILSHAM COURT  
NTS

**PROJECT DESCRIPTION:**

- THESE DRAWINGS OUTLINE THE ADDITION OF A NEW ACCESSORY STRUCTURE AND INGROUND POOL IN THE REAR YARD.
- THERE ARE NO CHANGES TO THE EXISTING BUILDING OR SITE CONDITIONS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- EXISTING SITE DRAINAGE PATTERNS TO REMAIN UNCHANGED. GRADES TO MATCH AT PROPERTY LINE.

**PROJECT NOTES:**

1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT O.B.C. AND THE ONTARIO CONSTRUCTION SAFETY ACT.
2. CONTRACTOR TAKE NECESSARY PRECAUTIONS TO COMPLY WITH LOCAL SAFETY AUTHORITIES HAVING JURISDICTION (I.E. OCCUPATIONAL HEALTH AND SAFETY ACT).
3. CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE FROM DRAWINGS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBORING PROPERTIES.
6. ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED AND MARKED. ANY DAMAGED OR DISTURBED UTILITIES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTORS EXPENSE.
7. SAFEGUARD ALL EXISTING STRUCTURES, SERVICES, AND ADJACENT PROPERTY AFFECTED BY THE CONSTRUCTION.
8. ALL CONCRETE WORK, INCLUDING FORMING, REINFORCING, PREPARATION, MIXING, PLACING, CURING AND FINISHING SHALL CONFORM TO CSA CAN 3-A23.1-M90 (M94).

9. ALL MASONRY WORK TO BE DONE IN ACCORDANCE WITH CAN3-S304-M90.

10. IF THERE ARE ANY DEVIATIONS NOTED FROM WHAT IS DEPICTED ON THESE DRAWINGS, THE CONTRACTOR IS TO NOTIFY TENHOUSE BUILDING WORKSHOP AND SEEK INSTRUCTION BEFORE PROCEEDING.

11. DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH CSA S350-M1980(R2003) AND MINISTRY OF LABOUR REQUIREMENTS.

12. CONTRACTOR IS TO PROVIDE SHORING WHERE NECESSARY IN COMPLIANCE WITH CSA S269.1.

13. ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.

14. ALL DIMENSION LUMBER TO BE SPRUCE, PINE, FIR (SPF) NO. 1 OR NO. 2 GRADE.

15. THE CONTRACTOR SHALL SEEK FURTHER DIRECTION, IF REQUIRED, REGARDING DETAILS OR MATERIAL SELECTION. TENHOUSE BUILDING WORKSHOP DOES NOT TAKE RESPONSIBILITY FOR DETAILS NOT INCLUDED IN THESE DRAWINGS.

16. ALL SPECIFICATIONS AND MATERIALS PROPOSED BY ENGINEERS SHALL BE USED IN PLACE OF SPECIFICATIONS AND MATERIALS IDENTIFIED IN THE CONSTRUCTION NOTES.

17. ALL MANUFACTURED ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS. SUBMIT ALL INSTALLATION INSTRUCTIONS TO OWNER UPON COMPLETION OF JOB.

18. ALL HAZARDOUS MATERIALS TO BE IDENTIFIED BY THE CONTRACTOR AND PROPERLY DISPOSED OF.

19. ALL WORK AND TRADES SHALL BE COORDINATED BY THE GENERAL CONTRACTOR TO ENSURE ALL WORK IS COMPLETED TO THE HIGHEST LEVEL OF STANDARD.

20. GENERAL CONTRACTOR IS RESPONSIBLE OF OBTAIN ALL NECESSARY AND REQUIRED INSPECTIONS.

21. ALL MATERIALS TO BE NEW AND FREE OF DEFECTS.

**ABBREVIATIONS:**

AFF	ABOVE FINISHED FLOOR	GWB	GYPSUM WALL BOARD
ALUM	ALUMINUM	HB	HOSE BIB
BSE	BEAM BY STRUCTURAL ENGINEER	INSUL	INSULATED OR INSULATION
BM	BEAM	INT	INTERIOR
CLG	CEILING	JST	JOIST
CRF	CONVENTIONAL ROOF FRAMING	LVL	LAMINATED VENEER LUMBER
CMU	CONCRETE MASONRY UNIT	LST	LAMINATED STRAND LUMBER
COL	COLUMN	MAX	MAXIMUM
CONC	CONCRETE	MIN	MINIMUM
CONT	CONTINUOUS	MTL	METAL
CW	COMPLETE WITH	OBC	ONTARIO BUILDING CODE
DEMO	DEMOLISH	OC	ON CENTER
DIM	DIMENSION	OSB	ORIENTED STRAND BOARD
DJ	DOUBLE JOIST	OTA	OPEN TO ABOVE
DN	DOWN	OTB	OPEN TO BELOW
DO	DO OVER	PTD	PRESSURE TREATED
DR	DOOR	PNT	PAINT OR PAINTED
DROP	DROPPED	REQD	REQUIRED
DS	DOWNSPOUT	RM	ROOM
DWG	DRAWING	RT	ROOF TRUSS
EA	EACH	RWL	RAIN WATER LEADER
EIRS	EXTERIOR INSULATED FINISH SYSTEM	SB	SOLID BEARING
ELEV	ELEVATION	SFA	SOLID BEARING FROM ABOVE
ENC	ENCLOSED	SJ	SINGLE JOIST
ENG	ENGINEER OR ENGINEERED	SPEC	SPECIFIED OR SPECIFICATION
EQ	EQUAL	SPF	SPRUCE, PINE, FIR
EST	ESTIMATED	STL	STEEL
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
FG	FLOOR FINISH	TJ	TRIPLE JOIST
FD	FLOOR DRAIN	T/O	TOP OF
FL	FLOOR FINISH	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
GA	GALVANIZED	U/S	UNDER-SIDE
GALV	GALVANIZED	WIC	WALK-IN CLOSET
		WP	WEATHER PROOF



**TenHouse Building Workshop**  
25 Capreol Court  
Toronto ON M5V 3Z7  
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

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**REVISION:** 0  
**CHECKED BY:** MF

COVER PAGE AND GENERAL NOTES

A0.01

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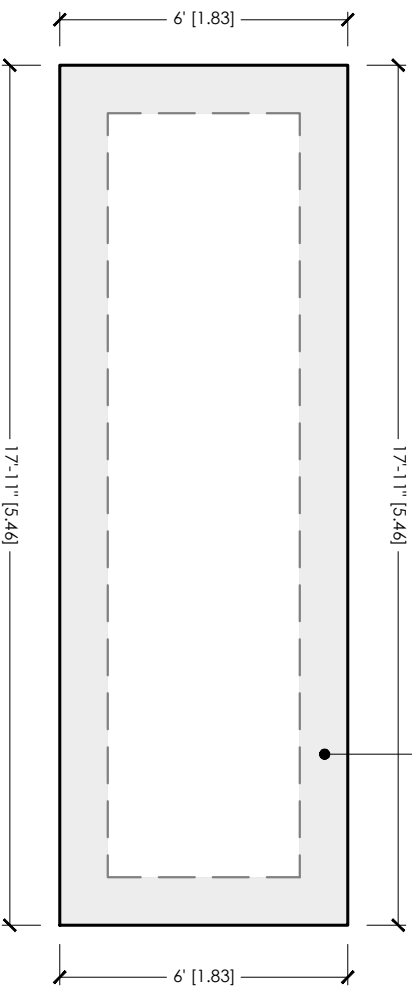
**FILE NO.:** 21-087  
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**CHECKED BY:** MF

PLANS

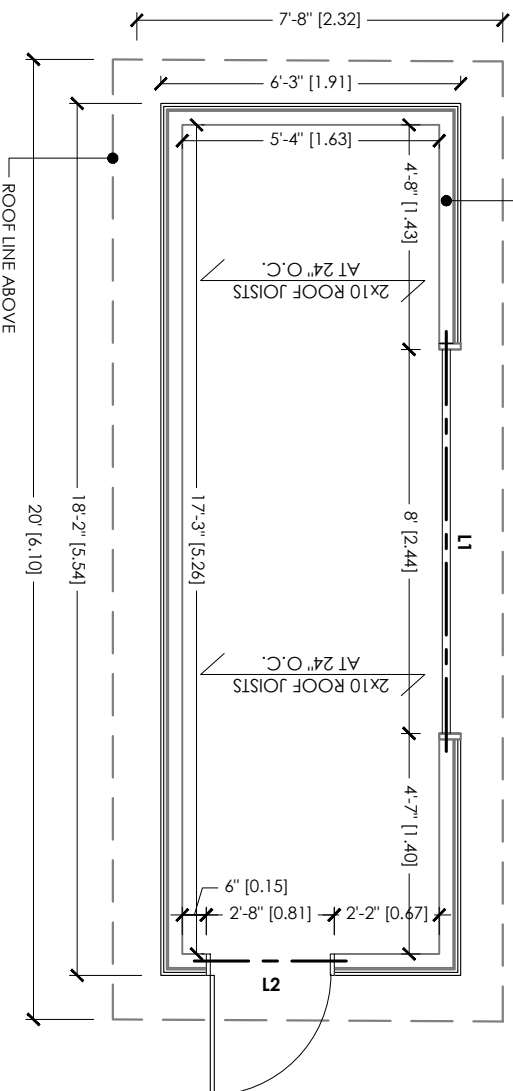
**UNTEL SCHEDULE**  
L1 - 2-PLY 2x10  
2 JACKS, 1 KING  
L2 - 2-PLY 2x8  
1 JACK, 1 KING

**NEW CONCRETE SLAB CONSTRUCTION W/ 12"x12" THK PERIMETER**  
6" CONCRETE SLAB, MIN 32 MPa, 5%-8% AIR ENTRAINMENT  
6x6x10 WELDED WIRE MESH IN CENTER OF SLAB  
PROVIDE 2" 25 P9 EP9 RIGID INSULATION BELOW SLAB AND AT EDGE (MIN R10)  
6" COMPACTED GRANULAR  
12"x12" THK PERIMETER W/ 2-1.5M CONTINUOUS BARS  
THICKENED EDGE TO BEAR ON UNDISTURBED SOIL  
SEE SECTION DRAWING



**1 FOUNDATION**  
A1.01  
1/4" = 1'

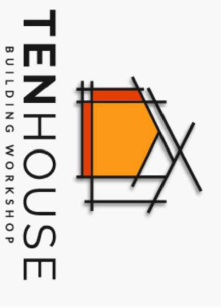
**NEW FRAME WALL CONSTRUCTION**  
THIN STONE AS PER MANUFACTURER (GROUT IN PLACE)  
TYEAK AS PER MANUFACTURER, TURN UNDER BIM PLATE  
3/8" EXTERIOR GRADE SHEATHING  
2x4 STUDS AT 16" O.C., DBL TOP PLATE  
SINGLE BIM PLATE, PRESSURE TREATED  
BIM PLATE FASTENED TO SLAB W/ 1/2" Ø BOLTS AT 4' O.C.  
PROVIDE SILL GASKET (ABOVE TYEAK)  
INTERIOR FINISH AS PER OWNERS DIRECTION



**2 FRAMING**  
A1.01  
1/4" = 1'

**NOTE:**  
ALL STRUCTURAL FRAMING MEMBERS TO BE PROTECTED FROM WEATHER WITH AN APPROVED METHOD OR BE GRADED FOR WEATHER EXPOSURE.

ALL STRUCTURAL FRAMING TO BE MIN 6" ABOVE GRADE. IF STRUCTURAL MEMBER IS AT GRADE, EXCAVATE 6" DEEP BELOW MEMBER AND FILL WITH GRANULAR. ENSURE 6" CLEARANCE FROM GRADE ALL AROUND STRUCTURAL MEMBERS.



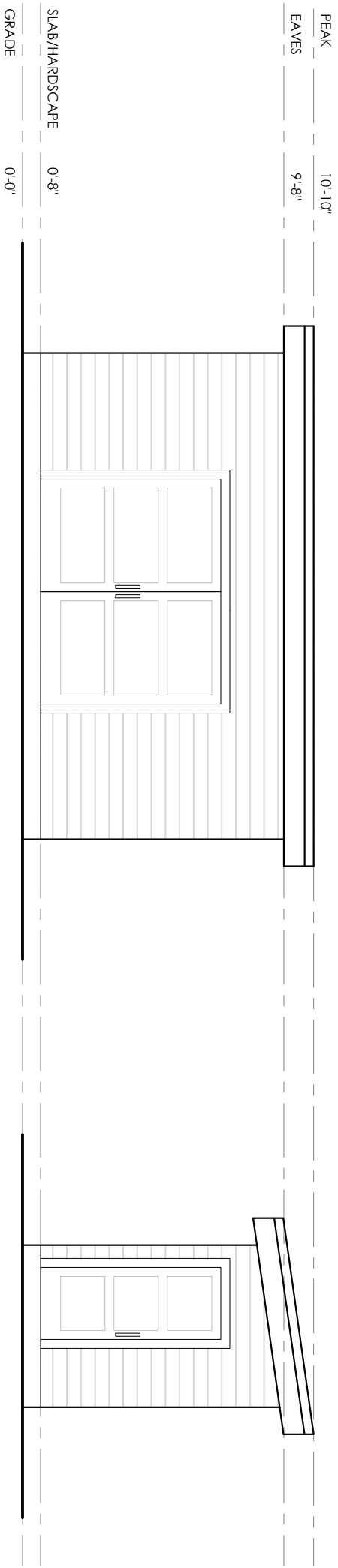
TenHouse Building Workshop  
 25 Capreol Court  
 Toronto ON M5V 3Z7  
 T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION  
 MATTHEW FRATARCANGELI BCIN#:44839

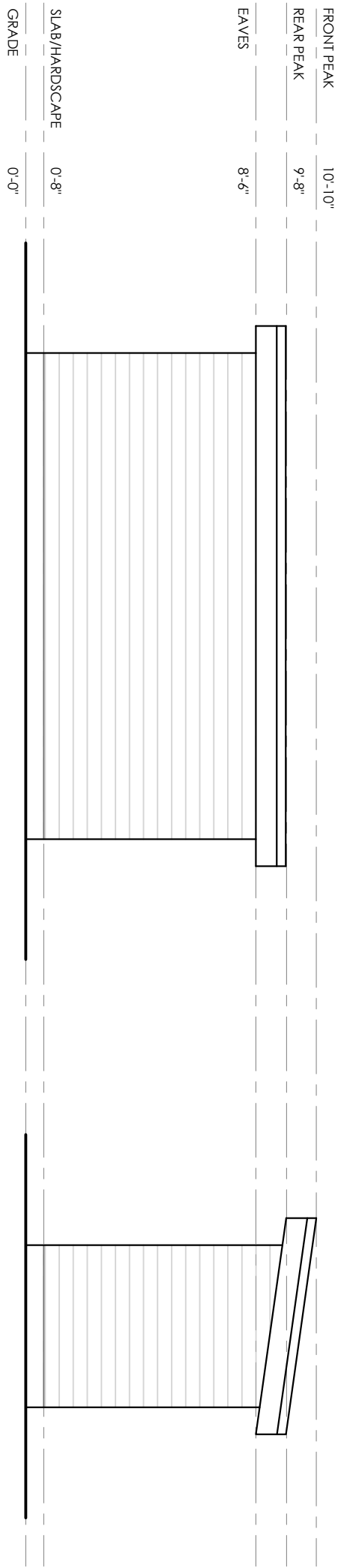
REGISTRATION INFORMATION  
 TENHOUSE BUILDING WORKSHOP  
 BCIN#:112916

REV	DATE	REMARK
0	04/21/21	PERMIT APPLICATION



1 FRONT  
 A2.01 3/16" = 1'

2 LEFT  
 A2.01 3/16" = 1'



3 BACK  
 A2.01 3/16" = 1'

4 RIGHT  
 A2.01 3/16" = 1'

PROJECT:  
 NEW ACCESSORY STRUCTURE  
 AND INGROUND POOL  
 AT 48 HAILSHAM COURT,  
 VAUGHAN, ONTARIO

DRAWN: MF APPROVED: MF

FILE NO: 21-087 DATE: 04/21/21

REVISION: 0 CHECKED BY: MF

ELEVATIONS

# A2.01

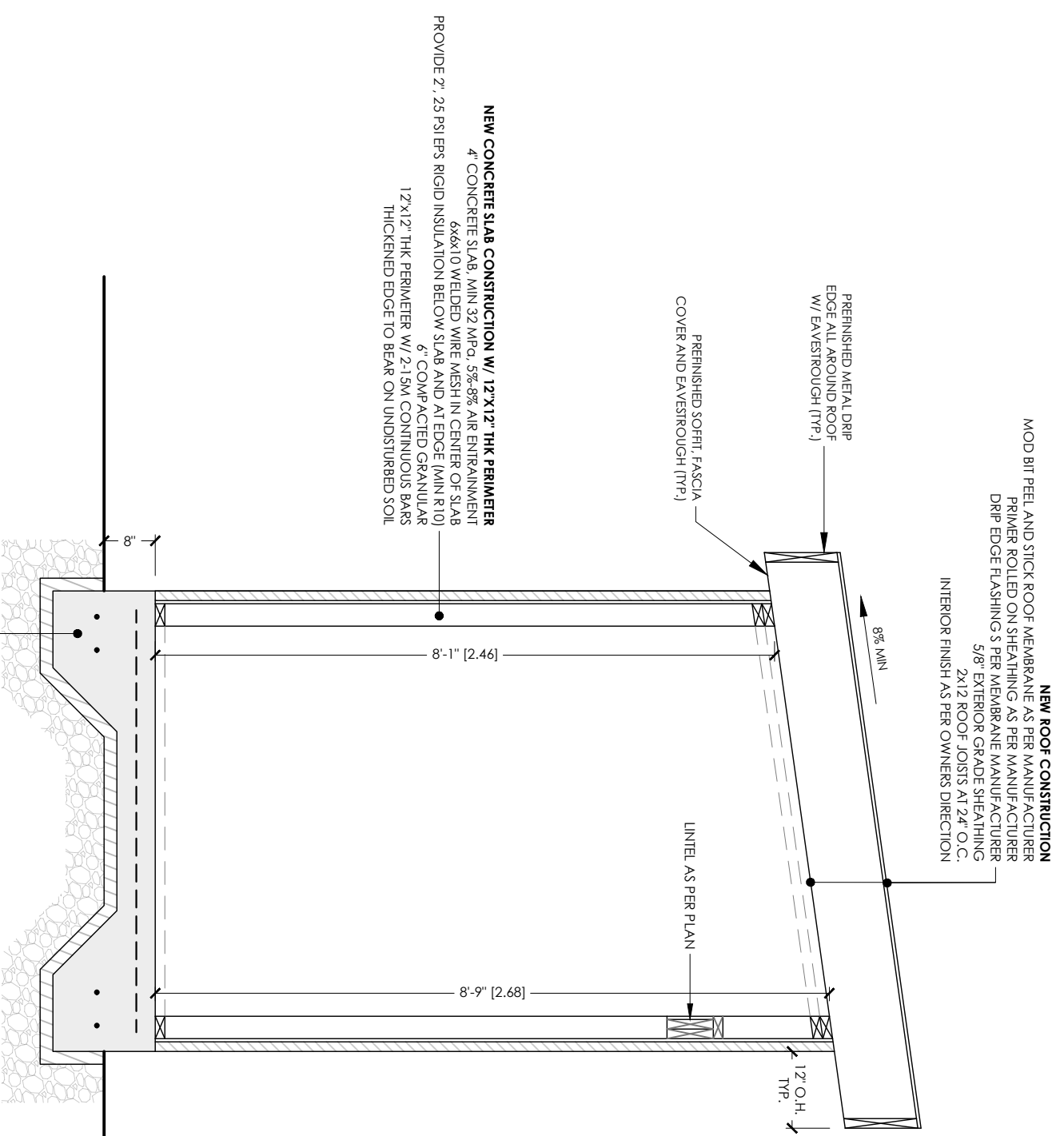
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

**QUALIFICATION INFORMATION**  
MATTHEW FRATARCANGELI BCIN#:44839



**REGISTRATION INFORMATION**  
TENHOUSE BUILDING WORKSHOP  
BCIN#:112916

REV	DATE	REMARK
0	04/21/21	PERMIT APPLICATION



**NEW CONCRETE SLAB CONSTRUCTION W/ 12"x12" THK PERIMETER**  
6" CONCRETE SLAB, MIN 32 MPa, 5%-8% AIR ENTRAINMENT  
6x6x10 WELDED WIRE MESH IN CENTER OF SLAB  
PROVIDE 2" .25 PSI EPS RIGID INSULATION BELOW SLAB AND AT EDGE (MIN R10)

**NEW CONCRETE SLAB CONSTRUCTION W/ 12"x12" THK PERIMETER**  
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6x6x10 WELDED WIRE MESH IN CENTER OF SLAB  
PROVIDE 2" .25 PSI EPS RIGID INSULATION BELOW SLAB AND AT EDGE (MIN R10)

**1** ACCESSORY STRUCTURE SECTION  
A3.01  
1/2" = 1'

**NOTE:**  
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**PROJECT:**  
NEW ACCESSORY STRUCTURE AND INGROUND POOL AT 48 HAILSHAM COURT, VAUGHAN, ONTARIO

**DRAWN:** MF  
**FILE NO.:** 21-087  
**DATE:** 04/21/21

**APPROVED:** MF  
**DATE:** 04/21/21

**REVISION:** 0  
**CHECKED BY:** MF

## **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**

**COMMENTS:**

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

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

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

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

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

**References:**

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

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

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

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Adriana MacPherson

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**Subject:** FW: [External] RE: A125/21- Request for Comments (48 Hailsham Court, Woodbridge)

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

**Sent:** June-04-21 1:30 PM

**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A125/21- Request for Comments (48 Hailsham Court, Woodbridge)

Good afternoon 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](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)