

File: A139/21

Applicant: Daryoush Shahani & Parivash Shabanpour

Address: 80 High Valley Ct Woodbridge

Agent: None

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		
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
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: N/A

Background History: A171/16; B031/14 (see next page for details)

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, July 22, 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: 13

A139/21

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, July 22, 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: Daryoush Shahani and Parivash Shabanpour

Agent: None

Property: 80 High Valley Ct Woodbridge

Zoning: The subject lands are zoned RR, Rural Residential Zone, and subject to the provisions of Exception 9(303) under By-law 1-88 as amended.

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

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool in rear yard and the construction of a proposed cabana/pool house.

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 permitted Lot Coverage of 10% is permitted (Schedule A).	1. To permit a Maximum Lot Coverage of 15.11%. (10.25% dwelling; 0.26% portico; 1.36% rear porch; 0.40% port cochere; 0.94% accessory building; 1.90% pool house)
2. A maximum area of 67 m2 for Accessory Structures is permitted (Section 4.1.1 a).	2. To permit a Maximum Area of 119.01 m2 for accessory structures.
3. A maximum height of 3.0 metres is permitted (Section 4.1.1b).	3. To permit a Maximum building height of 3.04 metres to the nearest part of the roof of the Accessory Structure.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A171/16	Lot coverage of 13.55% (10.42% dwelling, 0.92% garage, 0.48% porte cochere, 1.73% porch). Building height of 11 metres; building height of an accessory structure 8.44 metres; building height of 4.85 metres to the nearest part of the roof from finished grade	Approved May 5, 2016
B031/14	Creation of a new lot	Refused June 26, 2014

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

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

Adjournment History: N/A

Staff & Agency Comments

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

Committee of Adjustment:

Public notice was mailed on July 7, 2021

Applicant confirmed posting of signage on July 5, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2020 (Purchased 2017)

Applicant has advised that they cannot comply with By-law for the following reason(s): The previous owner of the land, Mr. Joseph Fiorini had obtained Committee of Adjustments approval for 13.55% lot coverage file A 171/16.

I, along with the city of Vaughan's approval built a slightly smaller home with a total lot coverage of 13.20%; after purchasing the land in 2017.

Based on my family's needs for recreational space, entertaining purposes – in conjunction with adequate land use for the pool, backyard and outdoor facilities such as - washroom, shower, sauna, changing room etc.

The slight difference of 0.35% is not sufficient enough to build a suitable size pool house. Therefore, I am requesting the committee to permit a lot coverage increase by 1.5-T% of the lot area. To the previously approved 13.55% in order to construct the pool house.

I believe that this requested variance is minor, and the general purpose of the bylaw will be maintained.

Adjournment Request: The applicant was provided an opportunity to adjourn the application prior to the issuance of public notice to permit time to provide a revised Arborist Report that includes all works proposed with the application.

An Arborist Report and Tree Inventory Plan, prepared by DA White Consulting dated July 5, 2021, was submitted by the Owner in support of the application. The report identified no trees to be removed.

Building Standards (Zoning Review):

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

Building Permit No. 17-001042 for Single Detached Dwelling - Alteration, Issue Date: Jun 04, 2018

Building Permit No. 17-001042 for Single Detached Dwelling - New (Infill Housing) L of C Include, Issue Date: May 31, 2017

Building Permit No. 21-101089 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.

A ground mounted A/C unit and/or pool equipment 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.

Building Inspections (Septic):

No response

Development Planning:

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

The Owner is proposing to construct a pool house and pool with the above-noted variances.

The pool house is proposed to be centrally located in the rear yard of the property with large setbacks to the rear and interior side yards. The requested increase in maximum area and building height of the structure are minor considering its proposed location and large size of the property. The proposed increase in maximum lot coverage represents a small deviation from the existing maximum lot coverage of 13.55% that was approved by the Committee of Adjustment ('Committee') through Minor Variance File A171/16. The proposed lot coverage remains consistent with previously approved lot coverages in the immediate area. On this basis, the Development Planning Department has no concern with the requested variances.

An Arborist Report and Tree Inventory Plan, prepared by DA White Consulting dated July 5, 2021, was submitted by the Owner in support of the application. The report identified no trees to be removed. The Urban Design Division has reviewed the report and concurs with its recommendations.

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 A139/21.

Parks Development - Forestry:

Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit approval.

Prior to permit issuance, Forestry staff shall inspect and approve the tree protection (Hoarding). Tree protection shall be installed to the satisfaction of the Forestry division. (if applicable).

Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

By-Law and Compliance, Licensing and Permit Services:

No comment no concerns

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

Public Correspondence (Application Cover Letter)

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)

Minor Variance Application A171/16

Consent Application B031/14

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: None

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. 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 Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

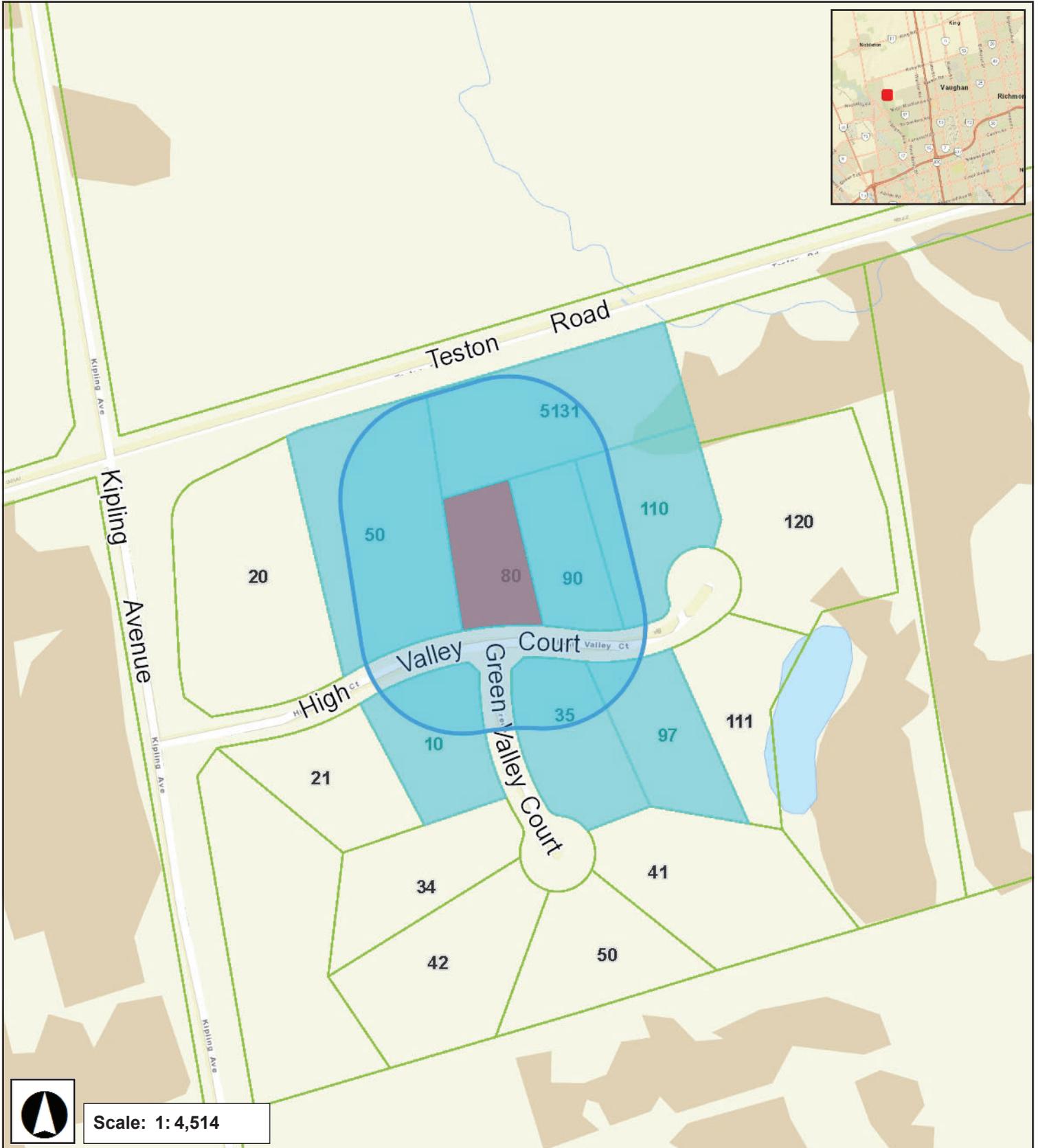
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map
Plans & Sketches**



LOCATION MAP - A139/21

80 HIGH VALLEY COURT, WOODBRIDGE



P.I.N. 03326 -0110



88 HIGH VALLEY COURT
VAUGHAN, ONTARIO
M4A 1G7

SITE PLAN
18 JAN 2021 1/8" = 1'-0"

NO.	ISSUED	BY	FOR
1	18 JAN 2021	1/8" = 1'-0"	1/8" = 1'-0"
2	18 JAN 2021	1/8" = 1'-0"	1/8" = 1'-0"
3	18 JAN 2021	1/8" = 1'-0"	1/8" = 1'-0"
4	18 JAN 2021	1/8" = 1'-0"	1/8" = 1'-0"
5	18 JAN 2021	1/8" = 1'-0"	1/8" = 1'-0"

TESTOR: RD
PINE VALLEY DR
HWY 27

STATISTICS ;
LOT AREA 4204.64 m2
BUILDING COVERAGE 555.41 m2 (13.21%)
ALL ACCESSORY STRUCTURES AREA 119.01 m2
ACCESSORY BUILDING HEIGHT 3.048 m
TOTAL COVERAGE 635.68 (15.11%)

POOL HOUSE MAX. AREA
80.27 m2
LOT COVERAGE INCLUDING POOL HOUSE
15.11%

RETAINING WALL
PLANTER

PROPOSED POOL FENCE

SEPTIC

COVERED PORCH

3 CAR GARAGE

SINGLE GARAGE

P. COCHERE
16.72M2

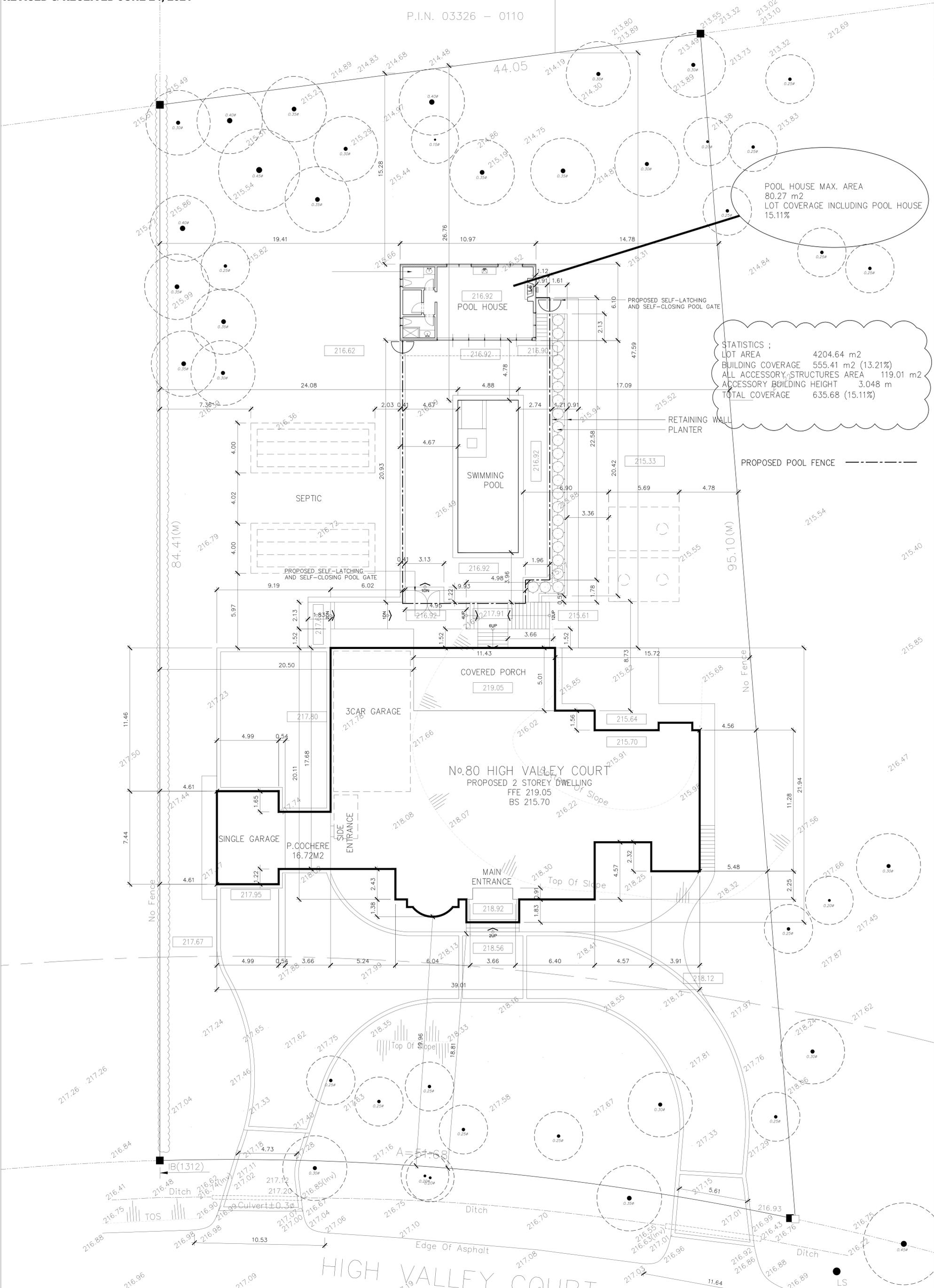
NO. 80 HIGH VALLEY COURT
PROPOSED 2 STOREY DWELLING
FFE 219.05
BS 215.70

MAIN ENTRANCE

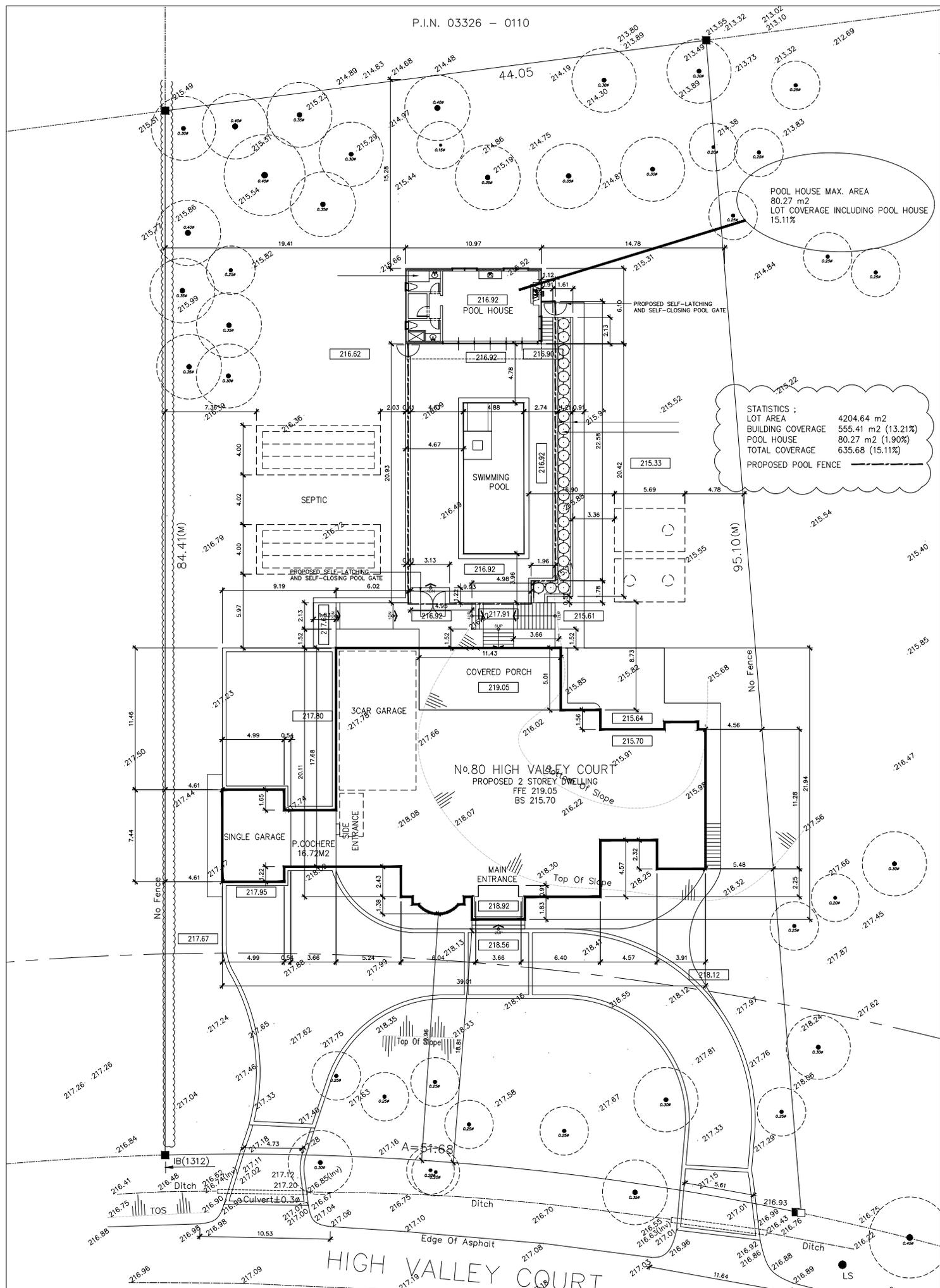
SWIMMING POOL

POOL HOUSE

PROPOSED SELF-LATCHING
AND SELF-CLOSING POOL GATE



THIS DOCUMENT IS THE PROPERTY OF NARCA CONSULTANTS AND ENGINEERS INC. (NARCA). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE OF THIS DOCUMENT. NARCA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. NARCA SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. DATE: JUN 23, 2021 10:50 AM



POOL HOUSE MAX. AREA
80.27 m²
LOT COVERAGE INCLUDING POOL HOUSE
15.11%

STATISTICS ;
LOT AREA 4204.64 m²
BUILDING COVERAGE 555.41 m² (13.21%)
POOL HOUSE 80.27 m² (1.90%)
TOTAL COVERAGE 635.68 (15.11%)
PROPOSED POOL FENCE

47-88-5000

WINDHAM DISTRICT
WINDHAM TOWNSHIP

SITE PLAN

NO. 80 HIGH VALLEY COURT

A0.4

DATE	12/11/2011
SCALE	AS SHOWN
PROJECT	NO. 80 HIGH VALLEY COURT
CLIENT	MR. & MRS. J. & M. [unreadable]
DESIGNER	[unreadable]
TELEPHONE	[unreadable]
ADDRESS	[unreadable]
REG. NO.	[unreadable]
EXPIRES	[unreadable]
ISSUED	[unreadable]
REVISED	[unreadable]
APPROVED	[unreadable]



NO. 80 HIGH VALLEY COURT

PROPOSED 2 STOREY DWELLING

FFE 219.05
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Edge Of Asphalt

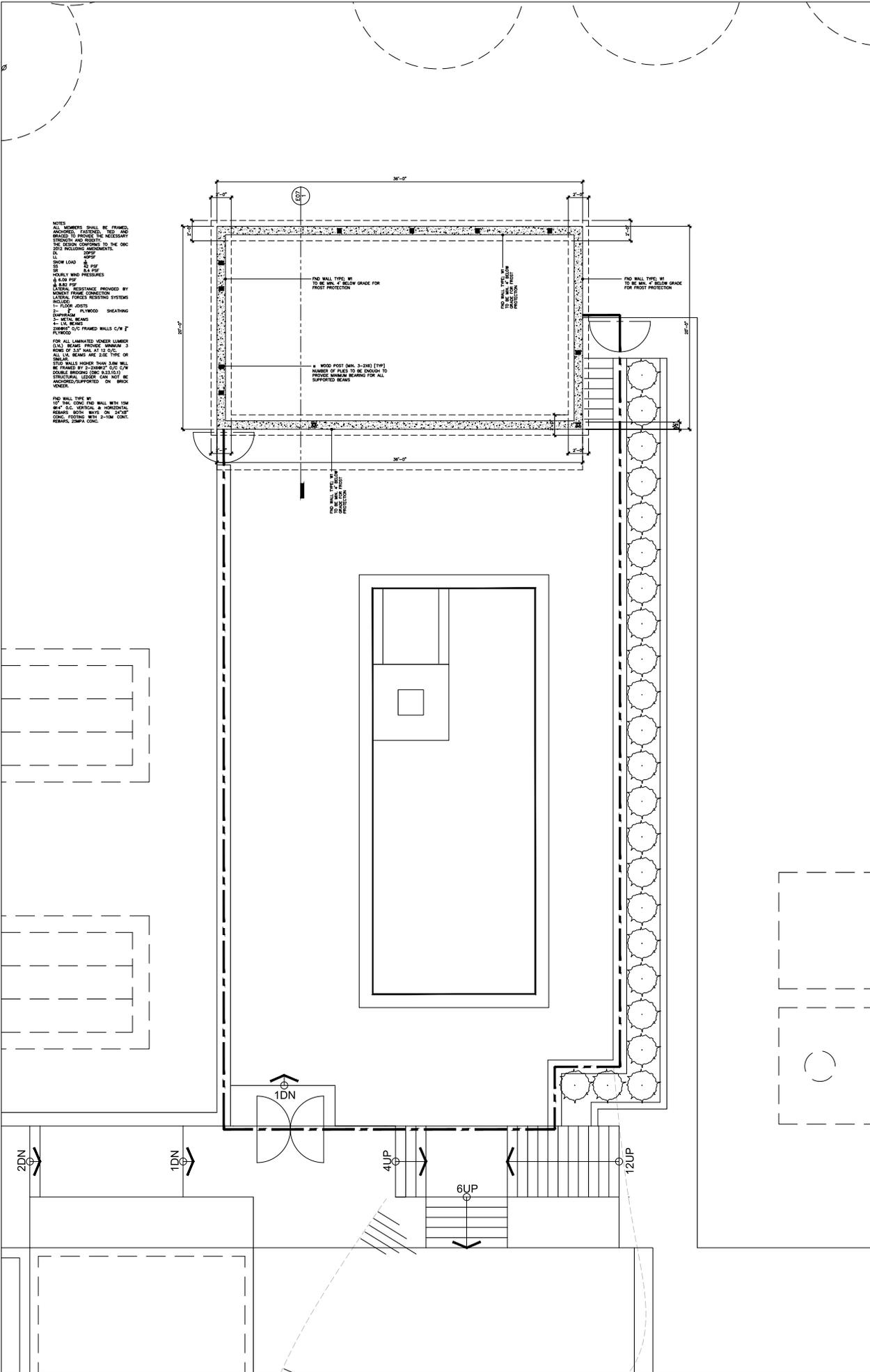
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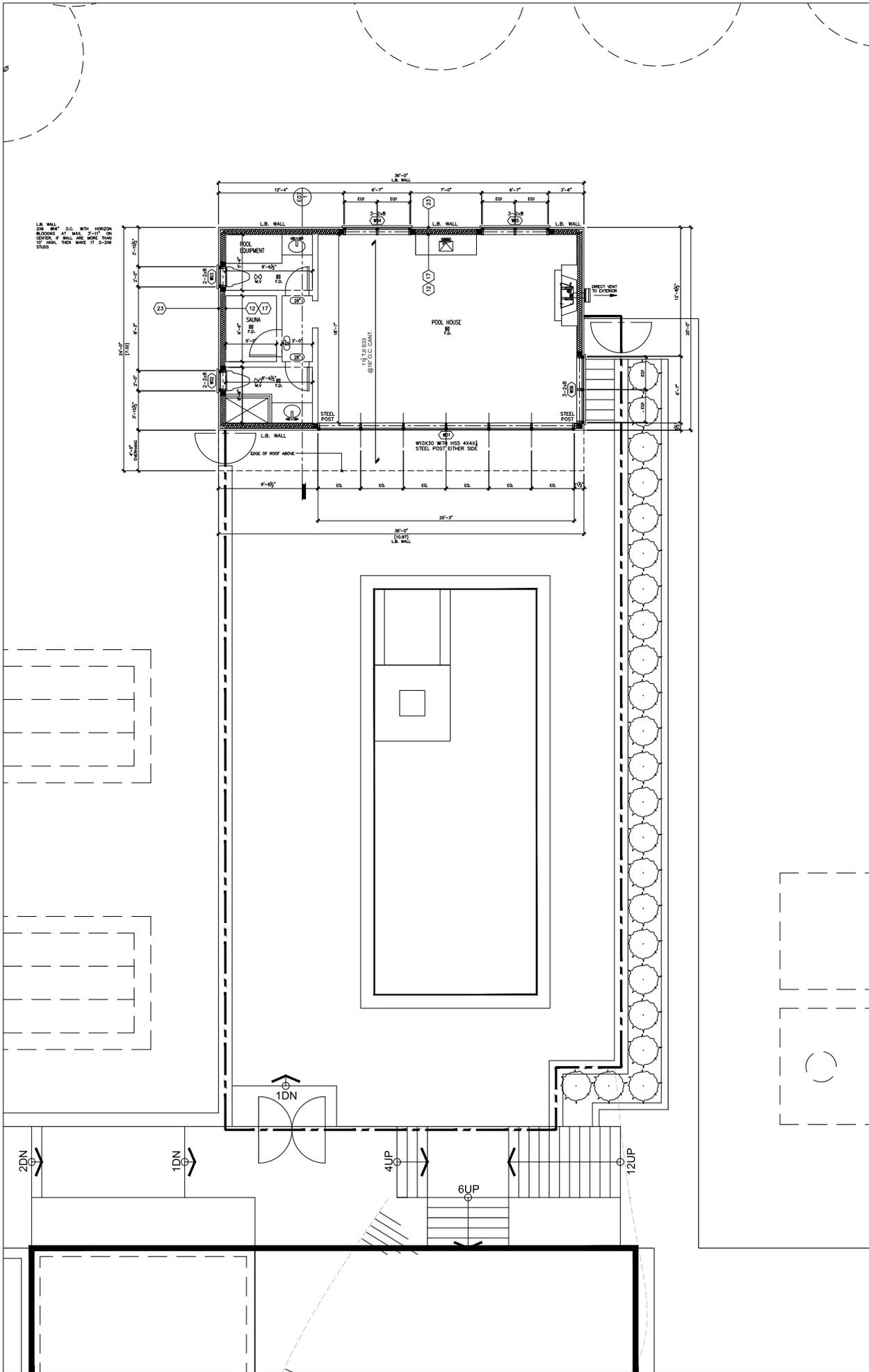
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78



NOTES
 ALL MEMBERS SHALL BE FRAMED AND ANCHORED FASTENED, TIED AND BRIDGED TO PROVIDE THE NECESSARY STRUCTURE AND RIGIDITY. THE DESIGN CONFORMS TO THE OAC 2015 FOUNDATION AND CONCRETE.
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 LL - LIVE LOAD
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 SW - WIND PRESSURES
 W - WIND
 LATERAL RESISTANCE PROVIDED BY WINDFAST FRAME CONNECTIONS
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80 HIGH VALLEY COURT, VAUGHAN, ONTARIO
 POOL HOUSE FOUNDATION PLAN
 A1.0P
 DATE: 27/07/2015
 NO. ISSUED: 1
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 HIGH VALLEY COURT
 HWY 27
 NORTH
 PLANNING: [Name]
 DATE: [Date]
 SCALE: [Scale]



L.B. WALL
 2x8 @ 16" O.C. WITH HORIZONTAL
 BLOCKING AT WALL. 2x11" ON TOP
 CENTER OF WALL AND SOME SPACING
 12" HIGH, WHEN MADE AT 2-2x8
 STAYS



547.887.5000
 5544 HAMBURG CA
 88 HUNTER VALLEY COURT
 VAUGHAN, ONTARIO

POOL HOUSE
 PLAN

A1.1P

NO.	DESCRIPTION	DATE
1	POOL HOUSE PERMIT	2/12/23
2	POOL HOUSE PERMIT	2/12/23
3	POOL HOUSE PERMIT	2/12/23

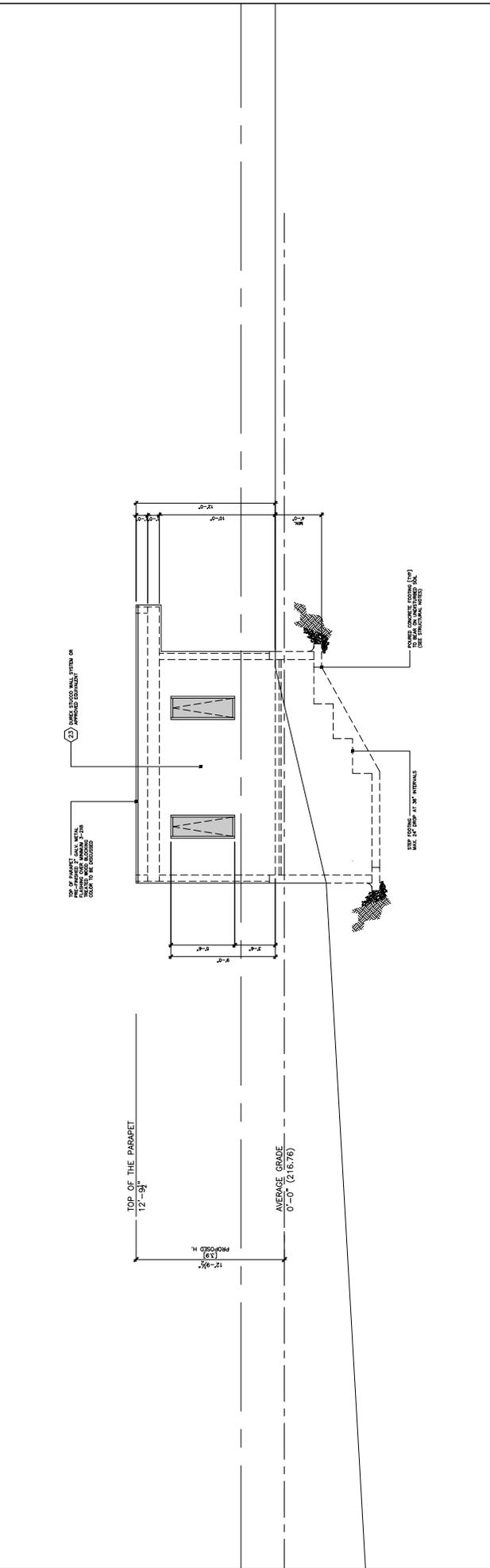
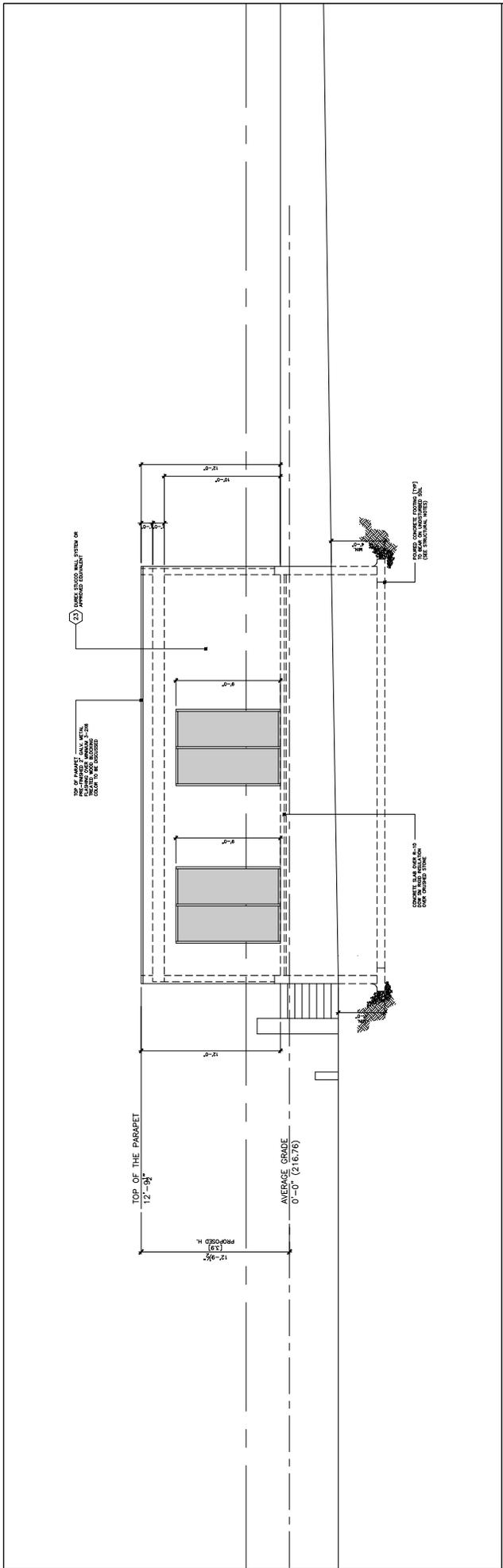
TESTON RD
 HWY 27
 HIGH VALLEY COURT

FRONT YARD
 SIDE YARD
 REAR YARD

PROPERTY

PROPERTY

PROJECT: 2023-01-21 12:00 PM
 FILENAME: C:\Users\johndoe\Documents\Projects\2023-01-21 12:00 PM\Pool House Plan.dwg
 PLOT DATE: 2023-01-21 12:00 PM
 PLOT TIME: 12:00 PM
 PLOT SCALE: 1/4" = 1'-0"



547.887.5000
 55 WILSON AVENUE
 VAUGHAN, ONTARIO

NORTH ELEVATION
 WEST ELEVATION
 DATE: 2024/07/17 17:41

A2.2P

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	21/07/24	21/07/24
2	ISSUE FOR PERMIT	21/07/24	21/07/24
3	ISSUE FOR PERMIT	21/07/24	21/07/24

TESTON RD
 HWY 27
 HIGH VALLEY COURT

HIGH VALLEY COURT

SEE: [C:\Users\jordan\OneDrive\Documents\Projects\High Valley Court\DWG\PROJECT\WB HIGH VALLEY COURT\DWG\180118-180 High Valley.dwg](#)
 PLOTTED: July 22, 2024 17:21:09

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 (Application Cover Letter)

To Members of Committee of Adjustments:

The previous owner of the land, Mr. Joseph Fiorini had obtained Committee of Adjustments approval for 13.55% lot coverage file A 171/16.

I, along with the city of Vaughan's approval built a slightly smaller home with a total lot coverage of 13.20%; after purchasing the land in 2017.

Based on my family's needs for recreational space, entertaining purposes – in conjunction with adequate land use for the pool, backyard and outdoor facilities such as – washroom, shower, sauna, changing room etc.

The slight difference of 0.35% is not sufficient enough to build a suitable size pool house. Therefore, I am requesting the committee to permit a lot coverage increase by ^{1.56%}~~1.57%~~ of the lot area. To the previously approved 13.55% in order to construct the pool house.

I believe that this requested variance is minor, and the general purpose of the bylaw will be maintained.

Yours Truly,

Daryoush Shahani

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

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

Email: tony.donofrio@alectrautilities.com

Pravina Attwala

Subject: FW: Request for Comments: A139/21 (80 High Valley Court)

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

Sent: June-29-21 12:29 PM

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

Subject: [External] RE: Request for Comments: A139/21 (80 High Valley Court)

Good afternoon,

As the property at 80 High Valley Court is outside of MTO permit control, 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

Pravina Attwala

Subject: FW: Request for Comments: A139/21 (80 High Valley Court)

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

Sent: June-28-21 9:19 AM

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

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

Subject: [External] RE: Request for Comments: A139/21 (80 High Valley Court)

Good morning Pravina,

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

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A171/16
Consent Application B031/14

NOTICE OF DECISION
CONSENTS

FILE NUMBER: B031/14

APPLICANT: JOSEPH FIORINI

PROPERTY: Part of Lot 25, Concession 7, (Part of Lot 13, and 1/15 interest in Blocks 14 & 15, of Registered Plan 65M-2186, municipally known as 80 High Valley Court, Kleinburg).

ZONING: The subject lands are zoned RR, Rural Residential, under By-law 1-88, as amended.

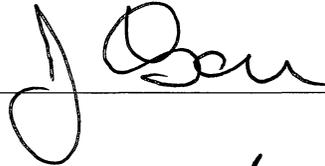
PURPOSE: The purpose of this application is to request the consent of the Committee of Adjustment to convey the parcel of land for the **CREATION** of a **NEW LOT** marked "A" on the attached sketch, for residential purposes, together with all required easements and right-of-ways, if required, and retain land marked "B" on the attached sketch for residential purposes.

The subject land is currently vacant and there is one existing dwelling (to be demolished) on the retained lands.

A sketch is attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on **MAY 29, 2014** and **JUNE 12, 2014**.

MOVED BY: _____



SECONDED BY: _____



THAT Application No. **B031/14, JOSEPH FIORINI**, be **REFUSED**.

CARRIED

CHAIR: _____



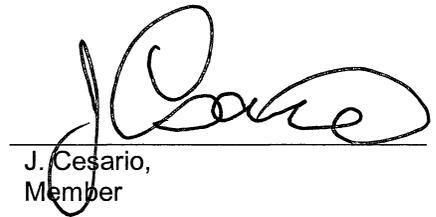
Signed by all members present who concur in this decision:



A. Perrella,
Chair



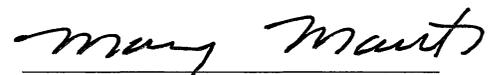
H. Zheng,
Vice Chair



J. Cesario,
Member

ABSENT

L. Fluxgold,
Member



M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	JUNE 26, 2014
Date of Notice:	JULY 4, 2014
Last Date of Appeal:	JULY 24, 2014

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

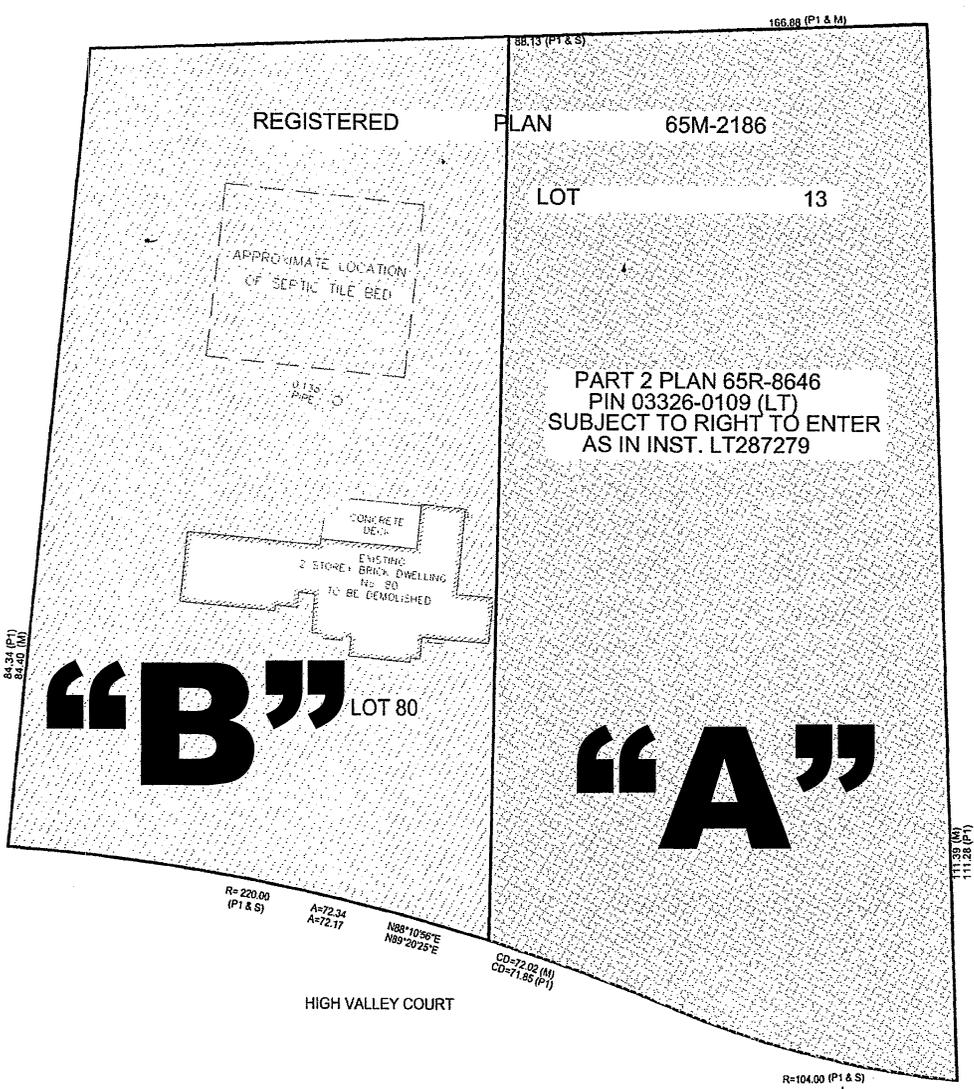
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the **\$650.00** processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of **\$125.00** for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

NOTES

1. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.
2. A Certificate pursuant to Subsection 53(21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

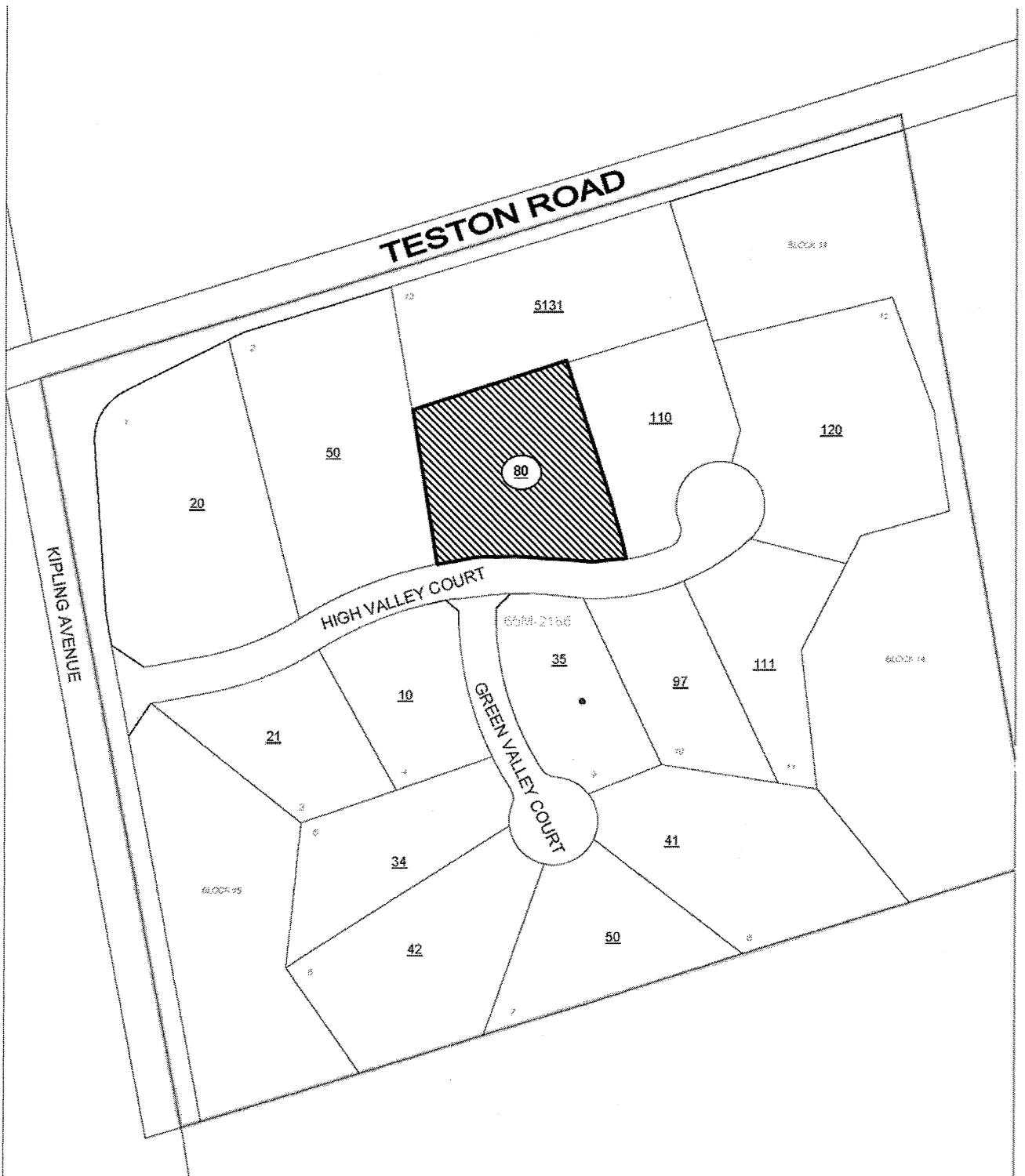
80 HIGH VALLEY COURT
CITY OF VAUGHAN



"A" LAND TO BE SEVERED
1299.82 M²

"B" LAND TO BE RETAINED
2155.50 M²





COMMITTEE OF ADJUSTMENT

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
 Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	B031/14
	APPLICANT:	JOSEPH FIORINI
		Subject Area Municipally known as 80 HIGH VALLEY COURT, KLEINBURG

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A171/16

APPLICANT: JOSEPH FIORINI

PROPERTY: Part of Lot 25, Concession 7, (Part of Lot 13, and 1/15 interest in Blocks 14 & 15, of Registered Plan 65M-2186), municipally known as 80 High Valley Court, Kleinburg.

ZONING: The subject lands are zoned RR, Rural Residential under By-law 1-88 as amended.

PURPOSE: To permit the construction of a proposed two-storey dwelling.

PROPOSAL:

1. To permit a maximum lot coverage of 13.55% (10.42% dwelling, 0.92% garage, 0.48% porte cochere, 1.73% porch).
2. To permit a maximum building height of 11 metres.
3. To permit a maximum building height of an accessory structure to be 8.44 metres.
4. To permit a building height of 4.85 metres to the nearest part of the roof from finished grade.

BY-LAW REQUIREMENT:

1. A maximum lot coverage of 10% is permitted.
2. A maximum building height of 9.5 metres is permitted.
3. A maximum building height of 4.5 metres is permitted.
4. The nearest part of the roof shall not be more than three (3) metres above finished grade.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
CONSENT APPLICATION:
B031/14 - APPROVED - Jun 26 2014 - Creation of a new lot.

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A171/16**, **JOSEPH FIORINI**, be **APPROVED**, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: 

Signed by all members present who concur in this decision:



H. Zheng,
Chair

ABSENT

M. Mauti,
Vice Chair



R. Buckler,
Member



J. Cesario,
Member



A. Perrella,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	MAY 5, 2016
Last Date of Appeal:	MAY 25, 2016

APPEALS

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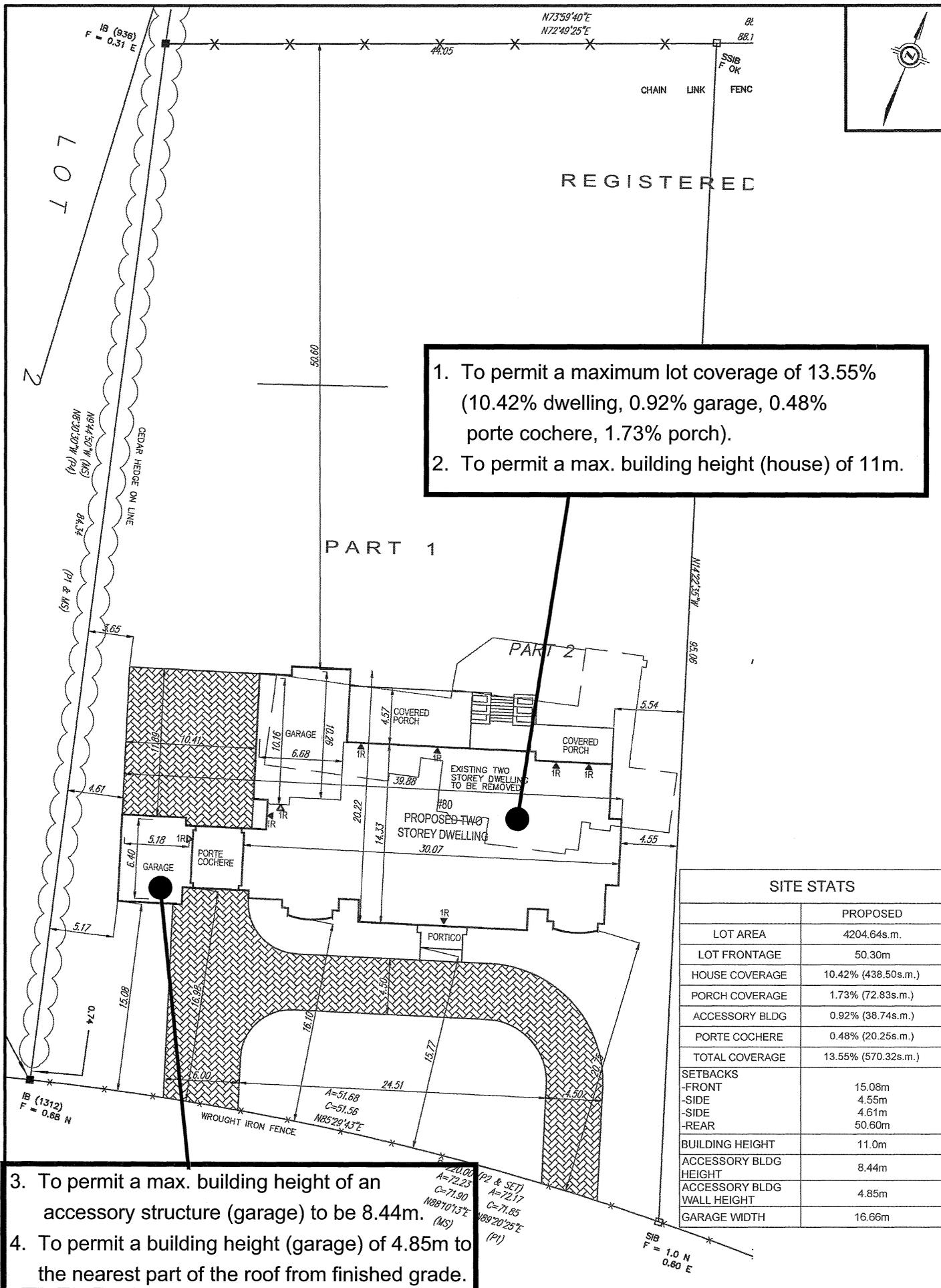
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Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **MAY 25, 2017**



1. To permit a maximum lot coverage of 13.55% (10.42% dwelling, 0.92% garage, 0.48% porte cochere, 1.73% porch).
2. To permit a max. building height (house) of 11m.

SITE STATS	
	PROPOSED
LOT AREA	4204.64s.m.
LOT FRONTAGE	50.30m
HOUSE COVERAGE	10.42% (438.50s.m.)
PORCH COVERAGE	1.73% (72.83s.m.)
ACCESSORY BLDG	0.92% (38.74s.m.)
PORTE COCHERE	0.48% (20.25s.m.)
TOTAL COVERAGE	13.55% (570.32s.m.)
SETBACKS	
-FRONT	15.08m
-SIDE	4.55m
-SIDE	4.61m
-REAR	50.60m
BUILDING HEIGHT	11.0m
ACCESSORY BLDG HEIGHT	8.44m
ACCESSORY BLDG WALL HEIGHT	4.85m
GARAGE WIDTH	16.66m

3. To permit a max. building height of an accessory structure (garage) to be 8.44m.
4. To permit a building height (garage) of 4.85m to the nearest part of the roof from finished grade.

IAN ROBERTSON DESIGN GENERAL NOTES

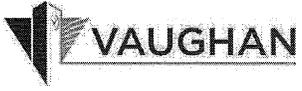
1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO IRISER DESIGN PRIOR TO COMMENCEMENT OF WORK.
2. IRISER DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
3. AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
4. IRISER DESIGNS HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF IRISER DESIGN. THIS DRAWING IS NOT TO BE SCALED.

ST — STORM CONNECTION	VALVE AND CHAMBER	2.0%	PROP. SWALE	☒ AIR-CONDITIONING UNIT	FF FINISHED FLOOR ELEVATION
SA — SANITARY CONNECTION	○ STREET LIGHT	PROPOSED 3:1 SLOPE	ENGINEERED FILL LOT	☒ TELECOM. JUNCTION BOX	TW TOP OF FOUNDATION WALL
W — WATER CONNECTION	○ VALVE AND BOX	TRANSFORMER	CABLE TV PEDESTAL	☒ SLUMP PUMP	FS FINISHED BASEMENT SLAB
H — HYDRO CONNECTION	○ SANITARY MANHOLE	☒ GAS METER	BELL PEDESTAL	▲ EXTERIOR DOOR LOCATION	UF- R UNDERSIDE OF FOOTING @ REAR
☐ DOUBLE CATCH BASIN	○ STORM MANHOLE	☒ HYDRO METER	○ BELL PEDESTAL	△ EXTERIOR DOOR LOCATION	REV. REVERSE PLAN
☐ GATCH BASIN	○ COMMUNITY MAIL BOX	☒ GAS METER	○ HYDRO METER	△ EXTERIOR DOOR LOCATION	WOB WALK-OUT BASEMENT
○ HYDRANT	○ DOWNSPOUT LOCATION		○ GAS METER	△ EXTERIOR DOOR LOCATION	WOB WALK-OUT DECK
				△ EXTERIOR DOOR LOCATION	x 100.00 PROPOSED GRADE
				○ WINDOWS PERMITTED	(100.00) EXISTING GRADE

SITE PLAN

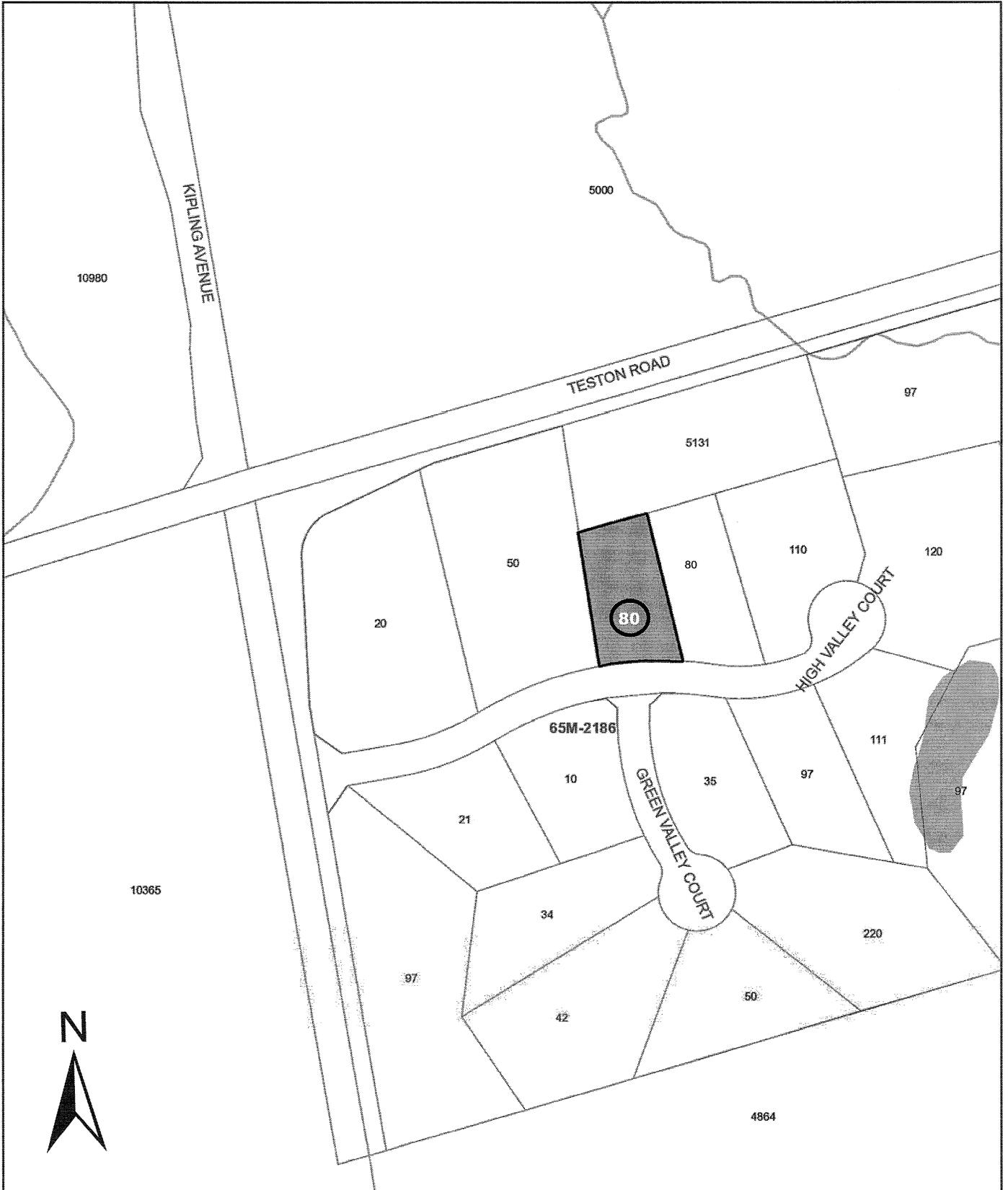
Client:	JOE FIORINI		
Project:	80 HIGH VALLEY COURT PART 1 CITY OF VAUGHAN		
Plan #:	65M-2186	Lot #:	
Drawn by:	BM	Checked by:	xx
Scale:	1:300	Date:	04/04/16
Project #:	13-47		

PT OF LOT 13



Location Map - A171/16

80 HIGH VALLEY COURT, KLEINBURG



City of Vaughan



The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

NO.	ISSUED	FOR
1	18 JAN 2021	FOR PERMIT REVIEW
2		FOR PERMIT REVIEW
3		FOR PERMIT REVIEW
4		FOR PERMIT REVIEW

TESTON RD

POOL HOUSE MAX. AREA
80.27 m2
LOT COVERAGE INCLUDING POOL HOUSE
15.11%

STATISTICS ;
LOT AREA 4204.64 m2
BUILDING COVERAGE 555.41 m2 (13.21%)
POOL HOUSE 80.27 m2 (1.90%)
TOTAL COVERAGE 635.68 (15.11%)
PROPOSED POOL FENCE

No.80 HIGH VALLEY COURT
PROPOSED 2 STOREY DWELLING
FFE 219.05
BS 215.70

SINGLE GARAGE
P.COCHERE
16.72M2

3CAR GARAGE

COVERED PORCH
219.05

SWIMMING POOL

POOL HOUSE
216.92

SEPTIC

84.41(M)

95.10(M)

No Fence

No Fence

Ditch

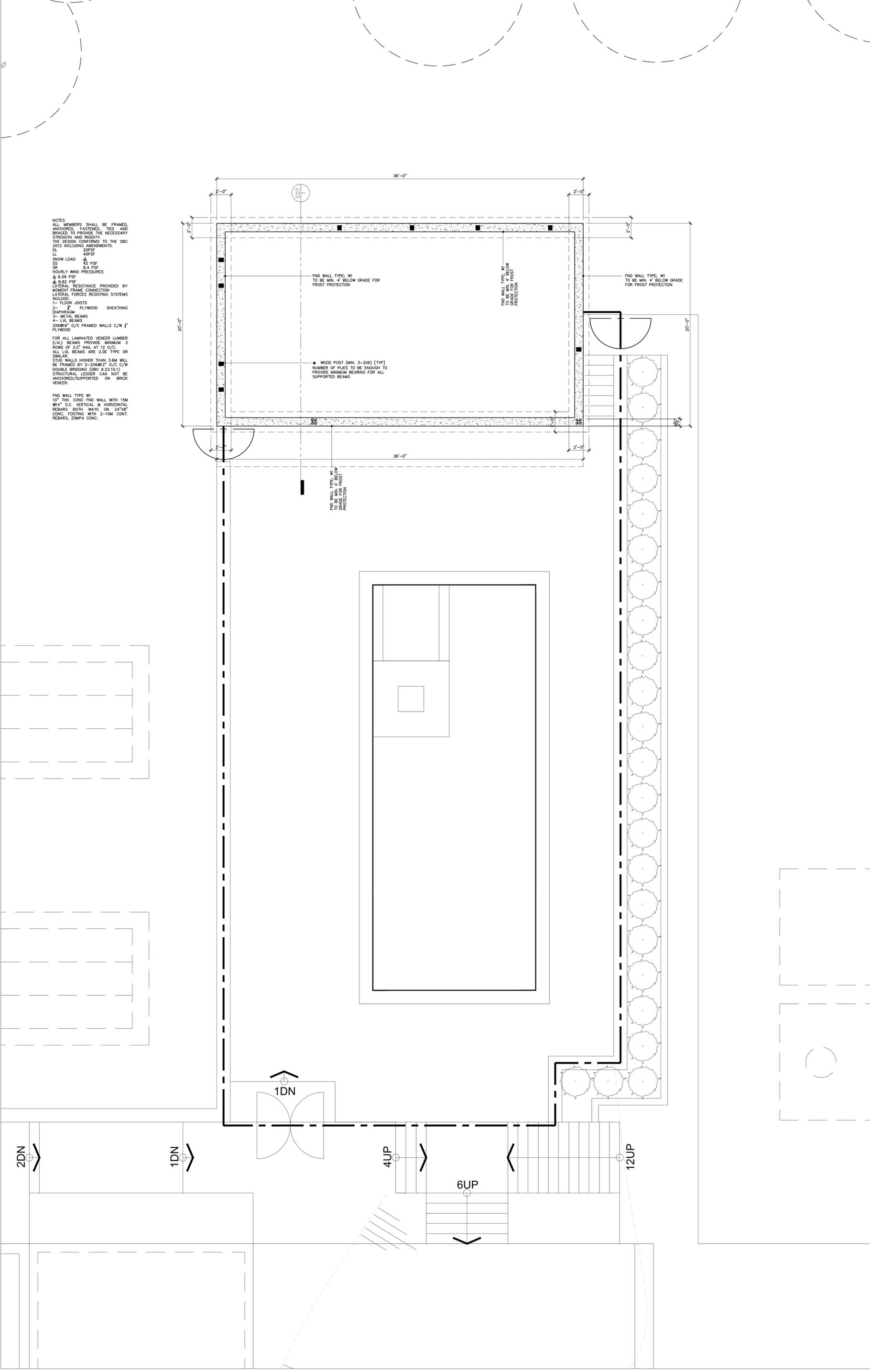
Ditch

Ditch

Edge Of Asphalt

HIGH VALLEY COURT

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NOTES:
ALL MEMBERS SHALL BE FRAMED, ANCHORED, FASTENED, TIED AND BRACED TO PROVIDE THE NECESSARY STRENGTH AND RIGIDITY. THE DESIGN CONFORMS TO THE OBC 2012 INCLUDING AMENDMENTS.
DL 20PSF
LL 40PSF
SNOW LOAD 25 PSF
SS 2 PSF
SR 8.4 PSF
HOURLY WIND PRESSURES 6.09 PSF
8.82 PSF
LATERAL RESISTANCE PROVIDED BY MOMENT FRAME CONNECTION
LATERAL FORCES RESISTING SYSTEMS INCLUDE:
1- FLOOR JOISTS
2- 2" PLYWOOD SHEATHING DIAPHRAGM
3- METAL BEAMS
4- LVL BEAMS
2X6@16" O/C FRAMED WALLS C/W 2" PLYWOOD
FOR ALL LAMINATED VENEER LUMBER (LVL) BEAMS PROVIDE MINIMUM 3 ROWS OF 3.5" NAIL AT 12 O/C. ALL LVL BEAMS ARE 2.0E TYPE OR SIMILAR.
STUD WALLS HIGHER THAN 3.6M WILL BE FRAMED BY 2-2X6@12" O/C C/W DOUBLE BRIDGING (OBC 9.2.3.10.1) STRUCTURAL LEDGER CAN NOT BE ANCHORED/SUPPORTED ON BRICK VENEER.
FND WALL TYPE W1
10" THK. CONC FND WALL WITH 15M Ø#4 O.C. VERTICAL & HORIZONTAL REBARS. BOTH WAYS ON 24"X24" CONC. FOOTING WITH 2-10M CONT. REBARS, 25MPA CONC.

FND WALL TYPE: W1
TO BE MIN. 4" BELOW GRADE FOR FROST PROTECTION

FND WALL TYPE: W2
TO BE MIN. 4" BELOW GRADE FOR FROST PROTECTION

FND WALL TYPE: W1
TO BE MIN. 4" BELOW GRADE FOR FROST PROTECTION

FND WALL TYPE: W1
TO BE MIN. 4" BELOW GRADE FOR FROST PROTECTION

WOOD POST (MIN. 3-2X6) [TYP]
NUMBER OF PILES TO BE ENOUGH TO PROVIDE MINIMUM BEARING FOR ALL SUPPORTED BEAMS

2DN

1DN

1DN

4UP

6UP

12UP

