Report to the Committee of Adjustment
Minor Variance Application
Item C

Date:	Thursday, November 6, 2025
Address:	41 Maryvale Crescent
Owner(s):	Saeid Gholeiadeh
Applicant:	Mostafa Goodarzi
File Number(s):	MV-25-0046
Related Application(s):	N/A
Hearing Date:	Thursday, November 13, 2025
Prepared By:	Melissa Giardina Papa, Planner

Application Request

The following relief to Zoning By-law 2523, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Maximum Height of Detached Accessory Structure	2.75 m (9 ft)	2.95 m (9.67 ft)	0.2 m (0.67 ft)

Also, the following relief to Zoning By-law 93-25, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Maximum Height of Detached Accessory Structure	2.75 m (9 ft)	2.95 m (9.67 ft)	0.2 m (0.67 ft)

The applicant is seeking approval of the requested variances to facilitate the construction of a detached accessory structure.

Background

Subject Property and Area Context

The subject lands, municipally known as 41 Maryvale Crescent are generally located on the south side of Maryvale Crescent, West of Denham Drive. The property has a lot area of approximately 2021.26 sq.m (21, 754.58 sq.ft) and a lot frontage of approximately 39.62 m (129.97 ft). The subject lands contain an existing single family detached dwelling, and the proposal seeks to facilitate the development of a cabana in the backyard. Surrounding land uses include low density single detached dwellings.

Official Plan

The subject lands are designated as “Neighbourhood” in accordance with the City’s Official Plan (the “Plan”). This designation permits low-density residential uses, and the intent of the ‘Neighbourhood’ designation is to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design.

Zoning

The subject lands are zoned “First Density Residential “S” (R1(S))” pursuant to Zoning By-law 2523, as amended. This zone permits single detached dwellings, subject to specific lot and building standards.

The subject lands are zoned “Neighborhood (N)” pursuant to Zoning By-law 93-25, as amended. This zone permits single detached dwellings, subject to specific lot and building standards.

The City references both zoning by-laws because Comprehensive Zoning By-law 93-25, approved on September 24th, is subject to a statutory appeal period in accordance with the *Planning Act* and is therefore not yet final and binding.

Related applications on the subject lands

N/A

Planning Comments

Planning Staff have evaluated the requested minor variance(s) pursuant to the prescribed tests as set out in Section 45 (1) of the *Planning Act*, as follows:

1) **Do the proposed variances meet the general intent of the Official Plan?**

   The intent of the “Neighbourhood” designation is to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design. Opportunities for small-scale infill development is encouraged to support a greater mix of housing. Compatible new development should represent a “good fit” within the physical context and character of the surrounding areas.

   The subject lands are located within an established low-rise residential neighbourhood. The character of the neighbourhood is generally comprised of single detached dwellings situated on a variety of lot sizes. The proposed development does not significantly change the context of the existing neighbourhood. Staff are of the opinion that the proposed cabana is compatible with the character and physical context of the adjacent and surrounding area.

   Based on the above, staff are of the opinion that the requested variance is in keeping with the general intent of the Official Plan.

2) **Do the proposed variances meet the general intent of the Zoning By-law?**

   The intent of a maximum height provision for a detached accessory structure (cabana) is to minimize the potential shadow and overlook impact, as well as ensuring the character of the surrounding neighbourhood is not negatively impacted. The request for increased height for an accessory structure (cabana) is not anticipated to result in negative impacts to neighbouring properties and the surrounding area.

   Staff are of the opinion that the proposed variance maintain the general intent and purpose of the Zoning By-law.

3) **Are the proposed variances considered desirable for the appropriate development of the land?**

   The proposed accessory structure is considered desirable for the appropriate development of the land, maintains the existing residential use of the subject lands and are compatible with the existing character and physical context of the neighbourhood.

4) **Are the proposed variances considered minor in nature?**

It is the opinion of Staff that the proposed variance is considered minor in nature as the cabana will not adversely impact the neighbourhood. In the opinion of Staff, the requested zoning relief with respect to the maximum height of the will not result in negative impacts to the neighbourhood or functionality of the subject lands and abutting properties. In this regard, the requested relief from the by-law, as proposed, is considered minor in nature, is desirable for the appropriate development of the land, and meets the general intent and purpose of the applicable Zoning By-law and the City's Official Plan. As such, Staff are of the opinion that the requested variances are minor in nature.

Additional Comments

The subject minor variance application was circulated to Municipal Departments and external agencies for review and comment. The following comments were provided:

Department or Agency	**Comments**
Zoning	The requested variances are correct. No other areas of non-compliance were identified.
Development Engineering/Transportation	No comments or concerns.
Parks & Natural Heritage	**Comments to the Committee:** • Upon review, PNHP has no comments on the application. **Comments to the applicant, for future reference:** • The property is subject to Tree Preservation By-law No. 19-25. Permission is required to remove or injure trees greater than or equal to 15 cm DBH (diameter measured 1.4 metres from the ground) from City staff prior to the undertaking. Tree replacement will be a condition of any tree removal permission. Ensure the City's tree protection standards are adhered to prior to any construction commencing on the subject property.
Heritage and Urban Design	No comment. The property is not within the Village Core, not on the City's Heritage Register, and not adjacent to a property on the City's Heritage Register.
Corporate & Financial Services	Not Applicable.
Alectra	No objections. See Appendix 'D'
Bell Canada	No comments received.
York Region: Transportation & Community Planning Department	No comments received.
Toronto & Region Conservation Authority	No comments received.
CN Rail	No comments received.
TransCanada Pipeline	No comments received.
Abutting Municipality	No comments received.
Ministry of Transportation	No concerns. The property is located outside of MTO's permit control area.
Ministry of Housing	No comments received.
Infrastructure Ontario	No comments received.

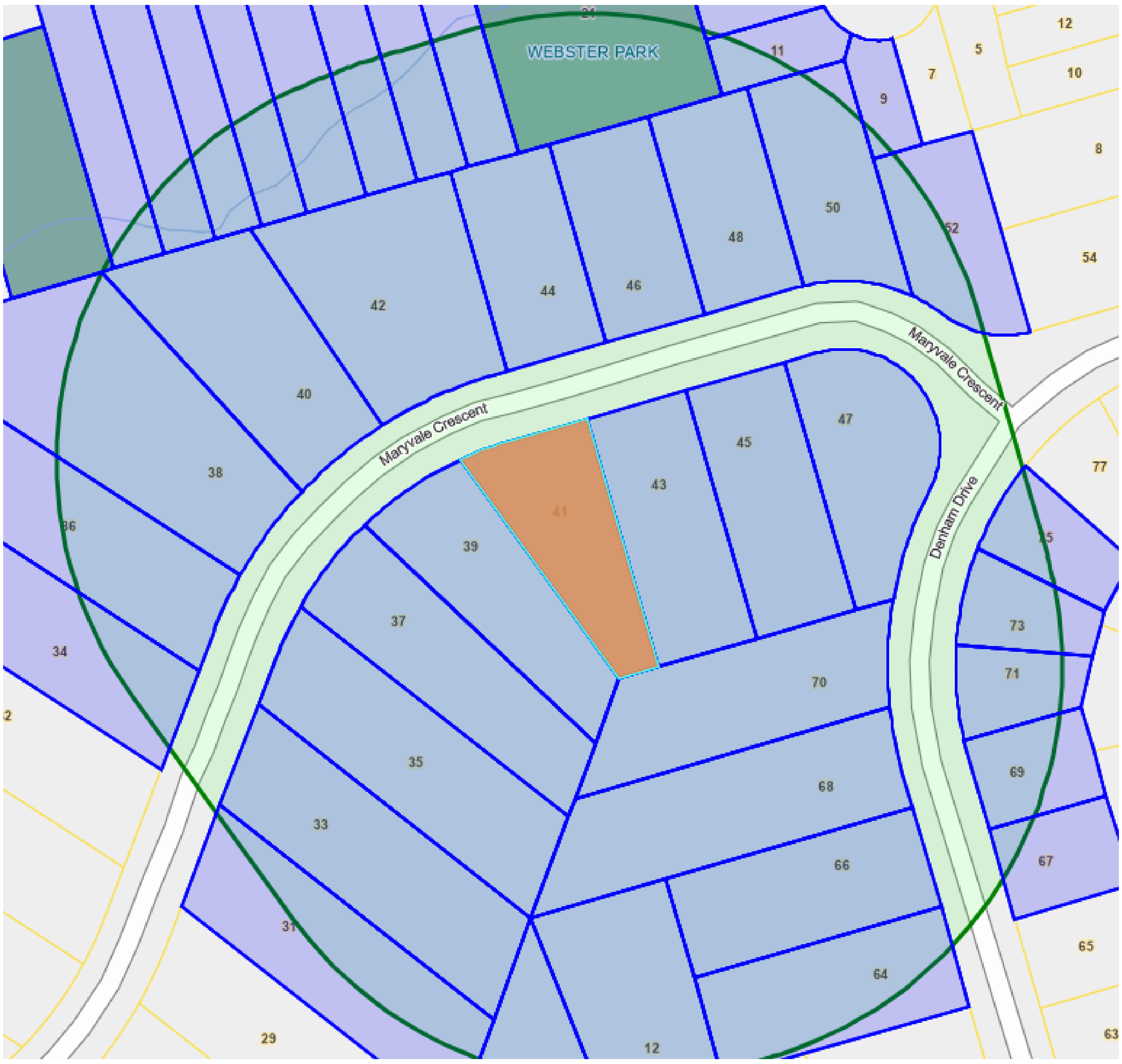
Conclusion

Planning Staff have reviewed the requested variances pursuant to Section 45 (1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended, and are of the opinion that the requested variances meet the four tests of the *Planning Act* for granting of minor variances. Staff recommend approval of the requested variances, subject to the conditions outlined in Appendix 'B'.

Attachments

Appendix ‘A’ — Location Map
Appendix ‘B’ — Recommended Conditions of Approval
Appendix ‘C’ — Site Plan and Elevation Plans
Appendix ‘D’ – Alectra comments

Appendix ‘A’ – Location Map



Appendix ‘B’ – Recommended Conditions of Approval

The following conditions are recommended should application MV-25-0046 be approved by the Committee of Adjustment:

1) That the variance pertains only to the request as submitted with the application.

2) That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

SQUARE UNIT ARCHITECTS INC.

BP#25-01434
41 MARYVALE CRESCENT
RICHMOND HILL, ON, L4C6P7
ACCESSORY STRUCTURE (CABANA)

ISSUED FOR COMMITTEE OF ADJUSTMENTS-
MINOR VARIANCES

DRAWING LIST:

DWG NO.	DWG NAME	ISSUE DATE
	COVER PAGE	2025-08-5
A000	NOTES AND CONSTRUCTION TYPES	2025-08-5
A100	SITE PLAN	2025-08-5
A200	FLOOR PLAN	2025-08-5
A300	ELEVATIONS	2025-08-5
A301	SECTIONS	2025-08-5
A400	DETAILS	2025-08-5

CONSTRUCTION NOTES:

- ALL EXISTING CONSTRUCTION (FOR RETROACTIVE PERMIT APPLICATION) TO CONFORM TO THE 2012 ONTARIO BUILDING CODE

(RETROACTIVE PERMIT APPLICATION) , COMPENDIUM (OBC) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION (UNLESS OTHERWISE NOTED)

- ALL DIMENSIONS GIVEN IN METRIC.

- DO NOT SCALE DRAWINGS

FOUNDATION

REFER TO STRUCURAL DWGs

O.B.C 9.15.3.
FOOTINGS / SLABS TYPICAL STRIP FOOTING AS PER STRUCTURAL DWGS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR (9.15.3.2)

MIN. 10.9psi (75kPa) BEARING CAPACITY

EXTERIOR SLABS

- 4" (100mm) CONCRETE SLAB - (32MPa) COMPRESSION STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 7-8% AIR ENTRAINMENT

- 6" X 6" (W2.9 X W2.9) WIRE MESH LOCATED NEAT MID-DEPTH OF SLAB -4" (100mm) OF COURSE GRANULAR MATERIAL

WASHROOM

TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)

WASHROOM DOOR

9.5.5.1

-INSULTED EXTERIOR TYPE W/ WEATHER STRIPPING & PRIVACY LOCK

FRAME WALLS

9.23.16, 9.23.10.1

REFER TO CONSTRUCTION TYPES

EXTERIOR INSULATED FINISHED SYSTEM

9.27.13, 9.28

SHALL CONSIST OF DUAL BARRIER W/DRAINED JOINTS (DB/DJ)

TO CONFORM W/ CAN/ULC-S716.1

REFER TO CONSTRUCTION TYPES

TIES FOR MASONRY VENEER

MASONRY VENEER 70 MM OR MORE IN THICKNESS AND RESTING ON A BEARING SUPPORT SHALL BE TIED TO MASONRY BACK-UP OR TO WOOD FRAMING MEMBERS IN COMPLIANCE W/ 9.20.9.5

FLAT ROOF ASSEMBLY

O.B.C. 9.26.

REFER TO CONSTRUCTION TYPES

SILL PLATE:

O.B.C. 9.23.7

- 2" X 6" (38MM X 140MM) PLATE

- 1/2" (12.7MM) DIA. ANCHOR BOLTS @ 7'-10" (2400MM) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100MM) INTO FOUNDATION WALL.

- SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25MM) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

BRIDGING & STRAPPING:

O.B.C. 9.23.9.4.

-A STRAPPING

- 1" X 3" (19MMX 64MM) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100MM) O.C.

- FASTENED TO SILL OR HEADER @ ENDS

-B BRIDGING

-1" X 3" (19MMX 64MM) OR 2" X 2" (38MMX 38MM) CROSS BRIDGING @ MAX.

6'-11" (2100MM) O.C.

a) A& B USED TOGETHER OR

b) -1 1/2" (38MM) SOLID BLOCKING @ MAX. 6'-11" (2100MM) O.C. USED WITH STRAPPING (A)

GUARDS

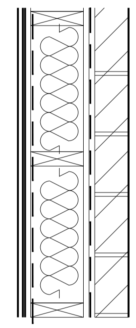
GUARDS MUST BE CONSTRUCTED IN ACCORDANCE W/ SUPPLEMENTARY STANDARD 7 OF OBC OR PART 4(INCLUDING DESIGN LOADS ON GUARDS)

MIN. HEIGHT TO COMPLY WITH OBC 9.8.8.

METAL FLASHING AND CAULKING

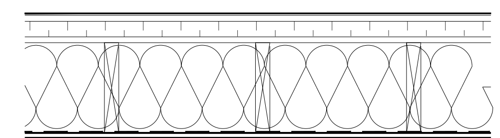
- INSTALL METAL FLASHING ON EXTERIOR VENEER LOCATIONS AND PARAPETS AS PER OBC 9.20.13

- PROVIDE EXTERIOR GRADE CAULKING AT JOINTS AND HOLES PENETRATING TO ENVELOPE



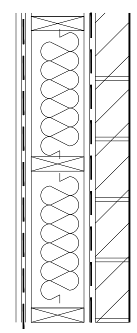
W1 WALL TYPE 1

- 90MM VENEER FACE CONC. STONE
- 15MM AIR SPACE
- AIR BARRIER
  ('TYVEK' OR PRE-APPROVED EQUAL)
- 16 MM EXTERIOR TYPE PLYWOOD SHEATHING
- 154MM WOOD STUDS AT 40MM ON CENTER
- 154MM R20 STONE WOOL BATT INSULATION/ EQUAL SPRAYFOAM INSUL.
- 6 MIL POLYETHYLENE VAPOUR BARRIER
  (SEALANT TYPE JOINTS)
- 12.7 MM DENESHILD TILE PACKER
- MORTAR THIN SET
-13 MM THICK TILE



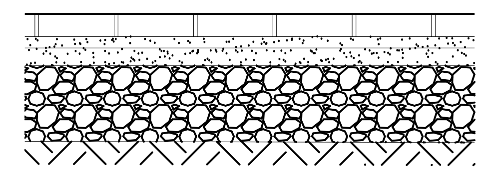
R1 ROOF TYPE 1(CANOPY)

-EPDM ROOF MEMBRANE (INSTALLED PER MANUF.)
-15 MM EXTERIOR GRADE PLYWOOD
-TAPERED PURLINS SLOPED MIN. 2%
-TAPERED RIGID INSULATION (OPTIONAL)
-16MM PLYWOOD ROOF DECK
-38x238MM WOOD JOISTS(REFER TO STRUC. DWG)
-6 MIL POLYETHYLENE VAPOUR BARRIER
 OVERLAPPED AND TAPED JOINTS
-12.7MM EXTERIOR TYPE GLASSROC GYPSUM BOARD
-EXTERIOR TYPE PAINT



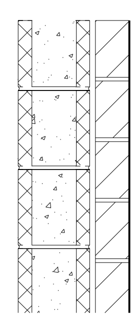
W2 WALL TYPE 2

-20MM STUCCO BASE AND FINISH COAT
-SELF FURRING METAL LATH SECURED ON STUD FRAMING
-AIR BARRIER
  ('TYVEK' OR PRE-APPROVED EQUAL)
-16MM EXTERIOR TYPE PLYWOOD SHEATHING
-154MM R20 STONE WOOL BATT INSULATION/EQUAL SPRAYFOAM I
-154MM WOOD STUDS AT 40MM ON CENTER
-16 MM EXTERIOR TYPE PLYWOOD SHEATHING
-6 MIL POLYETHYLENE VAPOUR BARRIER
-20MM AIR SPACE
  (SEALANT TYPE JOINTS)
-90MM VENEER FACE CONC. STONE



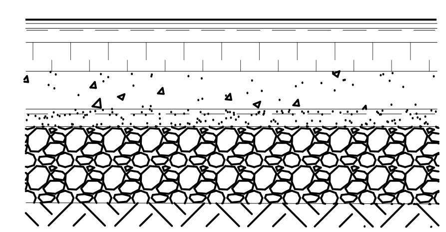
F1 FLOOR TYPE 1

-60MM CONCRETE PAVER
FILL JOINTS W/ POLIMERIC SAND
-30MM COMPACTED BEDDING SAND
-100MM COMPACTED UNBOUND AGGREGATE BASE
-150MM COMPACTED UNBOUND AGGREGATE SUB BASE
-COMPACTED SUBGRADE SOIL



W3 WALL TYPE 3

- 90MM VENEER FACE CONC. STONE
- 15MM AIR SPACE
- 140 MM CONC. BLOCK



F2 FLOOR TYPE 2 (WASHROOM)

-13 MM THICK TILE
-10 MM TILE MASTIC
-WATERPROOFING MEMBRANE
-50 MM MESH EMBED MORTAR SET
 SLOPED TO FLOOR DRAIN
-75 MM RIGID INSULATION
-100 MM THICK POURED CONC.
-6 MIL POLYETHYLENE VAPOUR BARRIER
-100MM COMPACTED UNBOUND AGGREGATE
-150MM COMPACTED UNBOUND AGGREGATE
-COMPACTED SUBGRADE SOIL

ISSUED FOR COA-BP#25-01434

NOTE:

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DRAWINGS SHOULD NOT BE SCALED.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING NUMBER

ONTARIO ASSOCIATION OF ARCHITECTS
MOSTAFA GOODARZI
LICENCE
9849

41 MARYVALE CRESCENT RICHMOND HILL, ON, L4C6P7
ACCESSORY STRUCTURE (CABANA)

SQ. UNIT
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ARCHITECTS INC
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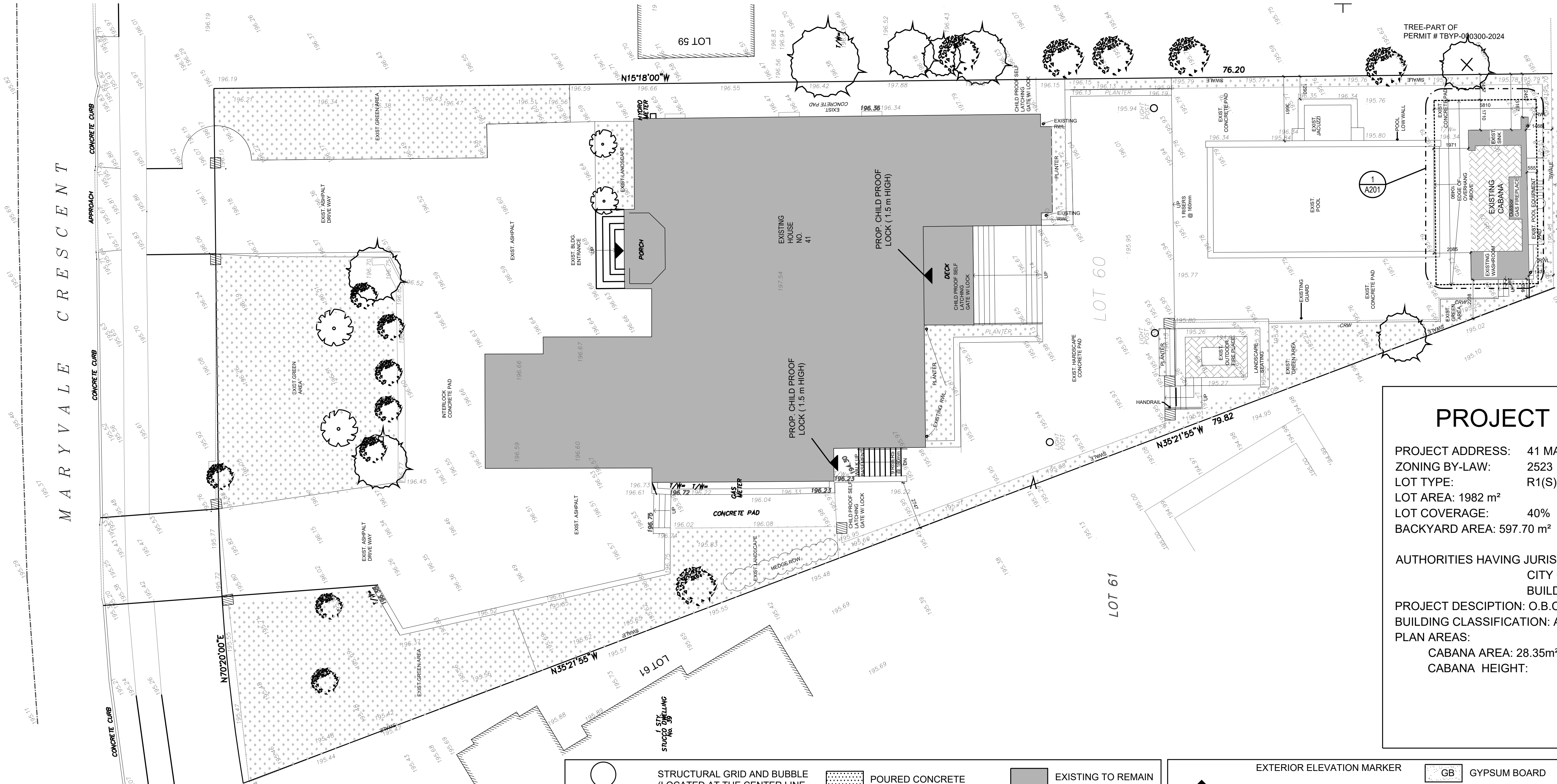
Office@squareunit.ca

41 WAINWRIGHT AVE
RICHMIND HILL, ON L4C5R4

CONSTRUCTION TYPES

Scale: 1:20	Drawn by: MG
Date: 2025-08-5	Revision:
Project No. 2402	Drawing No. A000



PROJECT INFORMATION

PROJECT ADDRESS: 41 MARYVALE RICHMOND HILL
ZONING BY-LAW: 2523 203-96
LOT TYPE: R1(S)
LOT AREA: 1982 m²
LOT COVERAGE: 40%
BACKYARD AREA: 597.70 m²

AUTHORITIES HAVING JURISDICTION:
CITY OF RICHMOND HILL
BUILDING SERVICES
PROJECT DESCIPTION: O.B.C. DIV. 2, PT 9
BUILDING CLASSIFICATION: ACCESSORY STRUCTURE
PLAN AREAS:
CABANA AREA: 28.35m² -Canopy area: 61m² (<5% OF LOT AREA) 1982m2
CABANA HEIGHT: 2.95 m

Legend

- STRUCTURAL GRID AND BUBBLE (LOCATED AT THE CENTER LINE OF COLUMNS)
- WALL TYPE (W1)
- MAIN ENTRANCE OR EXIT
- POURED CONCRETE SIDEWALK, PLAN VIEW
- EXPOSED FOUNDATION WALL (ELEVATION) OR GYPUSM WALLBOARD
- FIBERGLASS BATT INSULATION
- VENEER FACE STONE
- RIGID INSULATION
- MASONRY
- EXISTING TO REMAIN
- PROPERTY LINE
- GRID LINE
- VARIOUS LINEWORK
- ± LEVEL — DATUM ELEVATION
- METAL STUD
- WOOD MEMBER
- METAL STRAPPING
- EXTERIOR ELEVATION MARKER
- BUILDING SECTION MARKER (A / A4.1)
- 4"Ø WEEPING TILE
- GLAZING
- GB — GYPSUM BOARD
- POURED CONCRETE
- SOD
- NATIVE SOIL
- CLEAR STONE COVER
- EXISTING TO REMOVE
- 1 = ITEM NUMBER
- CEILING RECESSED LIGHT
- A1.0 = SHEET NUMBER
- XXX = TITLE TEXT
- SCALE = SCALE OF ITEM
- D00 — DOOR TYPE

ISSUED FOR COA- BP#25-01434

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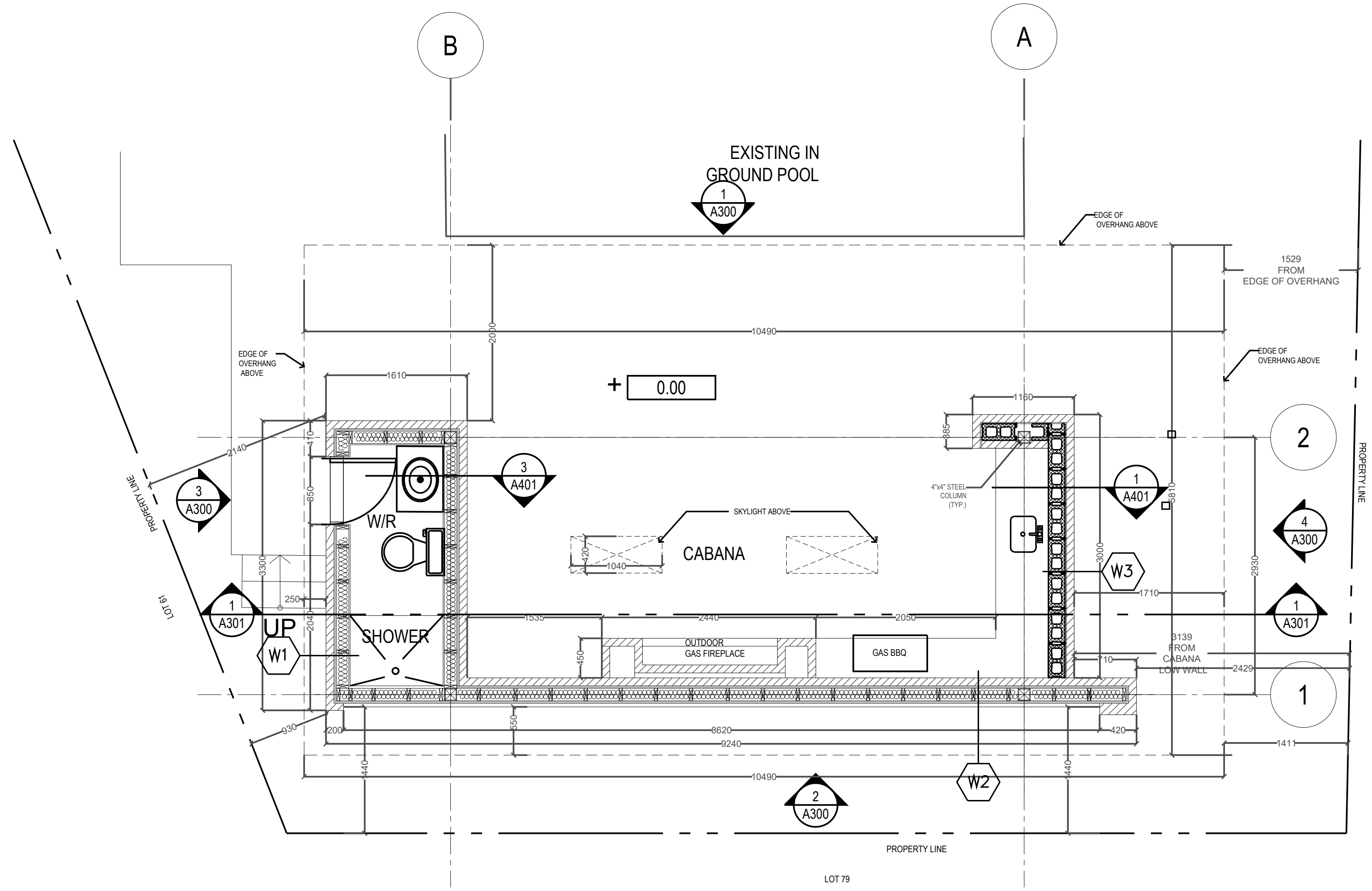
N

SITE PLAN

Scale: 1:250	Drawn by: MG
Date: 2025-08-5	Revision:
Project No. 2402	Drawing No. A100



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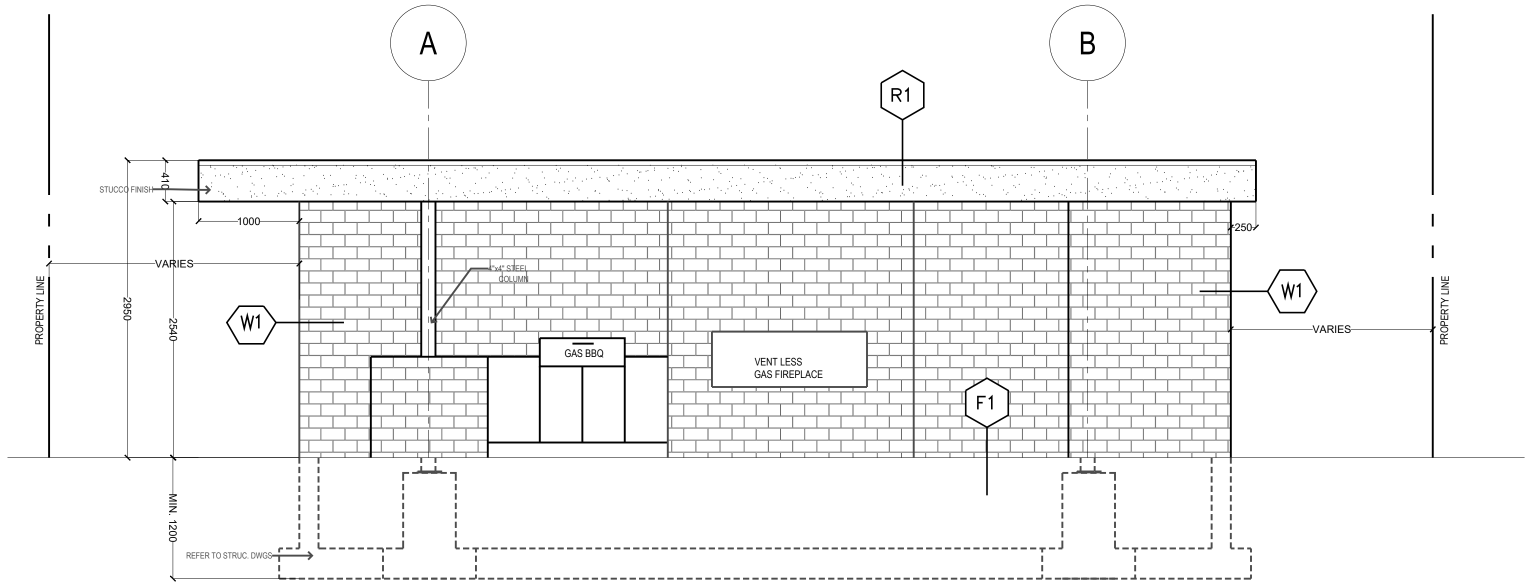
SQUARE UNIT Architects Inc.

N

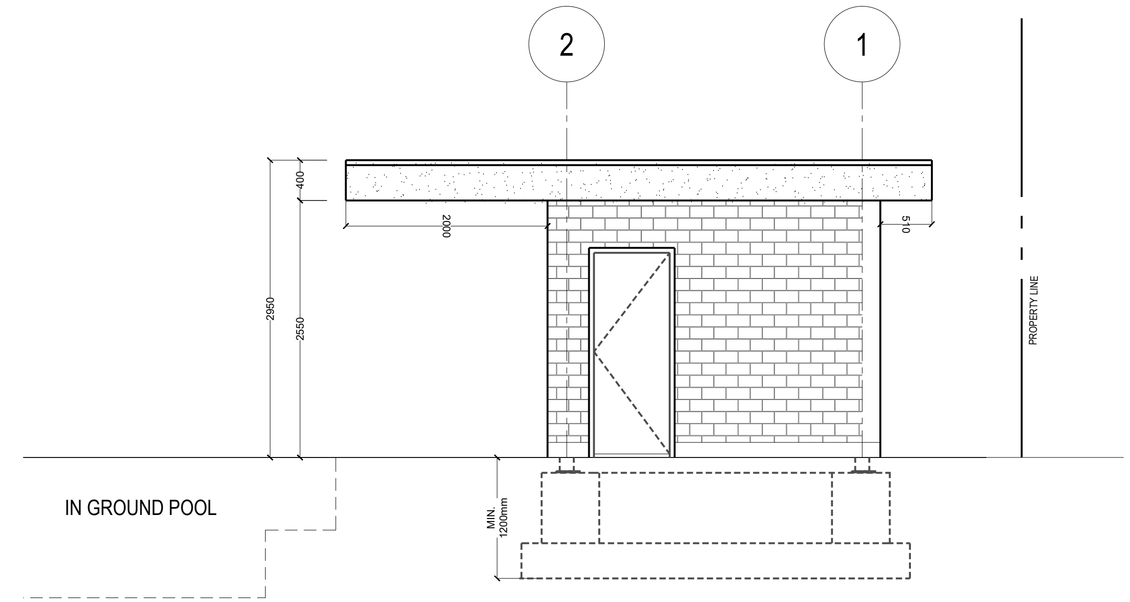
CABANA PLAN

Scale: 1:75
Drawn by: MG
Date: 2025-08-5
Revision:
Project No. 2402
Drawing No. A201



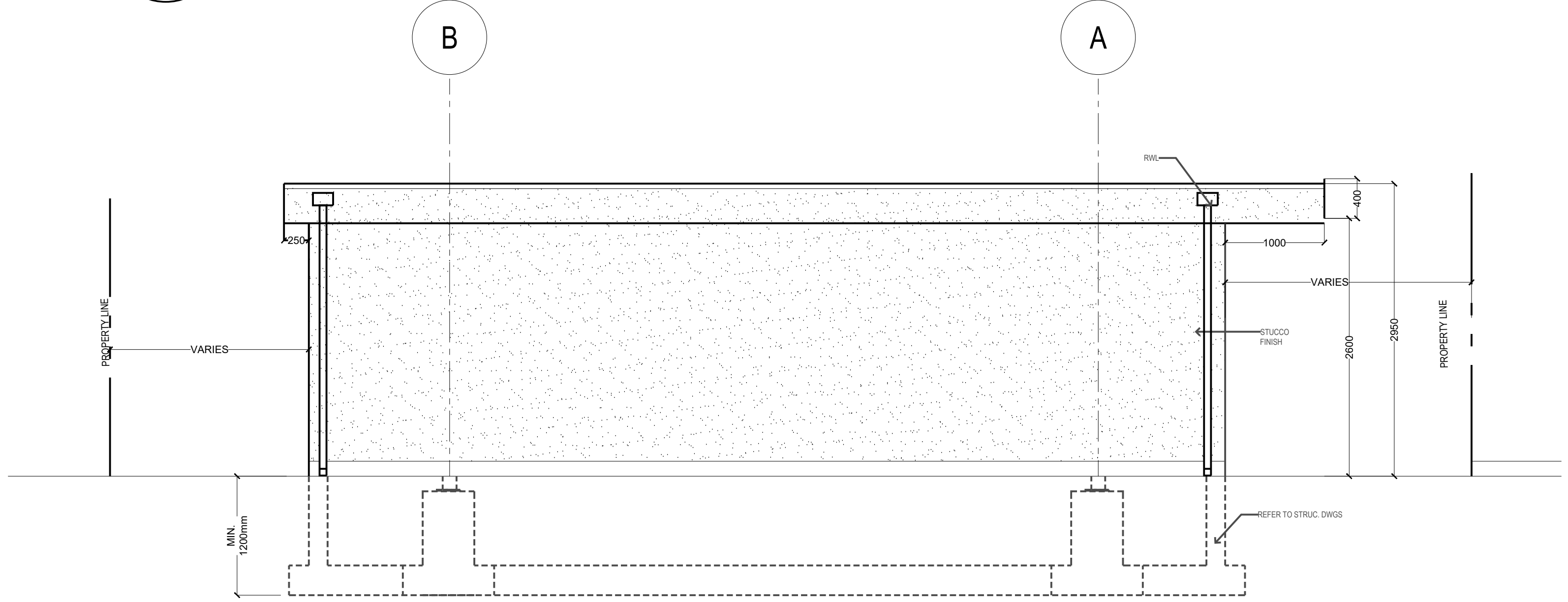
1 A300 NORTH ELEVATION

SCALE: 1:75



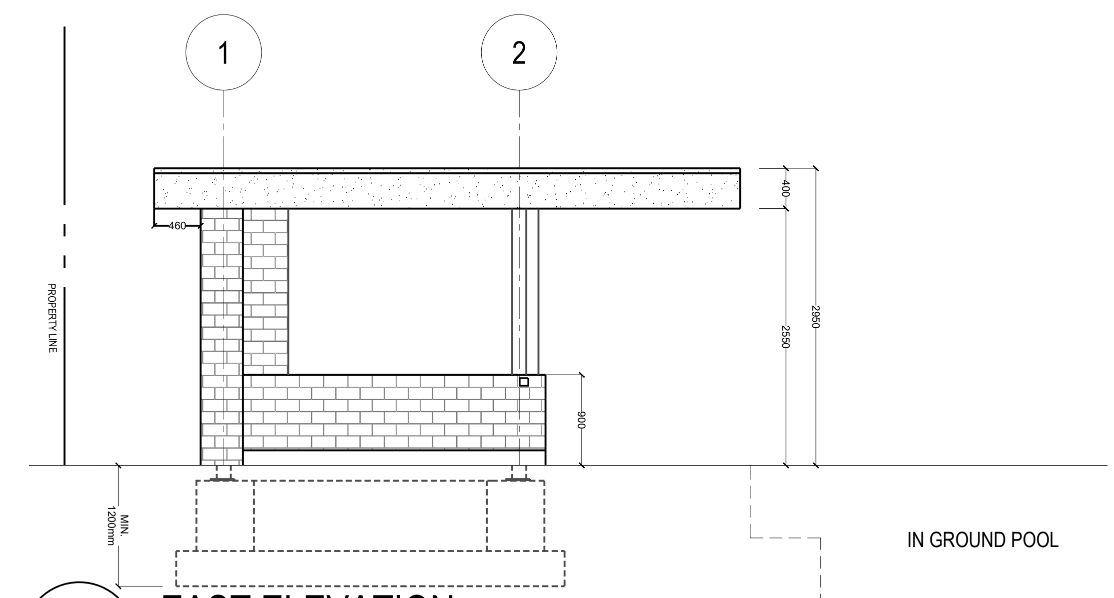
3 A300 WEST ELEVATION

SCALE: 1:75



2 A300 SOUTH ELEVATION

SCALE: 1:75



4 A300 EAST ELEVATION

SCALE: 1:75

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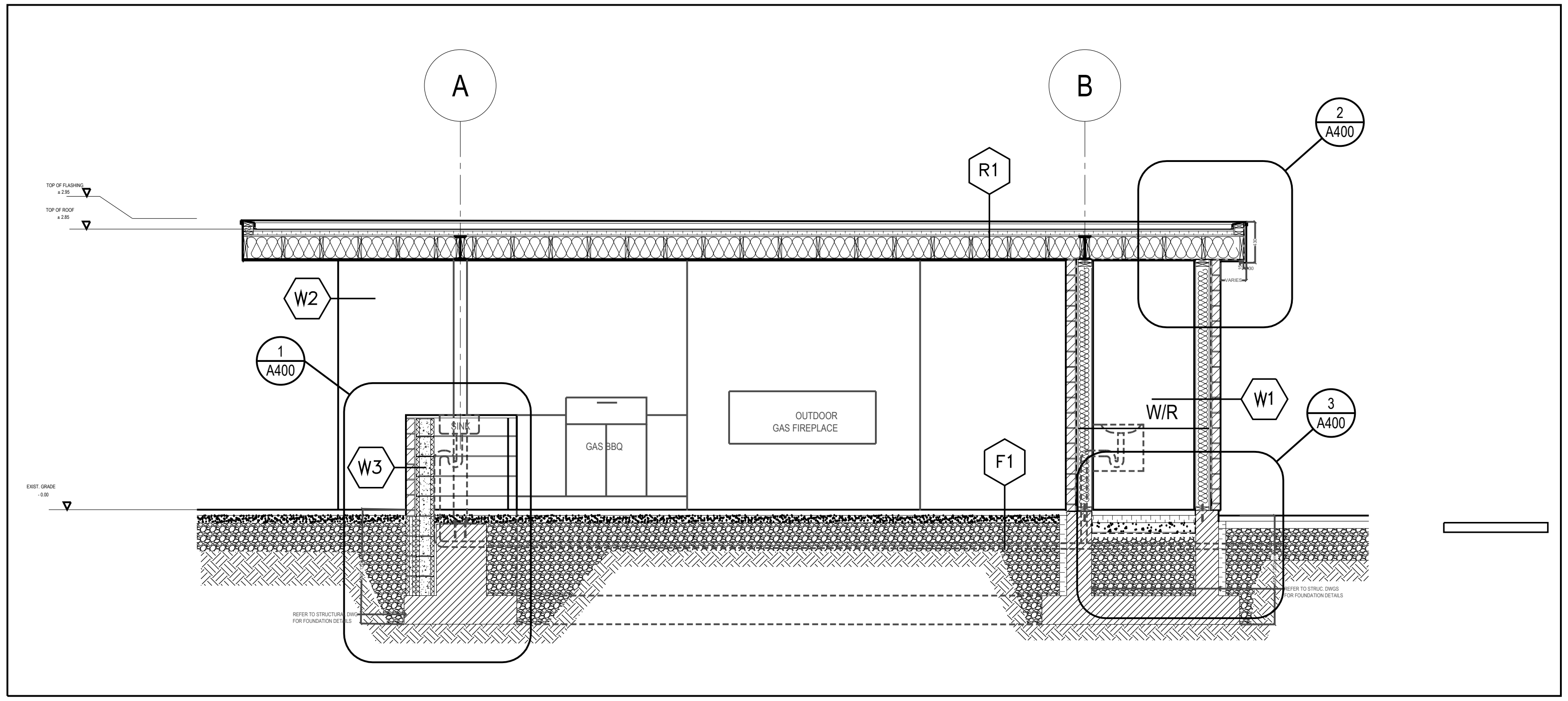
ELEVATIONS

Scale: 1:75	Drawn by: MG
Date: 2025-08-5	Revision:
Project No. 2402	Drawing No. A300



1
A301
SECTION
SCALE: 1: 75

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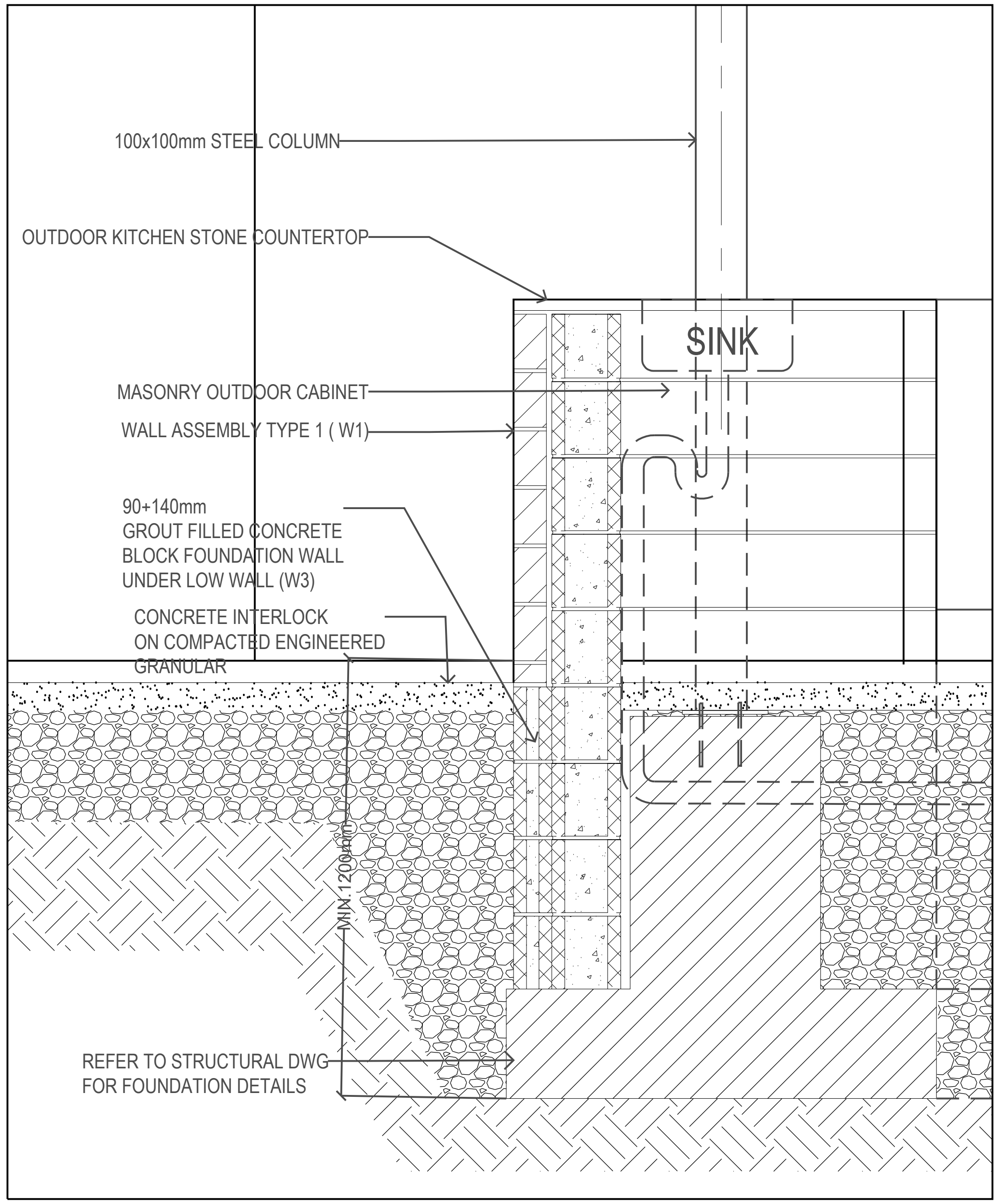
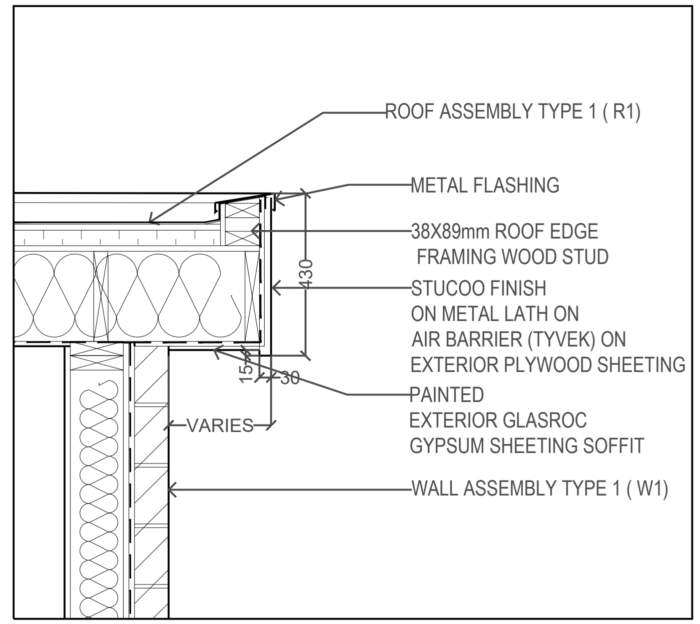
SECTION

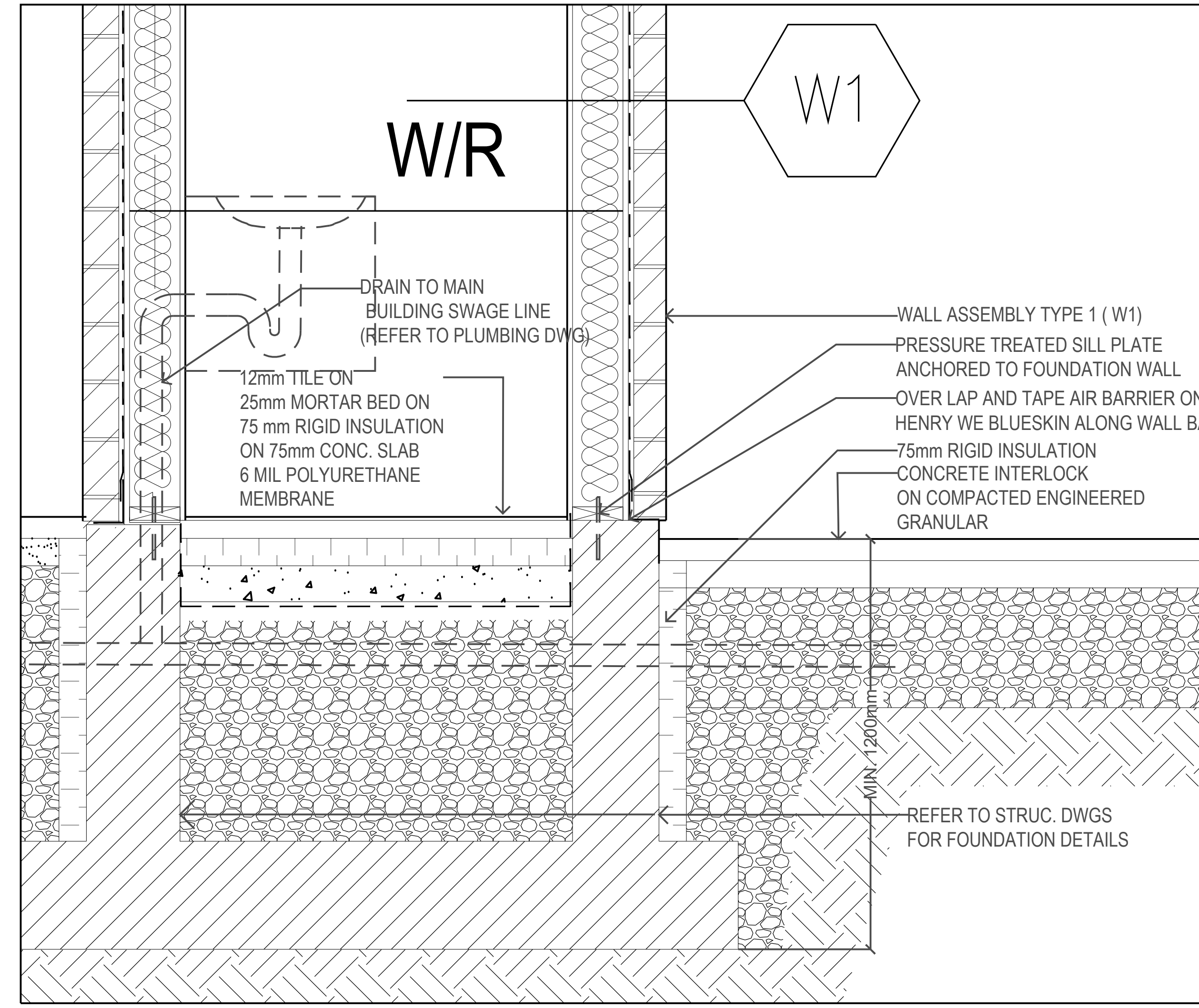
Scale: 1:75
Drawn by: MG
Date: 2025-08-5
Revision:
Project No. 2402
Drawing No. A301



1
A400
LOW WALL AT CABINETS
SCALE: 1:20



2
A400
ROOF EDGE DETAIL
SCALE: 1:20



3
A400
SECTION AT WASHROOM
SCALE: 1:20

ISSUED FOR COA- BP#25-01434

NOTE:

ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
REFER TO A.000, CONSTRUCTION NOTES AND WALL ASSEMBLIES FOR MORE INFORMATION
SQUARE UNIT ARCHITETS INC. IS RETAINED AFTER THE FACT TO PREPARE THIS MEASURED DWG FOR THE ISSUANCE OF RETROACTIVE PERMIT FOR EXISTING CABANA ONLY WITH NO RESPONSIBILITY FOR ANY DURING CONSTRUCTION/ PRE-EXISTING CONDITIONS/AGREEMENTS.
DRAWINGS SHOULD NOT BE SCALED.

KEY TO DETAIL LOCATION

No. — DETAIL NUMBER
No. — DRAWING NUMBER

ONTARIO ASSOCIATION OF ARCHITECTS
MOSTAFA GOODARZI
LICENCE
9849

41 MARYVALE CRESCENT RICHMOND HILL,
ON, L4C6P7
ACCESSORY STRUCTURE (CABANA)

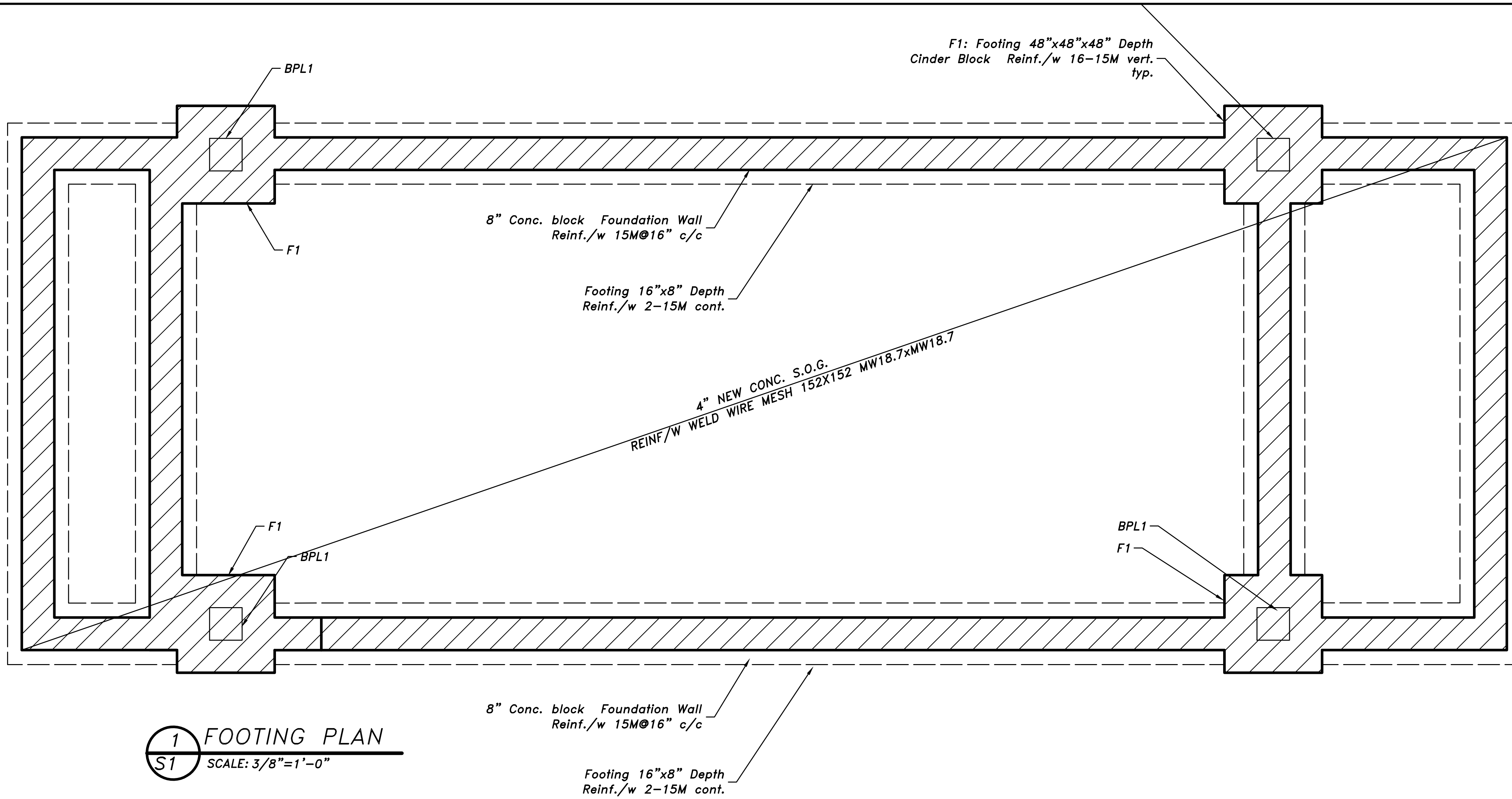
SQ UNIT
SQUARE UNIT ARCHITECTS INC.

SQUARE UNIT
ARCHITECTS INC
416.877.5415
Office@squareunit.ca

41 WAINWRIGHT AVE
RICHMIND HILL, ON L4C5R4

DETAILS

Scale: 1:20	Drawn by: MG
Date: 2025-08-5	Revision:
Project No. 2402	Drawing No. A400



1/S1 FOOTING PLAN
SCALE: 3/8"=1'–0"

DESIGN CODES AND LOADS:

1. STRUCTURAL DESIGN IS BASED ON NATIONAL BUILDING CODE OF CANADA, 2010 AND ONTARIO BUILDING CODE REGULATIONS, 2012.
2. LOADS SHOWN ON STRUCTURAL DRAWINGS ARE UNFACTORED U.N.O.
3. DESIGN LOADS AS SHOWN ON STRUCTURAL DRAWINGS SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
4. GROUND FLOOR DESIGN LOADS (SERVICE):
   LIVE LOAD = 40 psf
   DEAD LOAD = 20 psf
5. SECOND FLOOR DESIGN LOADS (SERVICE):
   LIVE LOAD = 40 psf
   DEAD LOAD = 20 psf
6. ROOF DESIGN LOADS (SERVICE):
   SNOW LOAD = 21 psf
   DEAD LOAD = 18 psf

STRUCTURAL STEEL:

1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL IN ACCORDANCE WITH CSA–S16.1, LAST EDITION
2. MATERIAL: PLATES AND ROLLED SECTIONS TO CSA–40.21–04, GRADE 350W. HSS TO CSA–G40.21, GRADE 350W CLASS H. ROUND BAR SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30.18, GRADE 400W AND SHALL BE SMOOTH/DEFORMED BAR.
3. ALL FIELD BOLTED CONNECTIONS WILL BE BEARING TYPE U.N.O USING ASTM A325 BOLTS M20 MINIMUM DIAMETER (U.N.O.) C/W NUT AND ONE HARDENED WASHER, MINIMUM TWO BOLTS PER CONNECTION.
4. BURNING OF HOLES FOR BOLTED CONNECTIONS WILL NOT BE PERMITTED.
5. MINIMUM CONNECTION MATERIAL THICKNESS ⅜"
6. WELDING CONFORM TO CSA W59, USING E49XX ELECTRODES, AND TO BE UNDERTAKEN BY A FABRICATOR FULLY APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF THE CSA SPECIFICATION W47.1
7. MINIMUM SHOP/FIELD WELD SHALL BE ¼" CONTINUOUS FILLET U.N.O.
8. ALL WELDS OF STEEL MEMBERS SHALL BE TOUCHED–UP WITH PAINT COAT.
9. PROVIDE WELDED STIFFENER PLATES ON BOTH SIDES OF BEAMS AT POINTS OF CONCENTRATED LOADS INCLUDING BEAMS SUPPORTING COLUMNS OR RUNNING OVER TOP OF COLUMNS.
10. GROUT UNDER BASE PLATES TO BE NON–METALIC TYPE (SIKA TYPE 211 OR STRENSON TYPE M–BED). AFTER GROUT HAS CURED, THE ANCHOR BOLTS ARE TO BE BACKED OFF AND RE–TIGHTENED IN ORDER TO OBTAIN A PRE–TENSION. NOMINAL GROUT THICKNESS = 1" U.N.O.
11. MAINTAIN TEMPORARY BRACING UNTIL COMPLETION OF ENTIRE STRUCTURE ELEMENTS, WHICH OF PART OF THE LATERAL LOAD RESISTING SYSTEM.

NOTE:

The structural drawings are to be read in conjunction with the architectural drawings and any inconsistancies to be reported to the architect before proceeding with work.

MARK	DATE	DESCRIPTION	BY	CHD.
1	Feb.20,24	ISSUED FOR PERMIT		

REVISIONS

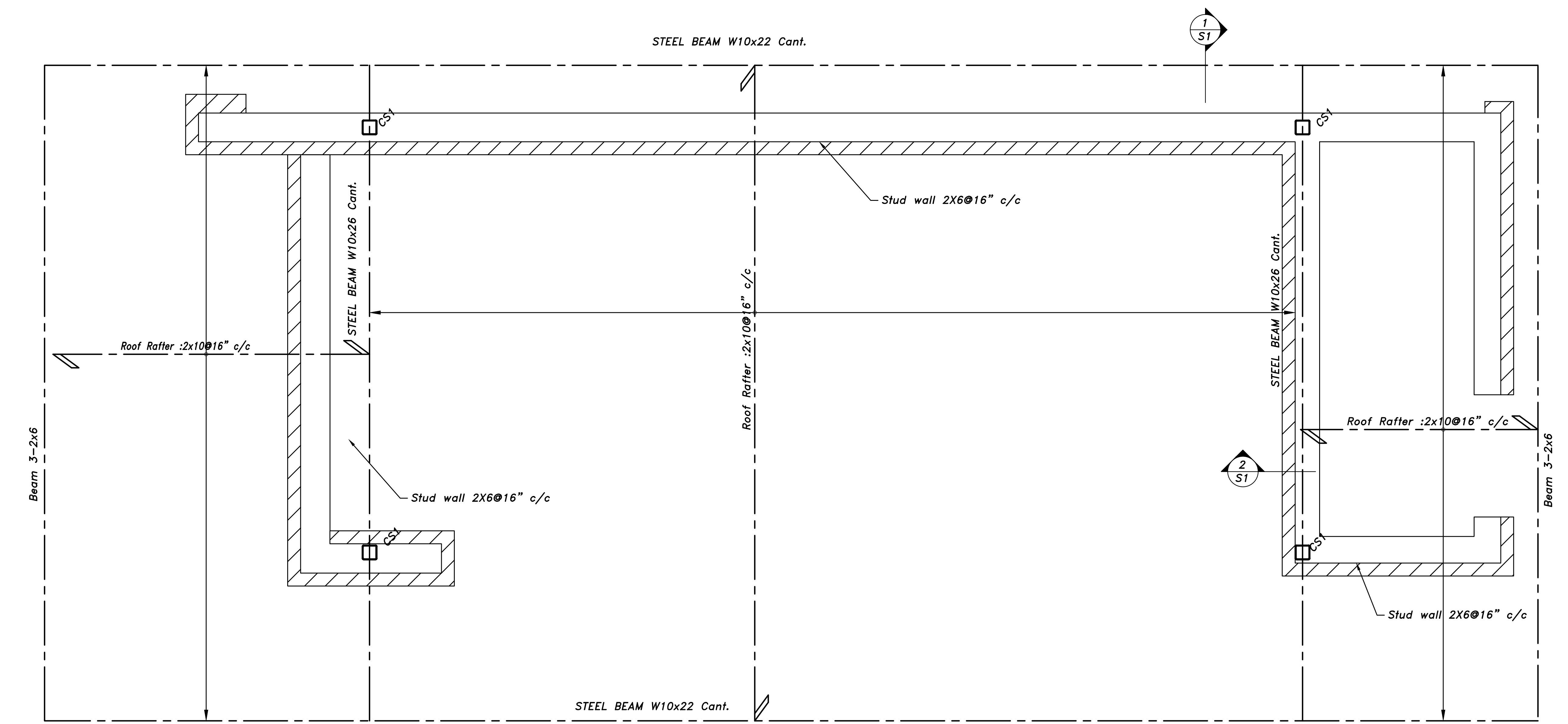
LICENSED PROFESSIONAL ENGINEER
S. KARIMI
100201468
FEB.20,24
PROVINCE OF ONTARIO

POOL HOUSE FOOTING

41 MARYVALE CRES
RICHMONDHILL,ONTARIO

DESIGNED: SH.K	DRAWN: M.A.	CHECK: SH.K.	JOB No. 24–155S
APPROVED: SH.K.		DATE: Feb–2024	SHEET NO: S1 OF 4
SCALE: AS SHOWN			

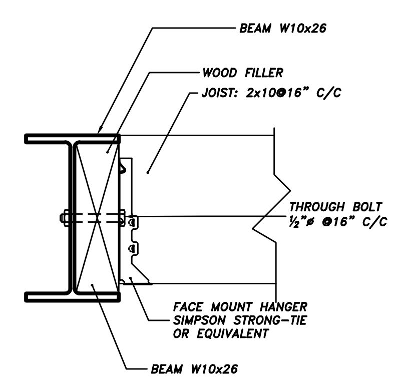
VISION ENGINEERING INC.
T:(647) 877-9765 e-mail:ShawnKarimi.PEng@gmail.com



CS1 DENOTES HSS 4"x4"x¼"

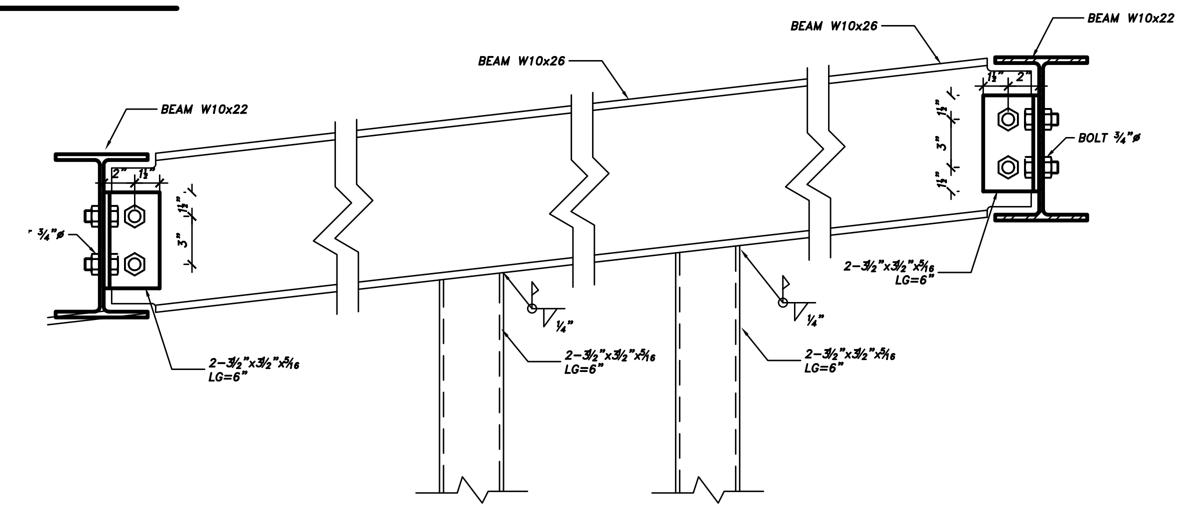
1 / S2 GROUD FLOOR FRAMING PLAN

SCALE: 3/8"=1'-0"



1 / S2 SECTION

SCALE:1"=1'-0"



2 / S2 SECTION

SCALE:1"=1'-0"

NOTE:

The structural drawings are to be read in conjunction with the architectural drawings and any inconsistancies to be reported to the architect before proceeding with work.

All prints of the structural drawings are the property of the S.K professional engineer and are not to be copied or reproduced in any form without the written permission of S.K. Engineer

All prints must be returned upon request to S.K P.Eng.

MARK	DATE	DESCRIPTION	BY	CHD.
1	Feb.20,24	ISSUED FOR PERMIT		

REVISIONS

POOL HOUSE FRAMING AND DETAILS

41 MARYVALE CRES

RICHMONDHILL,ONTARIO

DESIGNED: SH.K	DRAWN: M.A.	CHECK: SH.K.	JOB No. 24-155S
APPROVED: SH.K.		DATE: Feb-2024	SHEET NO: S2 OF 4
SCALE: AS SHOWN			

VISION ENGINEERING INC.

T:(647) 877-9765 e-mail:ShawnKarimi.PEng@gmail.com

SURVEYOR'S REAL PROPERTY REPORT,
PART 1

LOT 60
REGISTERED PLAN 4215
IN THE
TOWN OF RICHMOND HILL
(REGION MUNICIPALITY OF YORK)

SCALE & NOTES

SCALE: 1:150

0 1 2 3 4 5 10 Metres

THOMAS GONDO
ONTARIO LAND SURVEYOR

LEGEND

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
IB	IRON BAR
SIB	STANDARD IRON BAR
CC	CUT CROSS
OU	DENOTES ORIGIN UNKNOWN
N-E-W-S	DENOTES NORTH - EAST - WEST - SOUTH
S	DENOTES SET
M	DENOTES MEASURED
RP	DENOTES REGISTERED PLAN 4215
P1	DENOTES PLAN BY R.G.McKIBBON O.L.S. DATED: JULY 23, 2002.
P2	DENOTES PLAN 65R-14904
D	DENOTES INSTRUMENT NO. RH55113
HP	DENOTES HYDRO POLE
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
DS	DENOTES DOOR SILL
———	DENOTES SUBJECT LANDS BOUNDARY
— — —	DENOTES DEED LINE
—— – ——	DENOTES LOT LINE
———	DENOTES LIMIT OF STREET
—X—X—	DENOTES FENCE LINE
—OH—OH—	DENOTES OVER HEAD WIRE
(H&J)	DENOTES HOLDING & JONES O.L.S.
CRW	DENOTES CONCRETE RETAINING WALL
SRW	DENOTES STONE RETAINING WALL
T/W	DENOTES TOP OF WALL

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MARYVALE CRESCENT HAVING A BEARING OF N74°42'00"E AS SHOWN ON REGISTERED PLAN 4215

BENCH MARK

ELEVATIONS ARE GEODETIC AND ARE REFERED TO A TOWN OF RICHMOND HILL BENCHMARK NO No. 91041 HAVING AN ELEVATION OF 195.943 Metres.

PART 2 – SURVEY REPORT

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS;
- THERE WERE NO REGISTERED RIGHT OF WAY LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE
- THERE WERE NO REGISTERED EASEMENTS LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS;
- THERE WERE NO BOUNDARY FEATURES OBSERVED TO SUGGEST AN UNREGISTERED EASEMENT

COMPLIANCE WITH MUNICIPAL BY-LAWS
- THE PLAN DOES NOT CERTIFY ZONING COMPLIANCE

OTHERS
- THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES

THS SURVEY IS PREPARED EXCLUSIVELY FOR SAEED GHOLIZADEH AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHERS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 29, 2023.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-68140

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).

DATE: DECEMBER 29, 2023.

D:\3S Vector\Jobs\Thomas.jpg

THOMAS GONDO
ONTARIO LAND SURVEYOR

Lejan land Surveying Inc.
572 Barton Street
Stoney Creek, ON L8E 5N3
Phone: 905-643.6131
Email: info@lejansurveying.ca

DWN BY:	AS
CHK BY:	TG
JOB No.	23-148

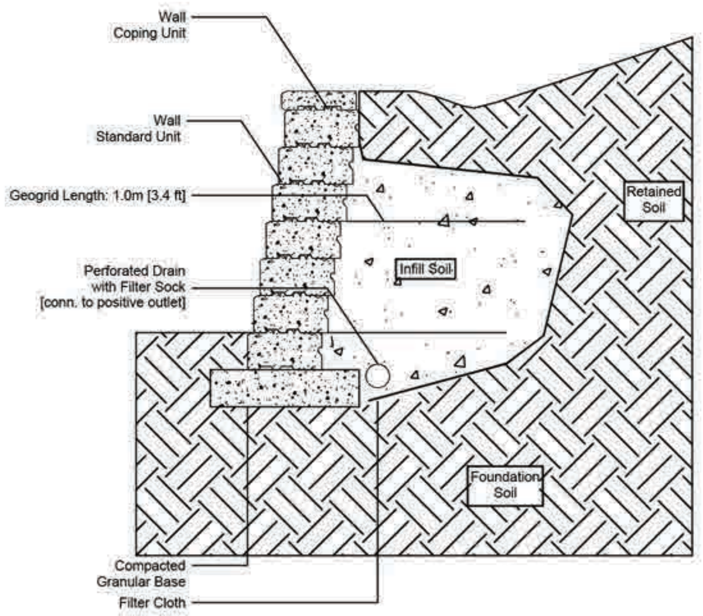
POOL GRADING PLAN
PART 1
LOT 60
REGISTERED PLAN 4215

41 Maryvale Crescent, L4C 6P7
CITY OF RICHMOND HILL
(REGION MUNICIPALITY OF YORK)

SCALE & NOTES

SCALE 1: 250

0 1 2 3 4 5 10 15 20m



Design Specific Geometric Information

Retaining Wall System	ConcordWall w/Geogrid	Geogrid Type and Manufacturer	See Notes
Maximum Height mm (in)	1140 (44)	Minimum Geogrid LTDS kN/m (lb/ft)	See Notes
Maximum Slope Above Wall	1V:3H	Maximum Slope Below Wall	None
Max. Surcharge Above Wall kPa (lb/sq.ft)	None	Depth of Embedment mm (in)	153 (6)
Batter of Wall	9.5 °	Compacted Base Dimension mm (in)	610 x 153 (24 x 6)

Design Specific Soil Information

	Soil Region				
	Infill	Retained	Foundation	Base	Drainage
Description (by USCS)	GW Well graded, free draining Granular	CL Inorganic Clays Low Plasticity	CL Inorganic Clays Low Plasticity	GW Well graded, free draining Granular	see infill
Effective Internal Friction Angle	35 °	28 °	28 °	39 °	NR
Moist Unit Weight kN/cu.m (lb/cu.ft)	22 (140)	20 (127)	20 (127)	22 (140)	NR
Effective Cohesion kPa (lb/sq.ft)	NR	NR	NR	NR	NR
Soil Notes	Placed in 150mm (6") lifts and compacted to 95 % SPD	Undisturbed dense soil or well compacted Eng. fill	Allowable bearing cap. must exceed	Crushed Gravel (free draining) compacted to 98 % SPD	Gravel infill must be well graded, angular, free drain w/max. 6% fines

NR - Not Required

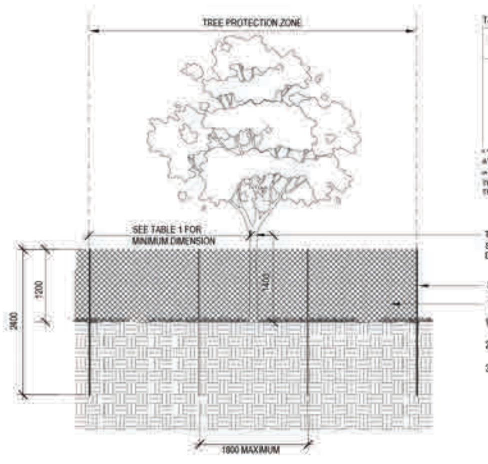


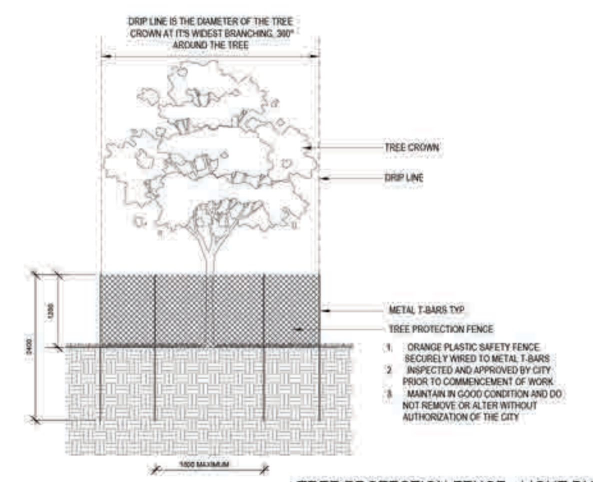
TABLE 1 - TREE PROTECTION ZONE (TPZ)

TRUNK DIAMETER (DBH)*	MINIMUM PROTECTION DIMENSION REQUIRED**
≤ 10cm	1.8m
11-40 cm	2.4m
41-50cm	3.0m
51-60 cm	3.6m
61-70 cm	4.2m
71-80 cm	4.8m
81-90 cm	5.4 m
91-100+ cm	6.0m

* "DBH" DIAMETER OF TRUNK WHEN MEASURED AT 1.4m ABOVE THE GROUND

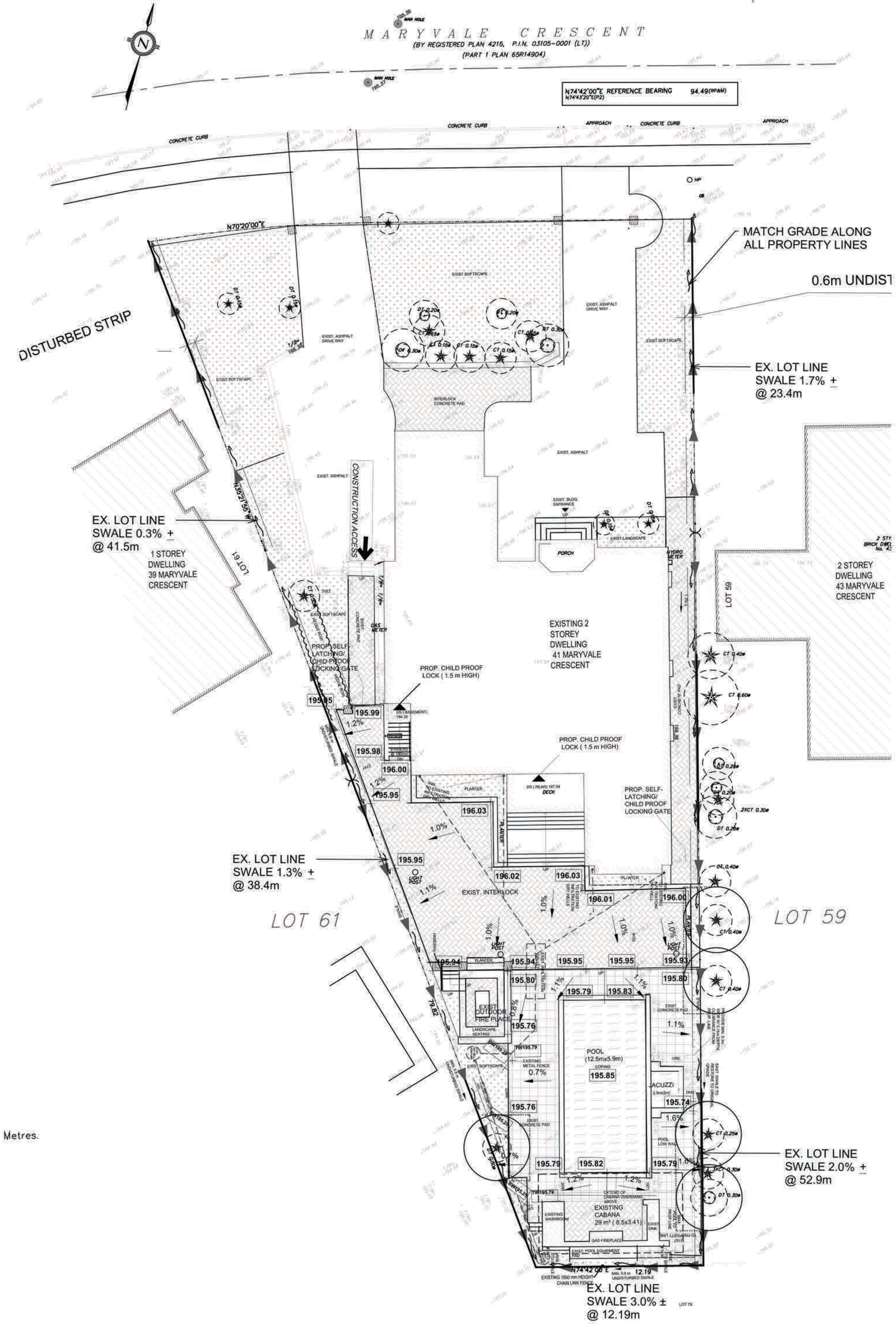
** MEASURED AS A RADIUS FROM THE EDGE OF THE TREE TRUNK AND IS DEPENDENT ON THE TRUNK SIZE OF THE TREE MEASURED.

TREE PROTECTION FENCE - TREES (20+cm DBH)



TREE PROTECTION FENCE - LIGHT DUTY

TREE PROTECTION FENCE - LIGHT DUTY



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Notes
1. All elevations and setbacks are to be confirmed by a Registered Professional Engineer or a Registered Ontario Land Surveyor prior to the placing of any concrete.
2. Prior to swimming pool works proceeding to the final release stage, the owner's consultant must certify in writing that all elevations are in conformity with the Grading Plan reviewed by the City.
3. Existing boundary elevations along the site perimeter shall remain undisturbed. Drainage received from adjacent properties shall be accommodated and drainage from the subject lands shall be self contained.
4. Pursuant to By-Law No. 41-07, all trees within 6 meters of the Construction Activity* must be protected using the protection fencing consistent with the detail on the back of the Tree Declaration page while work is underway. All works must be kept outside of the minimum protection zone (MPZ) for all trees. Any works within the MPZ counts as injury. Destruction/injury to trees greater than or equal to 20cm. DBH without a permit would be a contravention of the By-Law and may result in charges being laid.
5. Boundary trees: In addition to the municipal by-law, it is required by law in the province of Ontario to obtain the consent of any boundary trees owned prior to injuring or removing that tree. Paragraph 10 of the Forestry Act, R.S.O. 1990, c. F.26 states that: 10.(2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998 c. 18, Sched.1, s.21(3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act. 1998 c.18 sched. 1. s. 21. The determination of ownership of the subject tree(s) is the responsibility of the applicant. Any civil or common-law issues between property owners with respect to joint/multiple ownership of trees must be resolved by the applicant. A permit/approval to injure or destroy (a) tree(s) on private property does not grant authority to encroach in any manner or enter onto adjacent private properties. Please contact a Park and Natural Heritage Planning representative if you require more information.
6. The applicant is responsible to ensure that all construction activity and final product conform to all City by-laws.
7. Existing Drainage to remain unaltered.
8. 0.6m area to remain unaltered at lot lines.
9. Top of pool to be 0.15m above surrounding yard.
10. Any damages to municipal services and/or adjacent properties must be restored by this homeowner and/or pool contractor.
11. All proposed swales to be 2%min. to 5%max. with min. depth of 0.15m.
12. Transitional slopes not to exceed 3:1.
13. Boulevard and sidewalk (if applicable) to be restored to original or better.
14. All gates to be self-closing and self-latching.
15. Fencing around pool area to be non-climbable. Minimum 1.2m, Max 1.8m high. for chain link fences the maximum size of each link is 1-1/2".
16. Pool setback to be the greater of 1.5m from the property line or line or such that no portion of the pool, the concrete pool deck or the supporting structure encroaches onto or under any easements.
17. All doors leading to pool area shall have high-mounted, child-proof locks 1.5m above floor.
18. The Owner is responsible to ensure all construction and grading is in conformity with this approved Site Grading Plan or/ Site Alteration Plan and to the satisfaction of City staff. Any deviation from this approved Site Grading Plan or/ Site Alteration Plan could result in an amendment to the Site Plan Agreement or/ Site Alteration Permit and/or delay release of the security deposit.

*Construction Activity includes, but is not limited to; demolition work; grading or boring; carpentry; electrical or plumping work; and, movement/storage of construction materials, equipment, vehicles, soil or debris.

I have reviewed the plans for the construction of a pool located at Municipal Address and have to indicating the compatibility of the proposal to existing adjacent properties and municipal services. It is my belief that adherence to the proposed elevations and gradients as shown will produce surface drainage without detrimental effect to the existing drainage patterns or adjacent properties.

Benchmark
ELEVATIONS ARE GEODETIC AND ARE REFERED TO THE TOWN OF RICHMOND HILL BENCHMARK No. 91041 HAVING AN ELEVATION OF 195.943 Metres.

Legend
DSE DENOTES DOOR SILL ELEVATION
TW DENOTES TOP OF WALL ELEVATION
BW DENOTES BOTTOM OF WALL ELEVATION
CRW DENOTES CONCRETE RETAINING WALL
N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
DBF DENOTES DOUBLE BOARD FENCE
Ex. DENOTES EXISITING
Prop. DENOTES PROPOSED
XXX.XX DENOTES PROPOSED ELEVATION
XXX.XX DENOTES EXISTING ELEVATION
DENOTES SURFACE FLOW
DENOTES EXISTING SWALE DIRECTION
TBR DENOTES TO BE REMOVED
TREE PROTECTION FENCING
TREE REPLACEMENT PLANTING
INJURY AREA
DENOTES APPROXIMATE EXISTING SWALE HIGH P
DENOTES CONIFEROUS TREE
DENOTES DECIDUOUS TREE
DENOTES CONIFEROUS TREE TBR
DENOTES DECIDUOUS TREE TBR
CB DENOTES CATCH BASIN

Note: ALL Tree Replacement Plantings will be minimum 6cm caliper

JUNE 04,2024

Date

Signature and Stamp

LICENSED PROFESSIONAL ENGINEER M.M.HEIDARISARVESTANI 100521871 PROVINCE OF ONTARIO

GSPrimo

GSPrimo Design Inc.
1804 Downes Court,
LONDON, ON L6G 5E8
519-871-3234
www.gsprimo.com

alectra utilities

Discover the possibilities

Date:	October 7th 2025
Attention:	**Courtney Cullum**
RE:	Request for Comments
File No.:	**MV-25-46**
Related Files:	
Applicant:	Saeid Gholeiadeh
Location	41 Maryvale Crescen

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:

Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297
E-mail: stephen.cranley@alectrautilities.com

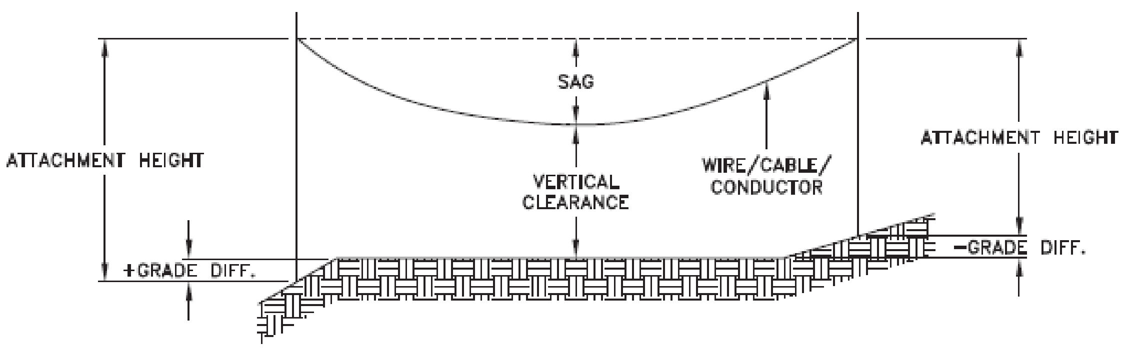
Mitchell Penner

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215
Email: Mitchell.Penner@alectrautilities.com

Power Stream YOUR CURRENT CONNECTION

Construction Standard 03-1

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
+ MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
± GRADE DIFFERENCE
+ 0.3m (VEHICLE OR RAILWAY LOCATION)
+ SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

REFERENCES	
SAGS AND TENSIONS	SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

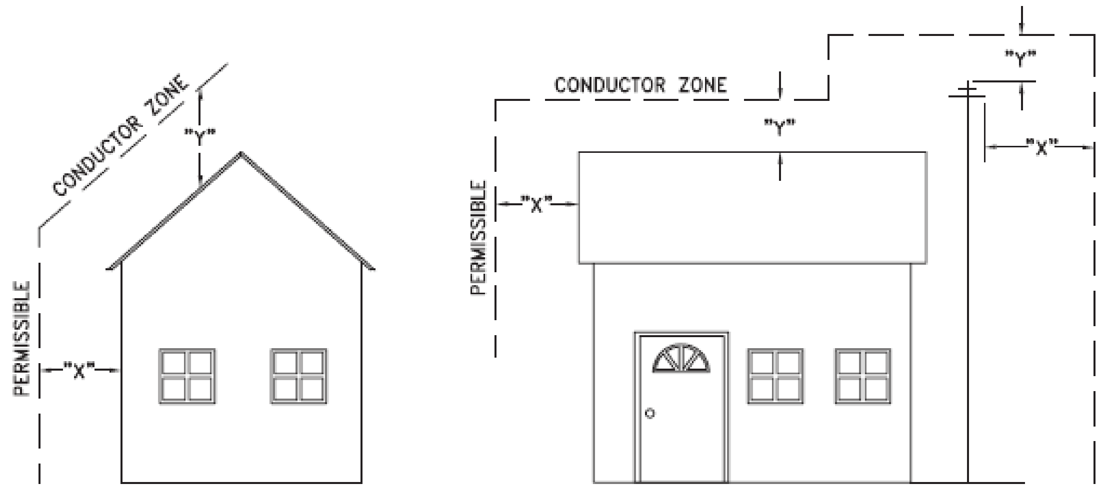
Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Construction Standard 03–4

PowerStream
YOUR CURRENT CONNECTION



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0–600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI–LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03–1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1–06 (TABLE–9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'–0"
300cm	10'–0"
250cm	8'–4"
100cm	3'–4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date

P.Eng. Approval By: *D. Dadwani*

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