

**LOCATION MAP**

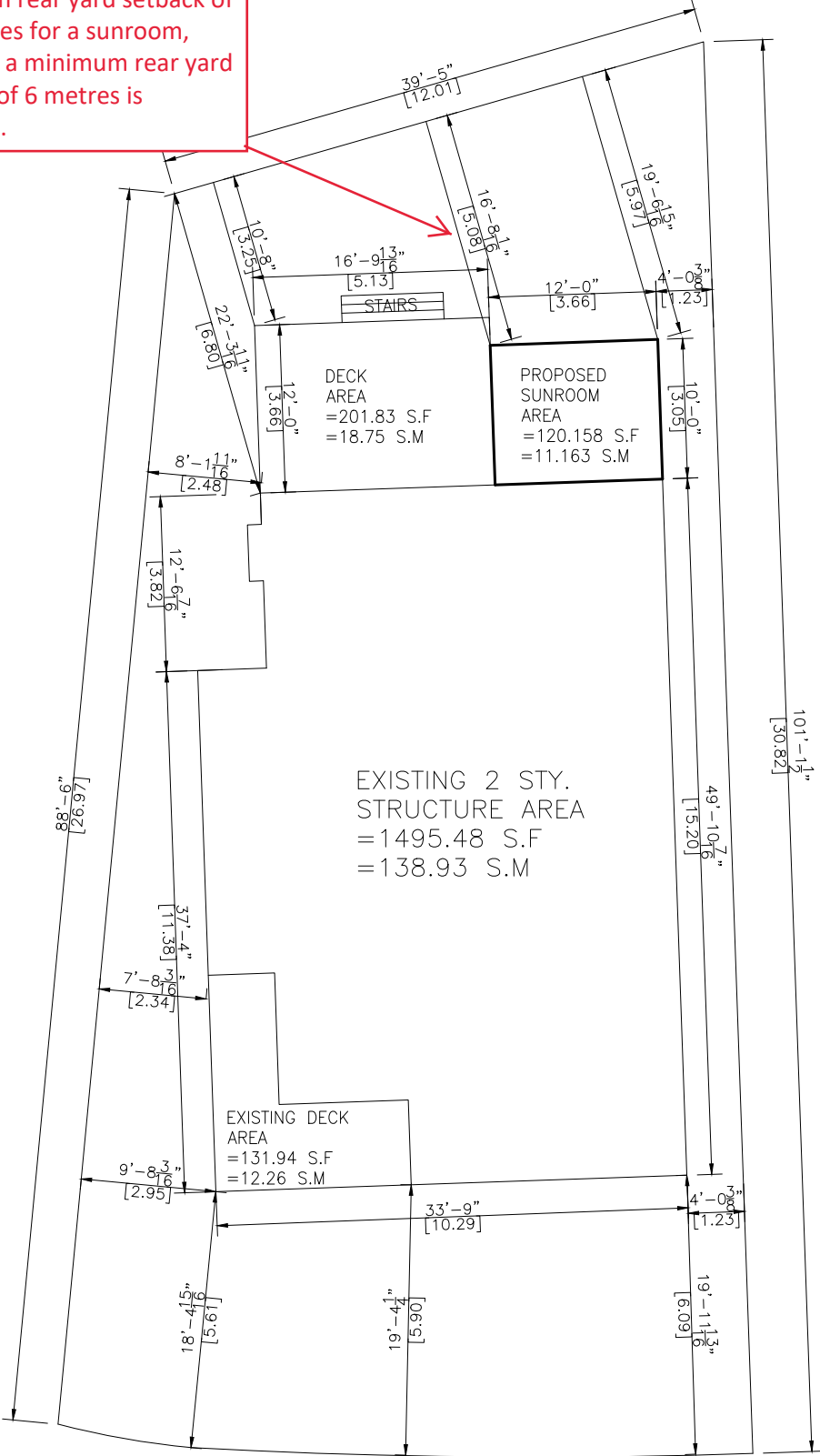


**SUBJECT LAND**

0 4 8 16 Meters



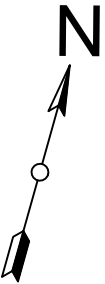
Section 7.5.81: To permit a minimum rear yard setback of 5.0 metres for a sunroom, whereas a minimum rear yard setback of 6 metres is required.



THIS SITE PLAN IS  
DRAWN PER THE OWNER  
INFORMATION

NOTES:

1. THE WALLS AND ROOF STRUCTURAL PANELS OF THE SUNROOM WILL BE PREFABRICATED BY LIFESTYLE SUNROOMS INC. AND WILL BE INSTALLED BY ITS TRAINED SKILLED INSTALLERS.
2. A PROFESSIONAL ENGINEER UNDERTAKES THE GENERAL REVIEW OF THE INSTALLATION.
3. A FINAL PROJECT REVIEW LETTER WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER THE COMPLETION.
4. (1). STAIRS RISER DIMENSIONS SHALL CONFIRM TO ARTICLES 9.8.4.2 AND 9.8.4.3 OF THE 2012 OBC WHICH STIPULATES THAT RISERS DESIGNED FOR PRIVATE USE MUST HAVE A MAXIMUM RISE OF NO MORE THAN 200 mm OR A MINIMUM RISE OF NO LESS THAN 125 mm AND A MAXIMUM RUN OF NO MORE THAN 355 mm OR A MINIMUM RUN OF NO MORE THAN 255 mm AND A MAXIMUM TREAD DEPTH OF 355 mm OR A MINIMUM TREAD DEPTH OF NO LESS THAN 235 mm.
4. (2). REQUIRED EXIT STAIRS SHALL HAVE A WIDTH, MEASURED BETWEEN WALL FACES OR GUARDS, OF NOT LESS THAN 900 mm AS PER ARTICLE 9.8.2.1 OF THE 2012 OBC.
5. THE WIDTH OF THE LANDING IF REQUIRED SHALL BE NOT LESS THAN THE GREATER REQUIRED STAIR WIDTH WHERE ONE OR MORE OF THE STAIR WIDTHS DO NOT EXCEED THEIR RESPECTIVE REQUIRED WIDTHS, OR NOT LESS THAN THE LESSER ACTUAL STAIR WIDTH WHERE ALL OF THE WIDTHS OF THE STAIRS EXCEED THEIR RESPECTIVE REQUIRED WIDTHS AS PER ARTICLES 9.8.6.2 AND 9.8.6.3 OF THE 2012 OBC.
6. ALL HAND RAILS AND GUARDS SHALL BE BUILT AS PER OBC 2012 AND SUPPLEMENTARY STANDARD SB-7. EXTERIOR HANDRAIL AND GUARDS TO BE AT LEAST 900 mm OR 36" MEASURED VERTICALLY ABOVE THE NOSING OF ANY TREAD AND/OR PLATFORM NOT MORE THAN 1800 mm OR 5'-11" ABOVE THE FINISHED GROUND AS PER SUBSECTIONS 9.8.7 AND 9.8.8 OF 2012 OBC; ALL PICKET AND/OR GUARD SPACING MUST BE NO MORE THAN 100 mm OR 4" APART AS PER ARTICLE 9.8.8.5 OF THE 2012 OBC; ALL BALUSTERS TO BE SPACED NO MORE THAN 1200 mm OR 48" APART.
7. TO CARRY RAINWATER AWAY FROM THE SUNROOM, DOWNSPOUTS WILL BE INSTALLED AT THE OUTSIDE CORNERS OF ROOM IN ACCORDANCE TO ARTICLES 9.26.18.2, 7.3.3.7, AND 5.6.2.2 OF THE 2012 OBC.
8. ALL ADDITIONAL ASPECTS OF THE PROJECT WILL BE INSTALLED ACCORDING TO TACBOC DETAILS AND COMPLY WITH THE REQUIREMENTS STIPULATED BY THE 2012 OBC, INCLUDING DOORS (TO SECTION 9.6.); WINDOWS (TO SECTION 9.7.); SKYLIGHTS (TO SUBSECTION 9.7.7.); GLASSES (TO SUBSECTION 9.7.3.); WOOD FRAME CONNECTIONS, DECK FARMING, STICK BUILT WALLS AND SUBFLOORING (TO SUBSECTION 9.23.14); BUILT-UP BEAMS (TO ARTICLE 9.23.8.3); BUILT-UP COLUMNS (TO ARTICLE 9.17.4.2); ROOFING (TO SECTION 9.26.); ROOF DRAINS AND DOWNSPOUTS (TO SUBSECTION 9.26.18.); FLASHING (TO SUBSECTIONS 9.20.13 & 9.26.3 & 9.26.4); CLADDING (TO SECTION 9.27.); CAULKING (TO SUBSECTION 9.27.4.); INTERIOR FINISHING (TO SUBSECTION 9.29.); FLOORING (TO SECTION 9.30.); STAIRS, RAMPS, HANDRAILS AND GUARDS (TO SECTION 9.8.); LIGHTING OUTLETS (TO SECTION 9.34.).



|  |                       |                         |
|--|-----------------------|-------------------------|
| LOT AREA                               | 386.43 m <sup>2</sup> | 4159.51 ft <sup>2</sup> |
| TOTAL EXISTING FLOOR AREA              | 138.93 m <sup>2</sup> | 1495.48 ft <sup>2</sup> |
| PROPOSED SUNROOM AREA                  | 13.38 m <sup>2</sup>  | 144.00 ft <sup>2</sup>  |
| EXISTING DECK AREA                     | 31.01 m <sup>2</sup>  | 333.79 ft <sup>2</sup>  |
| TOTAL EXISTING AND PROPOSED FLOOR AREA | 152.31 m <sup>2</sup> | 1639.48 ft <sup>2</sup> |
| TOTAL LOT COVERAGE                     | ~39.41 %              |                         |

SITE PLAN

SCALE = 1:150



944 Crawford Dr.  
Peterborough, Ontario K9J 3X2  
**www.lifestylesunrooms.com**  
**Tel:** 800-465-0593  
**Fax:** 800-934-0822

PROJECT

LIFESTYLE SUNROOM  
ADDITION

PROJECT ADDRESS

127 LAURENDALE AVENUE  
KESWICK  
ONTARIO L4P 0C4

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

01

REVISION PROJECT# DESIGN#

98730

MODEL TYPE

3125 SUNROOM (5.5 ALUM ROOF)

CLIENT

AFTAB KHALIQ CHAUDARY

DATE SCALE

NOV 25 2024

DRAWN BY: CHECKED BY:

A.A.

J.P.

LIFESTYLE ENGINEERING





## LIFESTYLE SUNROOM ADDITION

127 LAURENDALE AVENUE  
KESWICK  
ONTARIO L4P 0C4

## ELEVATIONS

## 03

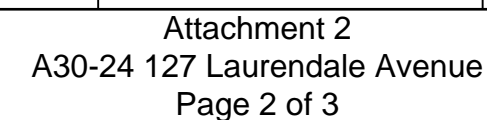
MODEL TYPE

## 3125 SUNROOM (5.5 ALUM ROOF)

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**AFTAB KHALIQ CHAUDARY**

## LIFESTYLE ENGINEERING



SCALE 1/4"=1'-0"

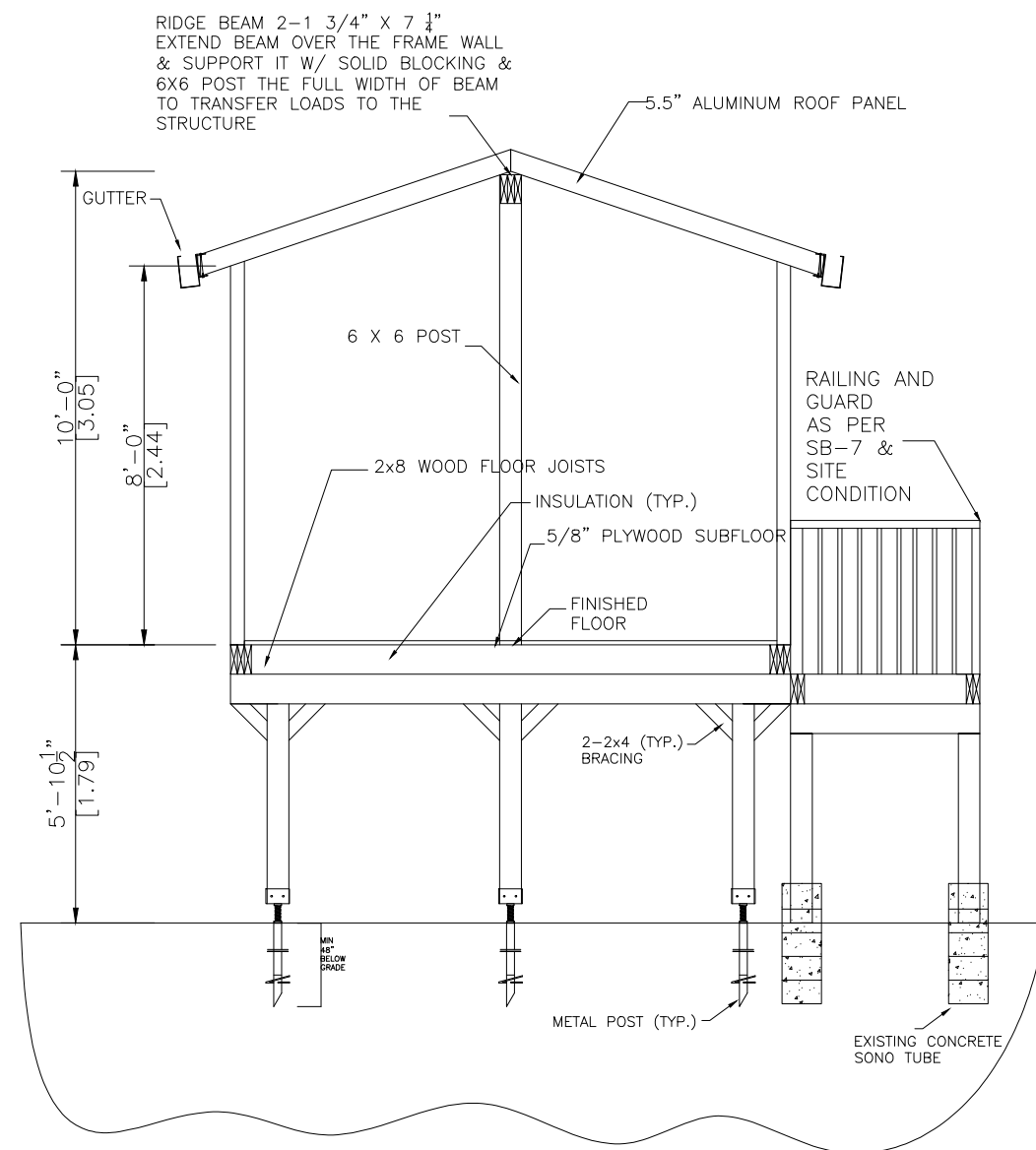


SCALE 1/4"=1'-0"



SCALE 1/4"=1'-0"

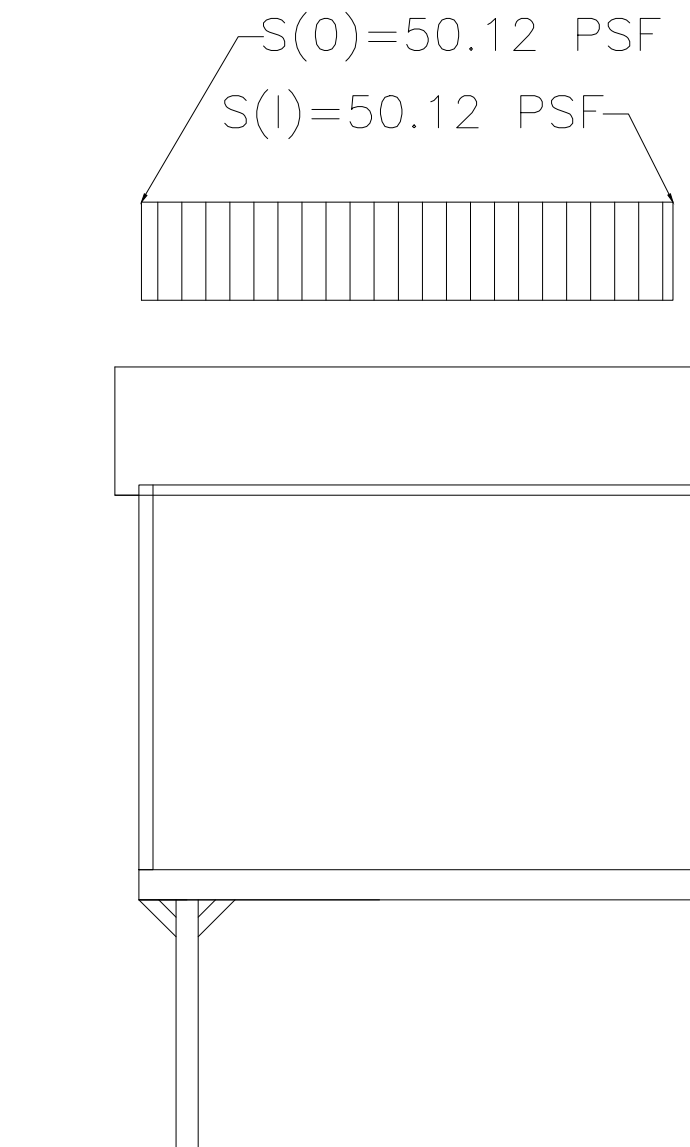




**A-A SECTION**  
SCALE= 1/4"=1'-0"

**NOTE:**

-HELICAL PILES MADE OF STEEL IN ACCORDANCE WITH ASTM A500 GRADE C AND CAN/CSA-G40.21-97 HEAT GALVANIZED WITH A GALVANIZATION RATING OF AT LEAST 610 g/m<sup>2</sup> ACCORDING TO THE CSA-G164M-92 STANDARDS. ALL HELICAL PILES MUST BE INSTALLED TO A DEPTH OF AT LEAST 48" OR GREATER BELOW GRADE LEVEL AND IN ACCORDANCE WITH THE TORQUE SPECIFICATIONS.(REFER TO STRUCTURAL CALCULATION)  
-ALL CONCRETE PIER DESIGNS BASED ON SOIL BEARING CAPACITY OF 1500 P.s.f. (REFER TO STRUCTURAL CALCULATIONS)



**SNOW ACCUMULATION**  
REFER TO ATTACHED CALCULATION



944 Crawford Dr.  
Peterborough, Ontario K9J 3X2  
**www.lifestylesunrooms.com**  
**Tel:** 800-465-0593  
**Fax:** 800-934-0822

**PROJECT**

**LIFESTYLE SUNROOM  
ADDITION**

**PROJECT ADDRESS**

127 LAURENDALE AVENUE  
KESWICK  
ONTARIO L4P 0C4

**DRAWING TITLE**

A-A SECTION & SNOW  
ACCUMULATION

**DRAWING NUMBER**

**04**

| REVISION | PROJECT# | DESIGN# |
|----------|----------|---------|
|          | 98730    |         |

**MODEL TYPE**

3125 SUNROOM (5.5 ALUM ROOF)

**CLIENT**

APTAB KHALIQ CHAUDARY

| DATE         | SCALE       |
|--------------|-------------|
| JULY 30 2024 |             |
| DRAWN BY:    | CHECKED BY: |
| A.A.         | J.P.        |

**LIFESTYLE ENGINEERING**





# Site Photos

127 Laurendale Avenue  
Facing East



127 Laurendale Avenue  
Facing South-East





127 Laurendale Avenue  
Facing West



127 Laurendale Avenue  
Facing North-West





127 Laurendale  
Avenue  
Facing South



127 Laurendale Avenue  
Facing North East





127 Laurendale  
Avenue  
Facing East



127 Laurendale  
Avenue  
Facing East



## Consolidated Comments for A30-24 - 127 Laurendale Avenue

| Department/Agency                                 | Date Received  | Response:  |
|---|----------------|--|
| Building Division                                 | March 17, 2025 | The following should be considered a comment, not a condition:<br>A building permit will be required for the sunroom addition. The maximum permitted area of glazed openings (windows) on the left elevation will need to be calculated by the designer at the permit application stage which will confirm the maximum area of glazing (windows) |
| Building/Plumbing Inspector                       |                |  |
| Clerks Division                                   |                |  |
| Community Services                                |                |  |
| Development Engineering                           | March 24, 2025 | See Attached Letter  |
| Economic Development                              |                |  |
| Georgina Fire Department                          | March 31, 2025 | No Objections  |
| Municipal Law                                     | March 6, 2025  | No comments  |
| Operations & Infrastructure                       |                |  |
| Tax & Revenue                                     | March 6, 2025  | No Tax Concerns  |
| Bell Canada                                       |                |  |
| Bell Canada                                       |                |  |
| Canada Post Corporation (CPC)                     |                |  |
| Chippewas of Georgina                             |                |  |
| C.N. Business Development & Real Estate           |                |  |
| Enbridge Gas                                      |                |  |
| Hydro One   |                |  |
| Lake Simcoe Region Conservation Authority (LSRCA) |                |  |
| Ministry of the Environment                       |                |  |
| Ministry of Health and Long-term Care             |                |  |
| Ministry of Municipal Affairs & Housing           |                |  |
| Ministry of Transportation                        | March 6, 2025  | No comments or concerns  |
| Monavenir Catholic School Board                   |                |  |
| MPAC  |                |  |
| Ontario Power Generation                          |                |  |

Consolidated Comments for A30-24 - 127 Laurendale Avenue

|   |               |             |
|---|---------------|-------------|
| Rogers  |               |             |
| Southlake Regional Health Centre                        |               |             |
| York Catholic Separate District School Board            |               |             |
| York Region - Community Planning & Development Services | March 6, 2025 | No comments |
| York Region District School Board                       |               |             |
| York Regional Police                                    |               |             |



**To:** Brianna Raines, Secretary-Treasurer - Committee of Adjustments

**From:** Saleem Sail, Senior Development Technologist

**cc:** Mike Iampietro, Manager, Development Engineering  
Domenic Romano, Development Inspector  
Matthew DeLuca, Jr. Development Inspector  
Michelle Gunn, Development Engineering Clerk

**Date:** March 24<sup>th</sup>, 2025

**Re:** MINOR VARIANCE A30-24  
127 Laurendale Avenue  
PLAN 65M4131 LOT 45  
ROLL NO.: 142-22945

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The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. A30-24:

The Development Engineering Division has no objection to Minor Variance Application No. A21-24, subject to the following conditions being fulfilled to the Engineering Development Division's satisfaction:

1. Lot Grading Plan: The applicant/owner shall provide a **detailed detailed engineering drawing**, known as a Lot Grading Plan, that shows grade elevations of the entire lot, how surface water will be managed on a property to prevent flooding, erosion, and drainage issues, as well as existing and proposed entrance(s).
2. Check List: The applicant/owner shall provide a **completed drawing check list**, which is to be signed by the designer of the drawing. The checklist template is linked [here](#).

Note: the Lot Grading Plan shall be prepared by a Professional Engineer or Ontario Land Surveyor skilled and competent in such works and all in accordance with the requirements of Part 4 of [By-law 2022-0038 \(REG-1\), as amended](#). Once these conditions are fulfilled, a Site Alteration and Entrance Permit may also be required. Related information can be found on the Town's website linked [here](#) and [here](#).

Please contact the Development Engineering Division to fulfill your conditions, or if you have any questions or concerns by emailing [ssial@georgina.ca](mailto:ssial@georgina.ca).