

File: A025/19**Applicant:** Jim & Victoria Globocki**Address:** 4 Clemson Crescent, Maple**Agent:** None

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s)
	<input checked="" type="checkbox"/> Negative Comment	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Urban Design		
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	
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)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, April 4, 2019



**Minor Variance
Application**

A025/19

Agenda Item: 6

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, April 4, 2019

Applicant: Jim & Victoria Globocki

Agent: None

Property: 4 Clemson Crescent, Maple

Zoning: The subject lands are zoned R1V, Old Village Residential Zone, under By-law 1-88 as amended.

OP Designation: VOP 2010: "Low-Rise Residential"

Related Files: None

Purpose: Relief from the by-law is being requested to permit the construction of a proposed single family dwelling.

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

By-law Requirement	Proposal
1. A maximum Lot coverage of 20% is permitted.	1. To permit a maximum Lot coverage of 23.82%. (13.52% dwelling; 6.42% garage; 3.88% porches/deck)
2. A maximum Building Height of 9.5 metres is permitted.	2. To permit a maximum Building Height of 10.45 metres.
3. A minimum setback of 11 metres is required to a covered and excavated front porch.	3. To permit a maximum Front Yard Setback to a covered and excavated front porch of 9.06 metres.

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

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 comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on March 20, 2019

Applicant confirmed posting of signage on March 22, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	July 27, 1959 (to be demolished)

Applicant has advised that they cannot comply with By-law for the following reason(s): New construction – to meet growing young family living requirements of owner, irregular sized lot.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: None

Building Permit No. 18-002997 for Single Detached Dwelling - Repair of Existing Structure, Issue Date: Nov 29, 2018.

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

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 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.

NOTE: The existing sheds are not included in the total lot coverage calculation, as the owner has advised that they are to be demolished at the same time as the existing dwelling.

Building Inspections (Septic):

No comments or concerns

Development Planning:

VOP 2010: "Low-Rise Residential"

The Owner is requesting permission to construct a 2-storey dwelling with the above noted variances. An existing 1-storey dwelling will be demolished to accommodate the proposal.

The proposed dwelling coverage of 19.94%, maximum building height of 10.45 m to the top of a flat roof and front yard setback of 9.06 m to the steps of a front porch are consistent with the character of existing dwellings within the R1V Old Village Residential Zone. As such, the Development Planning Department has no objection to the proposed variances.

The subject lands contain existing mature trees, and as such, an Arborist Report was submitted by Cinerea Urban Forestry Services, dated February 17, 2019, which recommended that 3 neighbouring trees be removed due to their condition. The Owner shall be required to obtain consent from the neighbouring property for the removal of the 3 trees. The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the submitted Arborist Report and concurs with its recommendations.

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.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering Department has reviewed minor variance application A025/19 for 4 Clemson Crescent and we have no objections.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comments or concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

TRCA – Located outside of TRCA’s regulated area

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96.

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.

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.

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

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

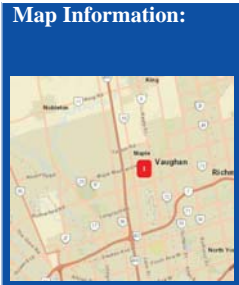
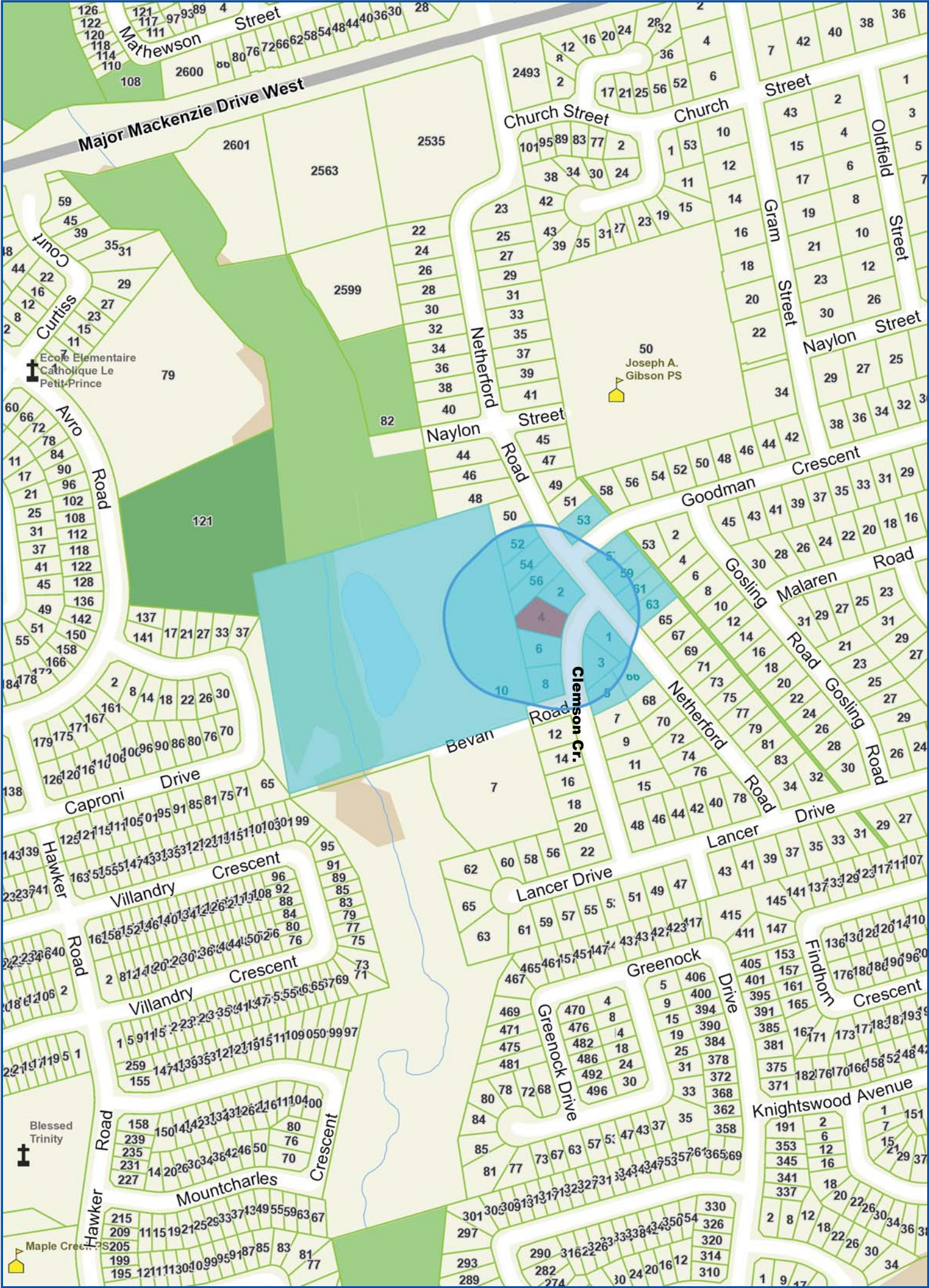
For further information please contact the City of Vaughan, Committee of Adjustment

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. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



Title:

LOCATION MAP - A025/19

4 CLEMSON CRESCENT, MAPLE

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.

VAUGHAN

Scale: 1:4,514

0 0.07 km

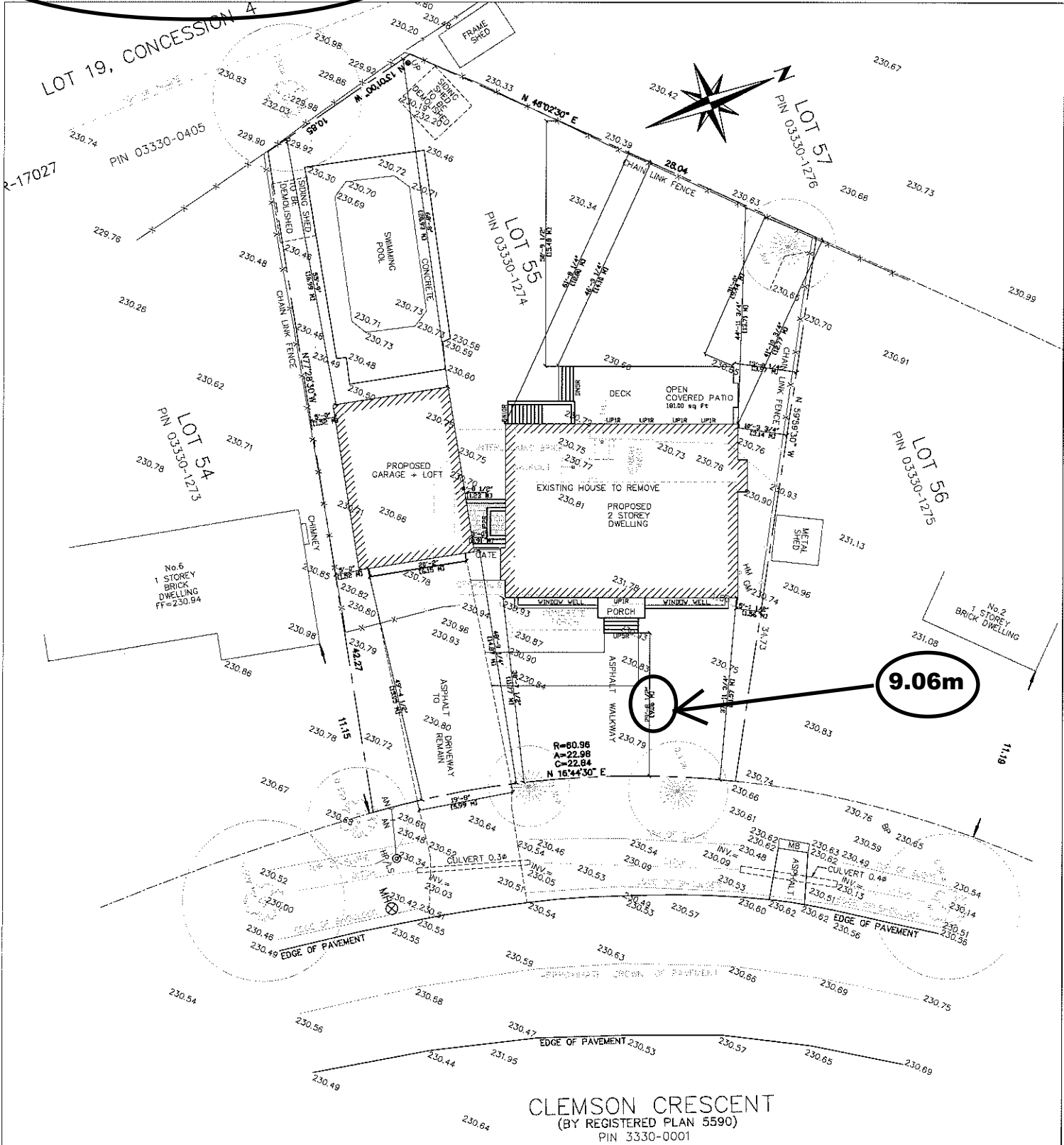
Created By:

Infrastructure Delivery
Department
March 14, 2019 12:17 PM

Projection:

NAD 83
UTM Zone
17N

LOT COVERAGE = 23.82%
(19.94% dwelling; 3.88% porch/deck)



CLEMSON CRESCENT
(BY REGISTERED PLAN 5590)
PIN 3330-0001

SITE STATISTICS :

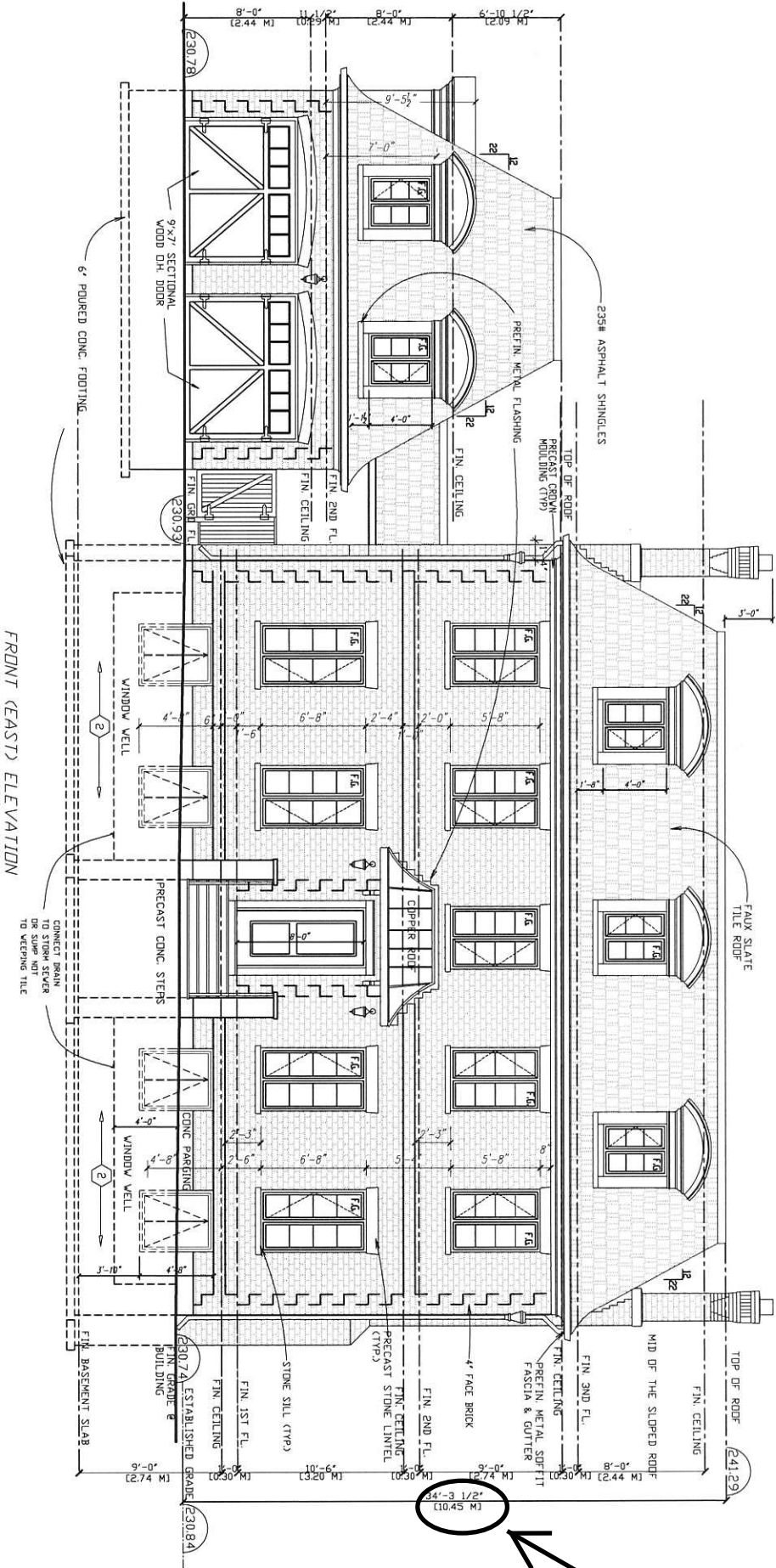
SITE AREA :	1201.74 m2	(12935.49 sq.ft.)
GARAGE AREA:	77.20 m2	(831.00 sq.ft.)
CONNECTING ROOF:	5.74 m2	(61.82 sq.ft.)
FOOTPRINT HOUSE:	162.34 m2	(1747.44 sq.ft.)
FRONT PORCH:	3.74 m2	(40.28 sq.ft.)
REAR DECK::	37.13 m2	(399.72 sq.ft.)
TOTAL FOOTPRINT AREA:	286.15 m2	(3082.26 sq.ft.)
COVERAGE:	23.82 %	
FIRST FLOOR AREA:	161.69 sq.m.	(1740.44 sq.ft.)
SECOND FLOOR AREA:	161.15 sq.m.	(1734.66 sq.ft.)
TOTAL LIVING AREA:	322.84 sq.m.	(3475.10 sq.ft.)

TOTAL FRONT YARD AREA:	305.56 sq.m.(3289.08 sq.ft.)	
DRIVEWAY AREA	97.09 sq.m. (1045.05 sq.ft.)	31.77%
TOTAL LANDSCAPING AREA	208.48 sq.m. (2244.03 sq.ft.)	68.23%
PORCH,STEPS,SIDEWALK AREA:	6.53sq.m. (70.36sq.ft.)	3.13%
TOTAL SOFT LANDSCAPING AREA	126.58 sq.m. (1362.52 sq.ft.)	96.87%

INFORMATION TAKEN FROM:
SERP 2000 INC
PROFESSIONAL SURVEYORS
30 EDWARD POTAGE CRESCENT
KING, ONTARIO
L7B 0E3
647-686-2553

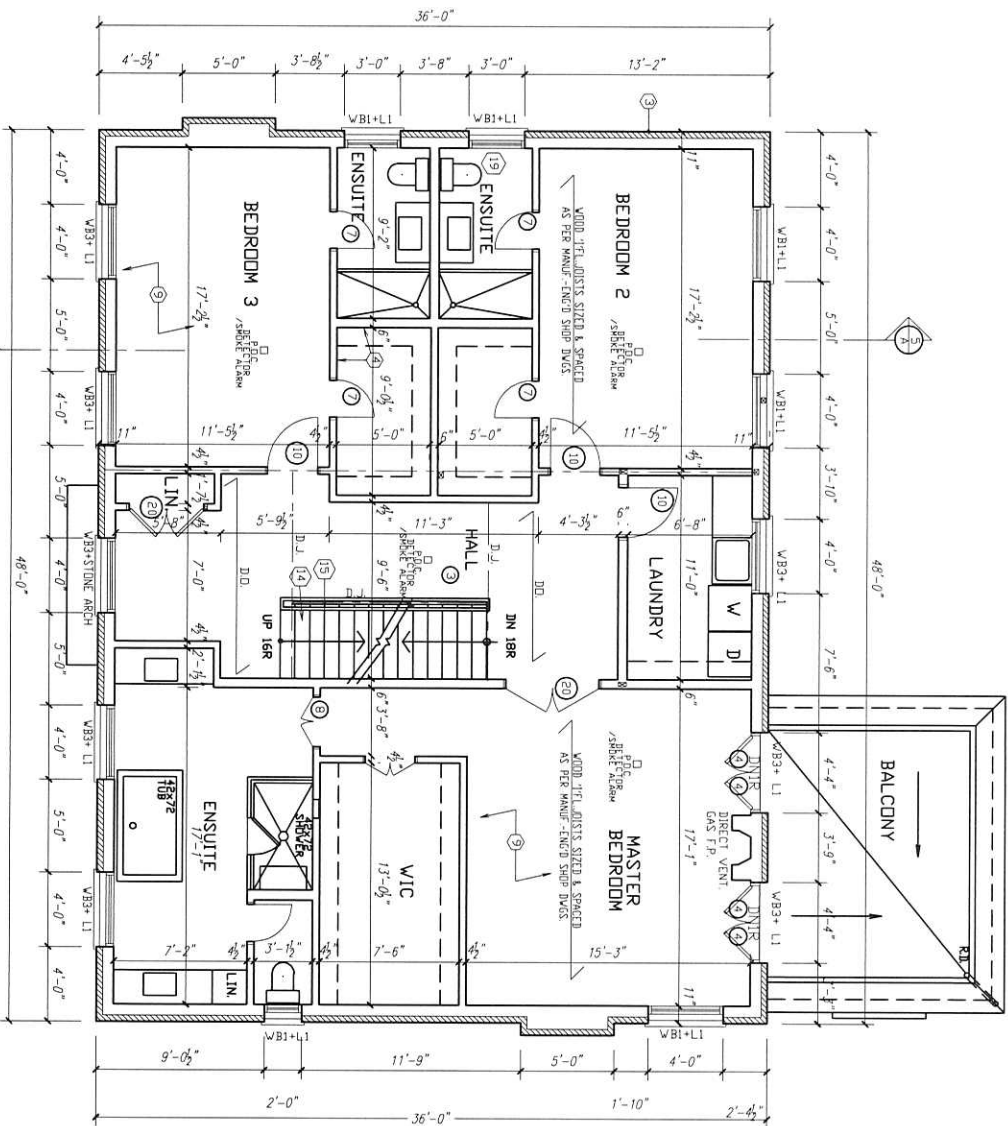
TOPOGRAPHIC PLAN OF
LOT 55
REGISTERED PLAN 5590
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

BATTAGLIA ARCHITECT INC. 1050 McColl Ave unit 14, Scarborough, M1W 2L8 TEL: (416) 492 7772 battaglia.arch@gmail.com	Project PROPOSED NEW HOUSE 4 CLEMSON CRES MAPLE, ON.	drawing GROUND FLOOR	DATE JAN 8, 2019
			scale 1:250
The Contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.			Drawn By JDB
			project no. 1871
			drawing no. A0

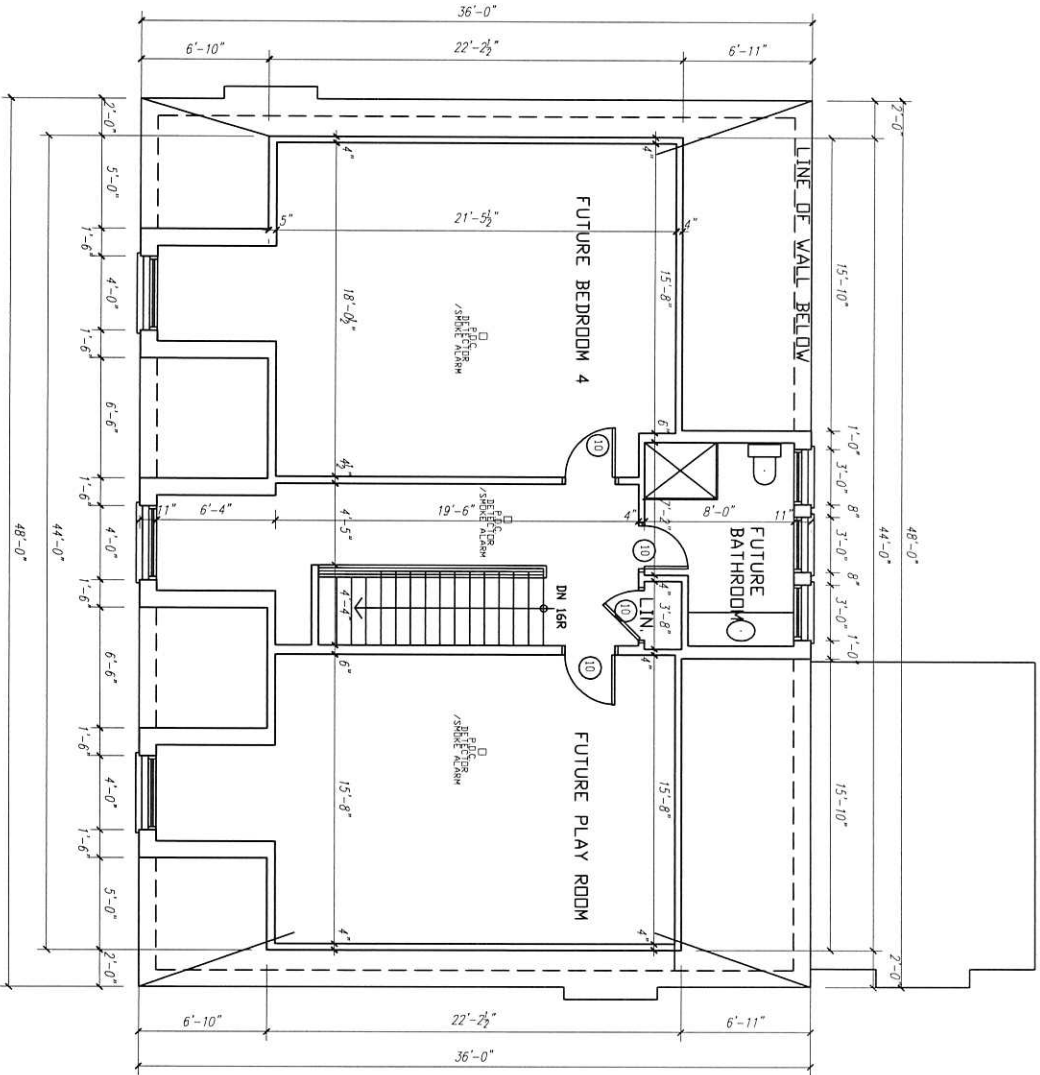


10.45m

BATTAGLIA ARCHITECT INC, 1050 MCNICOLL AVE unit 14, Scarborough, M1W 2L8 TEL: (416) 492 7772 battaglia.arch@gmail.com		Project PROPOSED NEW HOUSE 4 CLEMSON CRES MAPLE, ON.		DATE: JAN 8, 2019	
The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.		drawing FRONT ELEVATION		Scale 1/8"=1'-0"	
				Drawn By JDB	
				Project no. 1871	
				drawing no. A4	

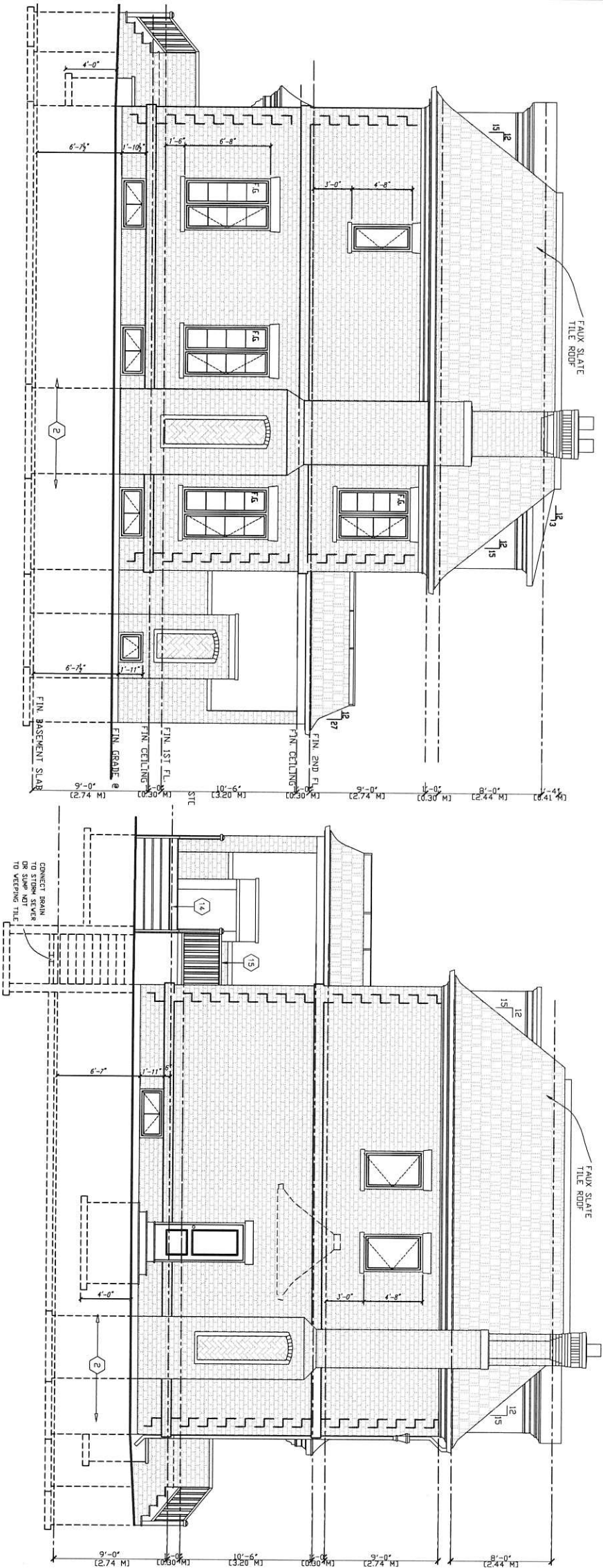


SECOND FLOOR
1734.67 SQ FT



THIRD FLOOR
1206.83 SQ FT

<p>BATTAGLIA ARCHITECT INC, 1050 McNeil Ave unit 14, Scarborough, M1W 2L8 TEL: (416) 492 7772 battaglia.arch@gmail.com</p>	<p>Project PROPOSED NEW HOUSE 4 CLEMSON CRES MAPLE, ON.</p>	<p>DATE: JAN 8, 2019 scale 1/8"=1'-0" Drawn By JDB Project no. 1871 drawing no. A2</p>
<p>The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to proceeding with the work. This drawing is the property of the architect and must be returned on completion of the work. Do not scale drawings.</p>	<p>drawing 2ND & 3RD FLOOR</p>	



WEST ELEVATION

LEFT (SOUTH) ELEVATION

BATTAGLIA
ARCHITECT INC.

1050 McNICOLL Ave unit 14, Scarborough, M1W 2L8
TEL: (416) 492 7772 battagliaarch@gmail.com

The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to proceeding with the work. This drawing is the property of the architect and must be returned on completion of the work. Do not scale drawings.

Project

PROPOSED NEW HOUSE
4 CLEMSON CRES
MAPLE, ON.

drawing

ELEVATIONS

DATE:

JAN 8, 2019

scale

1/8"=1'-0"

Drawn By

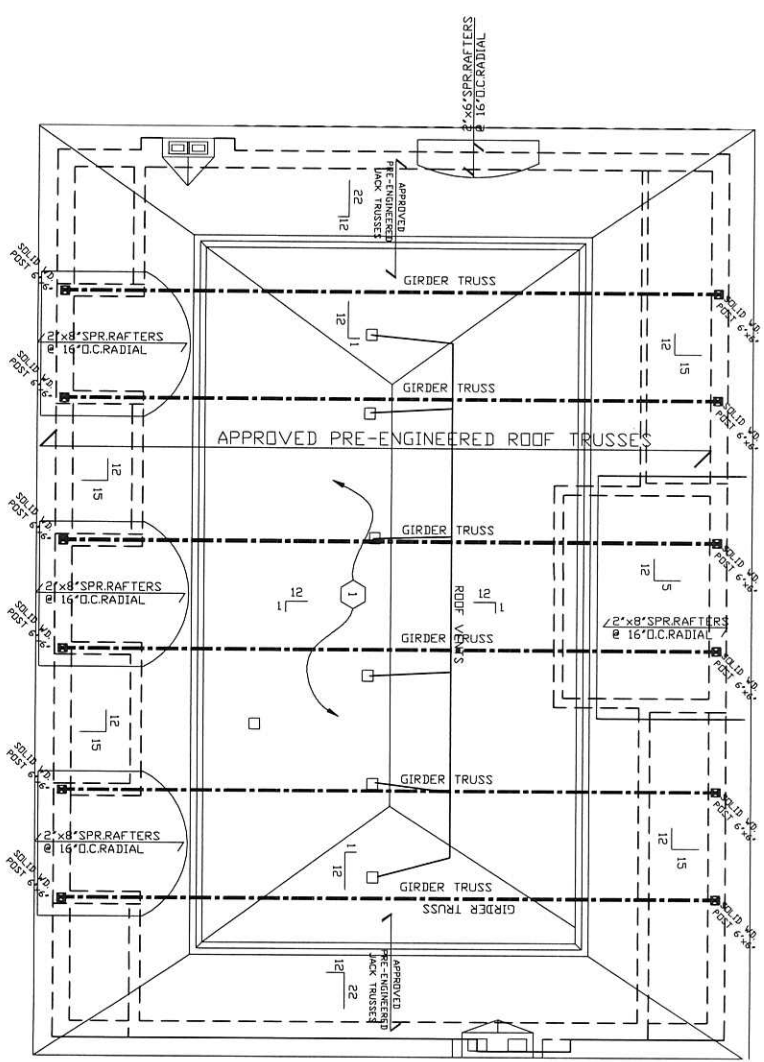
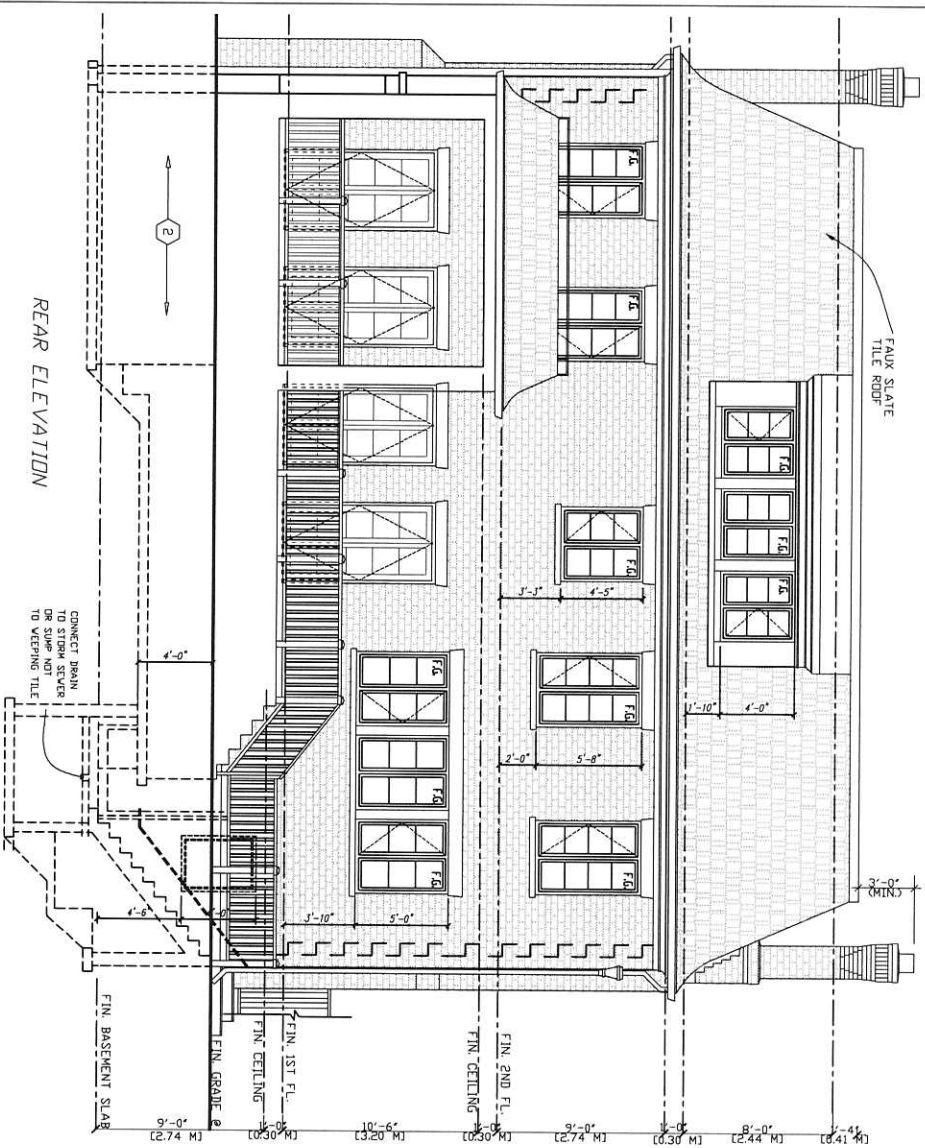
JDB

Project no.

1871

drawing no.

A5



BATTAGLIA
ARCHITECT INC.

1050 McNICOLL Ave unit 14, Scarborough, M1W 2L8
TEL: (416) 492 7772 battaglia.arch@gmail.com

Project

PROPOSED NEW HOUSE
4 CLEMSON CRES
MAPLE, ON.

DATE:

JAN 8, 2019

1/8"=1'-0"


Drawn By

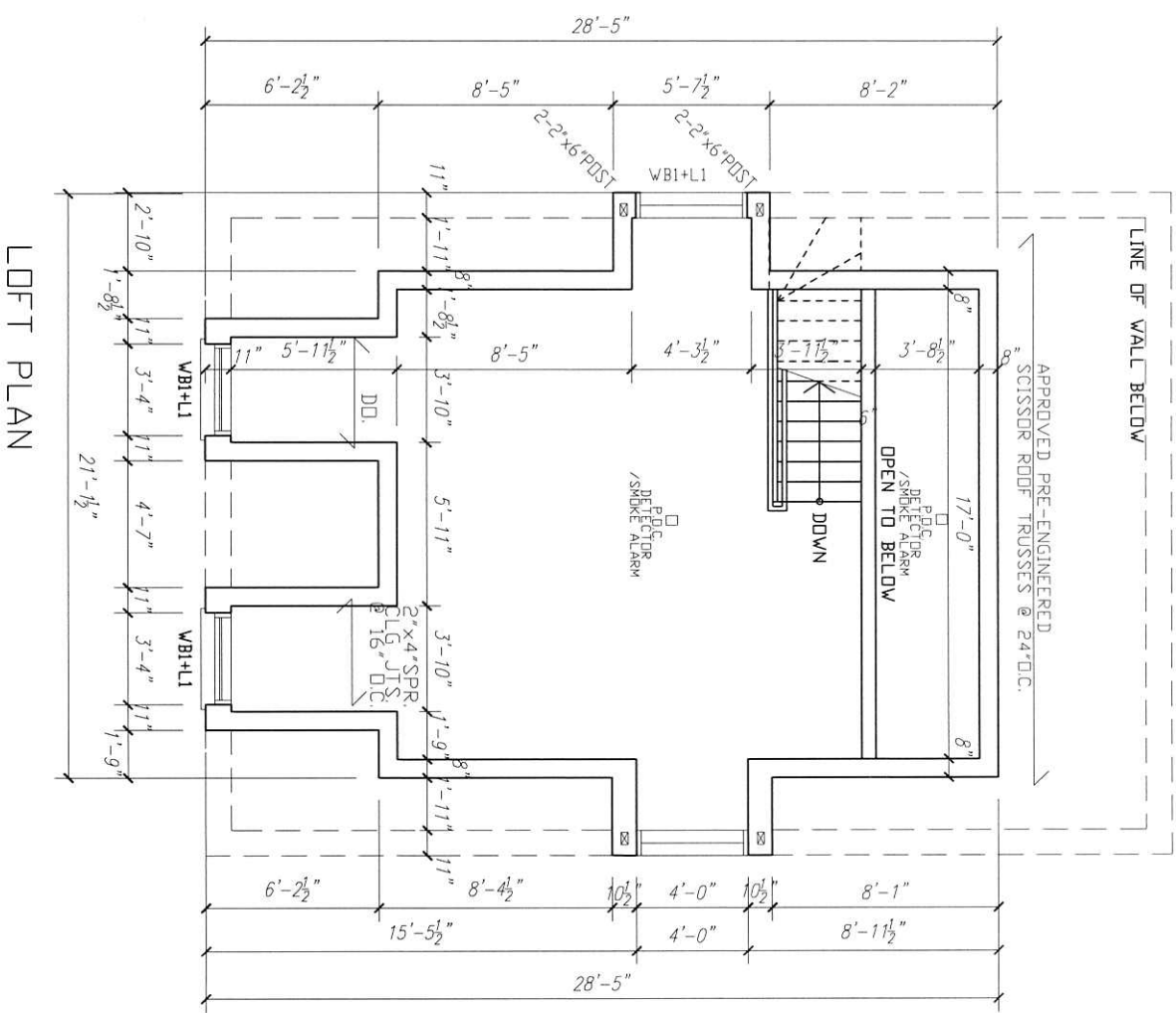
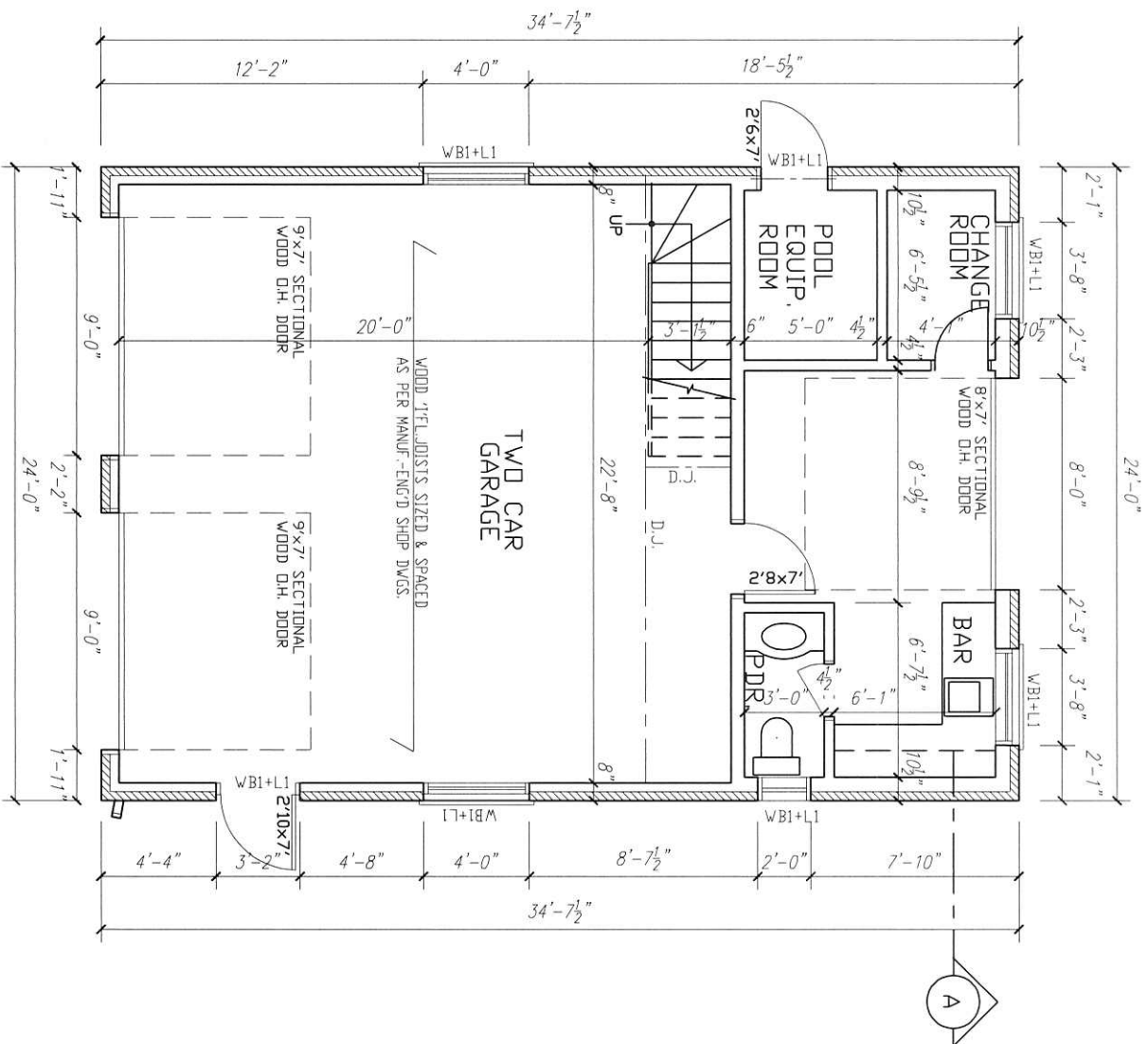
project no.	
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1871

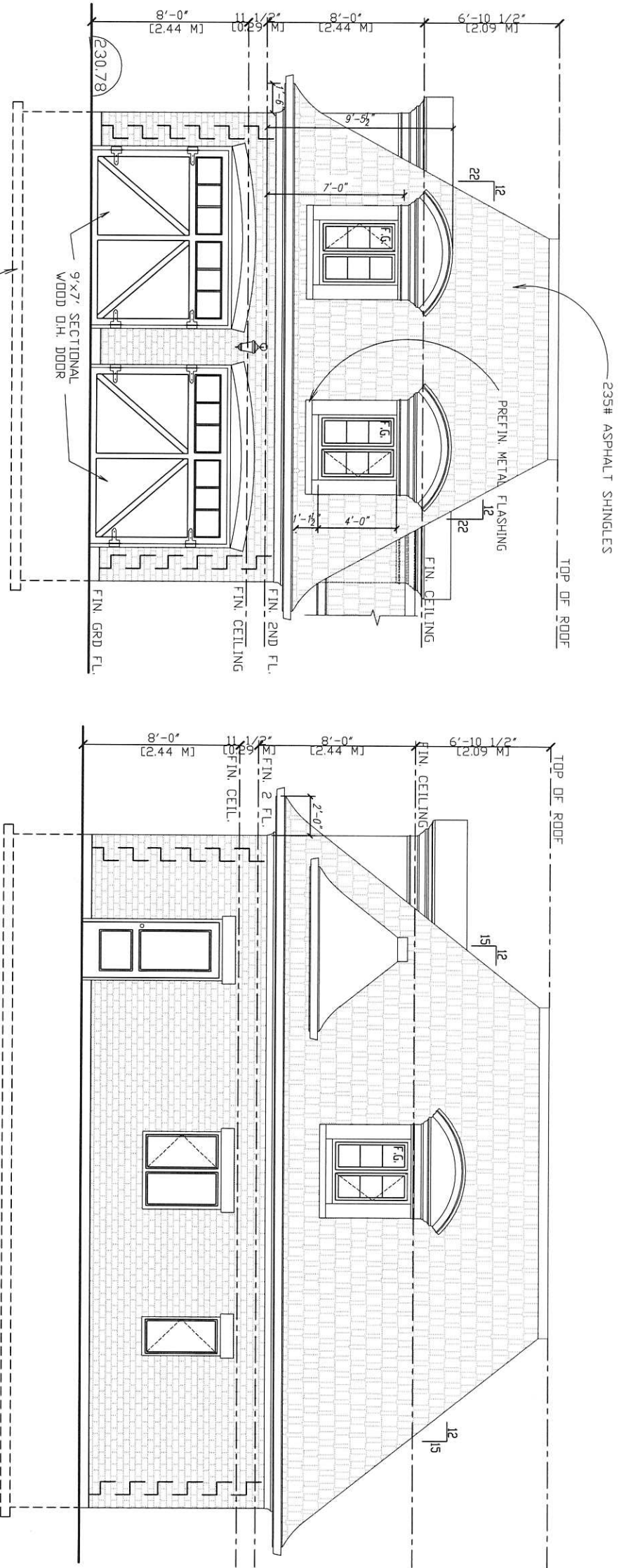
The Contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.

drawing
REAR ELEVATION
ROOF PLAN

drawing no. 



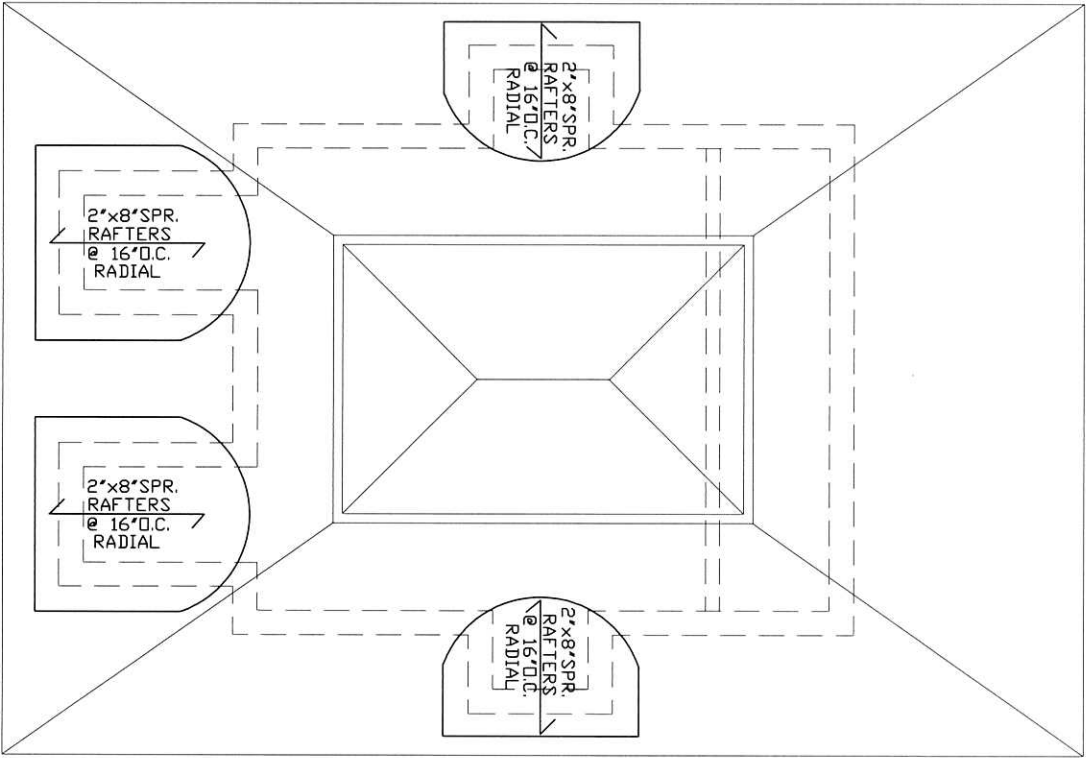
<p>BATTAGLIA ARCHITECT INC. 1050 McNicoll Ave unit 14, Scarborough, M1V 2L8 TEL: (416) 492 7772 battagliaarch@gmail.com</p>		<p>Project: PROPOSED NEW HOUSE 4 CLEMSON CRES MAPLE, ON.</p>		<p>DATE: JAN 8, 2019 Scale: 1/8" = 1'-0" Drawn By: JDB Project no.: 1871 Drawing no.: A7</p>	
<p>The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.</p>		<p>drawing: GARAGE FLOOR PLANS</p>			



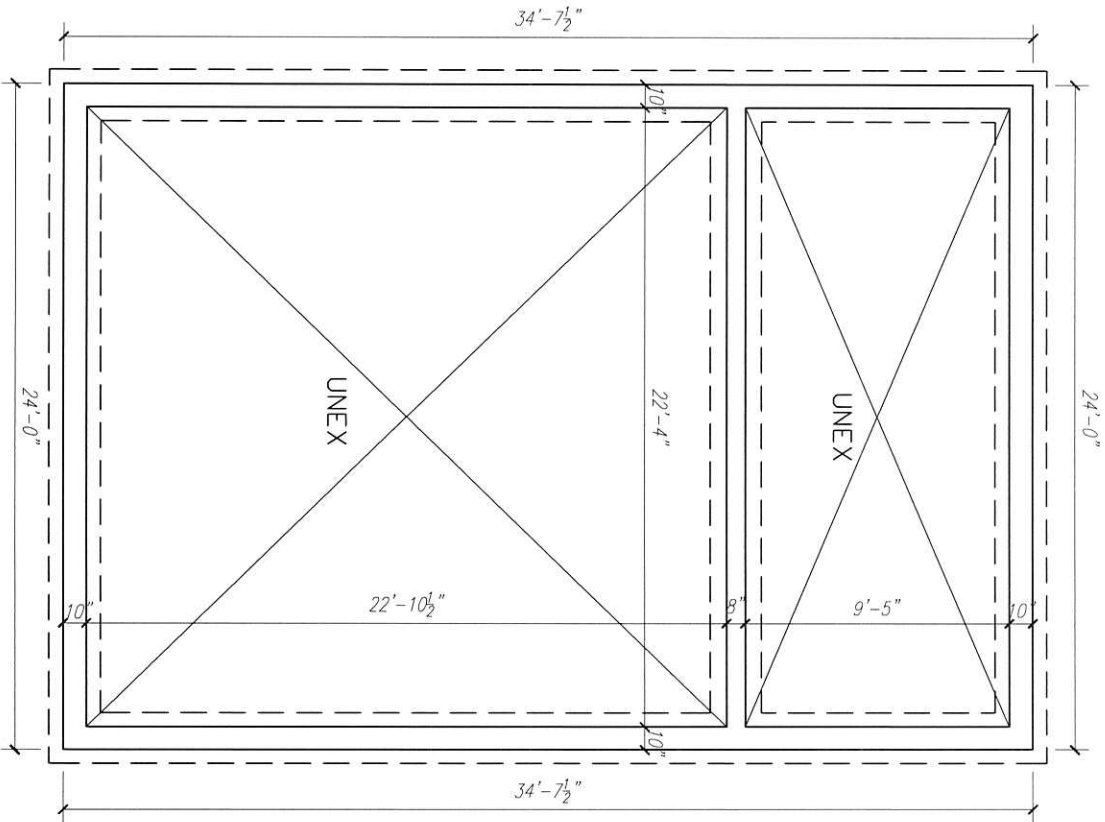
FRONT ELEVATION

SIDE (NORTH) ELEVATION

<p>BATTAGLIA ARCHITECT INC. 1050 McNicoll Ave unit 14, Scarborough, M1W 2L8 TEL: (416) 492 7772 battagliaarch@gmail.com</p>		<p>Project PROPOSED NEW HOUSE 4 CLEMSON CRES MAPLE, ON.</p>		<p>DATE: JAN 8, 2019 scale 3/16"=1'-0" Drawn By JDB Project no 1871 drawing no A8</p>	
<p>The contractor shall check and verify all dimensions and report the results to the architect before proceeding with the work. This drawing is the property of the architect and must be returned on completion of the work. Do not scale drawings.</p>		<p>drawing GARAGE ELEVATIONS</p>			



ROOF PLAN



FOUNDATION PLAN

<div><div>BATTAGLIA ARCHITECT INC, 1050 McNicoll Ave unit 14, Scarborough, M1W 2L8 TEL: (416) 492 7772 battaglia.arch@gmail.com</div><div>The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.</div></div>		Project PROPOSED NEW HOUSE 4 CLEMSON CRES MAPLE, ON.		drawing GARAGE ROOF		DATE: JAN 8, 2019	
						scale 3/16"=1'-0"	
						Drawn By JDB	
						project no. 1871	
						drawing no. A10	



CLEMSON ARROYO

CLIENT INFO:
GLENDA VICTORIA
9986 KELLE ST.
MIDLAND, ONT. L6M 3Y4
416-471-3696
PERFECTSHILLBRIDGES.COM

PROJECT:
SITE ADDRESS:
4 CLEMSON CRES.
VANHOUS ON LOT 18B

LOT:
CONCESSION:

PROJECT #:
ZONE:

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

ALL FIELD DATA
COLLECTED BY MARK ELLIS,
ISA BCMA DN-1686BM
JANUARY 17 AND 21, 2019

REV:

DATE:


REV # 00

DATE: 2019-02-13


DRAWING NAME: TREE PRESERVATION PLAN

DRAW #


SITE LEGEND:




Identification Number




Minimum Tree Protection
Zone (m/ft)




Tree Protection
(Rigid Hoarding)



Horizontal hoarding

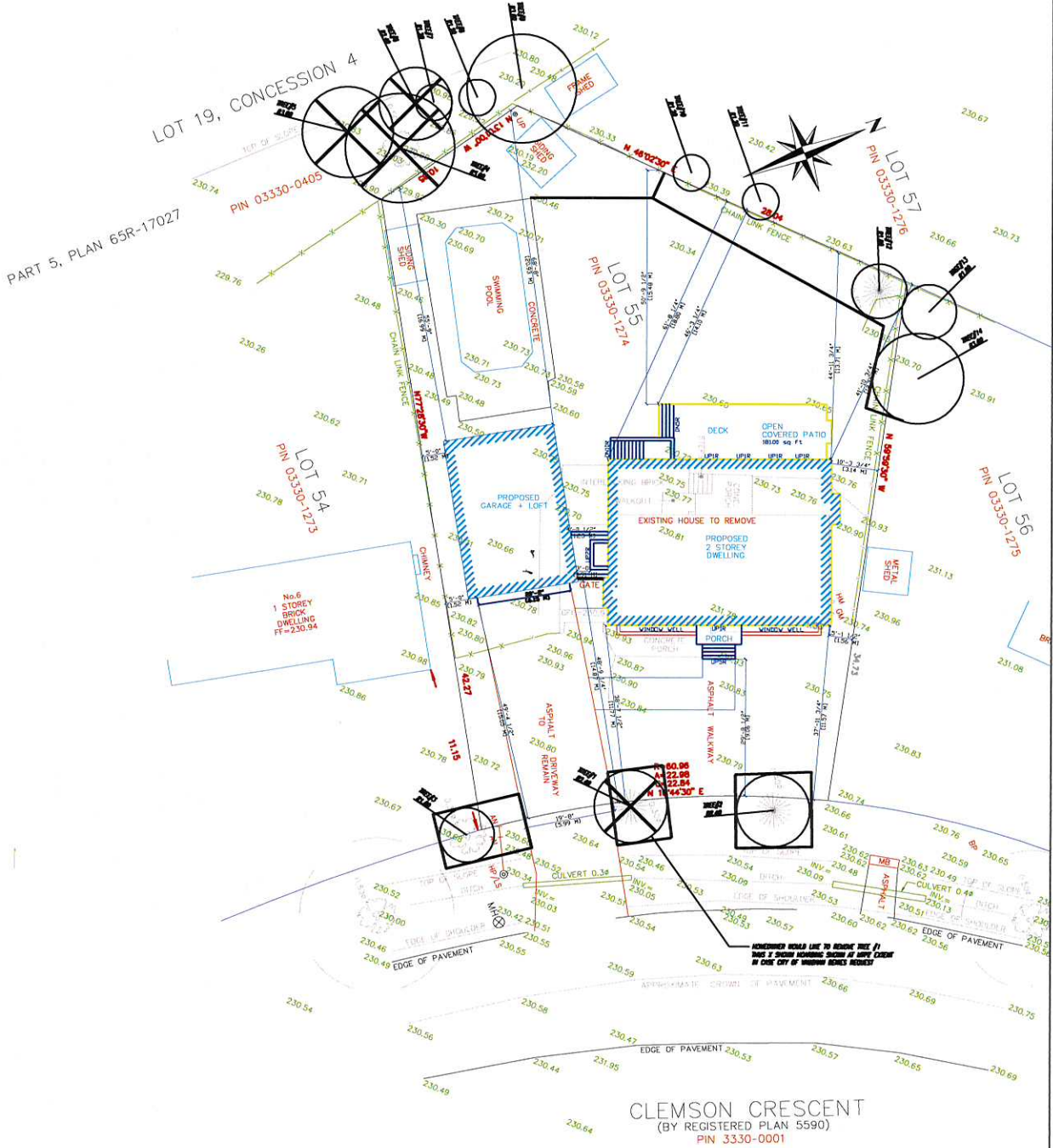


Existing tree to be removed

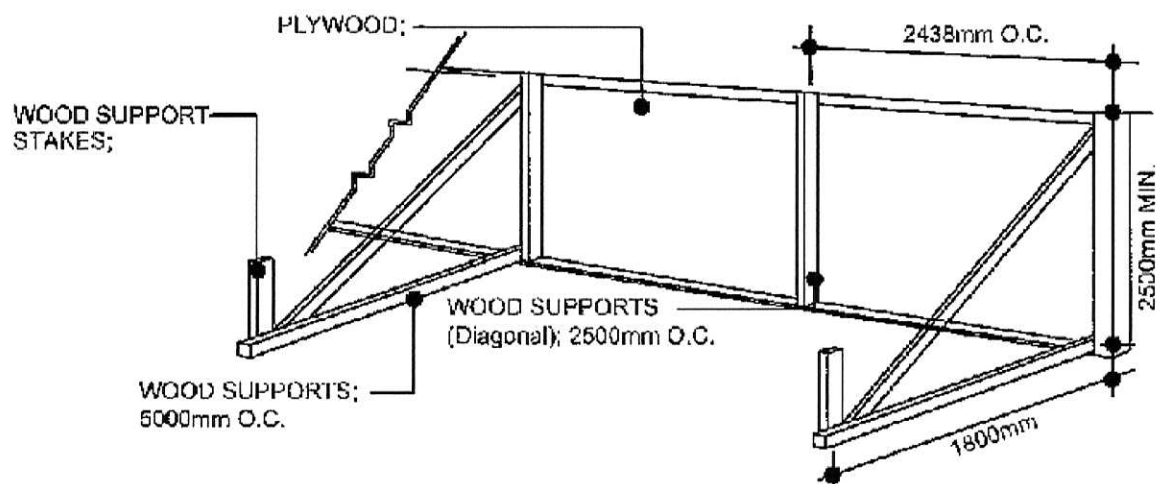
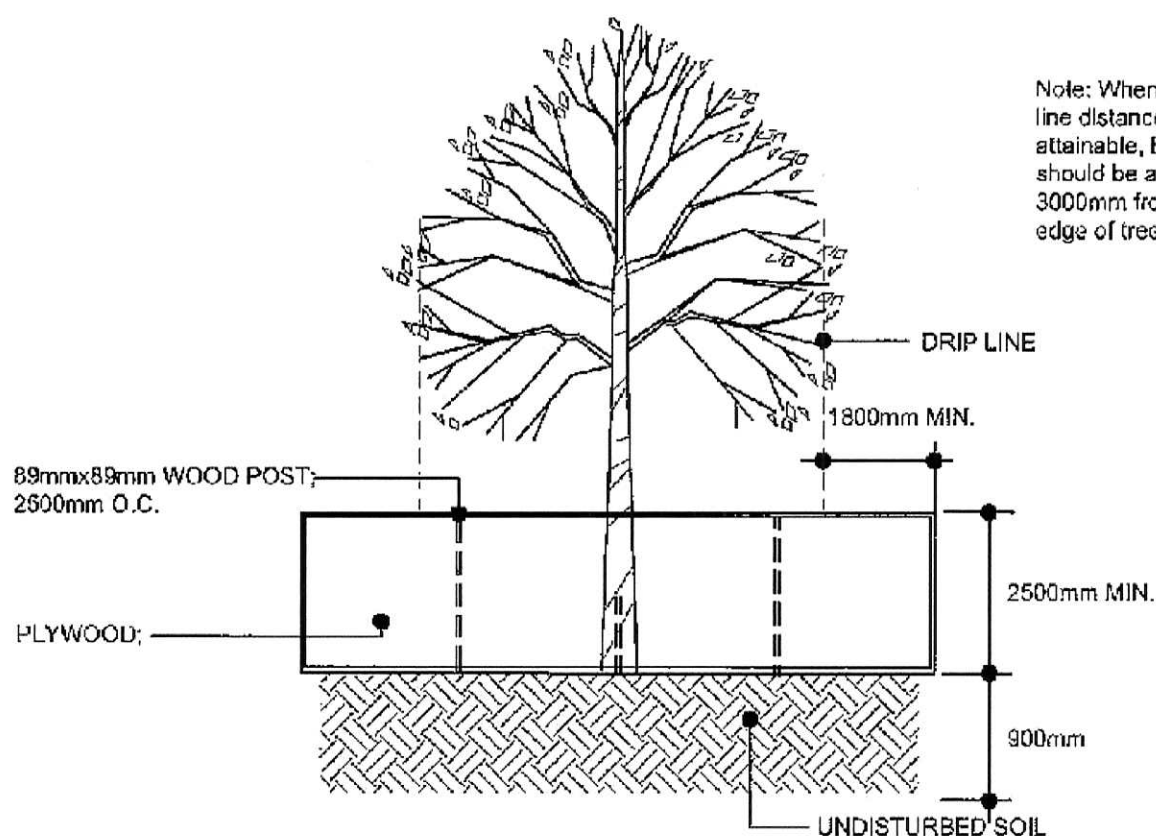


Existing Tree to Remain and be Protected

NOTE:



Tree #	Common Name	Latin	Diameter at Base	Diameter @ 1.4 m	City of Vaughan Minimum Tree Protection Zone (MTPZ)	Height (m)	Crown Spread (m)	Ownership	Health	Structure	Overall Condition	Address	Location	Permit Required	# of Replacement Trees Required	Comments	Arborist Recommendation
1	Colorado Blue Spruce	<i>Picea pungens</i> "Fastigiala"	41	31	2.4	15	3.5	City	Good- Fair	Fair	Fair	4 Clemenson Cres.	2.2 metres north of driveway 7.7 metres west of curb		3 @ \$550 cash-in- lieu	10° lean towards driveway Tree planted too close to driveway Approx 0.5 metres of crown overhanging driveway Homeowner wants to remove tree because of mess created on driveway	Retain or remove on brieflet, however does create a mess on driveway Inevitable replacement of driveway will damage tree as well
2	Colorado Spruce	<i>Picea pungens</i>	55	35	2.4	13	7	City	Good	Good	Good	4 Clemenson Cres.	11 metres north of driveway 7.7 metres west of curb			5° lean towards road	
3	White Birch	<i>Betula papyrifera</i>	90	26	1.8	8	9	City/Private	Fair	Fair-Poor	Fair	6 Clemenson Cres.	4.8 metres south of driveway 4.2 metres west of culvert			5 stems 18, 21, 23, 26, 26 cm dbh 3 stems - Top 1/3 is dead	Remove dead portions, perhaps a combination of stem thinning and crown cleaning pruning.
4	Manitoba Maple	<i>Acer negundo</i>	61	52	3.6	12	8	Private	Fair	Poor	Poor	10 Bevan Rd.	2.7 metres north of south property line of 4 Clemenson Cres. 1.5 metres west of west property line of 4 Clemenson Cres.			Small branches 5 cm in diameter and lower have previously failed within canopy 30° lean over pool and pool shed on 4 Clemenson Crescent	Remove tree immediately Does not need to be removed to facilitate construction
5	Manitoba Maple	<i>Acer negundo</i>	52	47	3	12	8	Private	Fair	Poor	Poor	10 Bevan Rd.	At south property line of 4 Clemenson Crescent 3.5 metres west of west property line of 4 Clemenson Crescent			Tree has already experienced large branch failure and is exhibiting fruiting bodies on the main trunk	Remove tree immediately Does not need to be removed to facilitate construction
6	Manitoba Maple	<i>Acer negundo</i>	55	38	2.4	12	8	Private	Fair- Poor	Fair-Poor	Fair- Poor	10 Bevan Rd.	4 metres north of south property line of 4 Clemenson Cres. 4 metres west of west property line of 4 Clemenson Crescent			Trunk scars and decay on south side of tree from base up to 2 metres	Remove tree immediately Does not need to be removed to facilitate construction
7	Manitoba Maple	<i>Acer negundo</i>	29	17	1.2	9	3	Private	Good	Fair	Good- Fair	10 Bevan Rd.	5.5 metres north of south property line of 4 Clemenson Cres. 4 metres west of west property line of 4 Clemenson Crescent				
8	White Spruce	<i>Picea glauca</i>	35	18	1.2	8	3.5	Private	Good	Good	Good	10 Bevan Rd.	1 metre south of north property line of 4 Clemenson Crescent 3.2 metres west of west property line of 4 Clemenson Crescent				
9	Silver Maple	<i>Acer saccharinum</i>	75	57	3.6	15	10	Private	Fair	Fair-Poor	Fair- Poor	10 Bevan Rd.	2 metres north of north property line of 4 Clemenson Crescent 0.9 metres west of west property line of 4 Clemenson Crescent				
10	Eastern Red-cedar	<i>Juniperus virginiana</i>	18	16	1.2	7	3	Private	Good	Good	Good	56 Netherford Rd.	0.5 metres north of south property line 7.5 metres east of west property line				
11	Eastern Red-cedar	<i>Juniperus virginiana</i>	20	19	1.2	7	3	Private	Good	Good	Good	56 Netherford Rd.	0.5 metres north of south property line 11 metres east of west property line				
12	Colorado Blue Spruce	<i>Picea pungens</i>	34	27	1.8	12	5	Private	Good	Good	Good	4 Clemenson Cres.	1 metre south of north property line 1 metre east of west property line			20° lean in southern direction	
13	White Birch	<i>Betula papyrifera</i>	48	30	1.8	15	6	Private	Fair	Good	Good	2 Clemenson Cres.	1 metres north of south property line 1 metre east of west property line			2 stems 22, 30 cm dbh	
14	White Birch	<i>Betula papyrifera</i>	43	45	3	15	6	Private	Fair	Good	Good	2 Clemenson Cres.	0.5 metres north of south property line				



Note: All Support Stakes and Hoarding Posts to be wood 2" x 4" member.


Note: All Plywood to be 4'x8' sheets.

Note: All Connection Points to be Rigid.

NOTES:

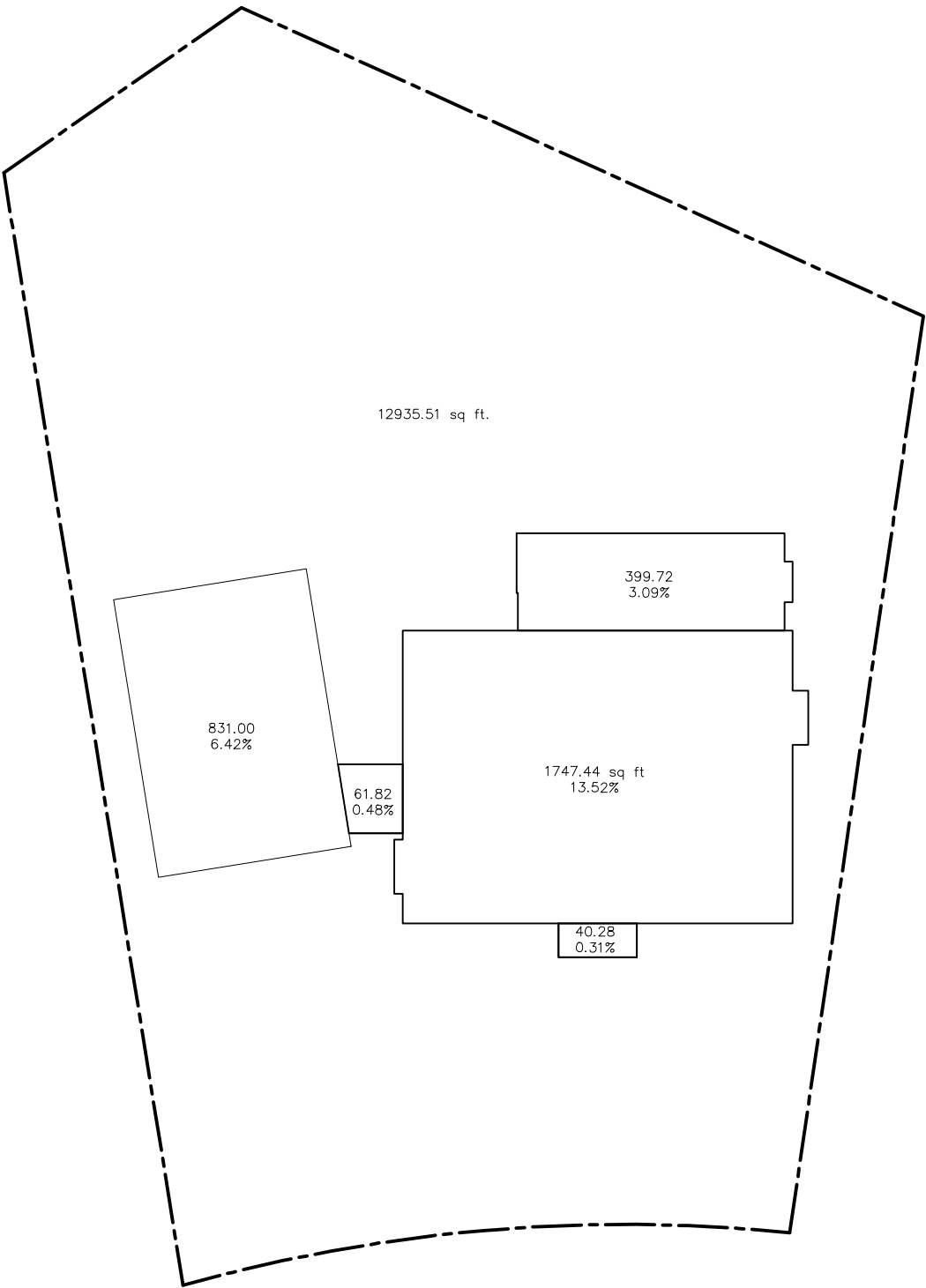
1. Attachment of fence to trees to be preserved is not allowed.
2. Ensure fence is continuous and is located beyond the drip line of trees to be preserved.
3. Fencing to be installed prior to start of construction.
4. All supports and bracing should be inside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No Construction activity, grade changes, surface

REVISIONS			
2.	HEIGHT OF FENCING UPDATE	PD	12/10/16
1.	DETAIL UPDATE	PD	09/12/11
#	REVISIONS	APP'D	DATE



VAUGHAN

HEAVY DUTY PLYWOOD TREE PROTECTION



SITE STATISTICS :

SITE AREA :	1201.74 m2	(12935.49 sq.ft.)
GARAGE AREA:	77.20 m2	(831.00 sq.ft.)
CONNECTING ROOF:	5.74 m2	(61.82 sq.ft.)
FOOTPRINT HOUSE:	162.34 m2	(1747.44 sq.ft.)
FRONT PORCH:	3.74 m2	(40.28 sq.ft.)
REAR DECK::	37.13 m2	(399.72 sq.ft.)
TOTAL FOOTPRINT AREA:	286.15 m2	(3082.26 sq.ft.)
<hr/>		
COVERAGE:	23.82 %	
FIRST FLOOR AREA:	161.69 sq.m.	(1740.44 sq.ft.)
SECOND FLOOR AREA:	161.15 sq.m.	(1734.66 sq.ft.)
TOTAL LIVING AREA:	322.84 sq.m.	(3475.10 sq.ft.)

TOTAL FRONT YARD AREA:	305.56 sq.m.(3289.08 sq.ft.)	
DRIVEWAY AREA	97.09 sq.m. (1045.05 sq.ft.)	31.77%
TOTAL LANDSCAPING AREA	208.48 sq.m. (2244.03 sq.ft.)	68.23%
PORCH,STEPS,SIDEWALK AREA:	6.53sq.m. (70.36sq.ft.)	3.13%
TOTAL SOFT LANSCAPING AREA	126.58 sq.m. (1362.52 sq.ft.)	96.87%

INFORMATION TAKEN FROM:
SERP 2000 INC
PROFESSIONAL SURVEYORS
30 EDWARD POTTAGE CRESCENT
KING, ONTARIO
L7B 0E3
647-686-2553

TOPOGRAPHIC PLAN OF
LOT 55
REGISTERED PLAN 5590
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

<div>BATTAGLIA ARCHITECT INC.</div> <div>1050 McNicoll Ave unit 14, Scarborough, M1W 2L8</div> <div>TEL: (416) 492 7772 battaglia.arch@gmail.com</div>	Project	PROPOSED NEW HOUSE 4 CLEMSON CRES MAPLE, ON.	DATE: JAN 8, 2019
			scale 1:250
			Drawn By JDB
			project no. 1871
The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.	drawing	AREA BREAKDOWN	drawing no. BD

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. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area
- TRCA – Located outside of TRCA’s regulated 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), 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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Subject: FW: 4 Clemson Cres TRCA Regulation

From: "Anthony Syhlonyk" <asyhlonyk@trca.on.ca>
Subject: 4 Clemson Cres TRCA Regulation
Date: March 7, 2019 at 11:58:25 AM EST
To: perfectsmiles@rogers.com

Good morning,

This email is to confirm that the property 4 Clemson Crescent in the City of Vaughan is fully outside of TRCA's Regulated Area and would not require a permit from this office.

Please let me know if you require anything further.

Thank you,

Anthony Syhlonyk, MPlan
Planner I
Development Planning and Permits | Development and Engineering Services

T: 416-661-6600 ext. 5272
E: Asyhlonyk@trca.on.ca
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca

Attwala, Pravina

Subject: FW: A025/19 - REQUEST FOR COMMENTS
Attachments: A025-19 - Circulation.pdf

From: Wong, Tiffany <Tiffany.Wong@york.ca>
Sent: March-13-19 3:07 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: FW: A025/19 - REQUEST FOR COMMENTS

Hello Pravina,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A025/19 (4 Clemson Crescent) and has no comments. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,
Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Please consider the environment before printing this email.

Attwala, Pravina

Subject: FW: A025/19 - REQUEST FOR COMMENTS

From: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>

Sent: March-13-19 8:37 AM

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

Cc: Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>

Subject: RE: A025/19 - REQUEST FOR COMMENTS

Hi Pravina,

The Ministry has no comments or concerns regarding the subject proposal, at this time. The subject proposal will not require a Building and Land Use Permit from the Ministry as it is located outside of the Ministry's Permit Control Area.

Regards,

KEVIN SCHOLZ

Corridor Management Officer | Ministry of Transportation | Central Region | Corridor Management

P: (416) 235-5383 | F: (416) 235-4267 | Kevin.Scholz@Ontario.ca

159 Sir William Hearst Ave. - Building D M3M 0B7