

ITEM: 6.3	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A022/23 27 MAIN STREET, KLEINBURG
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision	Decision Outcome
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PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

	MM/DD/YYYY	
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

April 20, 2023	Adjourned to accommodate statutory public notice
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A022/23
27 MAIN STREET, KLEINBURG**

ITEM NUMBER: 6.3	CITY WARD #: 1
APPLICANT:	Stonebrooke Homes Ltd.
AGENT:	Contempo Studio
PROPERTY:	27 Main Street, Kleinburg
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Village Residential" by VOP 2010, Volume 2, Area Specific Policy 12.4 Kleinburg Core
RELATED DEVELOPMENT APPLICATIONS:	DA.17.076
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a second storey addition to the existing dwelling, including a deck and increased maximum driveway width.

The following variances have been requested from the City's Zoning By-law:

The subject lands are currently zoned R1B(EN) - First Density Residential Zone (Established Neighbourhood), and subject to exception 14.525 under By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum encroachment of an uncovered platform permitted is 2.4 metres into the required rear yard. [Table 4-1]	To permit an uncovered platform (deck) with a 0.0 metre rear yard setback.
2	The maximum encroachment of eaves and gutters permitted is 0.5 metres into the required front and rear yard. [Table 4-1]	To permit eaves and gutters to encroach a maximum of 0.76 metres into the required front and rear yards.
3	The minimum front yard setback required is 8.71 metres. [Section 4.5]	To permit a minimum front yard setback of 7.72 metres.

The subject lands are currently zoned R1, Residential Zone under By-law 1-88 as amended.

#	Zoning By-law 1-88	Variance requested
4	The maximum encroachment of a deck permitted is 1.8 metres into the required rear yard. [Section 3.14 c)]	To permit a deck with a 0.0 metre rear yard setback.
5	The maximum encroachment of a deck permitted is 1.8 metres into the required exterior side yard. [Section 3.14 c)]	To permit a deck to encroach a maximum of 2.66 metres into the required exterior side yard (adjacent to greenway block).
6	The maximum encroachment of eaves and gutters permitted is 0.5 metres into the required rear yard. [Section 3.14 a)]	To permit eaves and gutters to encroach a maximum of 0.76 metres into the required rear yard.
7	The maximum lot coverage permitted is 30.0%. [Schedule 'A' Note 12]	To permit a maximum lot coverage of 30.26%.
8	A maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [Section 4.1.4 f) i)]	To permit a maximum driveway width of 6.44 metres at the street curb and a curb cut.

HEARING INFORMATION

DATE OF MEETING: Monday, April 24, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

HEARING INFORMATION

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca
 If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	April 13, 2023 (Application rescheduled to April 24 to accommodate statutory public notice)	
Date Applicant Confirmed Posting of Sign:	March 13, 2023	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The family requires more room to accommodate their growing family. The proposed concept that follows suit with the client's needs requires more space than the bylaw allows.	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No	
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS

****See Schedule B for Building Standards (Zoning) Comments**

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	TBD
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

As the proposed dwelling in the subject property is 324.23m², the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m² requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)

The Development Engineering (DE) Department does not object to the variance application A022/23 subject to the following condition:

Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

See recommended condition of approval.

PFH Recommended Conditions of Approval:	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

Ensure the owner/representatives go through the permit process for all construction. Site work shall only start after permit application has been cleared and returned to the owners/representatives.

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning Joshua.cipolletta@vaughan.ca	TBD
2	Development Engineering lan.reynolds@vaughan.ca	The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.
4	TRCA Kristen.Regier@trca.ca	1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit revision pursuant to Ontario Regulation 166/06 from TRCA to authorize the proposed works.

IMPORTANT INFORMATION – PLEASE READ
<p>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 (see condition chart above for contact). 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.</p>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>
<p>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.</p> <p>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.</p>

IMPORTANT INFORMATION – PLEASE READ

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.

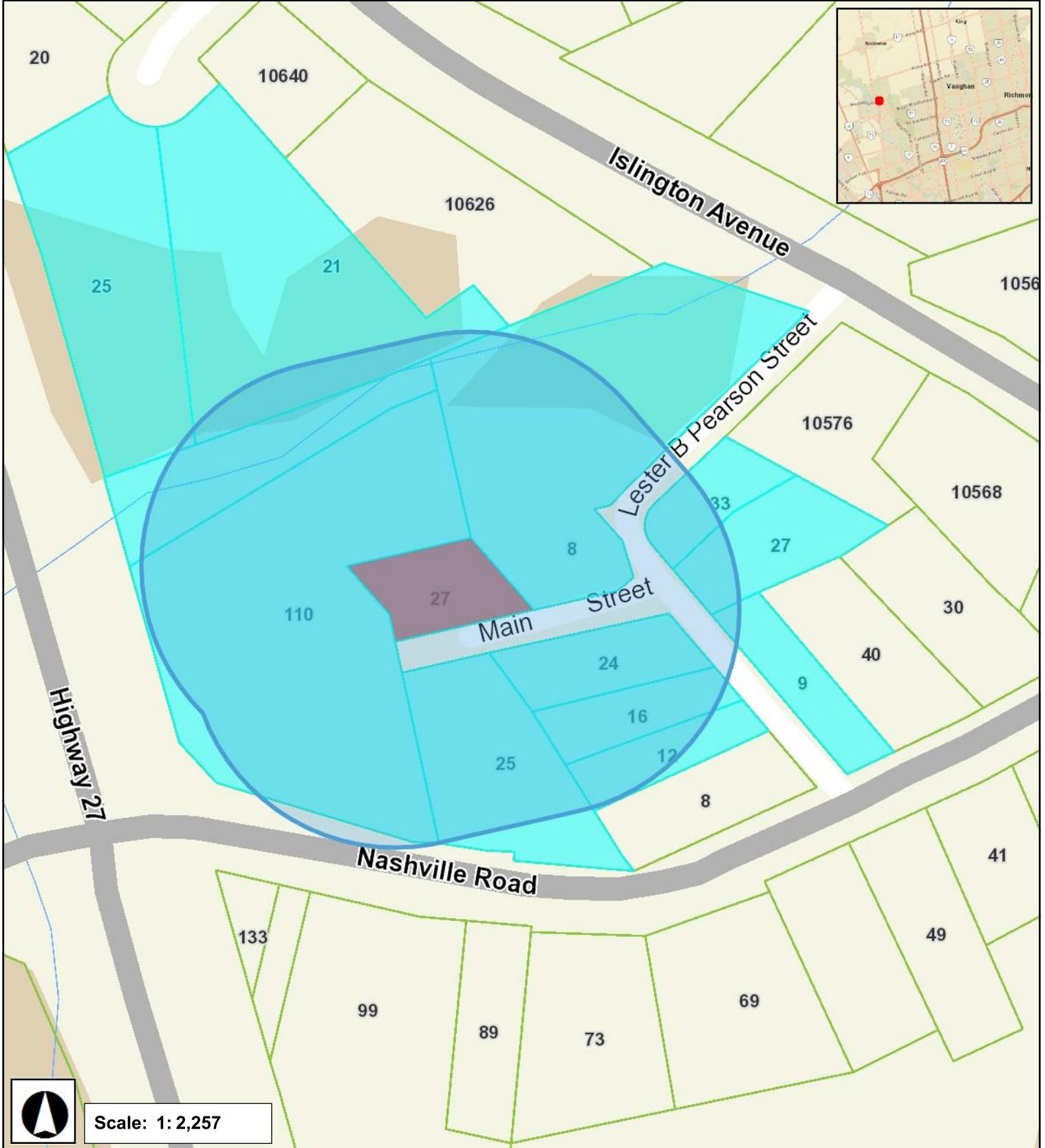
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified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

SCHEDULE A: DRAWINGS & PLANS



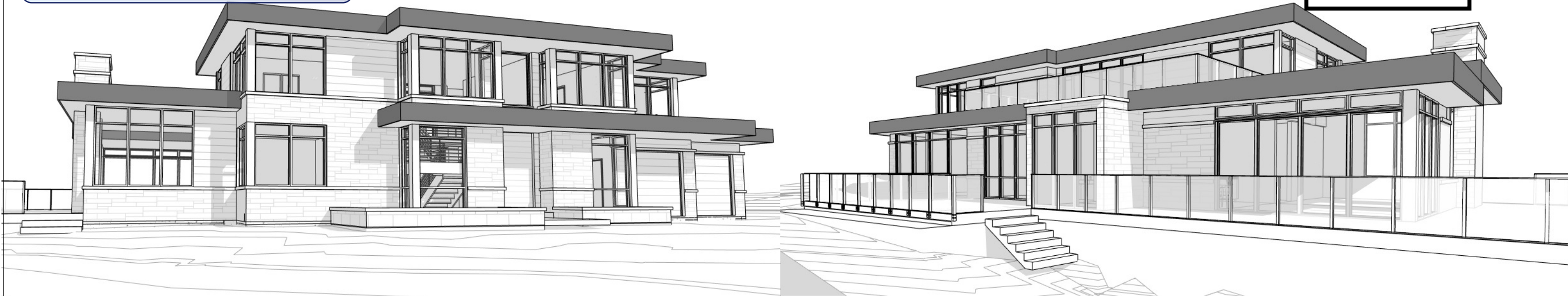
LOCATION MAP - A022/23

27 MAIN STREET, KLEINBURG



RECEIVED
By RECEIVED at 11:24 am, Mar 13, 2023

A022/23



27 MAIN STREET

PROJECT NUMBER.: 2020-41

ADDRESS.: 27 MAIN STREET
VAUGHAN, ON, CANADA

Sheet List	
Sheet Name	Sheet Number
COVER PAGE	A-0
SITE PLAN	A-1.1
LANDSCAPE PLAN	A-1.2
EXISTING BASEMENT	A-2
EXISTING FIRST PLAN	A-3
EXISTING ELEVATIONS - 1	A-4
EXISTING ELEVATIONS -2	A-5
PROPOSED BASEMENT PLAN	A-6
PROPOSED FIRST FLOOR	A-7
PROPOSED SECOND FLOOR	A-8
PROPOSED SOUTH ELEVATION	A-9
PROPOSED NORTH ELEVATION	A-10
PROPOSED EAST ELEVATION	A-11
PROPOSED WEST ELEVATION	A-12
3D VIEWS	A-13
3D VIEWS	A-14
3D VIEWS	A-15

contempostudio

1140 THE QUEENSWAY
Toronto, Ontario M8Z 1P7
info@contempostudio.ca
w. contempostudio.ca
t. (416) 770-0071
f. (416) 642-1691

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI 45250
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972
FIRM NAME BCIN

Do not scale drawings.
Contractor shall check and verify all dimensions and report any omissions or discrepancies to Contempo Studio before proceeding with work.
All prints and specifications are the property of Contempo Studio and shall not be copied, in part or whole without prior written permission.

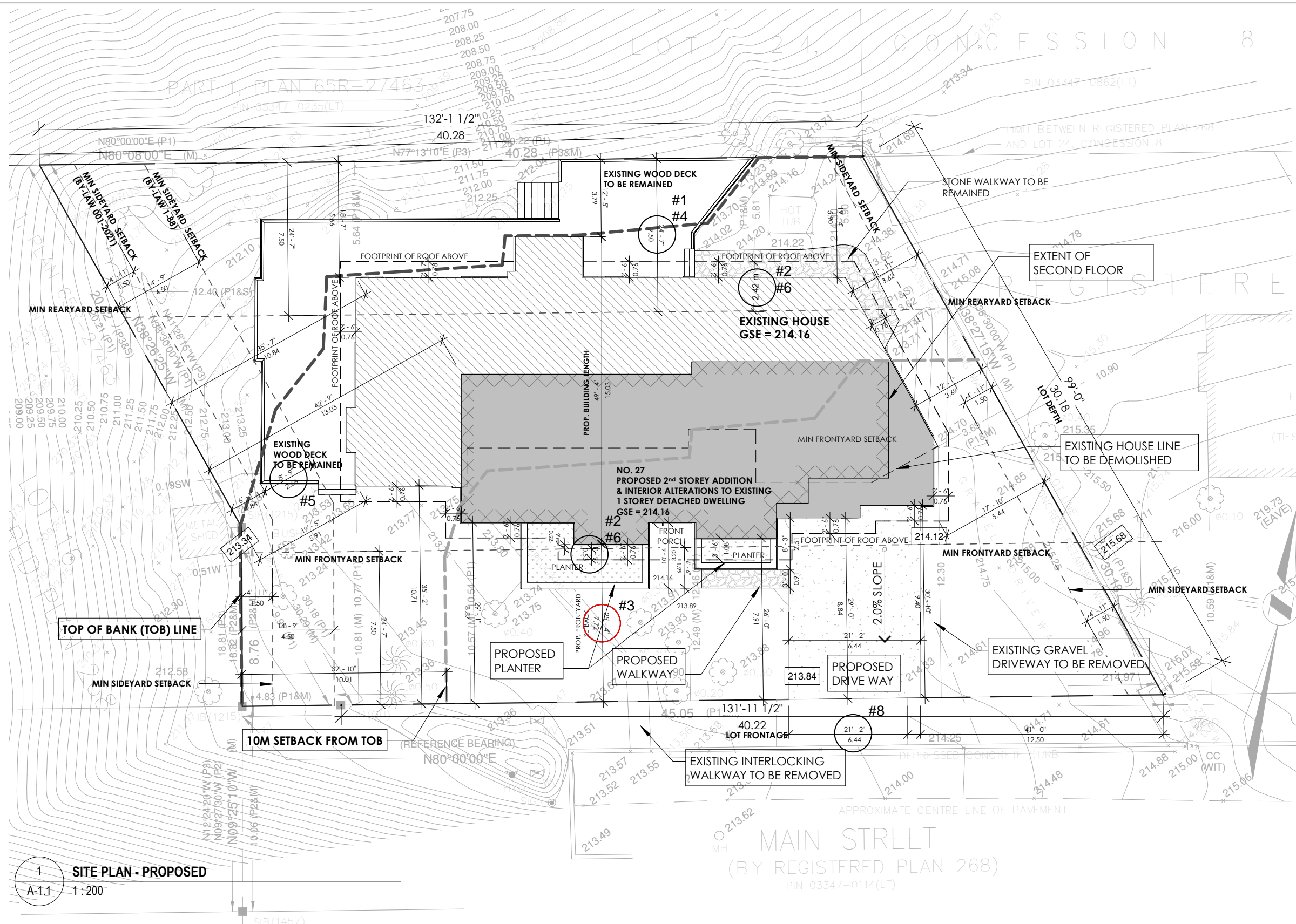
PROPOSED RENOVATION

AT
27 MAIN ST

Project number: 2020-41
Drawing: COVER PAGE
Scale:
Date: MARCH 2023
Drawn by: M.P.
Approved by: M.Z.

Drawing number:

A-0



27 Main St
Vaughan, ON L4H 3N5

Designation			
R1 RESIDENTIAL			
Lot Area	1,090.30	sm	11,735.89
Lot Frontage	40.22	m	131.96
Lot Depth	30.18	m	99.02

Gross Floor Area			
		Existing	Zoning
Garage (NIC)		194.09	506.94
Ground		2,439.63	2,970.48
Second			1,448.00
Third			
Total		2,439.63	4,418.48
FSI		0.21	0.38

Required				Proposed			
Building Size				Building Size			
FSI	N/A	sm	0.38	N/A	sm	0.38	
Max GFA sm	N/A	sm	410.49	N/A	sm	410.49	
Max GFA sf	N/A	sf	4,418.48	N/A	sf	4,418.48	
Coverage	30%			30.26%			
Max Coverage sm	327.09	sm	327.09	329.95	sm	329.95	
Max Coverage sf	3,520.77	sf	3,520.77	3,551.64	sf	3,551.64	
Building Depth	N/A	m	N/A	N/A	m	N/A	
taken from front yard setback							
Building Length	N/A	m	N/A	15.03	m	15.03	
taken from front main wall							

Building Height			
Height	9.50	m	6.98
Flat Roof	N/A	m	N/A
Main Wall (60%)	N/A	m	N/A
Dormer Width	N/A	m	N/A
Storeys	N/A	sty	2

Setbacks			
Front	7.50	m	7.72
Int Side L	1.50	m	5.91
Int Side R	1.50	m	3.62
Rear	7.50	m	3.79

Landscaping Stats			
Driveway Width	6.00	m	6.43
Walkway Width	1.80	m	0.91
Balcony Size	4.00	sm	N/A
F Landscape Area	60%	%	80%
F Soft L.A	60%	%	98%
R Soft L.A	60%	%	90%

General Information			
TRCA		Yes	
Ravines		N/A	
Arborist		N/A	

The subject lands are currently zoned R1B(EN) - First Density Residential Zone (Established Neighbourhood), and subject to exception 14.525 under By-law 001-2021, as amended.

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INFORMATION TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF LOT 14 AND 15 AND PART OF LOT 16
REGISTERED PLAN 268
CITY OF VAUGHAN

PREPARED BY: LAND SURVEY GROUP, O.L.S.
ONTARIO LAND SURVEYOR
DATED: OCTOBER 28, 2016

LEGEND	
[Hatched Box]	EXISTING HOUSE
[Solid Grey Box]	PROPOSED FIRST FLOOR
[Cross-hatched Box]	PROPOSED SECOND FLOOR EXTENT
[Dashed Line]	PROPERTY LINE
[Dotted Line]	SETBACKS
[Long Dashed Line]	TOP OF BANK
[Short Dashed Line]	10M FROM TOB

1 SITE PLAN - PROPOSED
A-1.1 1:200

contempstudio
1140 THE QUEENSWAY
Toronto, Ontario M8Z 1P7
info@contempstudio.ca
w. contempstudio.ca
t. (416) 770-0071
f. (416) 642-1691

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

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Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI 45250
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972
FIRM NAME BCIN

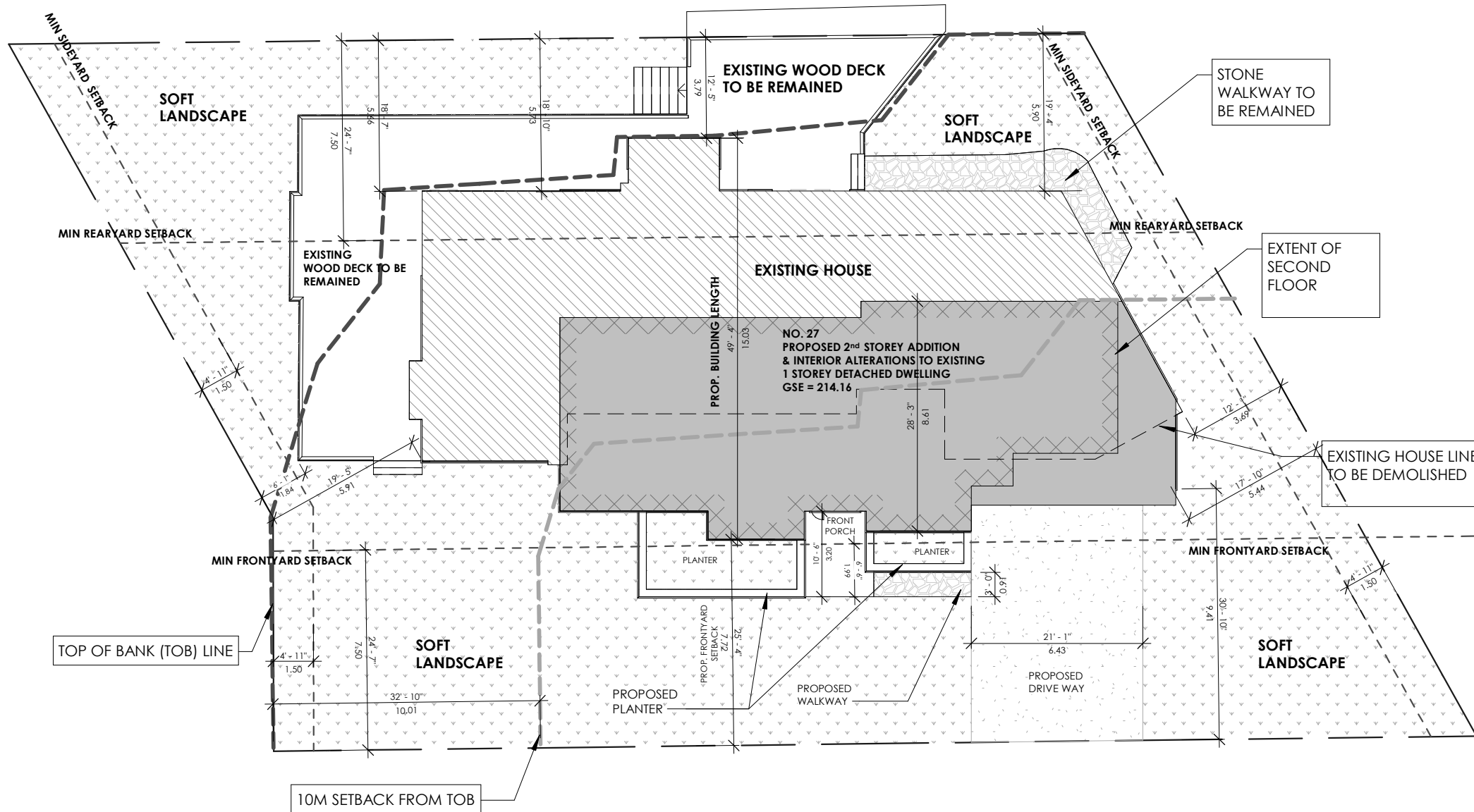
Do not scale drawings.
Contractor shall check and verify all dimensions and report any omissions or discrepancies to Contempo Studio before proceeding with work.
All prints and specifications are the property of Contempo Studio and shall not be copied, in part or whole without prior written permission.

PROPOSED RENOVATION
AT
27 MAIN ST

Project number: 2020-41
Drawing: SITE PLAN
Scale: As indicated
Date: MARCH 2023
Drawn by: M.P.
Approved by: M.Z.

Drawing number:

A-1.1



LANDSCAPE CALCULATIONS

Front Yard Landscaping Calculations			
Total Front Yard	4,284.79	sft	398.07 sm
Permitted Encroachments			
Porch	232.45	sft	21.60 sm
Steps	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
Total Removed	232.45	sft	21.60 sm

Rear Yard Landscaping Calculations			
Total Rear Yard	2,417.32	sft	224.58 sm
Permitted Encroachments			
Deck	846.18	sft	78.61 sm
Steps	45.00	sft	4.18 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
Total Removed	891.18	sft	82.79 sm

Front Landscape Area	4,052.34	sft	376.47 sm
95%			

Front Landscape Area	1,526.14	sft	141.78 sm
63%			

Front Hard Landscaping			
Planter wall	43.58	sft	4.05 sm
Walkway	26.75	sft	2.49 sm
Driveway	632.49	sft	58.76 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
Total Hard L.A	702.82	sft	65.29 sm

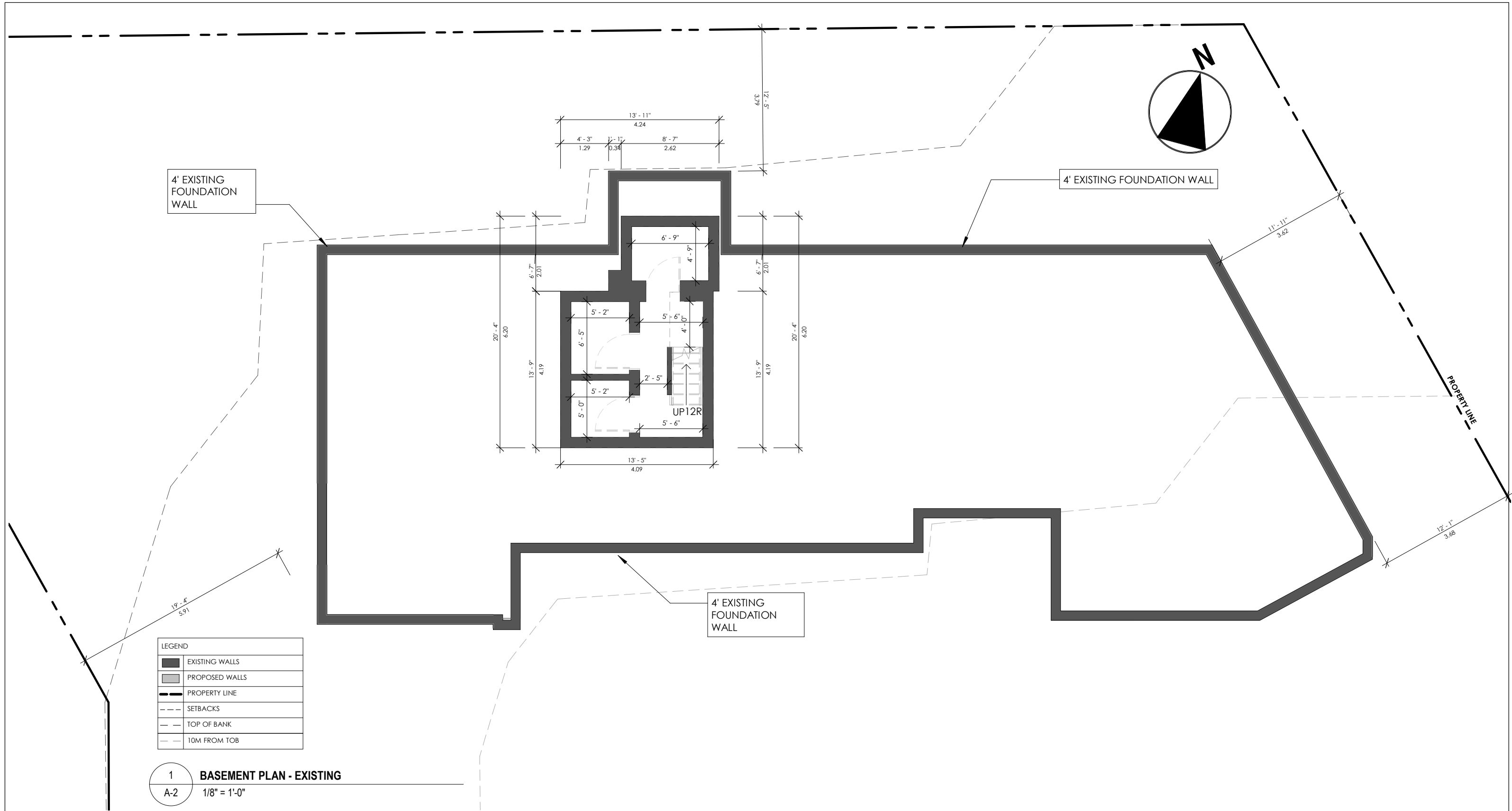
Rear Hard Landscaping			
Planter wall	0.00	sft	0.00 sm
Walk-Up	0.00	sft	0.00 sm
Stone Walkway	155.00	sft	14.40 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
	0.00	sft	0.00 sm
Total Hard L.A	155.00	sft	14.40 sm

Soft Landscaping	3,349.52	sft	311.18 sm
83%			

Soft Landscaping	1,371.14	sft	127.38 sm
90%			

LEGEND	
	EXISTING HOUSE
	PROPOSED FIRST FLOOR
	PROPOSED SECOND FLOOR EXTENT
	PROPERTY LINE
	SETBACKS
	TOP OF BANK
	10M FROM TOB

1 LANDSCAPE PLAN - PROPOSED
A-1.2 1:200



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 info@contempostudio.ca
 w. contempostudio.ca
 t. (416) 770-0071
 f. (416) 642-1691

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI 45250
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972
 FIRM NAME BCIN

Do not scale drawings.
 Contractor shall check and verify all dimensions and report any omissions or discrepancies to Contempo Studio before proceeding with work.
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PROPOSED RENOVATION

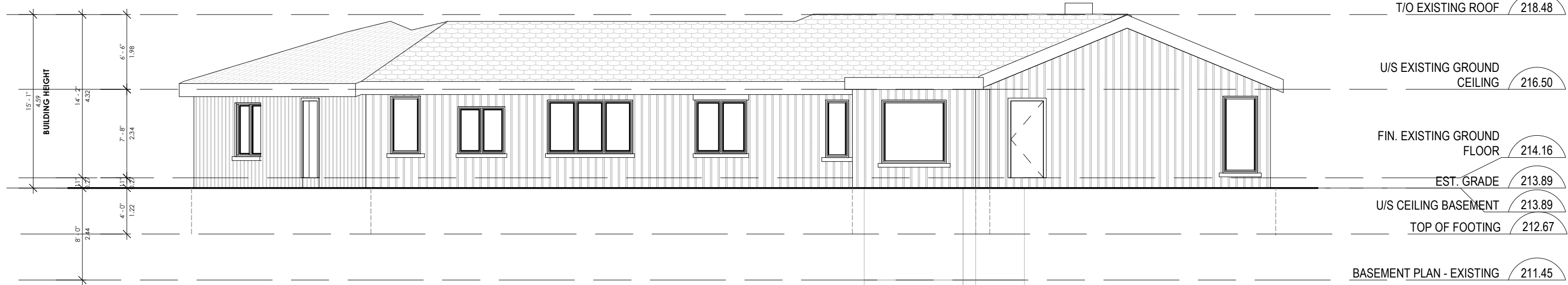
AT
 27 MAIN ST

Project number:
 Drawing:
 Scale:
 Date:
 Drawn by:
 Approved by:

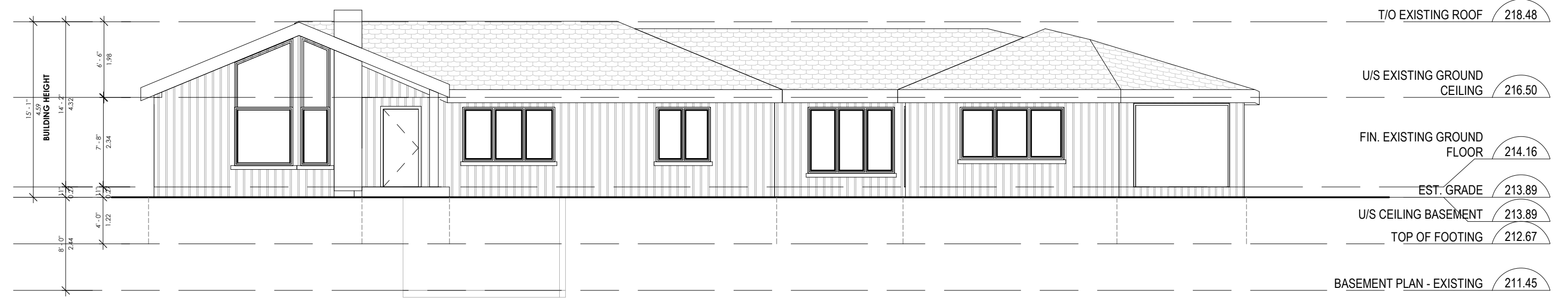
2020-41
 EXISTING BASEMENT
 As indicated
 MARCH 2023
 M.P.
 M.Z.

Drawing number:

A-2



1 NORTH ELEVATION - EXISTING
A-4 1:100



2 SOUTH ELEVATION - EXISTING
A-4 1:100

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MARIN ZABZUNI 45250
NAME SIGNATURE BCIN

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CONTEMPO STUDIO 46972
FIRM NAME BCIN

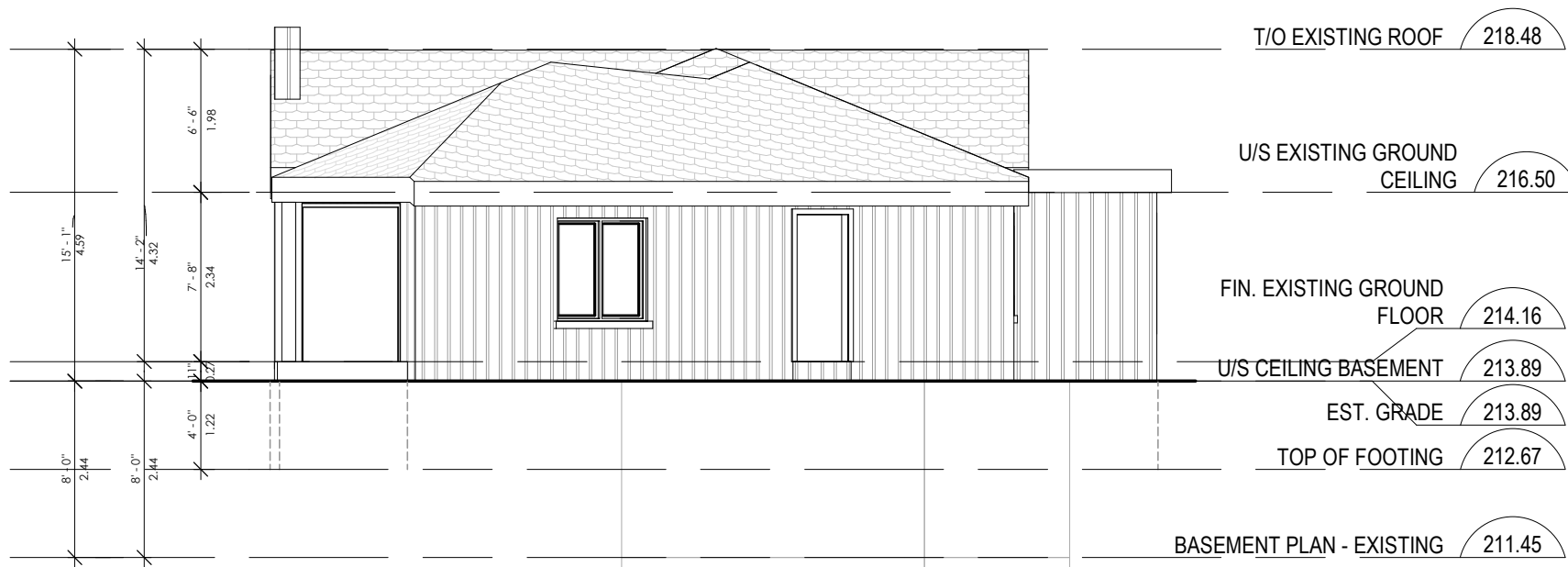
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PROPOSED RENOVATION
AT
27 MAIN ST

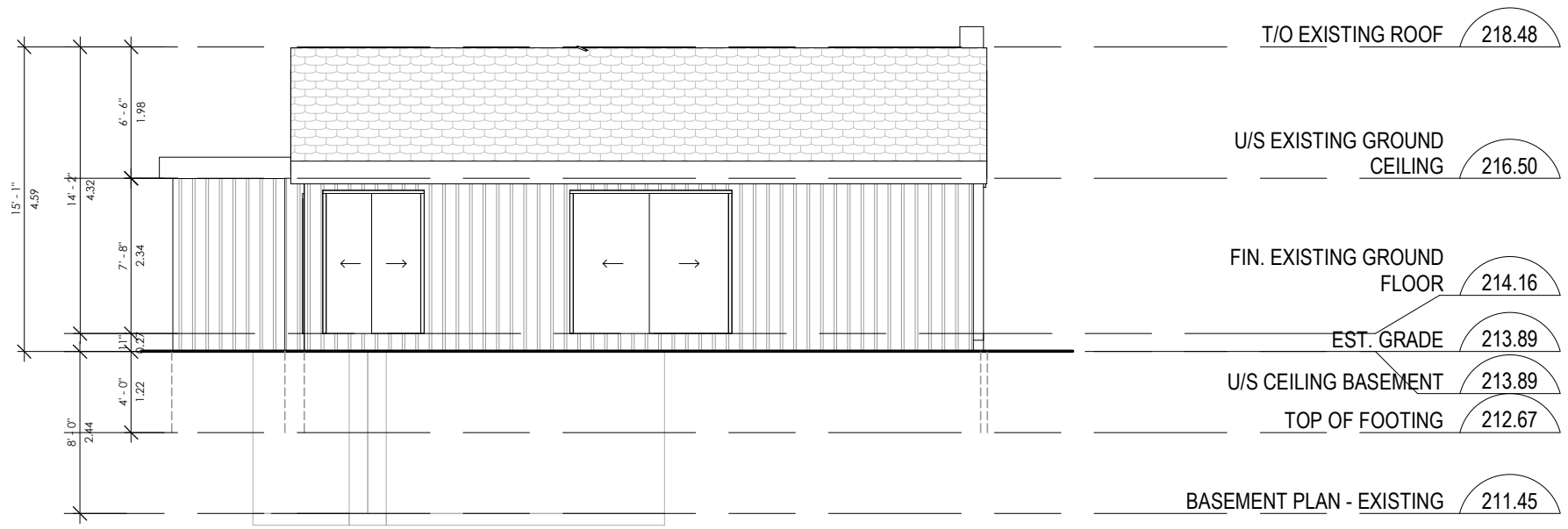
Project number: 2020-41
Drawing: EXISTING ELEVATIONS - 1
Scale: 1:100
Date: MARCH 2023
Drawn by: M.P.
Approved by: M.Z.

Drawing number:

A-4



1 EAST ELEVATION - EXISTING
A-5 1/8" = 1'-0"



2 WEST ELEVATION - EXISTING
A-5 1 : 100

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NAME SIGNATURE BCIN

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CONTEMPO STUDIO 46972
FIRM NAME BCIN

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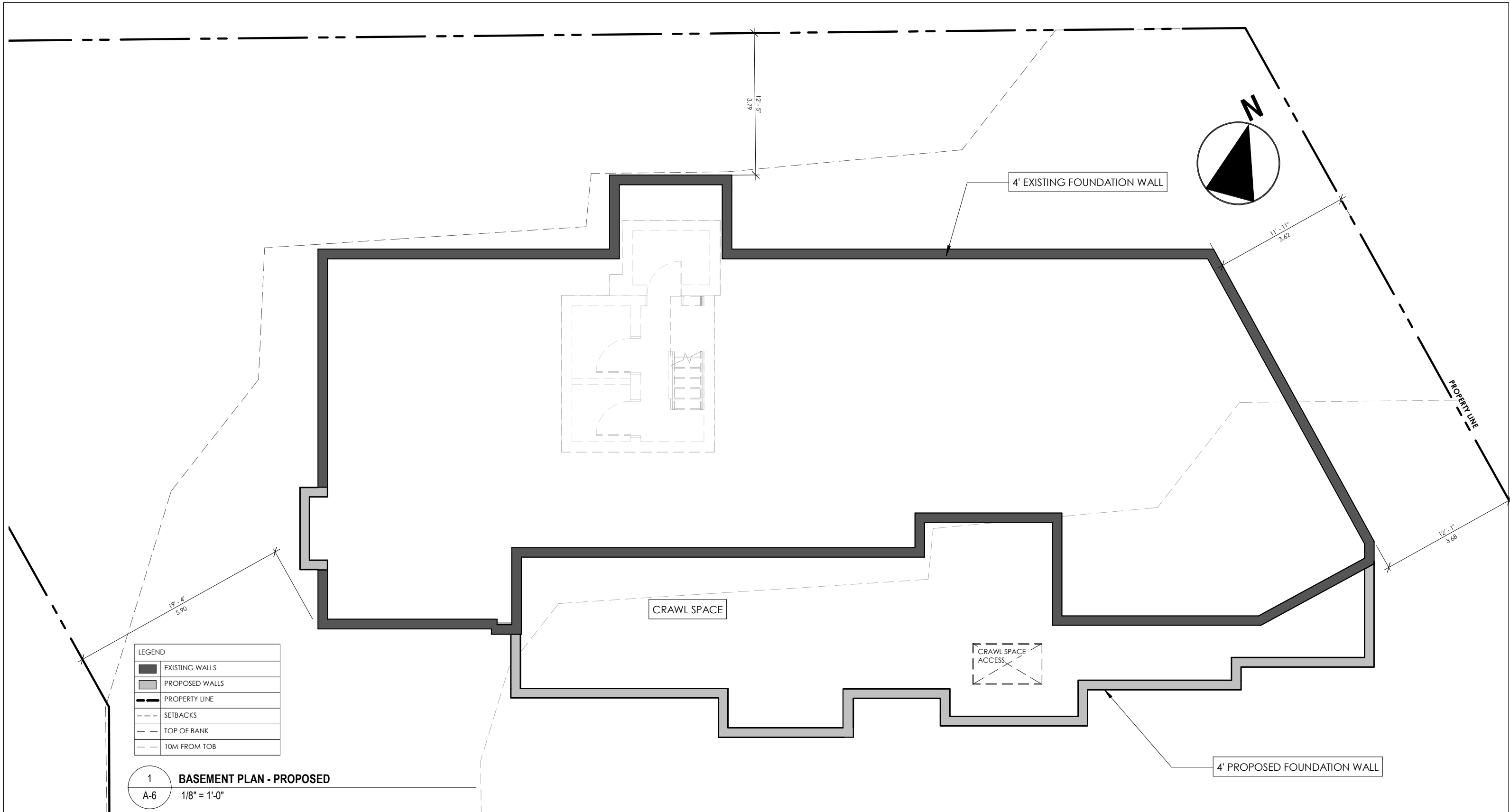
PROPOSED RENOVATION

AT
27 MAIN ST

Project number: 2020-41
Drawing: EXISTING ELEVATIONS -2
Scale: As indicated
Date: MARCH 2023
Drawn by: M.P.
Approved by: M.Z.

Drawing number:

A-5



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MARIN ZABZUNI		45250
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

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PROPOSED RENOVATION

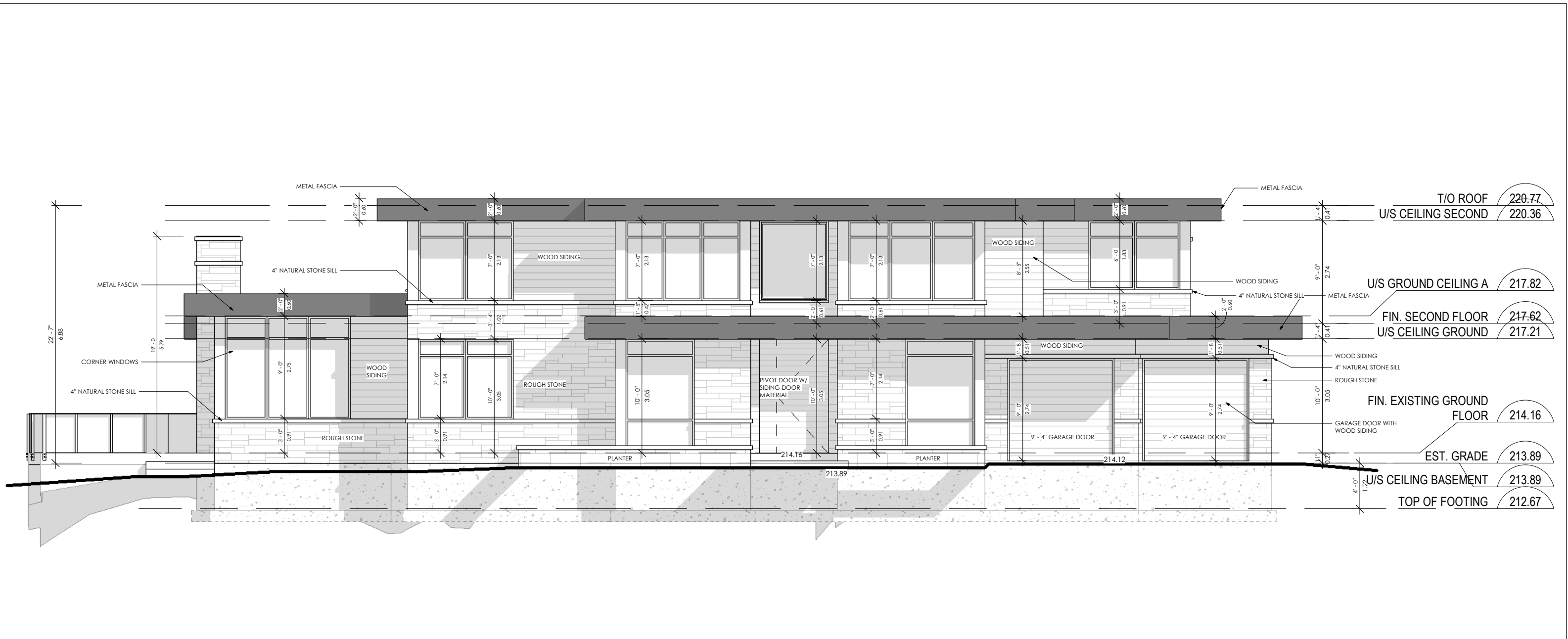
AT
27 MAIN ST

Project number:
Drawing:
Scale:
Date:
Drawn by:
Approved by:

2020-41
PROPOSED BASEMENT
PLAN JICATED
MARCH 2023
M.P.
M.Z.

Drawing number:

A-6



1 SOUTH ELEVATION - PROPOSED
A-9 1:100

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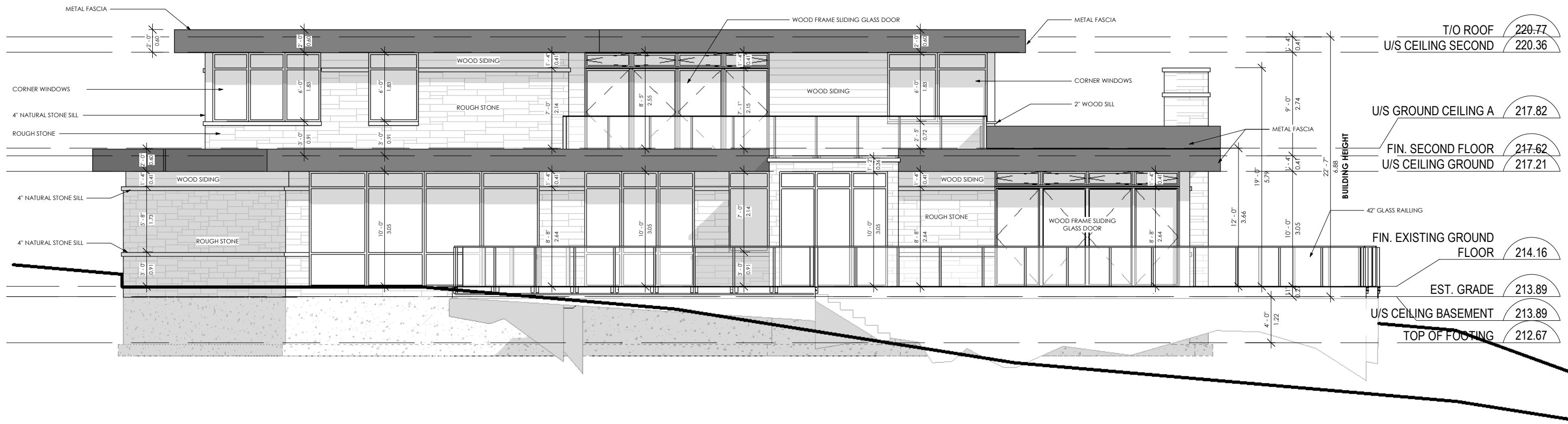
PROPOSED RENOVATION

AT
27 MAIN ST

Project number: 2020-41
Drawing: PROPOSED SOUTH
Scale: ELEVATION
Date: MARCH 2023
Drawn by: M.P.
Approved by: M.Z.

Drawing number:

A-9



1 NORTH ELEVATION - PROPOSED
A-10 1:100

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FIRM NAME BCIN

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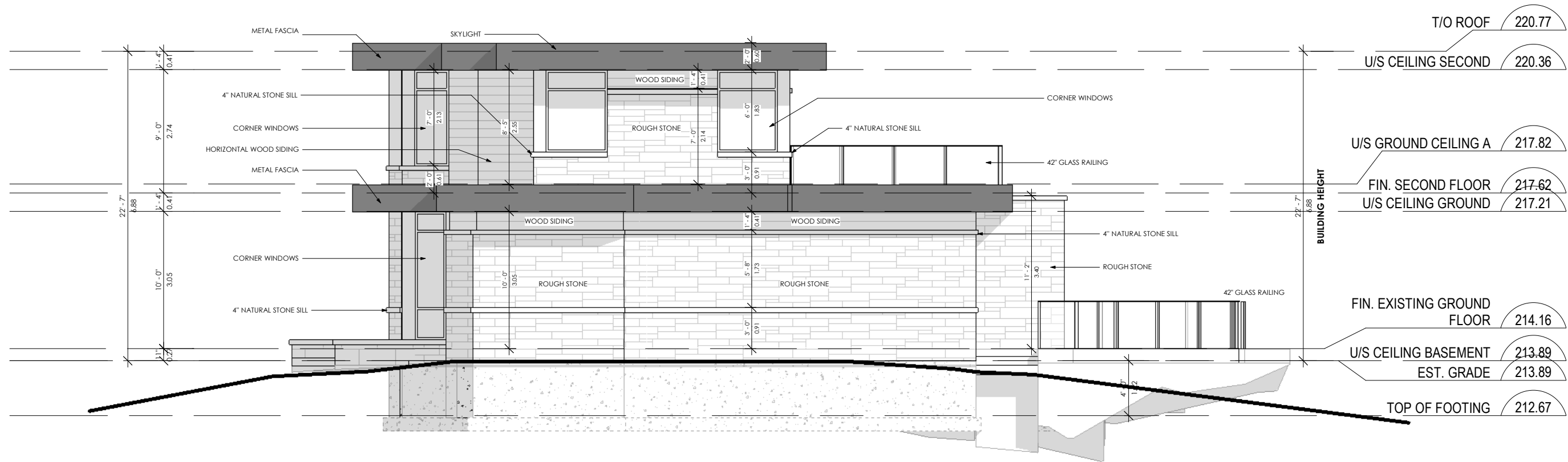
PROPOSED RENOVATION

AT
27 MAIN ST

Project number:
Drawing:
Scale:
Date:
Drawn by:
Approved by:

2020-41
PROPOSED NORTH
ELEVATION
MARCH 2023
M.P.
M.Z.

Drawing number:



1 EAST ELEVATION - PROPOSED
A-11 1/8" = 1'-0"

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REGISTRATION INFORMATION
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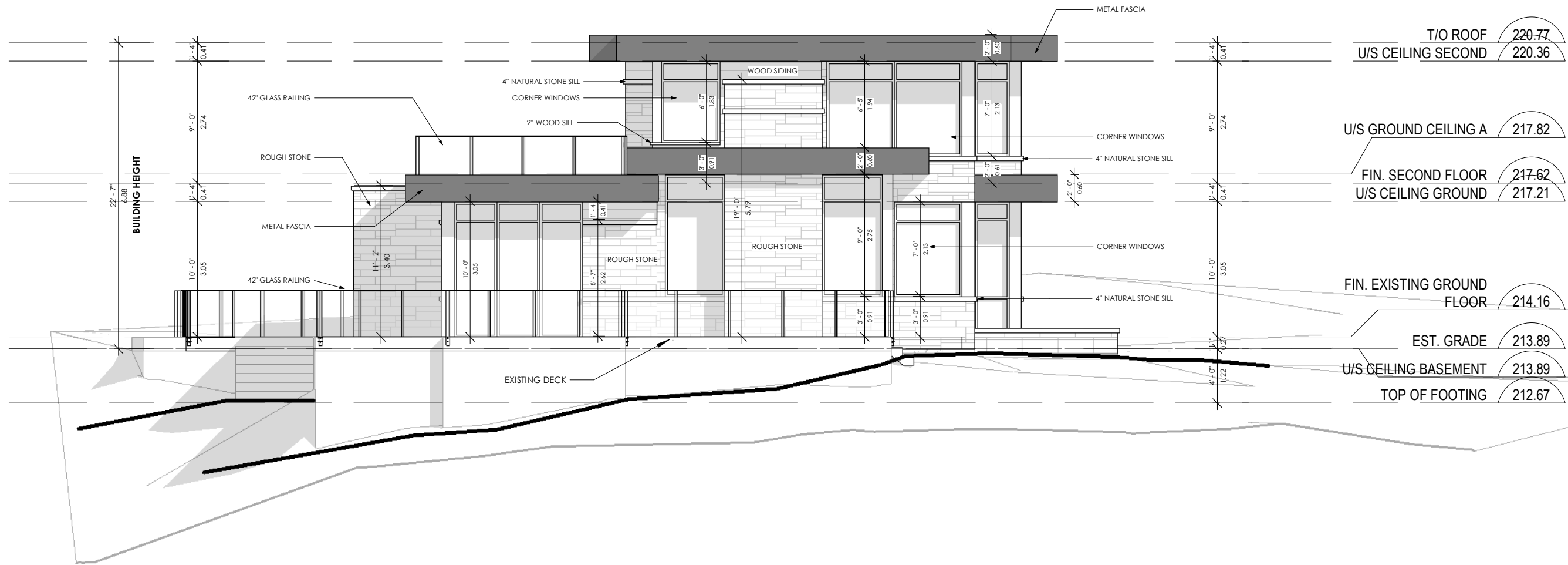
CONTEMPO STUDIO 46972
FIRM NAME BCIN

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PROPOSED RENOVATION
AT
27 MAIN ST

Project number: 2020-41
Drawing: PROPOSED EAST
Scale: ELEVATION
Date: MARCH 2023
Drawn by: M.P.
Approved by: M.Z.

Drawing number:



1 WEST ELEVATION - PROPOSED
A-12 1:100

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PROPOSED RENOVATION
AT
27 MAIN ST

Project number: 2020-41
Drawing: PROPOSED WEST
Scale: ELEVATION
Date: MARCH 2023
Drawn by: M.P.
Approved by: M.Z.

Drawing number:

A-12

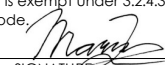


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MARIN ZABZUNI		45250
NAME	SIGNATURE	BCIN

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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

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PROPOSED RENOVATION

AT
 27 MAIN ST

Project number:	2020-41
Drawing:	3D VIEWS
Scale:	
Date:	MARCH 2023
Drawn by:	M.P.
Approved by:	M.Z.

Drawing number:

A-13

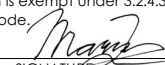


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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

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PROPOSED RENOVATION

AT
 27 MAIN ST

Project number:	2020-41
Drawing:	3D VIEWS
Scale:	
Date:	MARCH 2023
Drawn by:	M.P.
Approved by:	M.Z.

Drawing number:

A-14

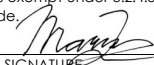


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NAME	SIGNATURE	BCIN

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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

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PROPOSED RENOVATION

AT
 27 MAIN ST

Project number:	2020-41
Drawing:	3D VIEWS
Scale:	
Date:	MARCH 2023
Drawn by:	M.P.
Approved by:	M.Z.

Drawing number:

A-15





SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X	X	General Comments w/conditions
Ministry of Transportation (MTO) *Schedule B				No Comments Received to Date
Region of York *Schedule B	X			No Comments Received to Date
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under Review
Building Standards (Zoning)	X	X		General Comments

Date: March 3rd 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A022-23**

Related Files:

Applicant Stonebrooke Homes Ltd.

Location 27 Main Street



Discover the possibilities

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:

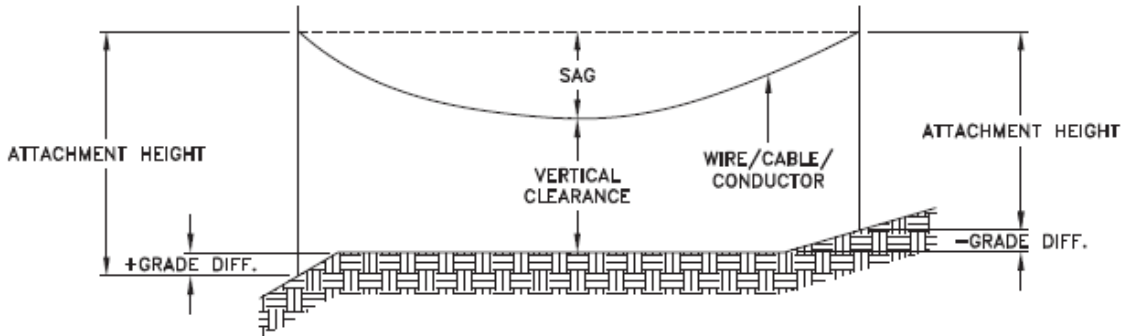
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

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 <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	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)

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.

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"

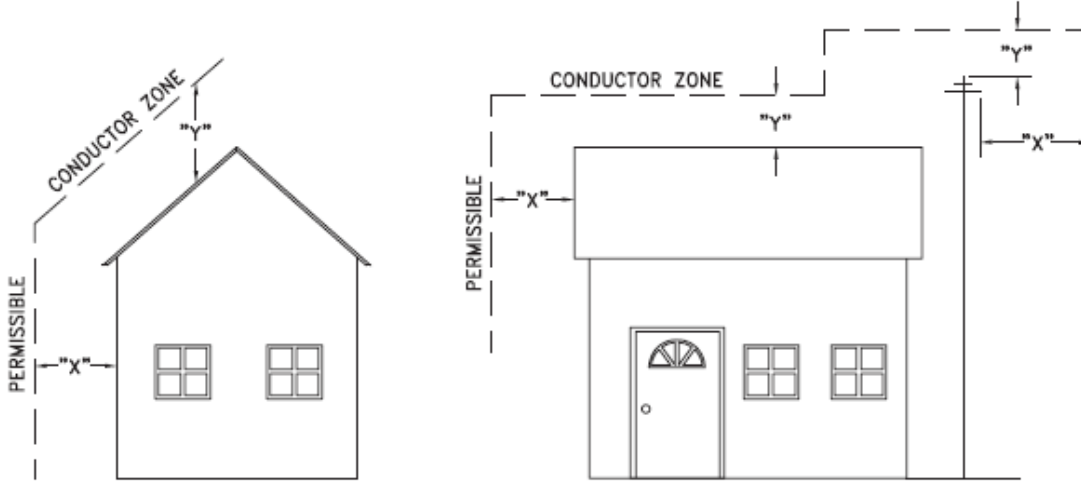
REFERENCES

SAGS AND TENSIONS | SECTION 02

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

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

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



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE 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 CONJUNCTION 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).

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*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-3-1\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: February 24, 2023
Applicant: Stonebrooke Homes Ltd.
Location: 27 Main Street
 PLAN RP268 Lot 15
 PLAN RP268 Lot 14
File No.(s): A022/23

Zoning Classification:

The subject lands are currently zoned R1B(EN) - First Density Residential Zone (Established Neighbourhood), and subject to exception 14.525 under By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum encroachment of an uncovered platform permitted is 2.4 metres into the required rear yard. [Table 4-1]	To permit an uncovered platform (deck) with a 0.0 metre rear yard setback.
2	The maximum encroachment of eaves and gutters permitted is 0.5 metres into the required front and rear yard. [Table 4-1]	To permit eaves and gutters to encroach a maximum of 0.76 metres into the required front and rear yards.
3	The minimum front yard setback required is 8.71 metres. [Section 4.5]	To permit a minimum front yard setback of 7.91 metres.

The subject lands are currently zoned R1, Residential Zone under By-law 1-88 as amended.

	Zoning By-law 1-88	Variance requested
4	The maximum encroachment of a deck permitted is 1.8 metres into the required rear yard. [Section 3.14 c)]	To permit a deck with a 0.0 metre rear yard setback.
5	The maximum encroachment of a deck permitted is 1.8 metres into the required exterior side yard. [Section 3.14 c)]	To permit a deck to encroach a maximum of 2.66 metres into the required exterior side yard (adjacent to greenway block).
6	The maximum encroachment of eaves and gutters permitted is 0.5 metres into the required rear yard. [Section 3.14 a)]	To permit eaves and gutters to encroach a maximum of 0.76 metres into the required rear yard.
7	The maximum lot coverage permitted is 30.0%. [Schedule 'A' Note 12]	To permit a maximum lot coverage of 30.26%.
8	A maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [Section 4.1.4 f) i)]	To permit a maximum driveway width of 6.43 metres at the street curb and a curb cut.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

3	The existing deck and metal shed not located entirely on the property may require an encroachment agreement with the adjacent property.
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Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

March 10, 2023

CFN 68446.07
X-Ref: CFN 64106

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A022.23
Plan RP268 Lot 15, Plan RP268 Lot 14
27 Main Street
City of Vaughan, Region of York
Owner: Landvest Development Corp. c/o Robert Di Toro**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on February 27, 2023. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variances under By-Law 001-2021 and By-Law 1-88:

By-Law 001-2021:

- To permit an uncovered platform (deck) with a 0.0 metre rear yard setback, whereas the maximum encroachment of an uncovered platform permitted is 2.4 metres into the required rear yard.
- To permit eaves and gutters to encroach a maximum of 0.76 metres into the required front and rear yards, whereas the maximum encroachment of eaves and gutters permitted is 0.5 metres into the required front and rear yard.
- To permit a minimum front yard setback of 7.91 metres, whereas the minimum front yard setback required is 8.71 metres.

By-Law 1-88:

- To permit a deck with a 0.0 metre rear yard setback, whereas the maximum encroachment of a deck permitted is 1.8 metres into the required rear yard.
- To permit a deck to encroach a maximum of 2.66 metres into the required exterior side yard (adjacent to greenway block), whereas the maximum encroachment of a deck permitted is 1.8 metres into the required exterior side yard.
- To permit eaves and gutters to encroach a maximum of 0.76 metres into the required rear yard, whereas the maximum encroachment of eaves and gutters permitted is 0.5 metres into the required rear yard.

- To permit a maximum lot coverage of 30.26%, whereas the maximum lot coverage permitted is 30.0%.
- To permit a maximum driveway width of 6.43 metres at the street curb and a curb cut, whereas a maximum width of a driveway at the street curb and a curb cut shall be six metres.

The noted variances are being requested to facilitate the construction of a first and second floor addition to the existing residential dwelling.

Ontario Regulation 166/06

The subject lands are partially located within TRCA's Regulated Area due to a valley corridor associated with a tributary of the Humber River that traverses the northern and western portions of the site. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

TRCA issued a permit for the construction of an addition to the ground floor and second storey on October 15, 2021 (TRCA Permit No. C-211215).

Based on a review of the plans submitted with this variance application, there are minor differences between the plans submitted and the plans approved as a part of the TRCA Permit C-211215. The submitted plans have a GFA of 410.49 sq. m. (4,418.48 sq. ft) and a rear yard setback of 3.79 m whereas the approved plans have a GFA of 482.19 sq. m. (5,190 sq. ft.) and a rear yard setback of 4.12 m.

TRCA requires the applicant to submit a permit revision application prior to initiating construction. Information about the permit revision process is attached in Appendix A.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$660.00 (Minor Variance – Residential - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA provides conditional approval to the approval of Minor Variance Application A022.23 subject to the following conditions:

1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.
2. That the applicant obtains a permit revision pursuant to Ontario Regulation 166/06 from TRCA to authorize the proposed works.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2129 or at Kristen.regier@trca.ca

Sincerely,

Kristen Regier

Kristen Regier
Planner I
Development Planning and Permits

KR/sb

Appendix 'A': TRCA Permit Revision Requirements

As noted above, a revision to the previously approved permit is required to recognize the updated plans/drawings. To initiate the permit revision process, a digital copy of the following materials must be submitted to TRCA:

1. Complete Re-Issuance / Revision Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (Pursuant to Ontario Regulation 166/06):
<https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/12/23114825/TRCA-Development-Permit-Revision-Re-issuance-Application-Form.pdf>
2. The following revised plans / drawings:
 - a. Site Plan
 - b. Grading Plan
 - c. Erosion and Sediment Control Plan
 - d. Planting Plan
3. Permit Revision fee of \$497.50 (Permit revision – 50% of current Works on Private Residential Property)

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None