

ITEM:6.6	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A110/23 2 ENCLAVE CT, 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
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 type="checkbox"/>	General Comments
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 type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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
Public	Paramjit Gill	64 Vaughan Mills Road	08/23/2023	Letter of Support

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A158/21	09/30/2021	Approved by COA

ADJOURNMENT HISTORY

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

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A110/23
2 Enclave Ct Kleinburg ON L4H 4V9**

ITEM NUMBER: 6.6	CITY WARD #: 1
APPLICANT:	Station Gate Homes (Bt) Inc.
AGENT:	Anthony Bartolini
PROPERTY:	2 Enclave Court, Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Special Study Area (KN Low-Rise Residential I)," Volume 2, Section 11.8 North Kleinburg Nashville Secondary Plan
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed cabana, retaining wall, reduced rear yard landscaping and a ground-mounted heat pump.

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

The subject lands are zoned R1 – First Density Residential Zone and subject to the provisions of Exception 14.1041 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	In any residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67 m ² , whichever is less [Section 4.1.3.1].	To permit a maximum lot coverage of 68.38 m ² for the proposed accessory building (cabana).
2	In any residential zone, the maximum height of an accessory building shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 3.559 metres for the proposed accessory building (cabana). *Variance confirmed using Zoning Review Waiver
3	A retaining wall with a height greater than 1.0 metres shall be setback a distance equal to its height [Section 4.13, Table 4-1].	To permit a retaining wall with a maximum height of 2.51 metres to be setback a minimum of 1.205 metres.
4	In the R1 zone, any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape [Section 4.19.1.1]	To permit the portion of the rear yard in excess of 135 m ² to be a minimum of 53% soft landscape. *Variance confirmed using Zoning Review Waiver
5	A maximum encroachment of 1.5 metres into the minimum required rear yard is permitted for a ground mounted heat pump [Section 4.13, Table 4-1].	To permit ground mounted heat pump unit to encroach a maximum of 3.46 metres into the minimum required rear yard.

The subject lands are zoned RD1 – Residential Detached Zone and subject to the provisions of Exception 9(1414) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	External Ground mounted heat pump units are permitted to encroach a maximum of 1.5 metres into the minimum required rear yard [Section 3.14 h]	To permit ground mounted heat pump unit to encroach a maximum of 3.46 metres into the minimum required rear yard.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 31, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY 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:	August 17, 2023	
Date Applicant Confirmed Posting of Sign:	August 14, 2023	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Proposed landscape + cabana height + setbacks does not comply with the by law.	
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>	Yes	
Adjournment Fees: <small>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.</small>		
Committee of Adjustment Comments:	General Comments	

COMMITTEE OF ADJUSTMENT COMMENTS

Committee of Adjustment Recommended Conditions of Approval:	General Comments
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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:	None
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DEVELOPMENT ENGINEERING COMMENTS

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

Due to the size of the proposed residence, pool, cabana and skating rink on the subject property, which measures a total of 1,449.2 m², the Owner/Applicant must acquire a Lot Grading Permit from the Development Inspection and Lot Grading Division of the City's Development Engineering Department. It's important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application.

The Owner/Applicant shall submit an application for a Pool Grading Permit to the Development Engineering (DE) Department. For instructions on how to apply for the Pool Permit, please refer to the grading permits page on the City of Vaughan website. If you have any questions regarding the Pool Grading Permit, please feel free to reach out to the Development Engineering Department via email at DEPermits@vaughan.ca.

The Owner/Applicant's proposed work involves increasing the Lot Coverage on the subject property. This addition of hardscape could potentially affect the City's Storm Water management system. Development Engineering highly recommends that the Owner/Applicant incorporate Low-Impact Development (LID) measures, such as bioswales, permeable pavers, rain gardens, rain barrels, etc., to minimize the impact on the stormwater system. If additional information is needed, please reach out to the Development Engineering COA reviewer.

The Development Engineering Department does not object to the Minor Variance application A110/23, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division within the City's Development Engineering Department before initiating any work on the property. To apply for a Grading Permit, please visit the Permit page on the City of Vaughan website. For any inquiries regarding the Grading Permit, please feel free to contact the Development Engineering Department via email at DEPermits@vaughan.ca .
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment.

PFH Recommended Conditions of Approval:	None
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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

No comments received to date.

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 Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division within the City's Development Engineering Department before initiating any work on the property. To apply for a Grading Permit, please visit the Permit page on the City of Vaughan website. For any inquiries regarding the Grading Permit, please feel free to contact the Development Engineering Department via email at DEPermits@vaughan.ca .
2	Development Planning Joshua.cipolletta@vaughan.ca	That the final Landscape Plan, indicating the location of all proposed trees, be approved to the satisfaction of the Development Planning Department.
3	TRCA Kristen.Regier@trca.ca	<ol style="list-style-type: none"> 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 for the proposed works within the Regulated Area pursuant to Ontario Regulation 166/06.

IMPORTANT INFORMATION – PLEASE READ

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.

IMPORTANT INFORMATION – PLEASE READ

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

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.

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.

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.

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.

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

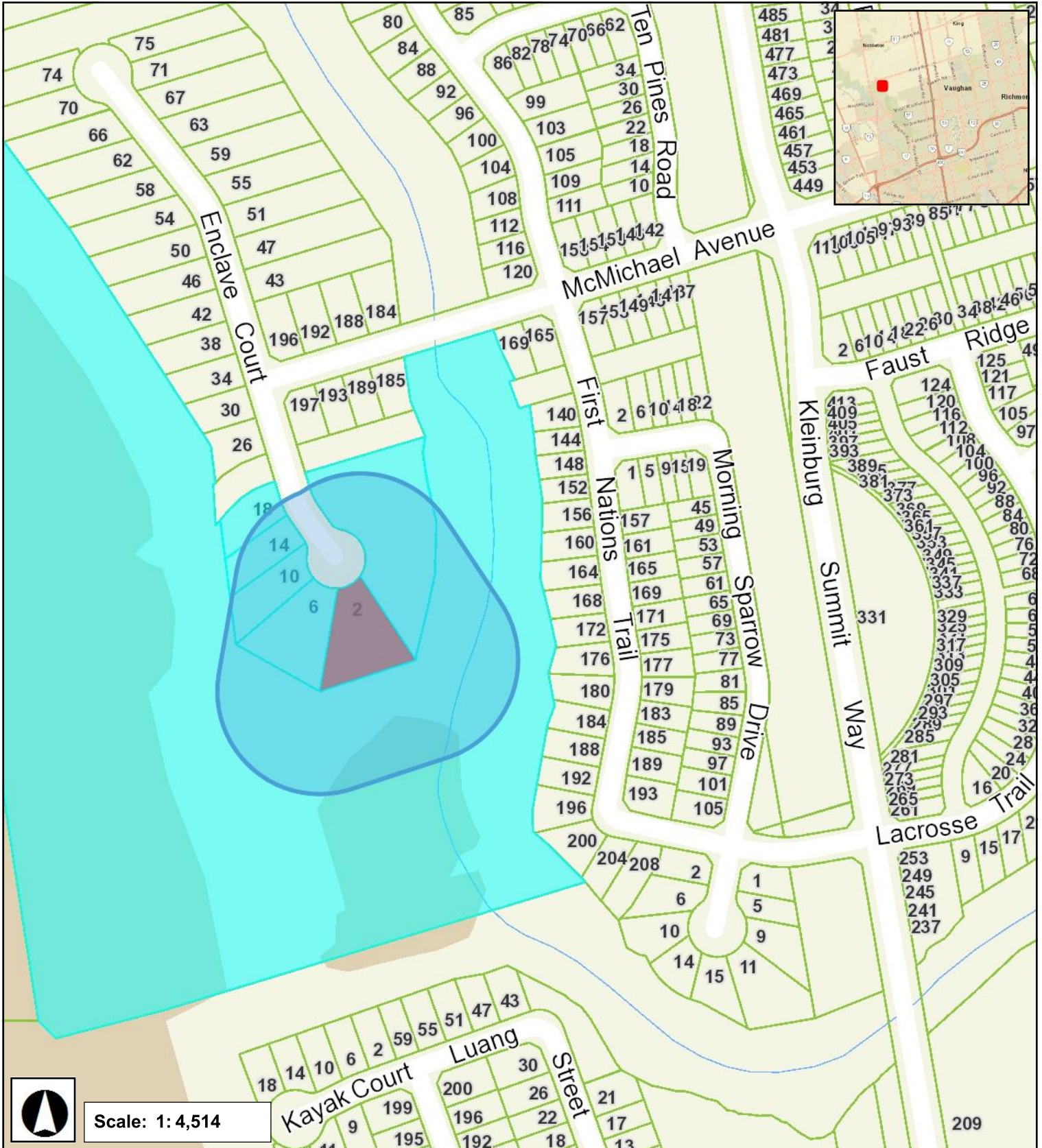
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE 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

2 ENCLAVE COURT, KLEINBURG

Kirby Road



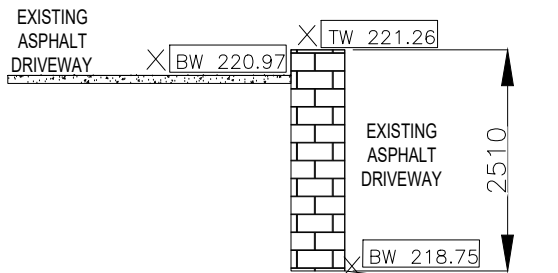
Highway 27

Scale: 1:4,514

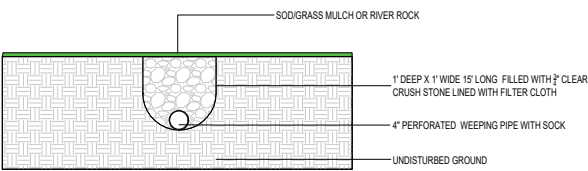
Nashville Road

RECEIVED

By Christine Vigneault at 3:14 pm, Aug 15, 2023

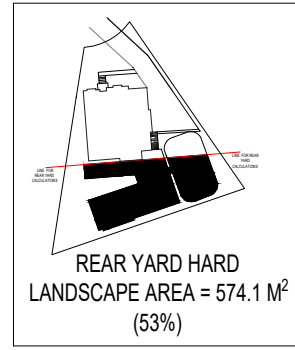
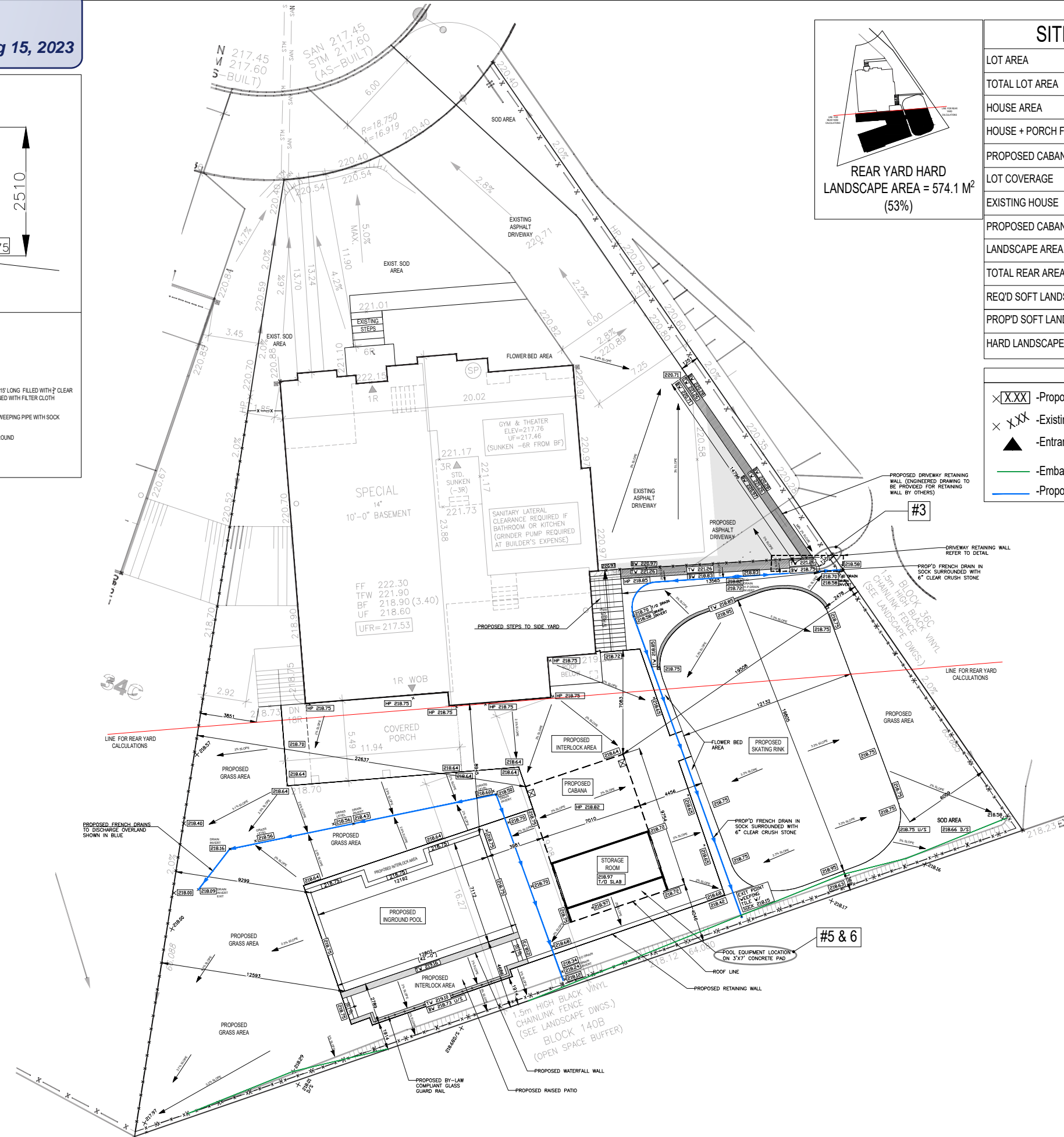


DRIVEWAY RETAINING WALL DETAIL



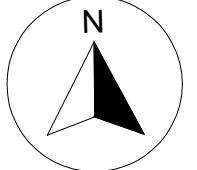
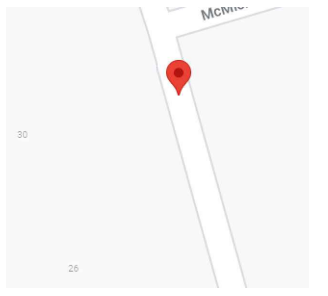
FRENCH DRAIN DETAIL

CALCULATION (AREA OUTLINED IN RED)				
LENGTH #	BEGIN ELEV.	END ELEV.	LENGTH	EL.1 + EL.2 x L
1	218.93	218.93	7.010m	1534.6
2	218.93	218.42	9.754m	2132.9
3	218.93	218.42	9.754m	2132.9
4	218.42	218.42	7.010m	1531.1
Total			33.528m / 7331.5	7331.5



SITE DEVELOPMENT	
LOT AREA	m ²
TOTAL LOT AREA	2369.9 m ²
HOUSE AREA	m ²
HOUSE + PORCH FOOTPRINTS	527 m ²
PROPOSED CABANA	68.3 m ²
LOT COVERAGE	PROVIDED
EXISTING HOUSE	22%
PROPOSED CABANA w/ EAVES	2.8%
LANDSCAPE AREA (REAR LOT)	PROVIDED
TOTAL REAR AREA	1083.4 m ²
REQ'D SOFT LANDSCAPE AREA	(1083.4 m ² - 135 m ²) x 60% = 569 m ²
PROP'D SOFT LANDSCAPE AREA	574.1 m ² (53%)
HARD LANDSCAPE AREA	509.3 m ²

LEGEND	
X.XXX	-Proposed Grades
x.x/x	-Existing Grades
▲	-Entrance Door
—	-Embankment Line
—	-Proposed French Drain Line
T.W	-Top Of Wall
B.W	-Bottom Of wall
U/S	UP STREAM
D/S	DOWNSTREAM



No.	DESCRIPTION	REVISIONS
#1		
#4		

ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	DATE
SUBMITTALS	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.
DO NOT SCALE DRAWINGS.

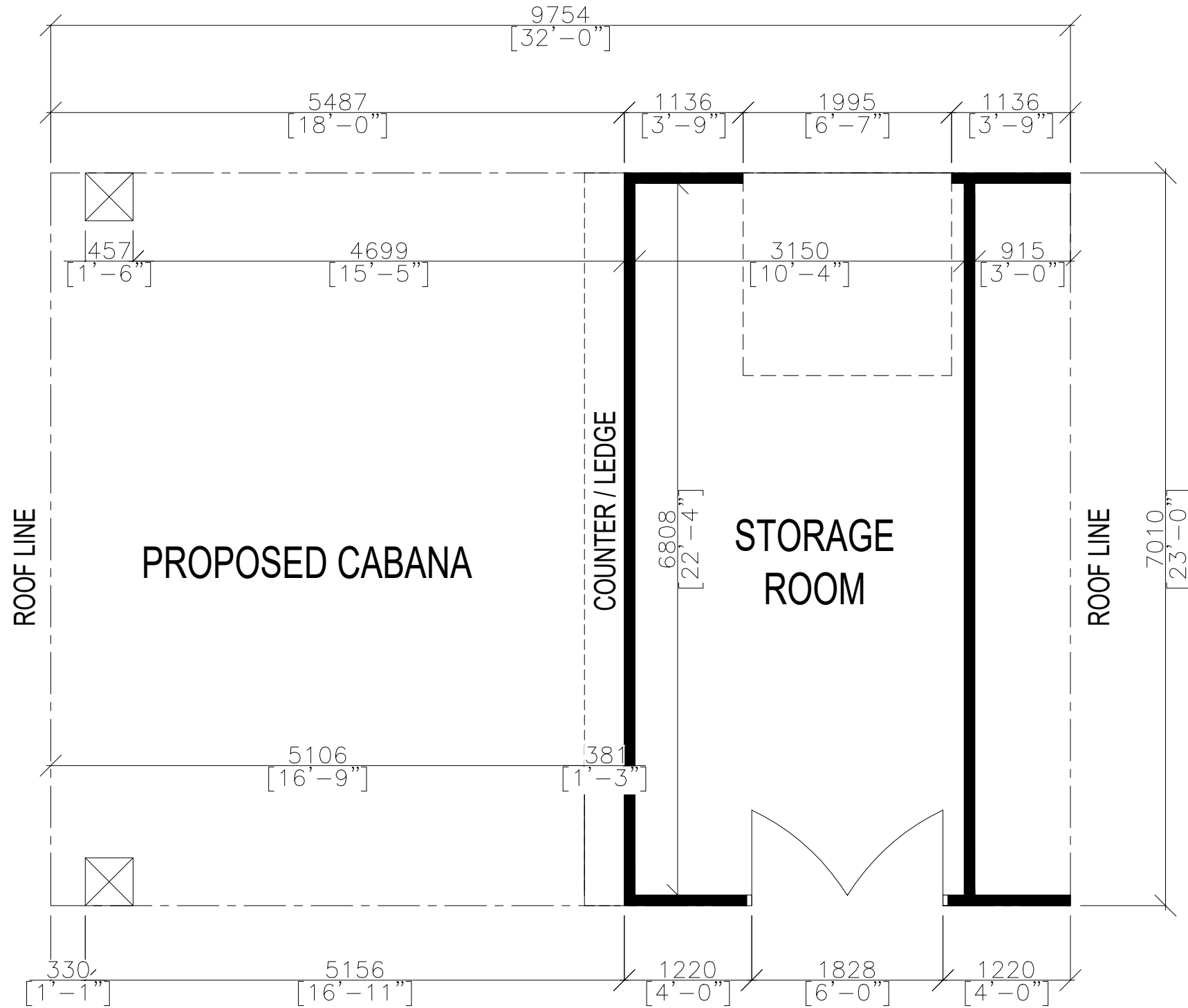


PROJECT: Proposed Landscape Project
ON
2 Enclave Court
VAUGHAN

DRAWING: Site Plan	
PLOTTED:	
DATE: 2023-08-15	PROJECT No.
SCALE: AS NOTED	DRAWING No.
DRAWN BY:	REVIEWED BY:
	A1

A1.0 Site Plan
1:300

FILE NAME: XREFS: PLOT SCALE: 1" =



A2 Site Plan
1:300

No.	DESCRIPTION	DATE
	ISSUED FOR CONSTRUCTION	
	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	
	SUBMITTALS	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
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PROJECT:
Proposed Landscape Project
ON
2 Enclave Court
VAUGHAN

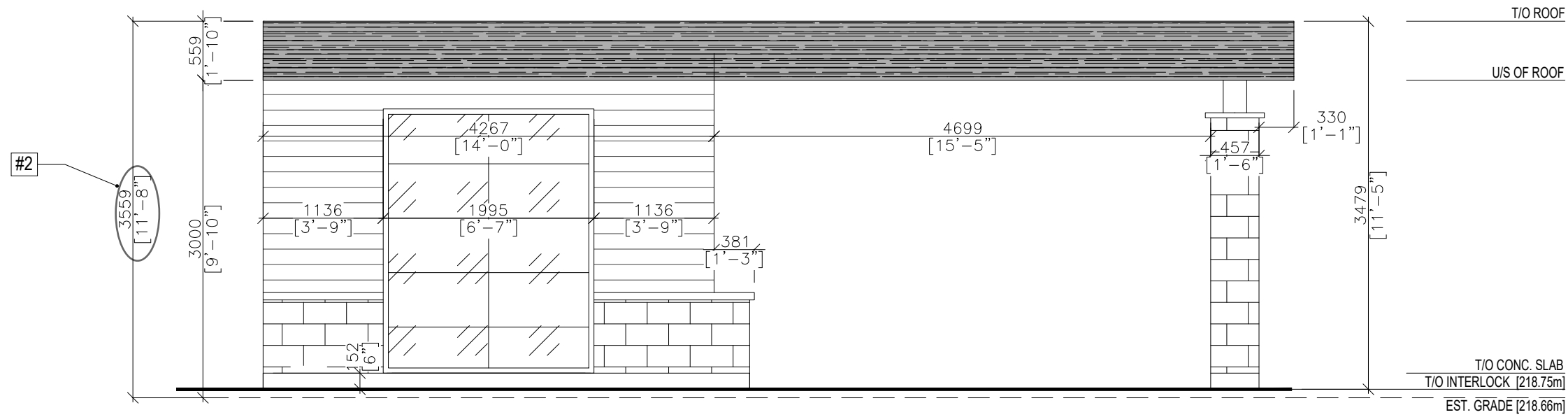
DRAWING:
Floor Plan

DATE: 2022-11-16 PROJECT No.

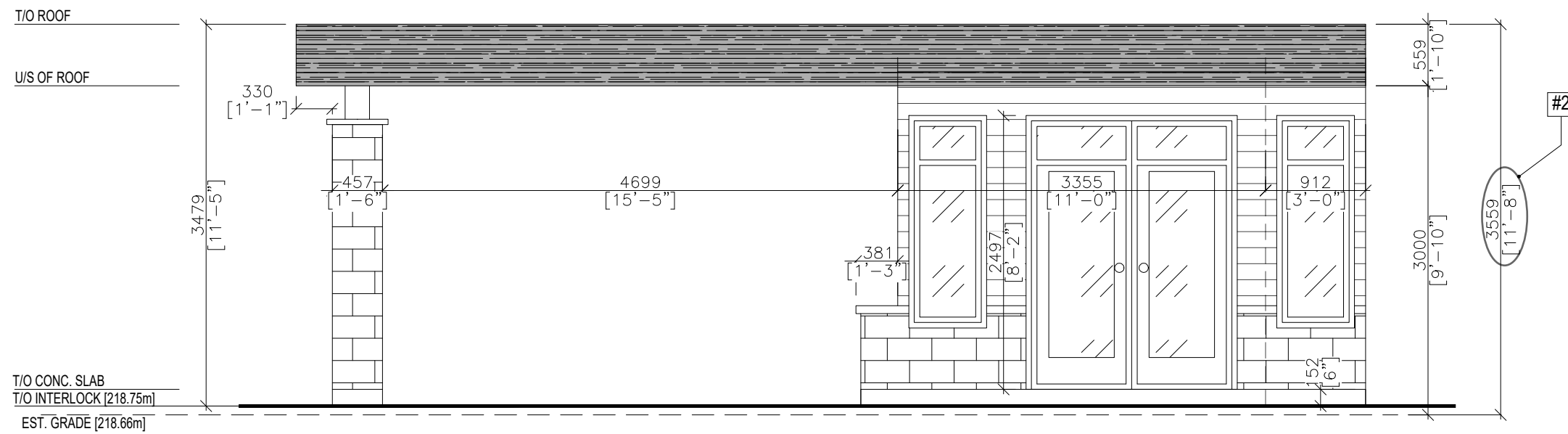
SCALE: AS NOTED DRAWING No.

DRAWN BY: REVIEWED BY: A2

PLOT SCALE: 1" = 1'-0"



1 East Elevation
A3 1:50



2 West Elevation
A3 1:50

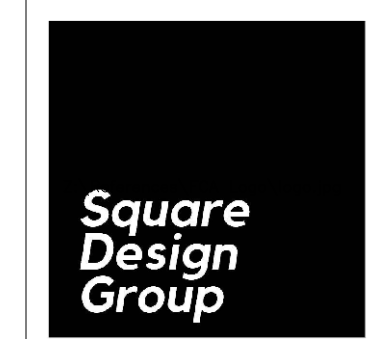
No.	DESCRIPTION	DATE

ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	DATE
SUBMITTALS	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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DO NOT SCALE DRAWINGS.



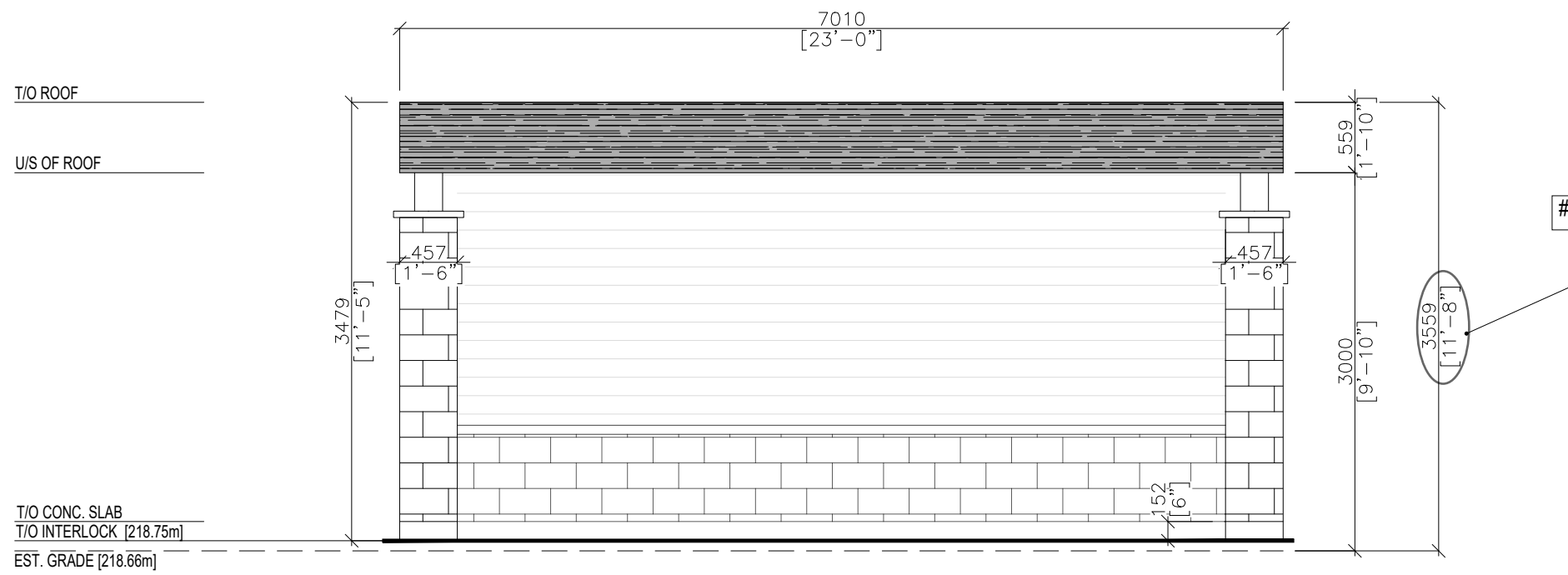
PROJECT:
Proposed Landscape Project
ON
2 Enclave Court
VAUGHAN

DRAWING:
Cabana Elevations

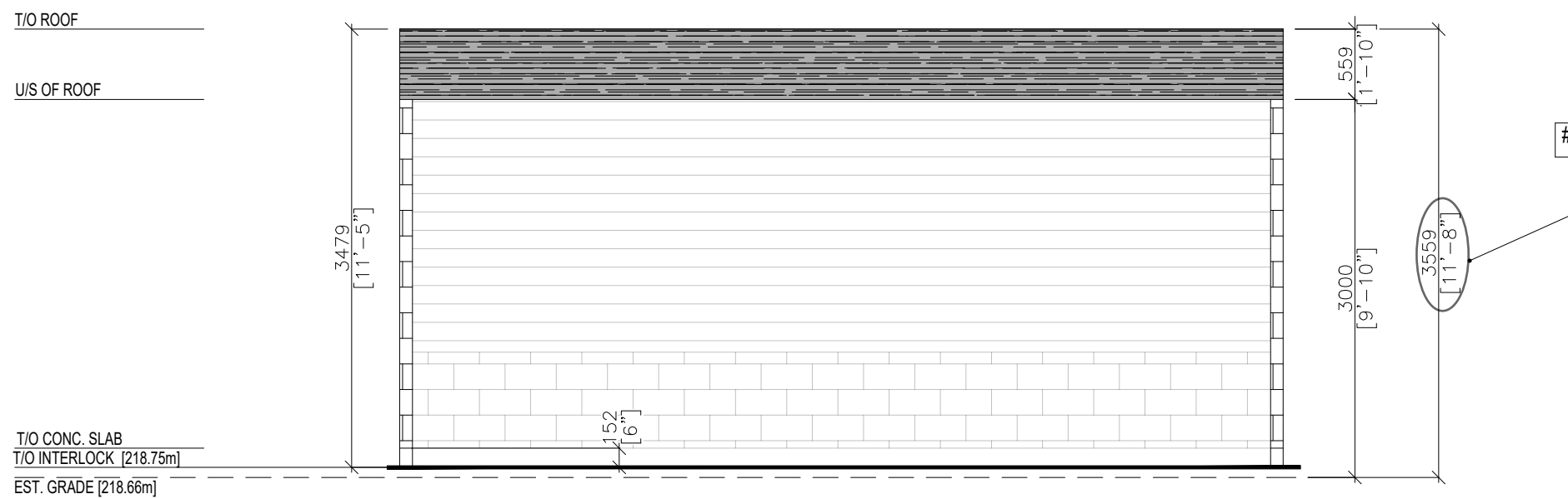
DATE: 2023-08-15	PROJECT No.
SCALE: AS NOTED	DRAWING No.
DRAWN BY:	REVIEWED BY:

A3

PLOT SCALE: 1" = 10'-0"



1 North Elevation
A4 1:50

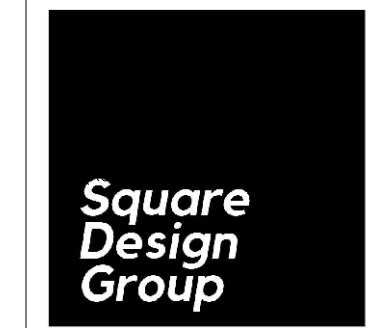


2 South Elevation
A4 1:50

No.	DESCRIPTION
	REVISIONS

ISSUED FOR CONSTRUCTION
 ISSUED FOR BID
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL DATE
 SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
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 DO NOT SCALE DRAWINGS.



PROJECT:
Proposed Landscape Project
 ON
 2 Enclave Court
 VAUGHAN

DRAWING:
Cabana Elevations

PLOTTED:
DATE: 2023-08-15 PROJECT No.

SCALE: AS NOTED DRAWING No.

DRAWN BY: REVIEWED BY: A4

XREFS: FILE NAME: PLOT SCALE: 1" =

SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO) *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
MetroInx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments

To: Committee of Adjustment
From: Lindsay Haviland, Building Standards Department
Date: July 21, 2023
Applicant: Mike & Jessica Longo
Location: 2 Enclave Court
 PLAN 65M4606 Lot 35
File No.(s): A110/23

Zoning Classification:

The subject lands are zoned R1 – First Density Residential Zone and subject to the provisions of Exception 14.1041 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	In any residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67 m ² , whichever is less [Section 4.1.3.1].	To permit a maximum lot coverage of 68.38 m ² for the proposed accessory building (cabana).
2	In any residential zone, the maximum height of an accessory building shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 3.82 metres for the proposed accessory building (cabana).
3	A retaining wall with a height greater than 1.0 metres shall be setback a distance equal to its height [Section 4.13, Table 4-1].	To permit a retaining wall with a maximum height of 2.51 metres to be setback a minimum of 1.205 metres.
4	In the R1 zone, any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape [Section 4.19.1.1]	To permit the portion of the rear yard in excess of 135 m ² to be a minimum of 48% soft landscape.
5	A maximum encroachment of 1.5 metres into the minimum required rear yard is permitted for a ground mounted heat pump [Section 4.13, Table 4-1].	To permit ground mounted heat pump unit to encroach a maximum of 3.46 metres into the minimum required rear yard.

The subject lands are zoned RD1 – Residential Detached Zone and subject to the provisions of Exception 9(1414) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	External Ground mounted heat pump units are permitted to encroach a maximum of 1.5 metres into the minimum required rear yard [Section 3.14 h)]	To permit ground mounted heat pump unit to encroach a maximum of 3.46 metres into the minimum required rear yard.

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	Height of the proposed accessory structure shall be measured in accordance with the definitions in Section 3.0 DEFINITIONS of By-Law 001-2021, as amended. Established grade shall be the approved grading at the time of the original building permit for the principal dwelling.
3	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

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.

4To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: August 24, 2023
Name of Owners: Mike & Jessica Longo
Location: 2 Enclave Court
File No.(s): A110/23

Proposed Variance(s) (By-law 001-2021):

1. To permit a maximum lot coverage of 68.38 m² for the proposed accessory building (cabana).
2. To permit a maximum height of 3.56 m for the proposed accessory building (cabana).
3. To permit a retaining wall with a maximum height of 2.51 m to be setback a minimum of 1.205 m.
4. To permit the portion of the rear yard in excess of 135 m² to be a minimum of 53% soft landscape.
5. To permit ground mounted heat pump unit to encroach a maximum of 3.46 m into the minimum required rear yard.

By-Law Requirement(s) (By-law 001-2021):

1. In any residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67 m², whichever is less.
2. In any residential zone, the maximum height of an accessory building shall be 3.0 m.
3. A retaining wall with a height greater than 1.0 m shall be setback a distance equal to its height.
4. In the R1 zone, any portion of a yard in excess of 135.0 m² shall be comprised of a minimum 60% soft landscape.
5. A maximum encroachment of 1.5 m into the minimum required rear yard is permitted for a ground mounted heat pump.

Proposed Variance(s) (By-law 1-88):

6. To permit ground mounted heat pump unit to encroach a maximum of 3.46 m into the minimum required rear yard.

By-Law Requirement(s) (By-law 1-88):

6. External Ground mounted heat pump units are permitted to encroach a maximum of 1.5 m into the minimum required rear yard.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Special Study Area (KN Low-Rise Residential I)," Volume 2, Section 11.8 North Kleinburg Nashville Secondary Plan

Comments:

The Owners are requesting relief to permit the construction of a cabana, pool equipment, and the proposed rear yard hard landscaping, with the above-noted variances.

Upon recommendations from the Development Planning Department, the Owners have revised their application to decrease the height of the cabana. The Development Planning Department has no objection to Variances 1 and 2 for the proposed size and revised height of the cabana. The increase in lot coverage for the cabana is minor in nature, appropriate for the size of the lot, and not anticipated to be perceptible. The cabana complies with the interior side yard setback provisions of the Zoning By-law. Due to the location of the proposed cabana, the increase in height is not anticipated to have adverse impacts to the neighbouring residential property to the west, or the open spaces to the east and south. As such, the cabana will not pose adverse massing and privacy impacts to the neighbouring properties.

Retaining walls are proposed along the south side of the proposed patio and along the south and east sides of the proposed driveway expansion. The Development Planning Department has no objection to Variance 3 for the proposed retaining walls as the Development Engineering Department has reviewed the proposal and is satisfied that drainage in the rear and east interior side yards will be maintained.

The Owners have revised their application to provide additional rear yard soft landscaping upon recommendations from the Development Planning Department. The Development Planning Department has no objection to Variance 4 for the revised rear yard soft landscaping as the reduction in soft landscaping is minor in nature and will maintain an appropriate balance of soft landscaping to facilitate drainage, reduce urban heat island effects, and facilitate the establishment of vegetation. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained.

The Development Planning Department has no objection to Variances 5 and 6 for the proposed pool equipment as the proposal maintains sufficient area for access and maintenance and is not anticipated to adversely impact the neighbouring properties. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage will be maintained.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application, subject to the following condition:

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That the final Landscape Plan, indicating the location of all proposed trees, be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner
David Harding, Senior Planner

Date: July 20th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A110-23**

Related Files:

Applicant Mike & Jessica Longo

Location 2 Enclave Court



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

August 8, 2023

CFN 68446.27

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 A110.23
2 Enclave Court
PLAN 65M4606 Lot 35
City of Vaughan, Region of York
Applicant: Mike and Jessica Longo**

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 July 19, 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 both By-Law 001-2021 and By-law 1-88:

By-Law 001-2021:

- To permit a maximum lot coverage of 68.38 sq. m. for the proposed accessory building (cabana), whereas the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67 sq. m., whichever is less.
- To permit a maximum height of 3.734 metres for the proposed accessory building (cabana), whereas the maximum height of an accessory building shall be 3.0 m.
- To permit a retaining wall with a maximum height of 2.51 metres to be setback a minimum of 1.205 metres, whereas a retaining wall with a height greater than 1.0 metres shall be setback a distance equal to its height.
- To permit the portion of the rear yard in excess of 135 sq. m. to be a minimum of 48% soft landscape, whereas any portion of a yard in excess of 135 sq. m. shall be comprised of a minimum 60% soft landscape.
- To permit ground mounted heat pump unit to encroach a maximum of 3.46 metres into the minimum required rear yard, whereas a maximum encroachment of 1.5 metres into the minimum required rear yard is permitted for a ground mounted heat pump.

By-Law 1-88:

- To permit a ground mounted heat pump unit to encroach a maximum of 3.46 metres into the minimum required rear yard, whereas external ground mounted heat pump units are permitted to encroach a maximum of 3.46 metres into the minimum required rear yard.

The noted variances are being requested to facilitate the construction of a retaining wall at the side of a residential dwelling, as well as a cabana, pool, skating rink and associated landscaping at the rear of the residential dwelling.

Ontario Regulation 166/06

A portion of the subject property is located within TRCA's Regulated Area due to a valley corridor associated with a tributary of the Humber River and a Provincially Significant Wetland (PSW). 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 staff note that the property is void of any natural hazards or wetlands, but the lot abuts an open space valley block associated with a tributary of the Humber River and a PSW.

The valley corridor and wetland were previously identified and assessed through a Master Environmental Servicing Plan (MESP) completed for the Block 55 East Block Plan area. Then as a part of associated Planning Act applications for the residential community (zoning by-law amendment Z.13.042, and draft plan of subdivision 19T-13V009) the valley corridor was placed in an open space/environmental protection zoning category, along with an associated 10 meter, and conveyed into public ownership (TRCA).

As such, it is the opinion of TRCA staff that the proposed works on the subject property will not be negatively impacted by natural hazards associated with the valley corridor (i.e., erosion and flooding) and they will not have negative impacts on the function of the wetland feature.

A portion of the subject works are located within TRCA's Regulated Area. As such, a permit pursuant to Ontario Regulation 166/06 is required for the proposed skating rink. A list of the materials required to initiate the permit application process are included 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 A110.23 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 for the proposed works within the Regulated Area pursuant to Ontario Regulation 166/06.

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 Application Requirements

In order to initiate our permit application process for the proposed works, the following materials would need to be submitted to our office via my email:

1. Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses [link](#)
2. The following plans/drawings:
 - Site plan showing location and dimension of all proposed works;
 - Grading Plan, if no changes in grading is proposed, please add a note to the site plan indicating the same;
 - Landscape plan, if any planting is proposed, please ensure they are native non-invasive to TRCA's jurisdiction. For native species within TRCA jurisdiction, please see species ranked L1 to L5 on the following table: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/10/18104147/Flora-Species-Native-to-the-TRCA-Jurisdiction-October-2022.pdf>
 - Erosion and Sediment Control Plan;
3. The legal survey of the subject property;
4. Permit Review fee of \$240 (Minor Ancillary- Residential), consistent with TRCA's fee schedule: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/11/24150738/DevelopmentPermittingFeeSchedule-20221124.pdf> . An online payment link will be provided upon receiving the complete application.

From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A110/23 (2 Enclave Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, July 25, 2023 10:50:11 AM
Attachments: [image001.png](#)
[image003.png](#)

Hi Christine,

The Regional Municipality of York has completed its review of the revised minor variance application – A110/23 and has no comment.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A158/21	09/30/2021	Approved by COA

NOTICE OF DECISION
Minor Variance Application A158/21
 Section 45 of the Planning Act, R.S.O., 1990, c.P.13

- Date of Hearing:** Thursday, September 30, 2021
- Applicant:** Station Gate Homes Inc
- Agent:** Nick Menonna
- Property:** **2 Enclave Court, Kleinburg**
- Zoning:** The subject lands are zoned RD1, Residential Detached Zone One, and subject to the provisions of Exception 9(1414) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "KN Low-Rise Residential I" by VOP 2010, Volume 2, Section 11.8 – North Kleinburg-Nashville Secondary Plan.
- Related Files:** None
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling with attached garage.

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 building height of 11 metres is permitted (Schedule A3)	1. To permit a Maximum building height of 13.38 metres.
2. A maximum interior garage width of 9 metres is permitted (Schedule A3, General Note A).	2. To permit a maximum Interior garage width of 13.56 metres.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A158/21 on behalf of Station Gate Homes Inc be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	1. The Owner shall submit a Landscape Plan to the satisfaction of the Development Planning Department. 2. The Owner shall provide a letter from the Control Architect that states their acknowledgement of the application with no further comments.
2	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	1. The Owner/applicant shall submit the final 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. 2. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures and include the measures in the lot grading drawing to the satisfaction of DE to mitigate the impacts of additional storm runoff.

Department/Agency	Condition
	3. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

For the following reasons:

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

Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

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.

Written & oral submissions considered in the making of this decision were received from the following:

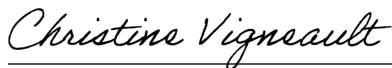
Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of September 30, 2021 meeting for submission details.
None	None

Late Written Public Submissions: N/A

Public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

<i>H. Zheng</i>	<i>A. Perrella</i>	<i>R. Buckler</i>
H. Zheng Member	A. Perrella Chair	R. Buckler Member
<i>S. Kerwin</i>		<i>A. Antinucci</i>
S. Kerwin Vice Chair		A. Antinucci Member

DATE OF HEARING:	Thursday, September 30, 2021
DATE OF NOTICE:	October 8, 2021
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	October 20, 2021 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, AMP, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Land Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land Tribunal Act*.

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. **Please notify the Secretary Treasurer by email at cofa@vaughan.ca** that you will be filing an appeal and mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
 2141 Major Mackenzie Drive
 Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

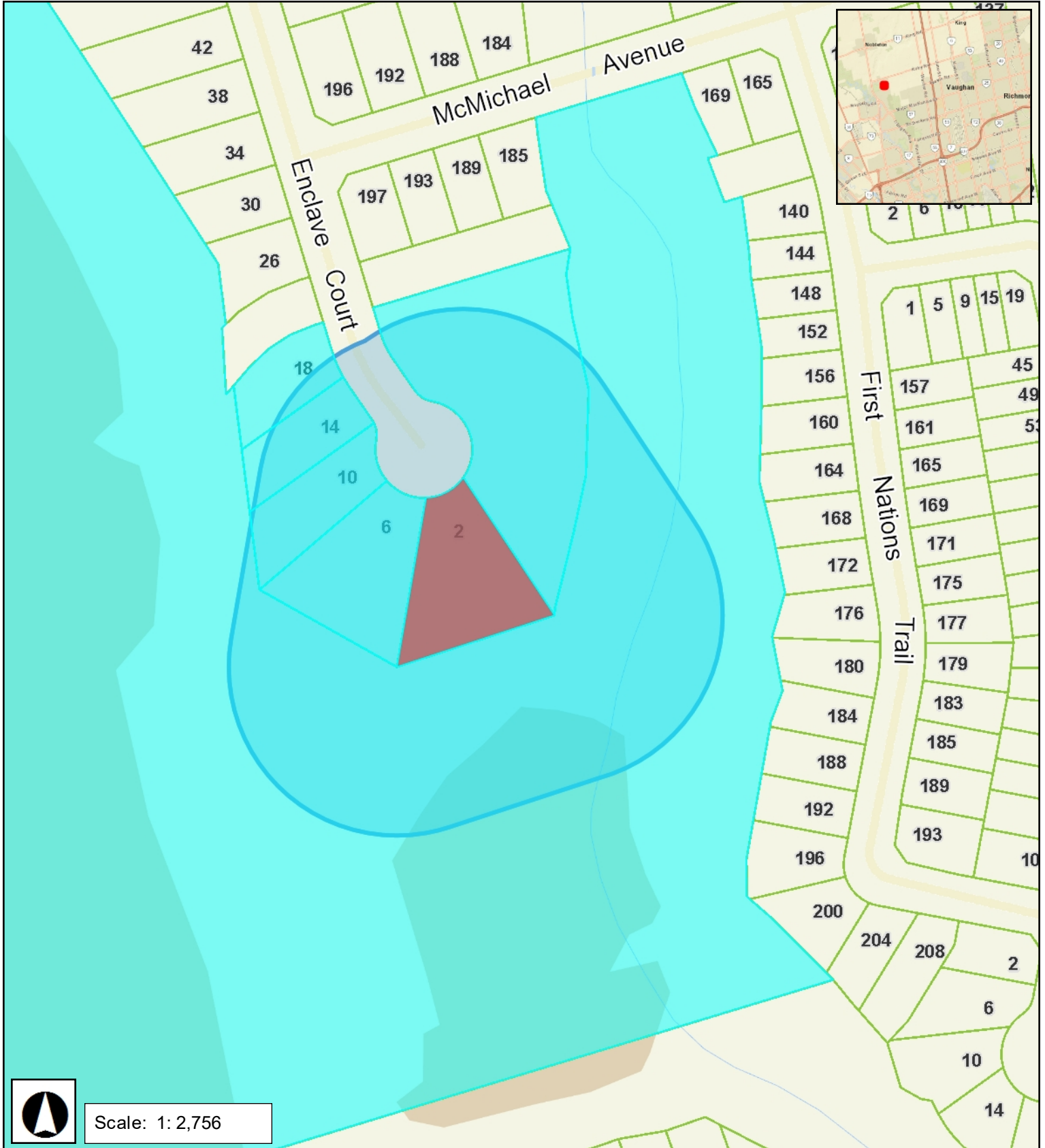
ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan OLT Processing Fee: \$866.00 per application

*Please note that all fees are subject to change.

2 Enclave Court, Kleinburg

Kirby Road



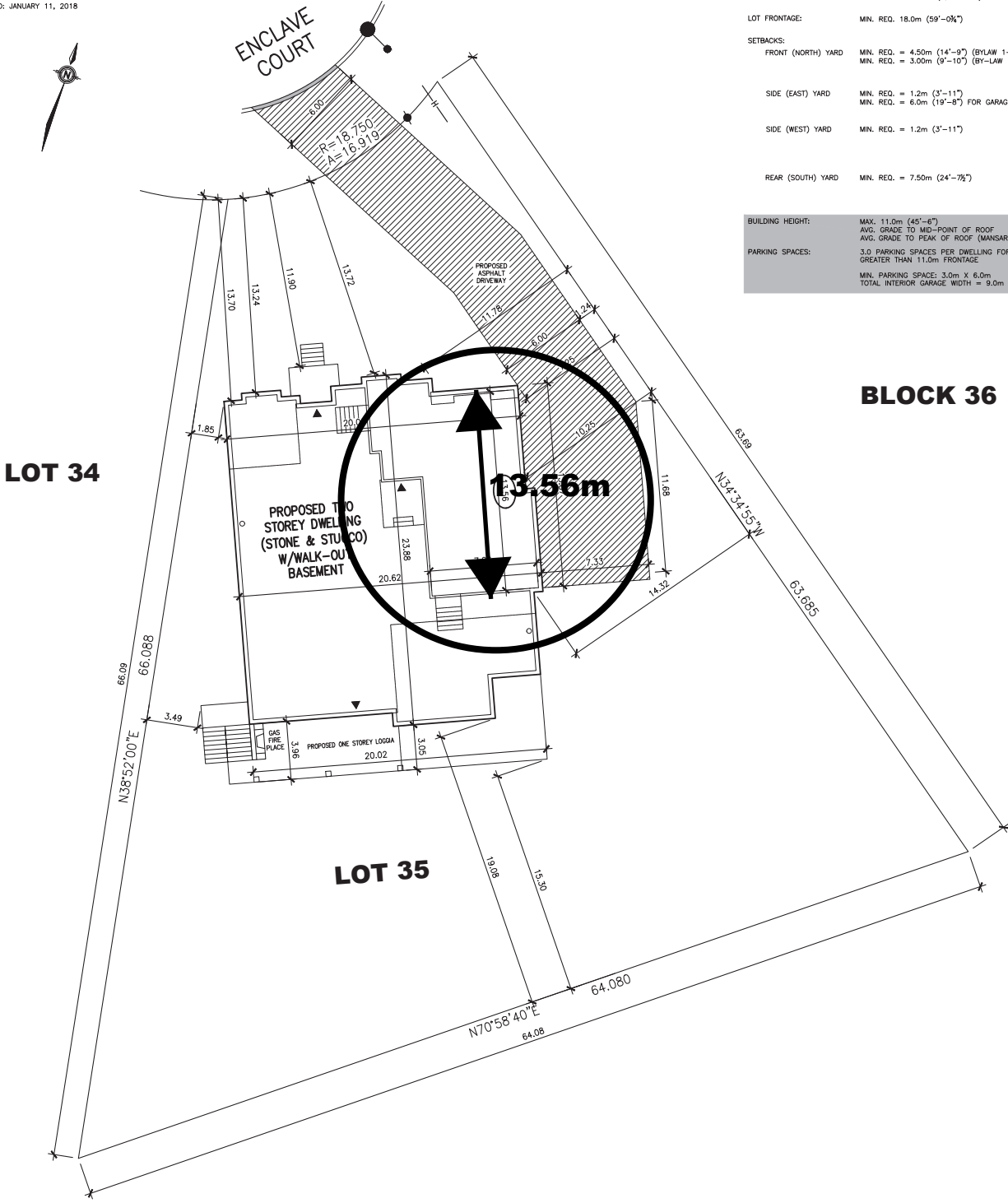
Proposal:
 1. To permit a Maximum building height of 13.38 metres.
 2. To permit a maximum Interior garage width of 13.56 metres.

**Lot 35 Enclave Court
 Special**

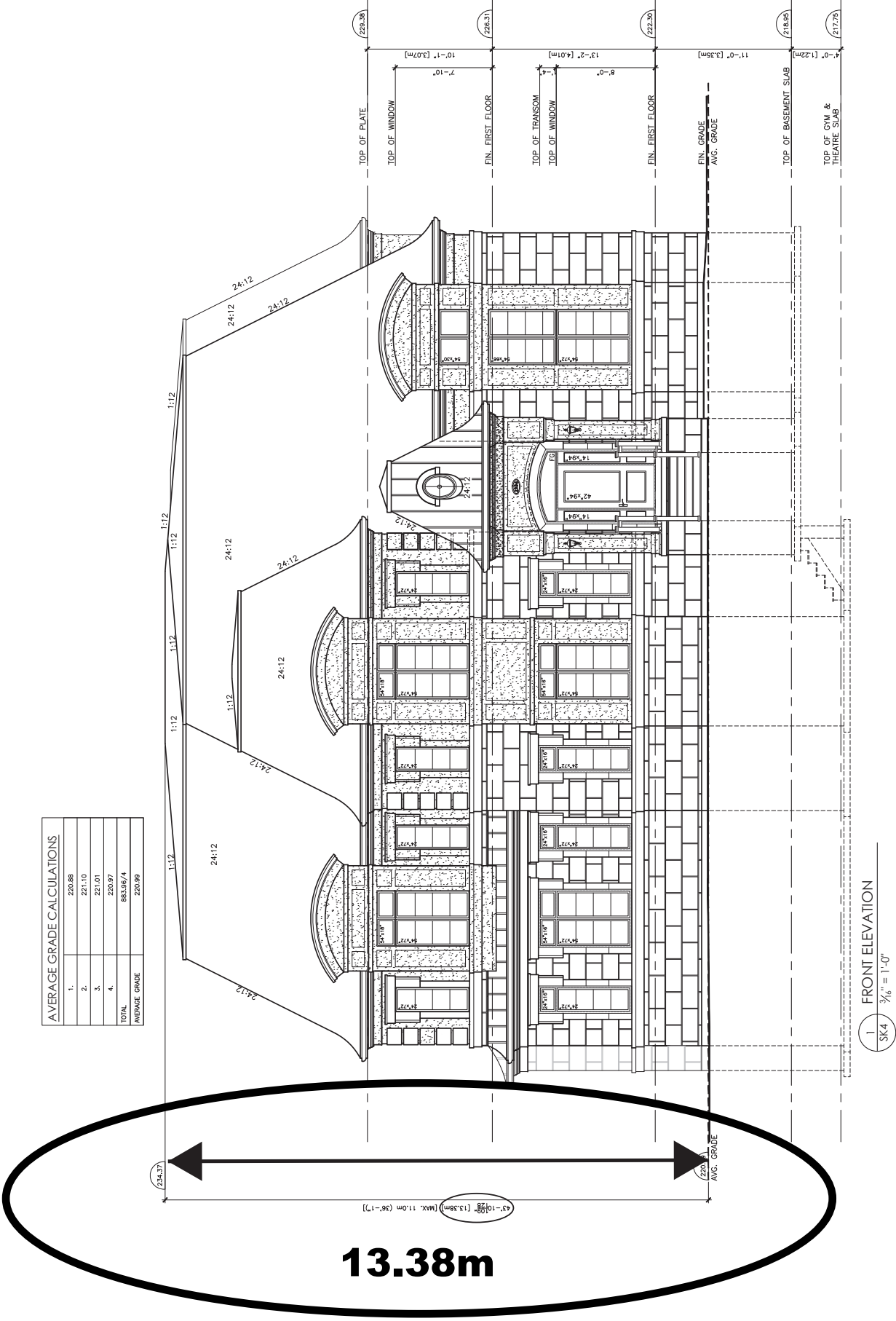
LEGAL DESCRIPTION
 INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM:
 TOPOGRAPHICAL SURVEY OF
 PLAN OF SUBDIVISION OF PART OF LOTS 28 & 29
 REGISTERED PLAN 65M-4606
 CITY OF VAUGHAN
 (REGIONAL MUNICIPALITY OF YORK)
 AS PREPARED BY:
 GUIDO PAPA SURVEYING
 A DIVISION OF J.D. BARNES LIMITED
 140 RENFREW DRIVE, SUITE 100
 MARKHAM, ON L3R 6B3
 T: 905-477-3600
 W: JBARNES.COM
 DATED: JANUARY 11, 2018

SITE INFORMATION:

ZONING:	ZONING BY-LAW 147-2014 & 1-88 RESIDENTIAL DETACHED ZONE ONE (RD1(H))	PROPOSED/ACTUAL
LOT AREA:	MIN. REQ. = 540m ² (5,812.51ft ²)	ACTUAL 2,369.37m ² (25,503.68ft ²)
LOT FRONTAGE:	MIN. REQ. 18.0m (59'-0¾")	ACTUAL 22.22m (72'-10 ¾")
SETBACKS:		
FRONT (NORTH) YARD	MIN. REQ. = 4.50m (14'-9") (BYLAW 1-88) MIN. REQ. = 3.00m (9'-10") (BY-LAW 147-2014)	PROPOSED = 13.24m (43'-5") TO DWELLING 11.90m (39'-0¾") TO PORCH
SIDE (EAST) YARD	MIN. REQ. = 1.2m (3'-11") MIN. REQ. = 6.0m (19'-8") FOR GARAGE	PROPOSED = 11.78m (38'-7¾") TO DWELLING PROPOSED = 7.25m (23'-9¾") TO GARAGE
SIDE (WEST) YARD	MIN. REQ. = 1.2m (3'-11")	PROPOSED = 1.85m (6'-0¾") TO DWELLING PROPOSED = 3.49m (11'-5¾") TO EXTERIOR STAIRS
REAR (SOUTH) YARD	MIN. REQ. = 7.50m (24'-7¾")	PROPOSED = 19.08m (62'-7") TO DWELLING PROPOSED = 15.30m (50'-2") TO LOGGIA
BUILDING HEIGHT:	MAX. 11.0m (45'-6") AVG. GRADE TO MID-POINT OF ROOF AVG. GRADE TO PEAK OF ROOF (MANSARD ROOF)	PROPOSED = 14.89m (48'-10¾") TO PEAK OF ROOF
PARKING SPACES:	3.0 PARKING SPACES PER DWELLING FOR LOTS GREATER THAN 11.0m FRONTAGE MIN. PARKING SPACE: 3.0m X 6.0m TOTAL INTERIOR GARAGE WIDTH = 9.0m	PROPOSED = 4 PARKING SPACES PROPOSED INTERIOR GARAGE WIDTH = 13.56m (44'-6") PROPOSED DRIVEWAY WIDTH @ GARAGE = 13.87m (45'-6")



1 SITE PLAN
SPI 1:200



AVERAGE GRADE CALCULATIONS

1.	220.88
2.	221.10
3.	221.01
4.	220.97
TOTAL	883.96/4
AVERAGE GRADE	220.99

1 FRONT ELEVATION
SK4 3/16" = 1'-0"

13.38m