



File: B001/19

Applicant: Itay, Shmuel and Ameet Balilty

Address: 199 Arnold Avenue, Thornhill ON

Agent: Victor Guitberg - Guitberg Group Inc.

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Building Sewer Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Real Estate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Bell Canada	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: B024/17 & B025/17 (withdrawn, no decision)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, May 16, 2019



Consent Application

Agenda Item: 5

B001/19

Ward: 5

Prepared By: Lenore Providence Assistant Secretary Treasurer

Date of Hearing: Thursday, May 16, 2019

Applicant: Itay, Shmuel and Ameet Balilty

Agent: Victor Guitberg - Guitberg Group Inc.

Property: 199 Arnold Avenue, Thornhill ON

Zoning: The subject lands are zoned R1V , Residential and subject to the provisions of Exception 9(662) under By-law 1-88 as amended, and R2, Residential and subject to the provisions of Exception 9(275) under By-law 1-88 as amended.

OP Designation: VOP 2010: “Low-Rise Residential”

Related Files: B002/19, A002/19, A003/19 & A004/19

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 528.30 square metres (shown as Part 2 on Reference Plan 65R-37453), while retaining a parcel of land approximately 2,164.50 square metres (shown as Parts 1 and 3 on Reference Plan 65R-37453).

The subject (severed) land is currently vacant. There is an existing dwelling on the lands to be retained which is to remain.

Background (Previous Applications approved by the Committee on the subject land:

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B024/17	No Decision, files withdrawn/closed	N/A
B025/17	No Decision, files withdrawn/closed	N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, “B001/17”.

To search property address, enter street number and street name using quotes. For example, “2141 Major Mackenzie”. Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

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

Committee of Adjustment:

Public notice was mailed on May 1, 2019

Applicant confirmed posting of signage on April 19, 2019

Existing Building or Structures on the subject land: The subject (severed) land is currently vacant. There is an existing dwelling on the lands to be retained which is to remain.

Recommended conditions of approval:

1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.

3. That Minor Variance Application(s) A002/19 is approved at the same time as the Consent application and becomes final and binding.
4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
5. Surveyor's Certificate required to confirm lot area, frontage and lot depth for the severed land.

Adjournment Request: N/A

Building Standards (Zoning Review):

The proposed consent is for the severance of a parcel of land identified as Part 2, Plan 65R-37453 on the attached schedule (submitted by the applicant).

A Surveyor's Certificate of Lot Areas, Frontages and Depths as per the definitions in Section 2.0 of BY-law 1-88 a.a. is required in order to confirm compliance with the By-law requirements prior to building permit application.

Minor Variance Application No's A002/19, A003/19 and A004/19 shall be considered with this application. Consent Application No. B002/19 shall be considered with this application.

Development Planning:

VOP 2010: "Low-Rise Residential"

The subject lands are a through lot with frontage on Arnold Avenue and abut Spring Gate Boulevard to the rear. The majority of properties along Arnold Avenue were also through lots which over time have been severed to create additional lots that front onto Spring Gate Boulevard. The subject lands are one of the few remaining through lots in the area that have not been severed.

B001/19 & B002/19

The Owner is proposing to sever the rear of the subject lands to create two new residential lots that will front onto Spring Gate Boulevard and facilitate the construction of two new 2-storey, single detached dwellings. The existing 1-storey single detached dwelling on the retained lands will be demolished and replaced with a 2-storey single detached dwelling for a total of three new dwellings. The subject lands are also split zoned "R1V Residential Old Village" (R1V Zone) for the first 54.52 m of lot depth (Part 1 – Arnold Avenue) and "R2 Residential" (R2 Zone) for the remaining 36.48 m of lot depth (Parts 2 and 3 – Spring Gate Boulevard) at the rear. The two proposed severed lots will be within the R2 Zone portion of the subject lands and continue a consistent lot pattern along Spring Gate Boulevard. The subject lands are split zoned in anticipation of a severance of this type.

A002/19 Variances #1, 2 & 5 (Part 2) & A003/19 Variance #3 (Part 3) – Lot Frontage, Area & Depth

The proposed severed lots (Part 2 – A002/19 and Part 3 – A003/19) will both be deficient in lot depth by 0.02 m, and Part 2 will also be deficient in lot area by 26.7 m² and lot frontage by 3.02 m, largely due to the conveyance of an 8 m by 8 m daylight triangle at the intersection of Spring Gate Boulevard and Atkinson Avenue. As the proposed variances to lot depth, area and frontage are considered minor reductions from the requirements of Zoning By-law 1-88, and the severed lots will continue a consistent lot pattern along Spring Gate Boulevard, the Development Planning Department has no objection to the requested variances associated with the lot configurations.

A004/19 Variance #8 (Part 1) – Lot Frontage

The proposed retained lands (Part 1) will comply with the lot area requirements of Zoning By-law 1-88. The retained lands will have a lot frontage of 28.28 m due to the conveyance of a daylight triangle at Arnold Avenue and Atkinson Avenue; whereas, 30 m is required, which is a minor reduction. There is no lot depth requirement for the retained lands; however, the proposed lot depth is consistent with the lot depths of nearby and adjacent lots along Arnold Avenue. The Development Planning Department has no objections to the proposed lot frontage for Part 1.

A002/19 Variances #3, 4, 6 & 7 (Part 2) – Dwelling & Landscaping

The proposed dwelling on Part 2 requests a 0.3 m reduction to the interior side yard setback on the east and a 1.08 m reduction to the exterior side yard setback from the required daylight triangle at the intersection of Spring Gate Boulevard and Atkinson Avenue. The dwelling will be mostly setback 4 m from Atkinson Avenue, with the only exception being at the daylight triangle. The front yard will also require a 3.4% reduction in front yard landscaped area due to the conveyance of the daylight triangle, which reduces the front yard area. As these reductions are considered minor in nature, the Development Planning Department has no objections to the proposed variances for Part 2.

A003/19 Variances #1, 2 & 4 (Part 3) - Dwelling

The proposed dwelling on Part 3 requests a 0.12 m reduction to the interior side yard setback to a chimney pilaster and a 0.3 m reduction to the interior side yard setback of the dwelling. A lot coverage increase of 3.9% is also requested for the covered porches associated with the dwelling, while the dwelling itself will comply with the maximum lot coverage permission of 35%. As these variances are considered minor in nature, the Development Planning Department has no objections to the proposed variances for Part 3.

A004/19 Variances #1 – 7 (Part 1) – Dwelling & Cabana

The proposed maximum building height of 11 m to the top of the roof is consistent with existing dwellings in the area along Arnold Avenue that are also within the R1V Zone. The proposed interior side yard setbacks of 1.82 m to the dwelling and 1.3 m to a chimney pilaster are considered minor changes. The existing dwelling on the subject lands has an exterior side yard setback of 4.7 m, where the proposed dwelling will have a setback of 4.75 m to a garage projection and is considered consistent with the character of the area.

This exterior side yard setback also reflects the existing exterior side yard setback of the dwelling on 207 Arnold Avenue directly across the street, which was approved at 4.57 m through Minor Variance Application A39/89. The proposed lot coverage consists of 22% for the dwelling, 3.84% for the covered and unenclosed porches and 1.67% for an accessory cabana. The proposed dwelling coverage of 22% is within the maximum allowable dwelling coverage of 23% within the R1V Zone, with the additional coverage attributed to unenclosed porches and a cabana which are not considered living area.

The proposed cabana will also require variances to the minimum rear and interior side yard setbacks of 6.5 m and 1.82 m respectively, which are considered acceptable for an accessory structure. The Development Planning Department has no objections to the proposed variances for Part 1.

The subject lands contain existing mature trees which will be impacted by the proposal. As such, an Arborist Report was submitted by SBK Landscape Architecture, dated January 30, 2019, which identified that 36 trees will be removed to accommodate the proposal, requiring the replacement of 56 trees. The Owner proposes to plant 2 trees and provide cash-in-lieu payment for the remaining 54 replacement trees that will not be accommodated on the subject lands, at a rate of \$550.00 per tree. The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the submitted Arborist Report and concurs with its recommendations. As a condition of approval, the Owner will be required to submit a cheque in the amount of \$29,700.00 made payable to the City of Vaughan as cash-in-lieu of the required replacement trees that will not be accommodated on the subject lands.

The Development Planning Department has no objection to the requested severances and is of the opinion that the proposal maintains the intent of VOP 2010 and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13. The Development Planning Department is also of the opinion that the requested variances to both of the severed lands and the retained lands are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the lands.

The Development Planning Department recommends approval of the application, subject to the conditions below:

1. That Minor Variance Applications A002/19, A003/19 and A004/19 be approved and the decisions be Final and Binding.
2. The Owner shall provide compensation to Vaughan by way of certified cheque as cash-in-lieu for 54 replacement trees at a rate of \$550.00 per tree (\$29,700.00 total).

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering & Infrastructure Planning (DEIP):

The Development Engineering (DE) Department does not object to consent B001/19 subject to complying with the following conditions :

1. In accordance with City Standard D-1 the owner shall convey an 8.0 metre x 8.0 metre daylight triangle, along with a 0.3m reserve, at the corner of Arnold Avenue and Atkinson Avenue municipal road allowance to the City of Vaughan. This conveyance shall be at no cost and free of encumbrances to the City.
2. The owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The plan shall also show the required daylighting triangles and reserves. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
3. the Development Engineering Department shall be in receipt of final deposited reference plan before conditions are cleared.
4. The owner shall pay the required associated cost with dedication by-law for site triangles and reserves. The fee is \$350.00 payable to the City of Vaughan Development Engineering Department.
5. A conceptual draft Grading plan shall be submitted for review prior to the final lot grading and servicing plan approval in conjunction with all 3 lots formally known as 199 Arnold Avenue.

6. 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. Please visit or contact Development Engineering’s front desk on the second floor of City Hall to apply for lot grading and/or servicing approval.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance: Prepared by: Nelson Pereira

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Recommended conditions of approval:

1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
3. The owner shall pay, if applicable, to the City of Vaughan their share of the costs of land and construction on Spring Gate Boulevard and services thereon, which shall be \$571.43 per foot, as provided in the Subdivision Agreement between Runnymede Dev. Corp and the City of Vaughan, if required, payable by certified cheque to the satisfaction of the Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

- MTO – Located outside of MTO permit control area
- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- Bell Canada - No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

B024/17 & B025/17 (withdrawn, no decision)

Staff Recommendations:

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

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	<p>Committee of Adjustment Christine Vigneault</p> <p>905-832-8585 x 8332 christine.vigneault@vaughan.ca</p>	<ol style="list-style-type: none"> 1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That Minor Variance Application(s) A002/19 is approved at the same time as the Consent application and becomes final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. 5. Surveyor's Certificate required to confirm lot area, frontage and lot depth on the severed land.
2	<p>Development Planning Christopher Cosentino</p> <p>905-832-8585 x 8215 christopher.cosentino@vaughan.ca</p>	<ol style="list-style-type: none"> 1. That Minor Variance Applications A002/19, A003/19 and A004/19 be approved and the decisions be Final and Binding. 2. The Owner shall provide compensation to Vaughan by way of certified cheque as cash-in-lieu for 54 replacement trees at a rate of \$550.00 per tree (\$29,700.00 total), pursuant to the City's Tree Protection By-law 052-2018 and the City's Tree Protection Protocol.
3	<p>Real Estate Franca Mazzanti</p> <p>905-832-8585 x 8474 franca.mazzanti@vaughan.ca</p>	<p>The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.</p>
4	<p>Development Engineering Margaret Olivier</p> <p>905-832-8585 x 8716 Margaret.Olivier@vaughan.ca</p>	<ol style="list-style-type: none"> 1. In accordance with City Standard D-1 the owner shall convey an 8.0 metre x 8.0 metre daylight triangle, along with a 0.3m reserve, at the corner of Arnold Avenue and Atkinson Avenue municipal road allowance to the City of Vaughan. This conveyance shall be at no cost and free of encumbrances to the City. 2. The owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The plan shall also show the required daylighting triangles and reserves. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 3. the Development Engineering Department shall be in receipt of final deposited reference plan before conditions are cleared. 4. The owner shall pay the required associated cost with dedication by-law for site triangles and reserves. The fee is \$350.00 payable to the City of Vaughan Development Engineering Department. 5. A conceptual draft Grading plan shall be submitted for review prior to the final lot grading and servicing plan approval in conjunction with all 3 lots formally known as 199 Arnold Avenue. 6. 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. Please visit or contact Development Engineering's front desk on the

	Department/Agency	Condition
		second floor of City Hall to apply for lot grading and/or servicing approval.
5	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 3. The owner shall pay, if applicable, to the City of Vaughan their share of the costs of land and construction on Spring Gate Boulevard and services thereon, which shall be \$571.43 per foot, as provided in the Subdivision Agreement between Runneymede Dev. Corp and the City of Vaughan, if required, payable by certified cheque to the satisfaction of the Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Warning:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

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

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

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

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

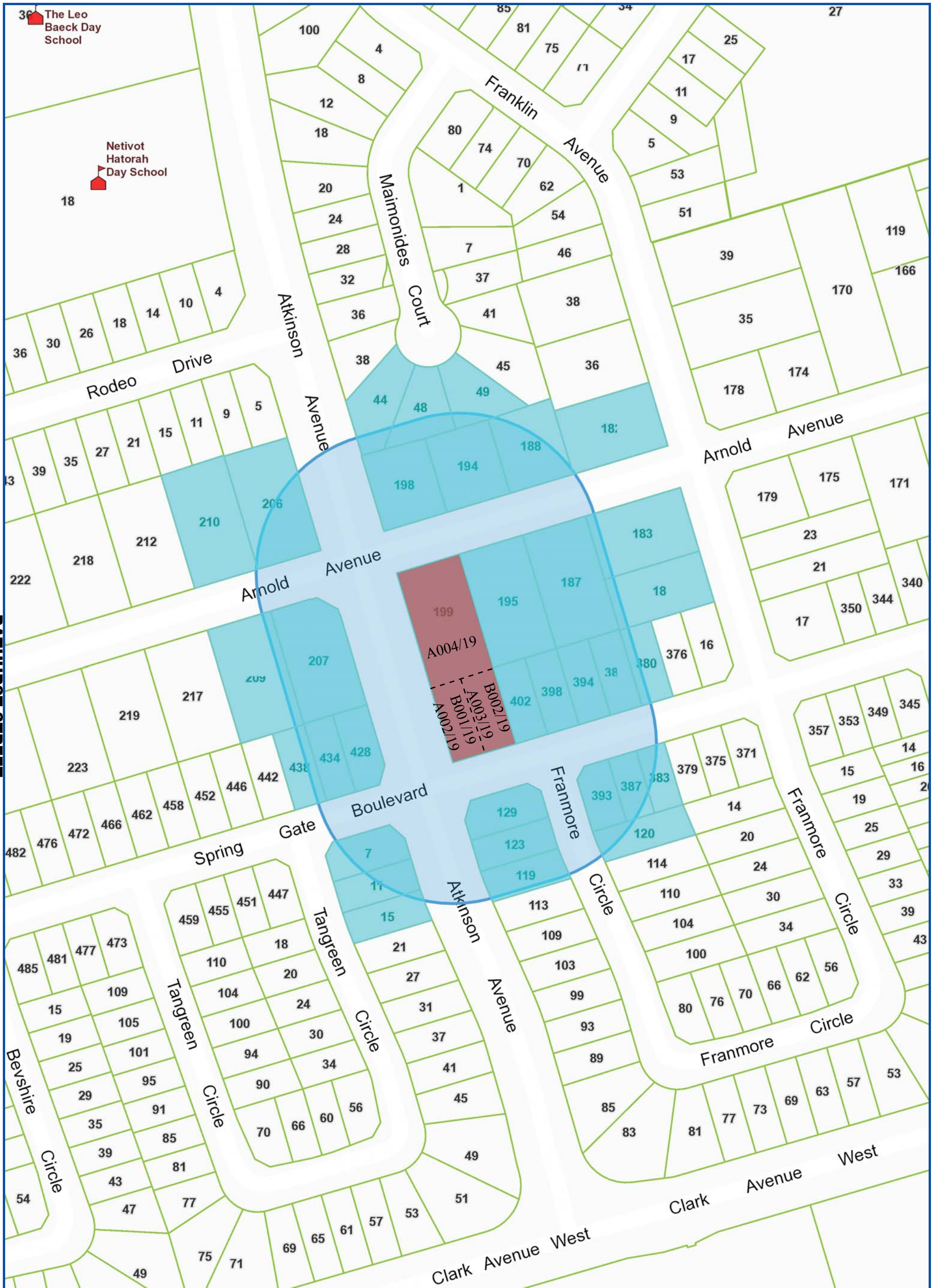
For more information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

Schedule A: Plans & Sketches

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

**Notification Map
Sketches**



BATHURST STREET

Map Information:



Title:

199 ARNOLD AVENUE, THORNHILL

NOTIFICATION MAP - B001/19, B002/19, A002/19, A003/19 & A004/19

Disclaimer:

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



Scale: 1:2,257

0 0.04 km



Created By:

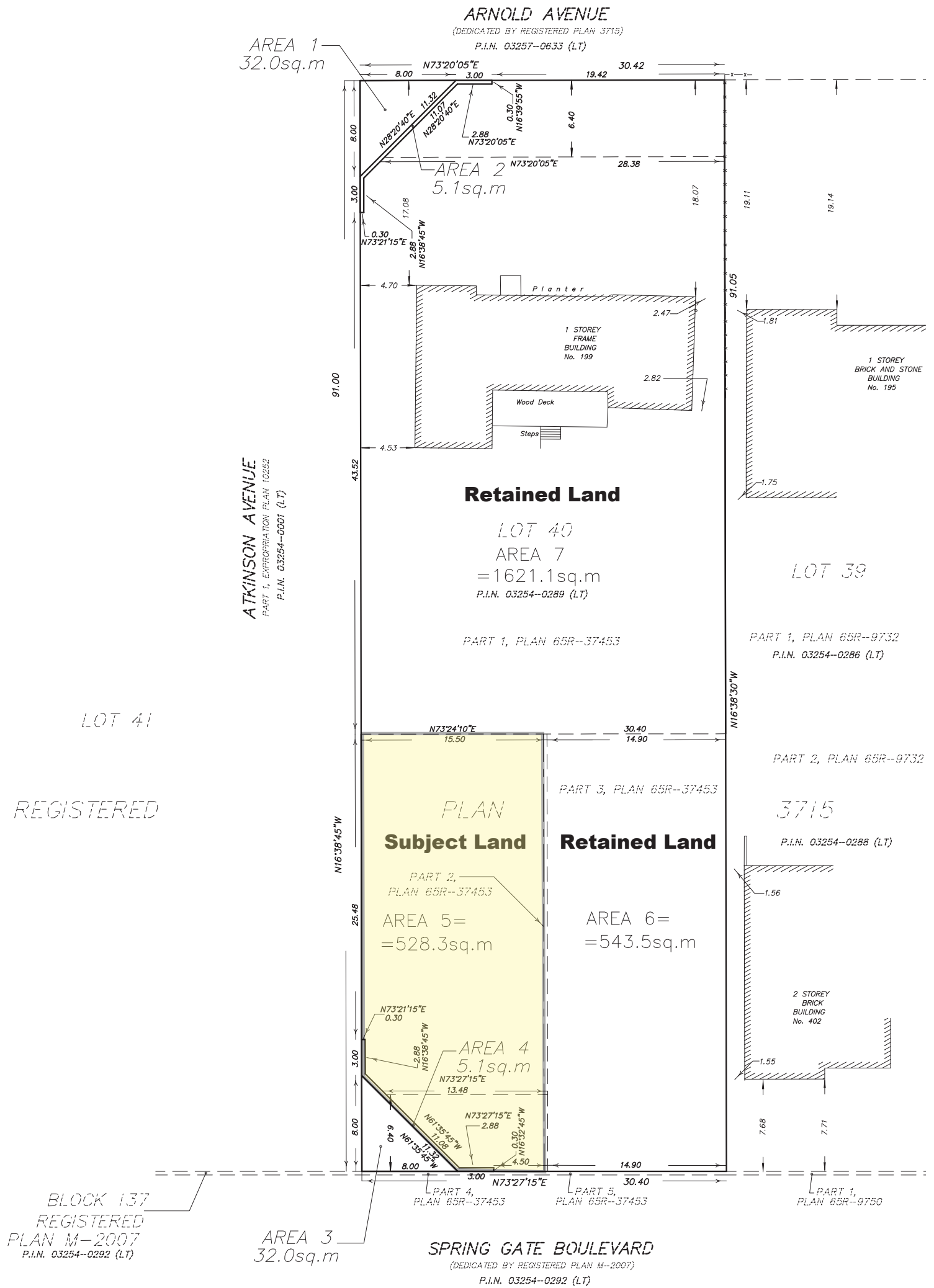
Infrastructure Delivery
Department
February 19, 2019 3:17 PM

Projection:
NAD 83
UTM Zone
17N

Revised

April 10, 2019

B001/19

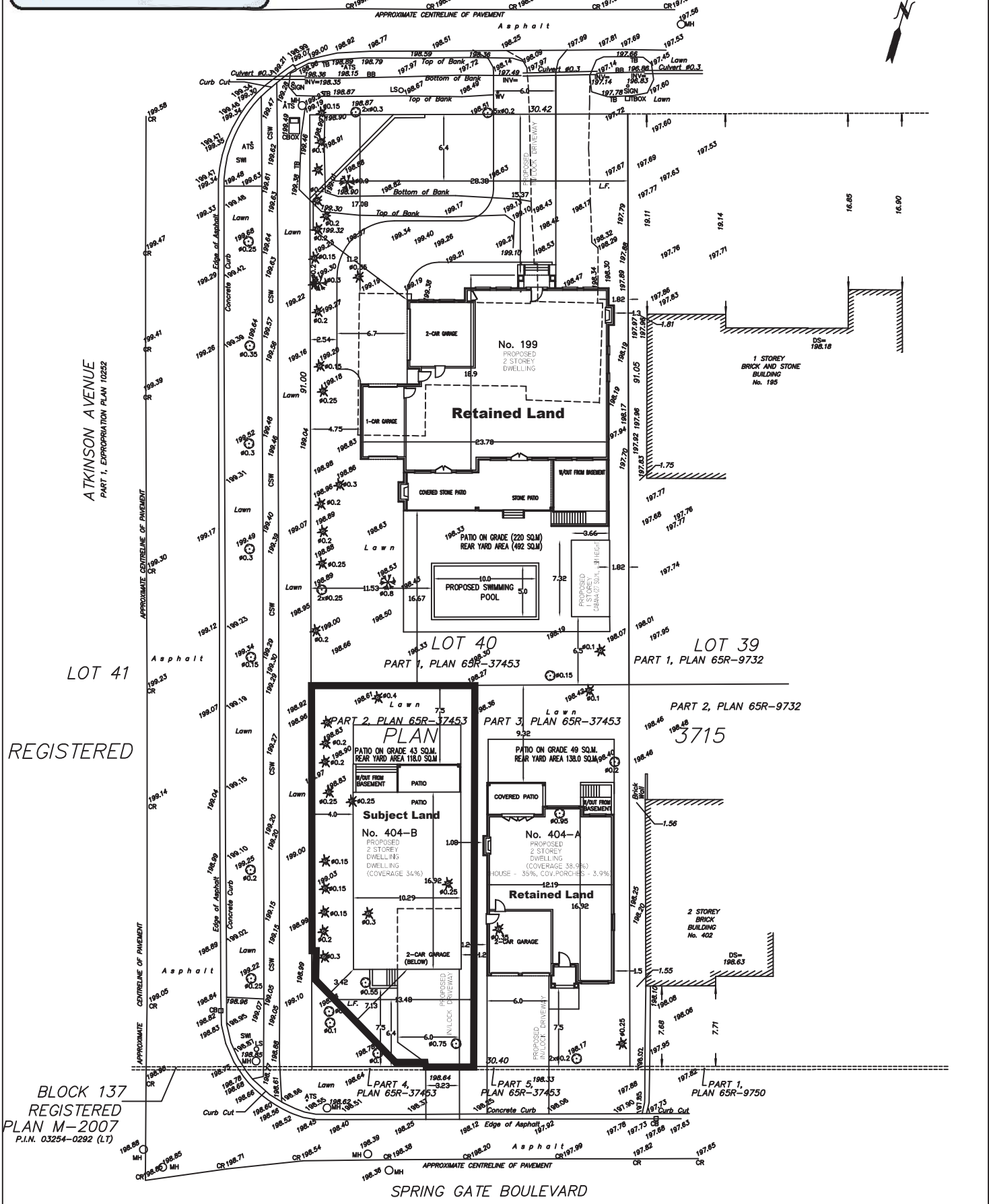


Revised

April 10, 2019

ARNOLD AVENUE
(DEDICATED BY REGISTERED PLAN 3715)
P.I.N. 03257-0633 (LT)

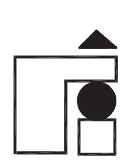
B001/19



SITE PLAN
 SCALE 1:500
 DERIVED FROM
 TOPOGRAPHIC SURVEY
 LOT 40
 REGISTERED PLAN 3715
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 ALEX MARTON LIMITED
 ONTARIO LAND SURVEYORS
 NOVEMBER 24, 2018

CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE
 USED FOR ANY REALESTATE TRANSACTIONS.
NOTE
 THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR
 ANY REAL ESTATE TRANSACTIONS.

GUITBERG GROUP INC.



33 BELVEDERE CRES.
 RICHMOND HILL
 ONTARIO, L4C 8W1
 TEL. (905) 508-7436
 FAX. (905) 508-7453

PRIVATE RESIDENCES
 AT #199 ARNOLD AVENUE
 AND 40A & B SPRING GATE BLVD.
 CITY OF VAUGHAN, ON

SITE COVERAGE CALCULATION FOR #199 ARNOLD AVE.

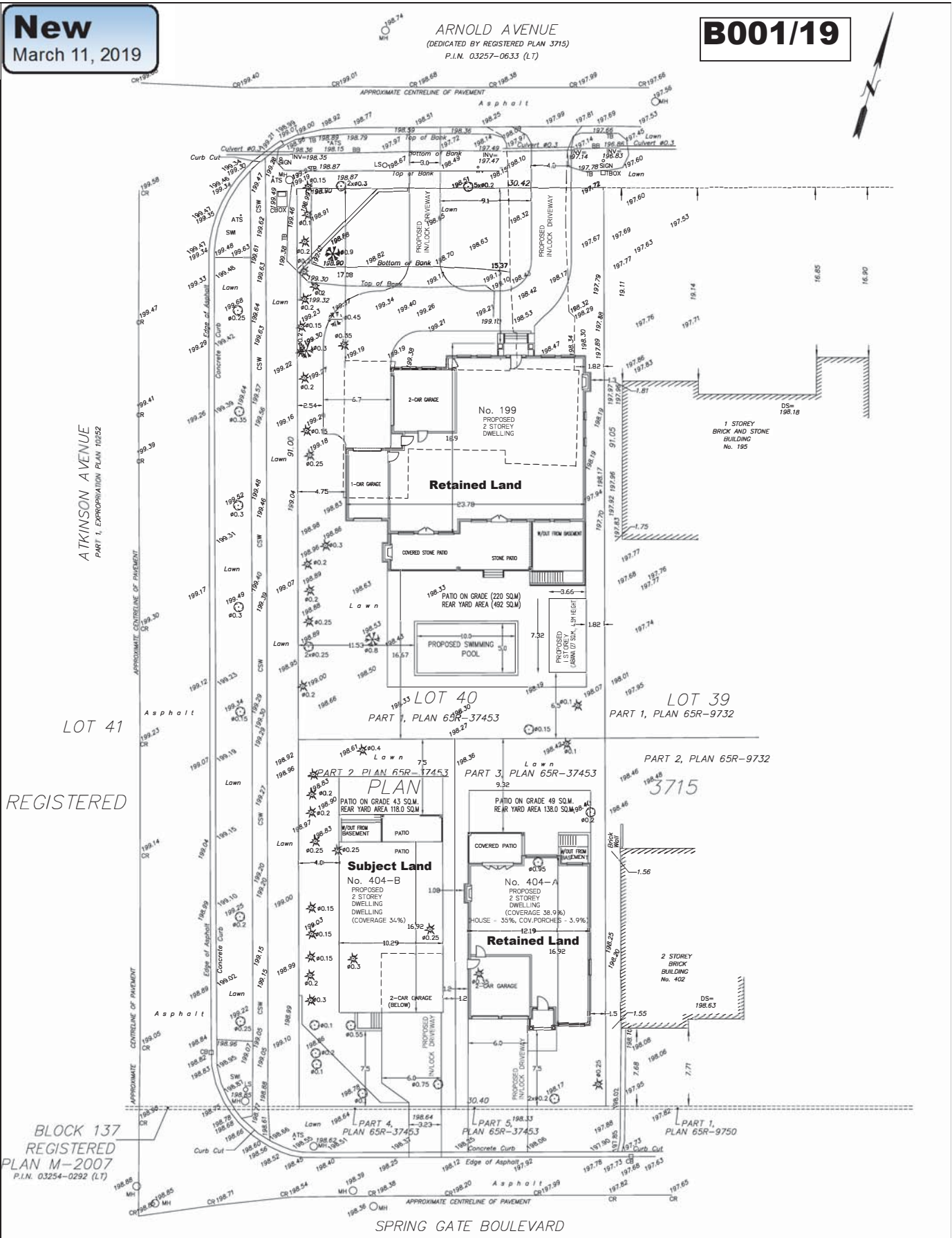
SITE COVERAGE(REQ.20%)	356.74 M ² - 3840.00 sq.ft. (22.00%)	HOUSE ONLY
SITE COVERAGE(REQ.20%)	62.24 M ² - 670.00 sq.ft. (3.84%)	COVERED PORCHES
SITE COVERAGE(REQ.20%)	27.00 M ² - 291.00 sq.ft. (1.67%)	ACCESSORY STRUCTURE
	27.51%	TOTAL

SITE PLAN

New
March 11, 2019

ARNOLD AVENUE
(DEDICATED BY REGISTERED PLAN 3715)
P.I.N. 03257-0633 (LT)

B001/19



REGISTERED

BLOCK 137
REGISTERED
PLAN M-2007
P.I.N. 03254-0292 (LT)

SITE PLAN

SCALE 1:500
DERIVED FROM
TOPOGRAPHIC SURVEY
LOT 40
REGISTERED PLAN 3715
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
NOVEMBER 24, 2018

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE
USED FOR ANY REAL ESTATE TRANSACTIONS.
NOTE
THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR
ANY REAL ESTATE TRANSACTIONS.

GUITBERG GROUP INC.



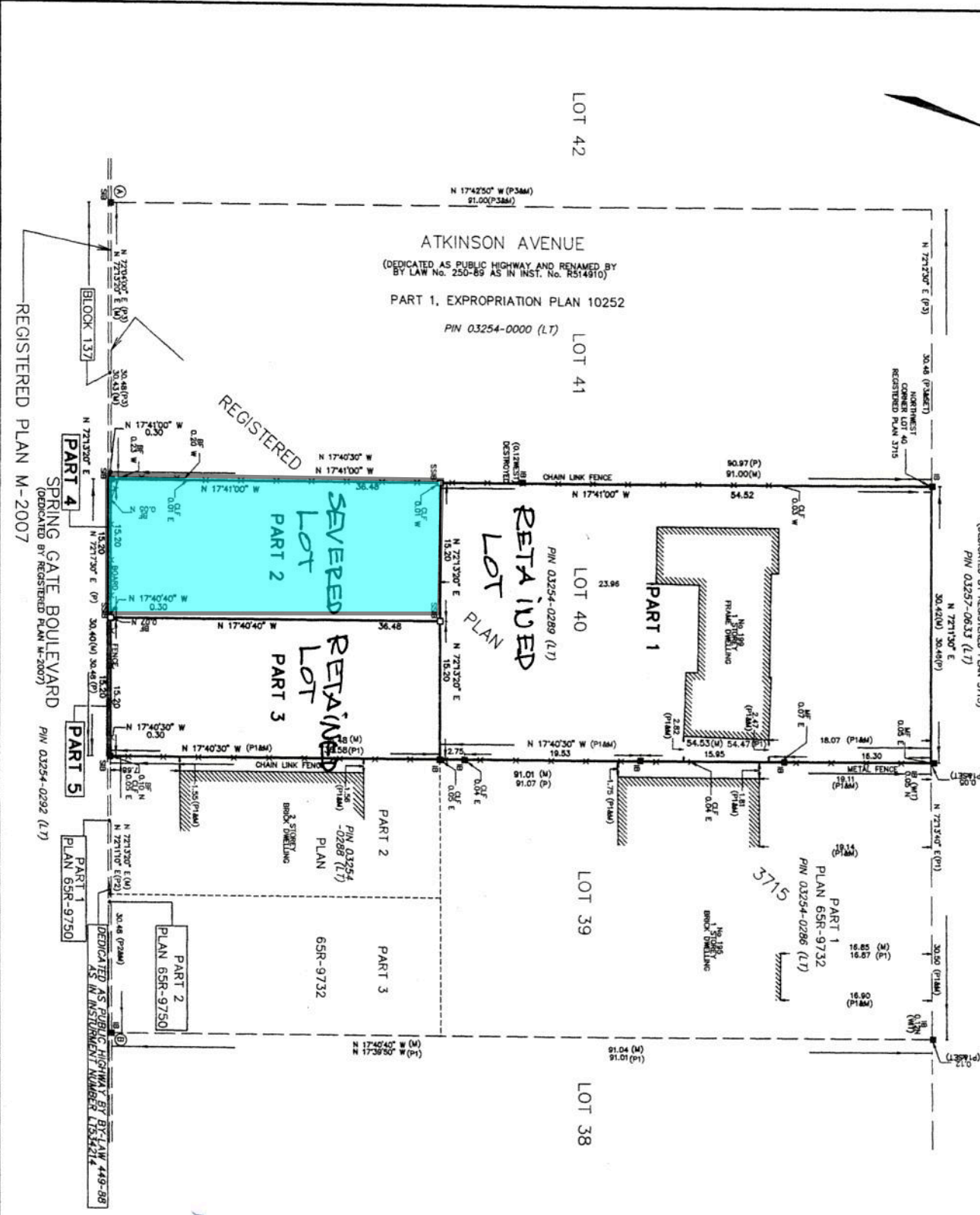
33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8W1
TEL. (905) 508-7436
FAX. (905) 508-7453

PRIVATE RESIDENCES
AT #199 ARNOLD AVENUE
AND 404A & B SPRING GATE BLVD.
CITY OF VAUGHAN, ON

SITE COVERAGE CALCULATION FOR #199 ARNOLD AVE.

SITE COVERAGE(REQ.20%)	356.74 M ² - 3840.00 sq.ft. (22.00%)	HOUSE ONLY
SITE COVERAGE(REQ.20%)	62.24 M ² - 670.00 sq.ft. (3.84%)	COVERED PORCHES
SITE COVERAGE(REQ.20%)	27.00 M ² - 291.00 sq.ft. (1.67%)	ACCESSORY STRUCTURE
	27.51%	TOTAL

SITE PLAN



SCHEDULE

PART	LOT/BLOCK	REGISTERED PLAN	PIN
1	LOT 40	3715	ALL OF 03254-0289(L1)
2			
3			
4	BLOCK 137	M-2007	PART OF 03254-0282(L1)
5			

1 REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE November 3, 2017
 MICHAEL J GORMAN
 ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED

DATE November 3, 2017
 J.M. White
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

PLAN OF SURVEY OF
LOT 40
REGISTERED PLAN 3715
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 300
 5 0 5 10 20 metres

J.D. BARNES LIMITED
 METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC UNITS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 BEARINGS ARE UNTIL 680 DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010).
 DISTANCES ARE MEASURED AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.999 970 604 000 000 000 000.
 THE COORDINATE SYSTEM IS THE 2011 CANADIAN DATUM (NAD 2011).
 FOR BEARING COMPARISONS, A ROTATION OF 0°57'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 3715.
 FOR DISTANCE COMPARISONS, A ROTATION OF 10'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2.
 FOR BEARING COMPARISONS, A ROTATION OF 10'23" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P3.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG. 218/10.

POINT ID	EASTING	NORTHING
ORP (A)	625 330.22	4 891 590.59
ORP (B)	625 417.17	4 851 618.83

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES STAKE AND ROW BAR
 - SBN DENOTES SHORT STANDARD BROWN BAR
 - SBF DENOTES SHORT STANDARD BROWN BAR
 - DENOTES IRON BAR
 - DENOTES METAL FENCE
 - DENOTES CHAIN LINK FENCE
 - DENOTES WOODEN FENCE
 - DENOTES J.D. BARNES LIMITED REGISTERED PLAN 3715
 - P1 DENOTES REGISTERED PLAN 65R-9750
 - P2 DENOTES REGISTERED PLAN 65R-9750
 - P3 DENOTES REGISTERED PLAN 65R-9750

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON SEPTEMBER 24, 2017.

ALL SET SBM AND PE MONUMENTS WERE USED DUE TO LACK OF OVERHEAD AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 329/91.

DATE: November 3, 2017
 MICHAEL J. GORMAN
 ONTARIO LAND SURVEYOR

J.D. BARNES SURVEYING
 LAND INFORMATION SYSTEMS DIVISION
 4490 SHEPPARD AVENUE EAST, SUITE 101, MARKHAM, ON L3R 9V7
 T: (905) 477-3400 F: (905) 477-3482
 www.jdbarnes.com

SKANNED BY: SSM/ANI
 CHECKED BY: MJC
 REFERENCE NO.: 17-21-096-00-A
 DATED: 09/14/2017
 PLOTTED: 11/2/2017

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

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

MTO – Located outside of MTO permit control area
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
Bell Canada - No concerns or objections

Providence, Lenore

Subject: FW: B001/19 AND B002/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

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

Sent: January-28-19 8:17 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>

Subject: RE: B001/19 AND B002/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

Hi Lenore,

MTO Highway Corridor Management Section has reviewed the location of consent applications B001/19 and B002/19. Please be advised that 199 Arnold Ave., Thornhill is located **outside of MTO Permit Control Area**. As a result, an MTO Permit from this office is not required.

Regards,

Dan

Dan Della Mora
Senior Project Manager
416-235-4081
Dan.DellaMora@ontario.ca

****PLEASE NOTE that I will be away from the office from March 4th to March 12th with no access to voicemail or email****



COMMENTS:

- We have reviewed the proposed Consent Application and have no comments or objections to its approval.
- We have reviewed the proposed Consent Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

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

Providence, Lenore

Subject: FW: B001 B002-19 - REQUEST FOR ****revised**** COMMENTS (Vaughan - Committee of Adjustment)

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: April-25-19 7:20 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: RE: B001 B002-19 - REQUEST FOR ****revised**** COMMENTS (Vaughan - Committee of Adjustment)

Lenore,

The Regional Municipality of York **has no additional comments.**

Regards,
Gabrielle

Providence, Lenore

Subject: FW: B001/19 AND B002/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment) - 905-19-063

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: January-25-19 1:33 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: RE: B001/19 AND B002/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment) - 905-19-063

Dear Lenore,

Re file: B001/19 AND B002/19

Details

- o Severance
- o 199 Arnold Ave, 412 & 406 Spring Gate Rd
- o Lot 40 Plan 3715

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada **has no concerns or objections** with the proposed Severance.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-722-2263

Schedule D: Previous Approvals (Notice of Decision)

B024/17 & B025/17 (withdrawn, no decision)