

<b>ITEM: 6.19</b>	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A307/22 10 RICHARD LOVAT CT KLEINBURG</b>
-------------------	--

**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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments w/conditions
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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 type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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
Applicant				Application Cover Letter
Applicant				Planning Justification Report

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

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

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
None		

**ADJOURNMENT HISTORY**

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

None	
------	--



**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A307/22  
10 RICHARD LOVAT CT KLEINBURG**

<b>ITEM NUMBER: 6.19</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	Sabrina Fiorellino
<b>AGENT:</b>	Evans Planning
<b>PROPERTY:</b>	10 Richard Lovat Ct, Kleinburg
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	B020/22
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit reduced lot area and lot frontage on the retained land subject to Consent Application B020/22. Relief is also being requested to permit an addition to the existing heritage house on the retained land, which includes a proposed deck and increased maximum driveway width.

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

**The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.749 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum lot area of 4000 m <sup>2</sup> is required [Table 7-3].	To permit a minimum lot area of 3077.7 m <sup>2</sup> for the retained lands.
2	A minimum Lot frontage of 45 metres is required [Table 7-3].	To permit a minimum lot frontage of 42.68 metres for the retained lands.
3	A minimum Rear yard of 15 metres is required [Table 7-3].	To permit a minimum rear yard of 8.88 metres for the retained lands.
4	A minimum Exterior side yard of 10 metres is required [Table 7-3].	To permit a minimum Exterior side yard of 5.56 metres for the retained lands.
5	A maximum Height of 9.5 metres is required [Table 7-3, Section 4.5].	To permit a maximum height of 10.74 metres for the retained lands.
6	A maximum driveway width of 9 metres is required [Table 6-11].	To permit a maximum driveway width of 9.45 metres for the retained lands.

**The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(1044) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
7	A minimum lot area of 4000 m <sup>2</sup> is required [Schedule A].	To permit a minimum lot area of 3077.7 m <sup>2</sup> for the retained lands.
8	A minimum Lot frontage of 45 metres is required [Schedule A].	To permit a minimum lot frontage of 42.68 metres for the retained lands.
9	A minimum Rear yard of 15 metres is required [Schedule A].	To permit a minimum rear yard of 8.88 metres for the retained lands.
10	A minimum Exterior side yard of 9 metres is required [Schedule A].	To permit a minimum Exterior side yard of 5.56 metres for the retained lands.
11	A maximum Building Height of 9.5 metres is required [Schedule A].	To permit a maximum building height of 10.74 metres for the retained lands.
12	A maximum driveway width of 9 metres is required [Section 4.1.4 f)].	To permit a maximum driveway width of 9.45 metres for the retained lands.
13	A maximum encroachment of 1.8 metres into the minimum Exterior side yard is required for an uncovered deck [Section 3.14 c)].	To permit a maximum encroachment of 1.87 metres for an uncovered deck into the minimum Exterior side yard for the retained lands.

## HEARING INFORMATION

**DATE OF MEETING:** Thursday, October 19, 2023

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto: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](mailto: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

<b>Date Public Notice Mailed:</b>	October 5, 2023	
<b>Date Applicant Confirmed Posting of Sign:</b>	September 27, 2023	
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	Consent will create a slightly smaller lot than what is permitted. Note that a road widening removed land from rear yard of lot. Severed lot will comply with all zone standards. Existing Heritage House will remain and requires reduced setbacks and increased height.	
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.  *A revised submission may be required to address staff / agency comments received as part of the application review process.  *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No	
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.		
<b>Committee of Adjustment Comments:</b>	None	

### COMMITTEE OF ADJUSTMENT COMMENTS

<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That a Surveyors Certificate confirming lot area, frontage is submitted.</li> <li>2. That Consent Application B020/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.</li> </ol>
--	---

### BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments	
<b>Building Standards Recommended Conditions of Approval:</b>	None

### DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.	
<b>Development Planning Recommended Conditions of Approval:</b>	TBD

### DEVELOPMENT ENGINEERING COMMENTS

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

As the proposed addition to existing residence in the subject property is 740.70 m<sup>2</sup>, the Owner / Applicant needs to obtain a Lot Grading Permit from Development Inspection and Lot Grading Division of the City's Development Engineering Department. Please note any in-ground structure over 10 m<sup>2</sup> requires a Grading Permit. Please contact the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Condition attached)

The Owner / Applicant shall apply and obtain the necessary Curb Cut / Reinstating Permit through the Transportation and Fleet Management Services. Please visit the Curb Cut Permits page at the City of Vaughan website to learn how to apply for the Curb Cut/ Reinstating Permit.

The proposed work by the Owner / Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer.

The Development Engineering Department does not object to the Minor Variance application A307/22, subject to the following condition(s):

<b>Development Engineering Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. The Minor Variance applications A307/22 shall be approved in conjunction or following the approval of consent application B020/22.</li> <li>2. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: <a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>.</li> </ol>
--	--

### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

See recommended condition of approval.	
<b>PFH Recommended Conditions of Approval:</b>	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property. - Application in process.

### DEVELOPMENT FINANCE COMMENTS

No comment no concerns.

<b>Development Finance Recommended Conditions of Approval:</b>	None
--	------

### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No objections or comments

<b>BCLPS Recommended Conditions of Approval:</b>	None
--	------

### BUILDING INSPECTION (SEPTIC) COMMENTS

The design of septic system, including clearances to adjacent structures, will be evaluated upon a submission to a building permit application subjected to provisions of Div. B. Part 8 of the Ontario Building Code.

<b>Building Inspection Recommended Conditions of Approval:</b>	None
--	------

### FIRE DEPARTMENT COMMENTS

No comments received to date

<b>Fire Department Recommended Conditions of Approval:</b>	None
--	------

### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Staff & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (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	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That a Surveyors Certificate confirming lot area, frontage is submitted.</li> <li>2. That Consent Application B020/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.</li> </ol>
2	Development Planning <a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>	TBD
3	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Minor Variance applications A307/22 shall be approved in conjunction or following the approval of consent application B020/22.</li> <li>2. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: <a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits</a> to apply for a Grading Permit. For any inquiries regarding the</li> </ol>

**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.

		Grading Permit, please email DEPermits@vaughan.ca.
4	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property. - Application in process

**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.

**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

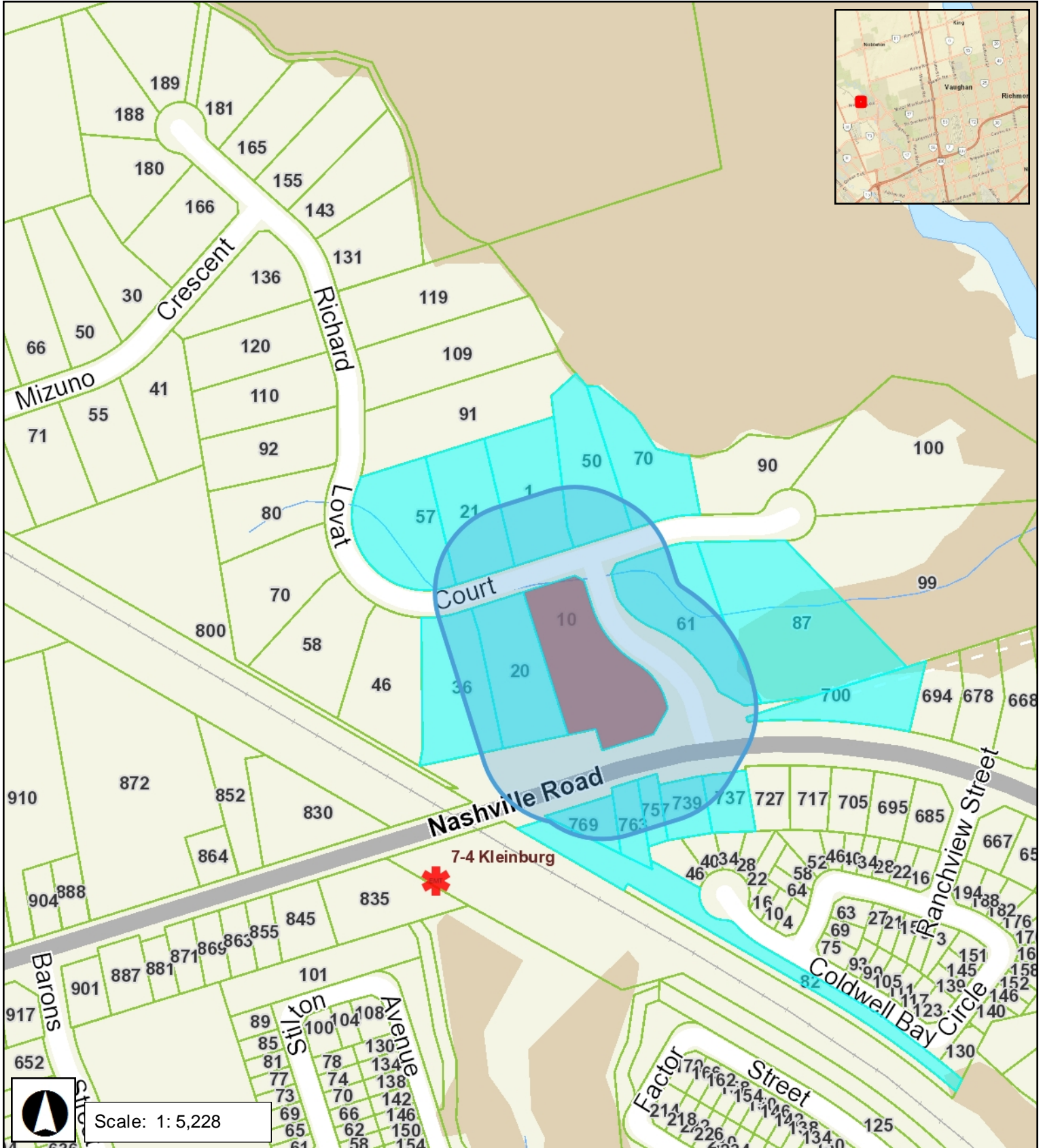
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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



## 10 Richard Lovat Court, Kleinburg



Variations highlighted on Pages:  
Page 1  
Page 3  
Page 4  
Page 11

Page numbers are on top right corner

PLANS PREPARED BY APPLICANT

**RECEIVED**  
By RECEIVED at 1:16 pm, Sep 28, 2023

**A307/22**

3077.7 m2  
#1 #7

SCHEDULE			
PART	LOT	REGISTERED PLAN	AREA(sq. m.)
1			4000.4
2	ALL OF 16	65M-3580	3077.7
3			1.4

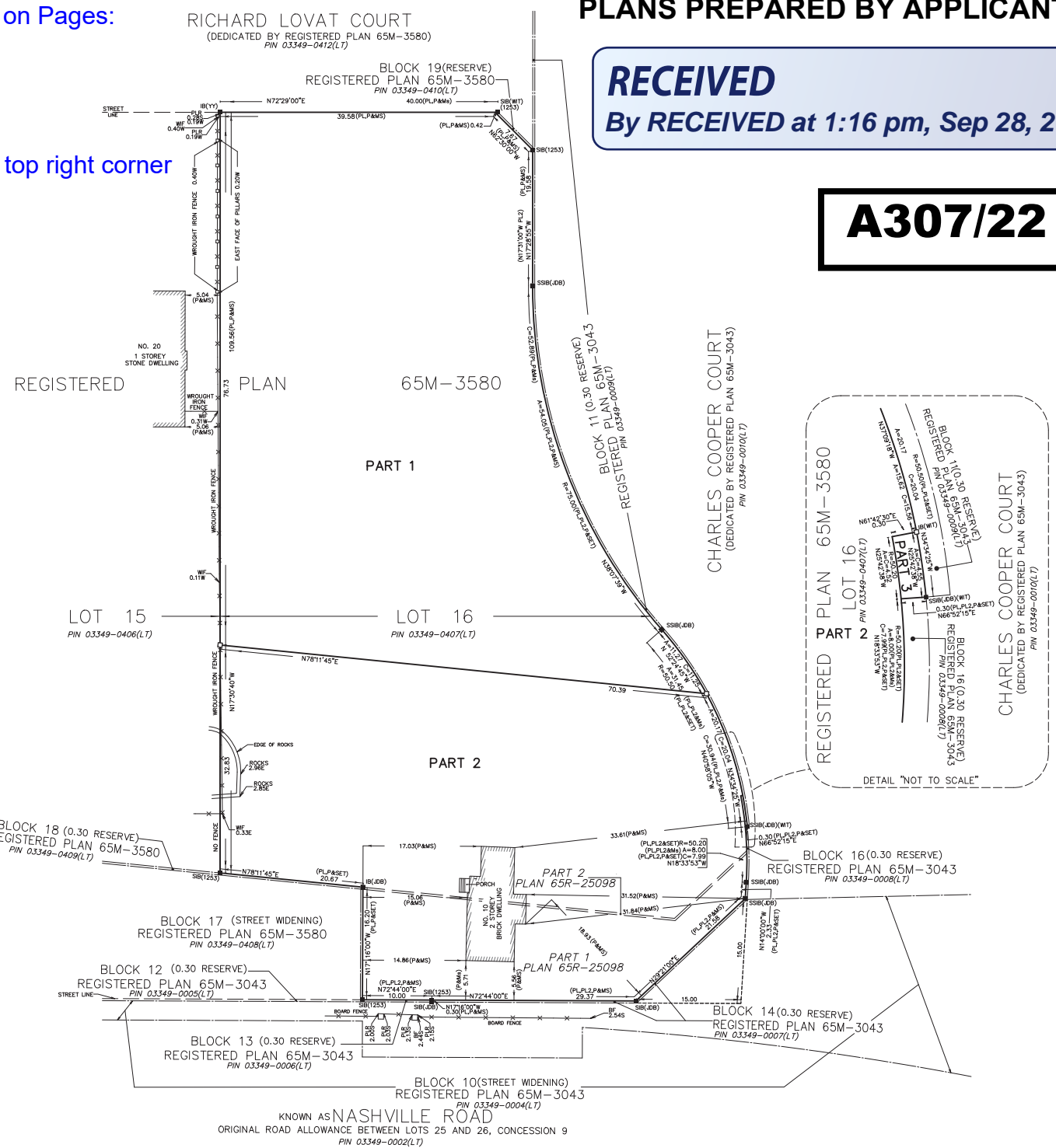


PLAN OF SURVEY OF  
**LOT 16**  
 REGISTERED PLAN 65M-3580  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 300

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

GUIDO PAPA SURVEYING  
 A DIVISION OF J.D. BARNES LIMITED



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SSB DENOTES STANDARD IRON BAR
  - SSB DENOTES SICKET STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - IB DENOTES CUT CROSS
  - WT DENOTES WITNESS
  - OU DENOTES ORIGIN UNKNOWN
  - M<sub>s</sub> DENOTES MEASURED
  - DB DENOTES REGISTERED PLAN 65M-3580
  - PL DENOTES REGISTERED PLAN 65M-3043
  - P2 DENOTES S.K.P.A. BY J.D. BARNES LIMITED
  - DB DENOTES DATED: JULY 2, 2019 (REF NO: 19-18-353-00)
  - DB DENOTES J.D. BARNES LTD. O.L.S.
  - YY DENOTES YOUNG AND YOUNG SURVEYING INC. O.L.S.
  - 1253 DENOTES D.J. CULLEN O.L.S.
  - CH DENOTES LINE OF OVERHEAD CABLES
  - INT DENOTES INTERLOCK
  - BF DENOTES BOARD FENCE
  - WF DENOTES WROUGHT IRON FENCE
  - PLR DENOTES PILLAR
  - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST

**NOTES**

BEARINGS ARE XTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) XXXXXXXXXXXX AND XXXXXXXXXXXX, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999999.

FOR BEARING COMPARISONS, A ROTATION OF 'XXXXXX' COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN XXX-XXXX.

**INTEGRATION DATA**

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (CSRS)(2010.0).

COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP XXXXXXXXXXXX	XXXX XXXXX	4 XXX XXXXX
SCP XXXXXXXXXXXX	XXXX XXXXX	4 XXX XXXXX

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

THE RESULTANT TIE BETWEEN SCP (A) AND SCP (B) IS XXXXX N XXXXXX E

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON 2021.

DATE \_\_\_\_\_  
 DAGIAN N. PAPA  
 ONTARIO LAND SURVEYOR

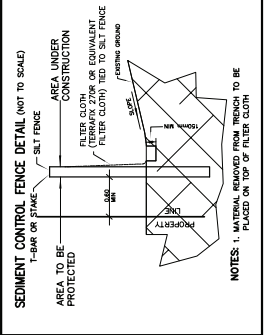
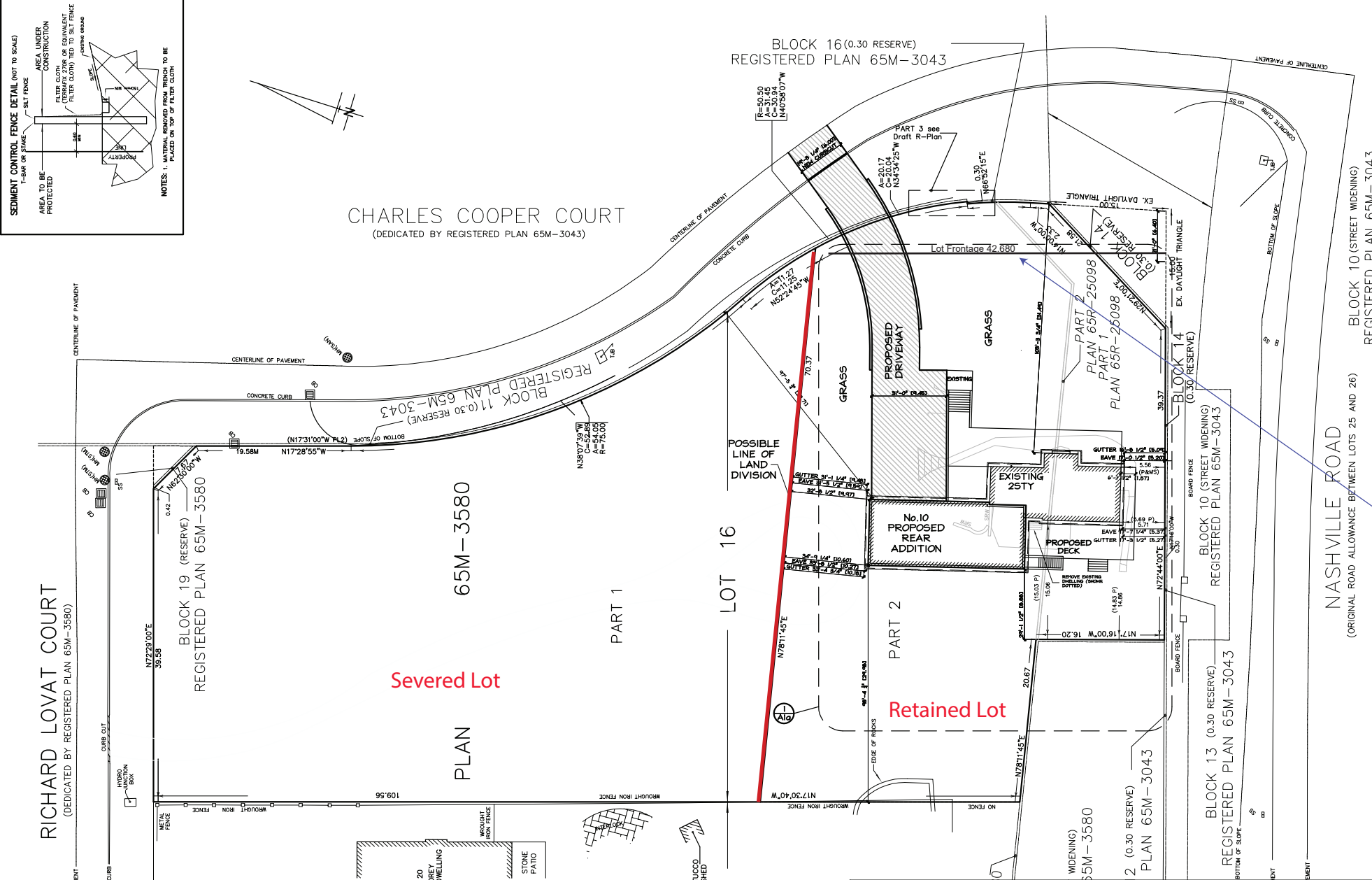
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXXX

**GUIDO PAPA SURVEYING** SURVEYING  
 A Division of MAPPING  
 J. D. Barnes Limited GIS

9135 KEELE ST., UNIT #3, VAUGHAN, ON L4R 0H4  
 T: (289) 551-5961 F: (289) 551-2986 www.jdbarnes.com

DRAWN BY: H.S. CHECKED BY: D.N.P. REFERENCE NO.: 19-18-496-01

FILE: C:\Users\jpp\OneDrive\Documents\19-18-496-01\19-18-496-01.dwg



CHARLES COOPER COURT  
(DEDICATED BY REGISTERED PLAN 65M-3043)

BLOCK 16 (0.30 RESERVE)  
REGISTERED PLAN 65M-3043

RICHARD LOVAT COURT  
(DEDICATED BY REGISTERED PLAN 65M-3580)

BLOCK 19 (RESERVE)  
REGISTERED PLAN 65M-3580

Severed Lot

65M-3580

LOT 16

Retained Lot

WIDENING  
65M-3580  
2 (0.30 RESERVE)  
PLAN 65M-3043

BLOCK 10 (STREET WIDENING)  
REGISTERED PLAN 65M-3043

BLOCK 13 (0.30 RESERVE)  
REGISTERED PLAN 65M-3043

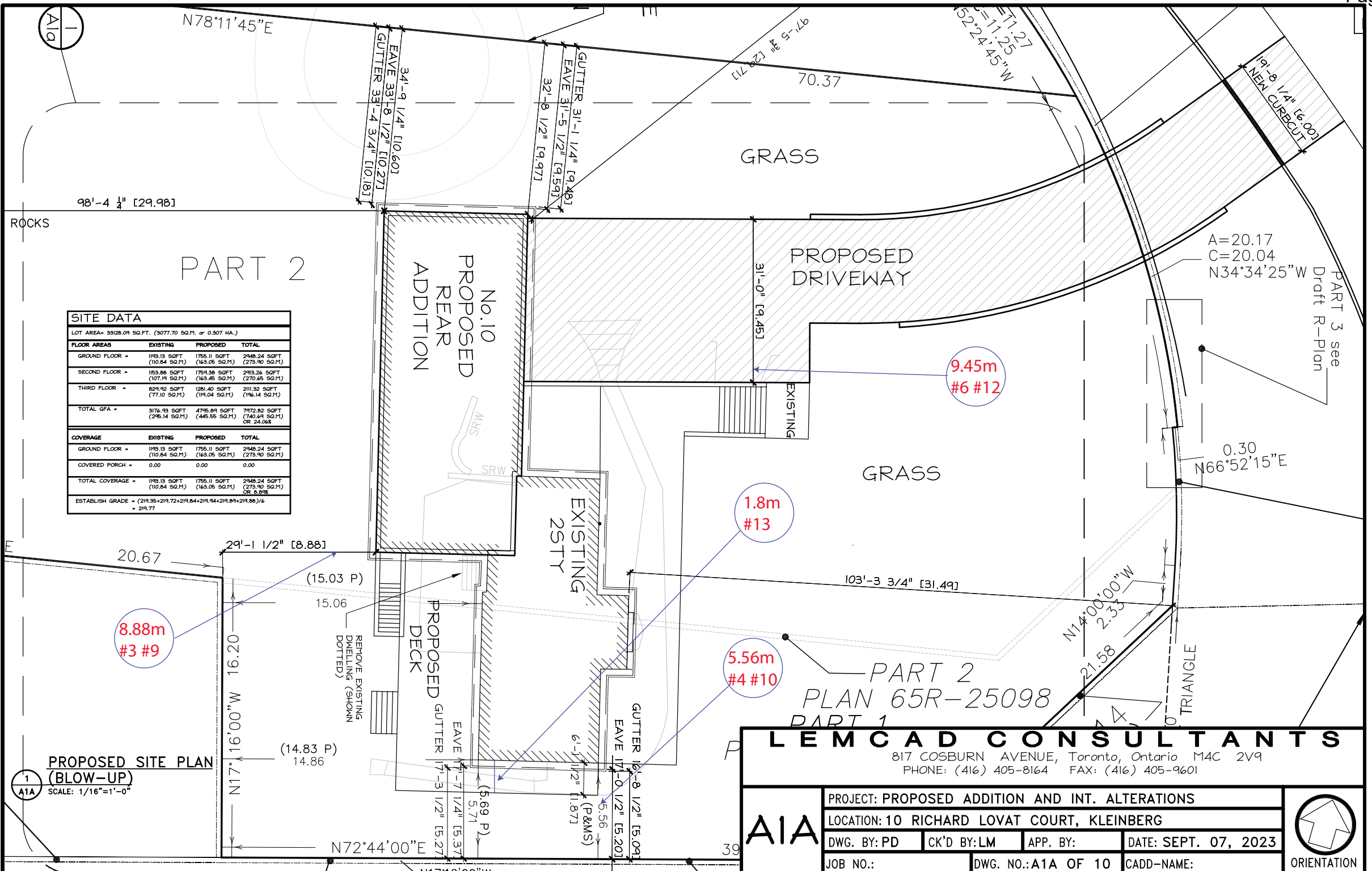
NASHVILLE ROAD  
(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 25 AND 26)

BLOCK 10 (STREET WIDENING)  
REGISTERED PLAN 65M-3043



**PROPOSED SITE PLAN**  
SCALE = 1:500

A1	<b>LEMCAD CONSULTANTS</b>			
	817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
	PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			
	LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG			
	DWG. BY: PD	CK'D BY: LM	APP. BY:	DATE: SEPT. 07, 2023
JOB NO.:		DWG. NO.: A1 OF 10	CADD-NAME:	
 ORIENTATION				



**SITE DATA**

LOT AREA= 33128.09 SQ.FT. (3077.70 SQ.M. or 0.307 HA.)

FLOOR AREAS	EXISTING	PROPOSED	TOTAL
GROUND FLOOR =	1183.13 SQFT (110.84 SQ.M)	1755.11 SQFT (163.05 SQ.M)	2938.24 SQFT (273.90 SQ.M)
SECOND FLOOR =	1153.88 SQFT (107.19 SQ.M)	1754.38 SQFT (163.45 SQ.M)	2908.26 SQFT (270.65 SQ.M)
THIRD FLOOR =	529.92 SQFT (77.10 SQ.M)	1261.40 SQFT (119.04 SQ.M)	2111.32 SQFT (196.14 SQ.M)
TOTAL GFA =	3176.93 SQFT (298.14 SQ.M)	4796.89 SQFT (446.55 SQ.M)	7973.82 SQFT (744.69 SQ.M) OR 24.06%

COVERAGE	EXISTING	PROPOSED	TOTAL
GROUND FLOOR =	1183.13 SQFT (110.84 SQ.M)	1755.11 SQFT (163.05 SQ.M)	2938.24 SQFT (273.90 SQ.M)
COVERED PORCH =	0.00	0.00	0.00
TOTAL COVERAGE =	1183.13 SQFT (110.84 SQ.M)	1755.11 SQFT (163.05 SQ.M)	2938.24 SQFT (273.90 SQ.M) OR 8.82%

ESTABLISH GRADE = (219.35+219.72+219.84+219.94+219.89+219.88)/6  
= 219.77

**PROPOSED SITE PLAN (BLOW-UP)**  
SCALE: 1/16"=1'-0"

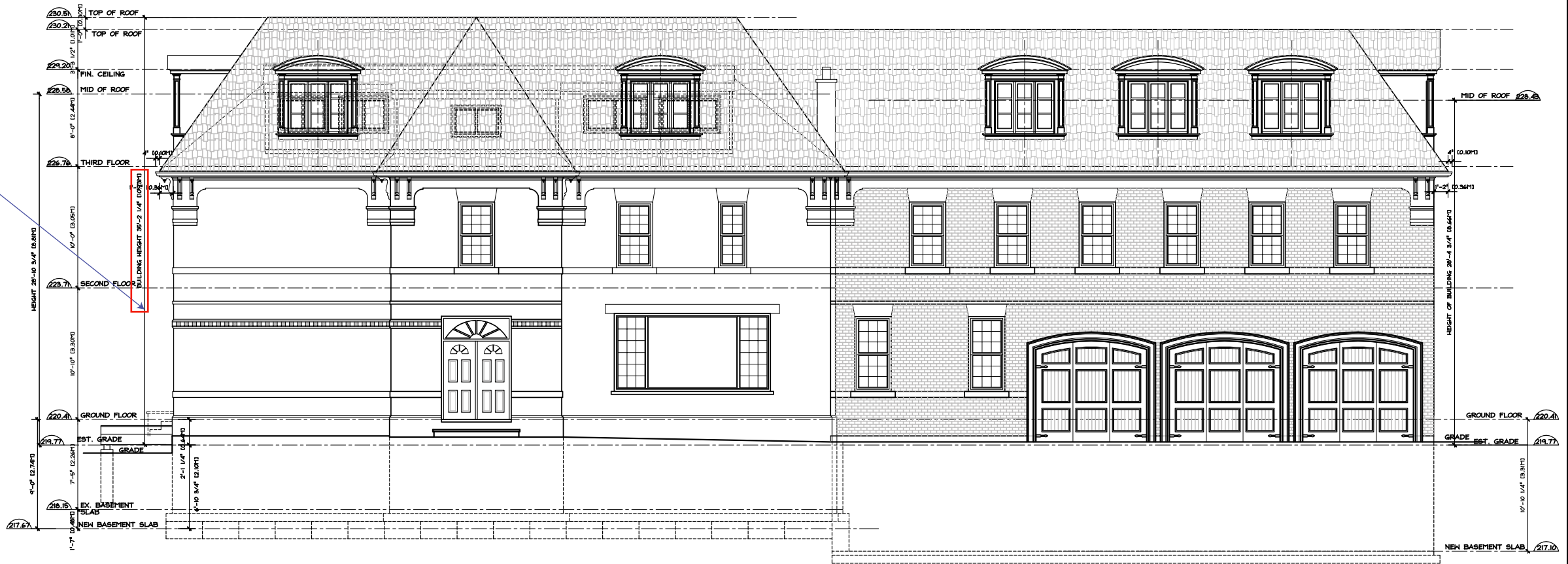
**PART 2 PLAN 65R-25098 PART 1**

**LEMCAD CONSULTANTS**  
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

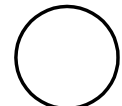
<b>AIA</b>	PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			
	LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG			
DWG. BY: PD	CK'D BY: LM	APP. BY:	DATE: SEPT. 07, 2023	
JOB NO.:	DWG. NO.: A1A OF 10	CADD-NAME:		



10.74m  
#5 #11



1  
A7  
PROPOSED  
FRONT (EAST) ELEVATION  
SCALE: 1/8"=1'-0"

<b>LEMCAD CONSULTANTS</b>					
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601					
A7	PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			 ORIENTATION	
	LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG				
	DWG. BY: PD	CK'D BY: LM	APP. BY:		DATE: SEPT. 07, 2023
	JOB NO.:	DWG. NO.: A7 OF 10	CADD-NAME:		

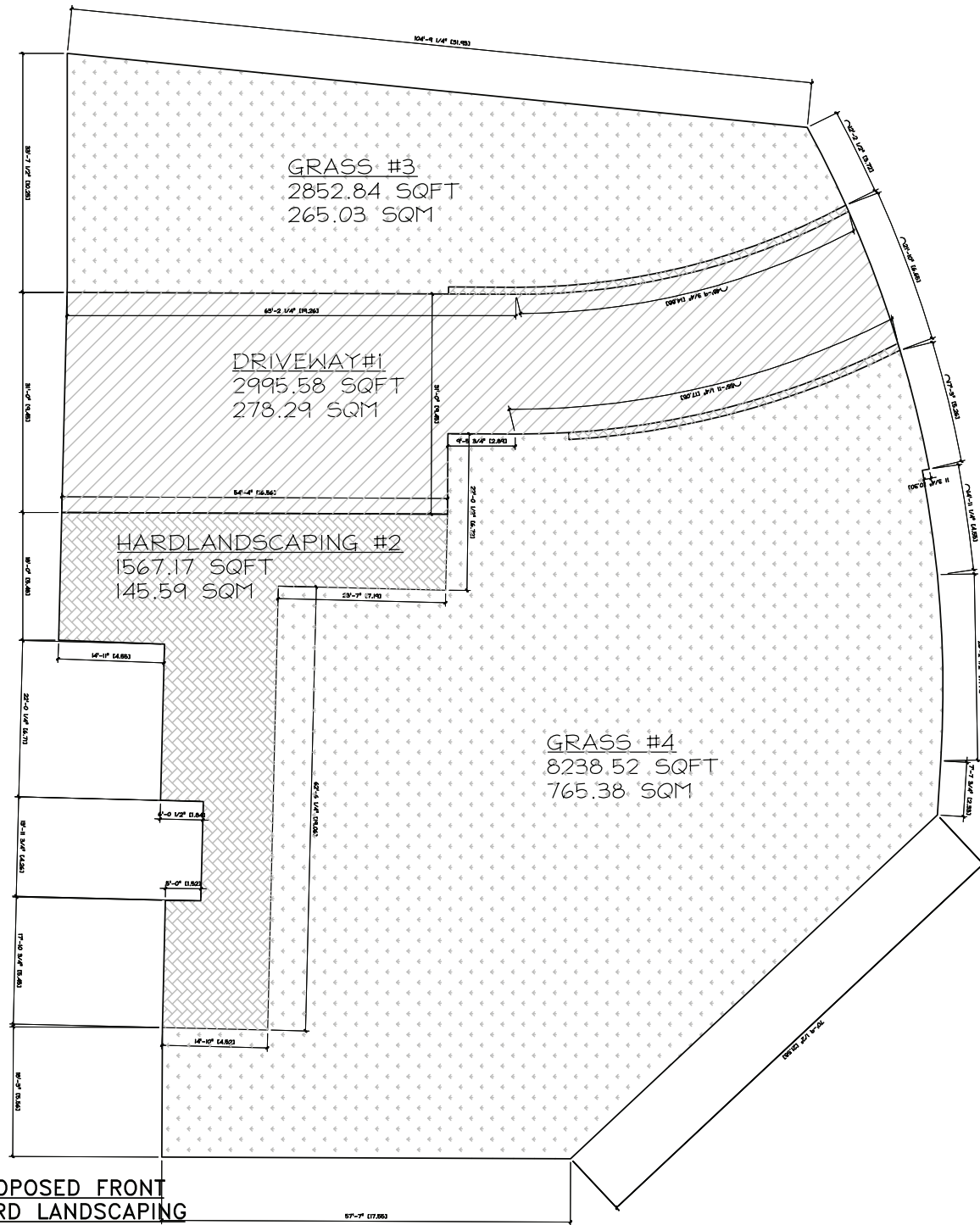


**10 RICHARD LOVAT BOULEVARD  
2-STY ADDITION & INTERIOR ALTERATIONS**

**LIST OF DRAWINGS**

ISSUED FOR COMMITTEE, SEPTEMBER 07, 2023

- |                               |                                     |
|-------------------------------|-------------------------------------|
| A1 SITE PLAN AND STATISTICS   | A6 PROPOSED ROOF PLAN               |
| A1A PART SITE PLAN            | A7 PROPOSED FRONT (EAST) ELEVATION  |
| A1B FRONT LANDSCAPING         | A8 PROPOSED REAR (WEST) ELEVATION   |
| A2 PROPOSED BASEMENT PLAN     | A9 PROPOSED SIDE (NORTH) ELEVATION  |
| A3 PROPOSED GROUND FLOOR PLAN | A10 PROPOSED SIDE (SOUTH) ELEVATION |
| A4 PROPOSED SECOND FLOOR PLAN |                                     |
| A5 PROPOSED THIRD FLOOR PLAN  |                                     |



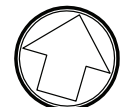
FRONT YARD LANDSCAPNG 10A RICHARD LOVAT COURT

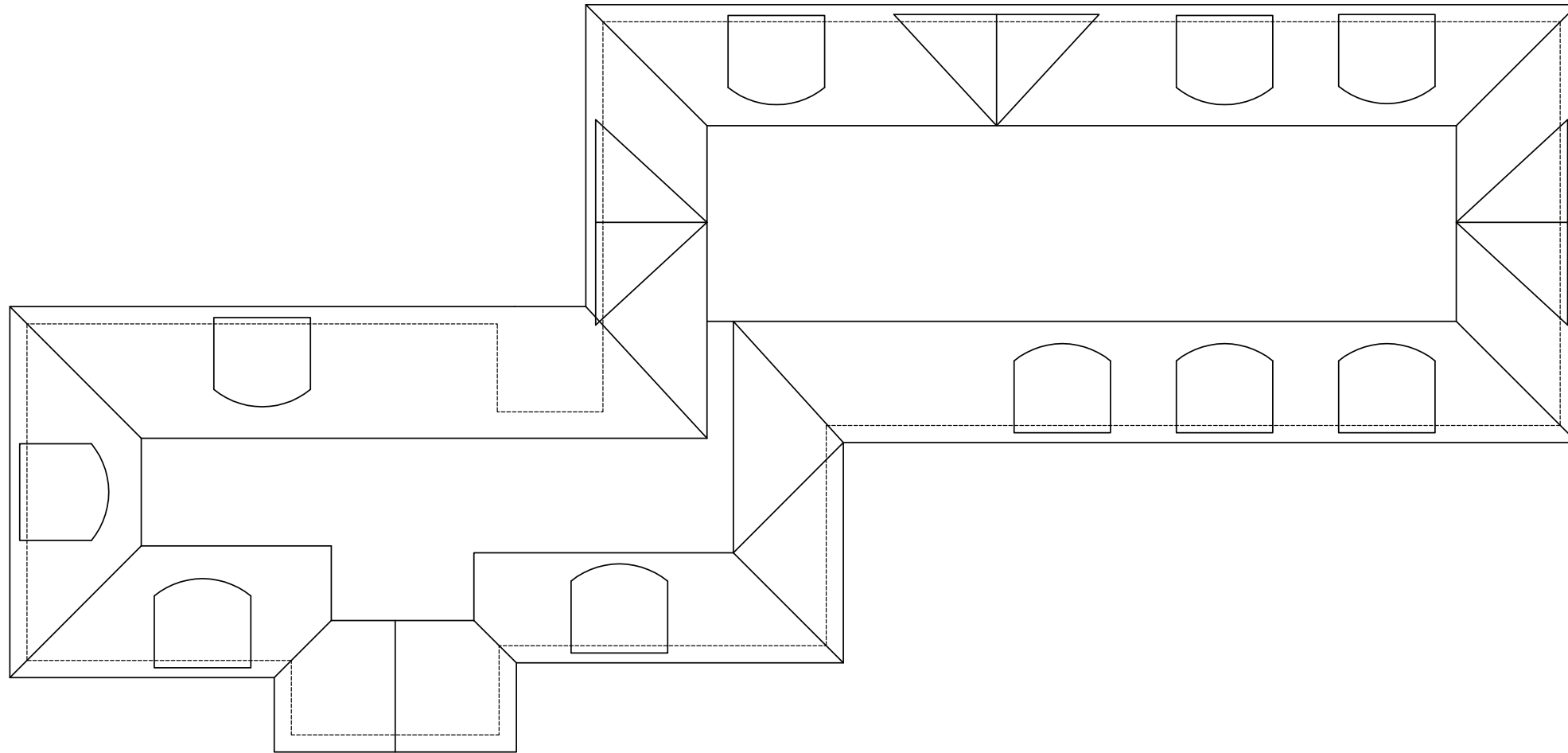
		PROVIDED	REQUIRED
TOTAL FRONT YARD AREA	= 15660.12 SQFT (1454.87 SQ.M.)		
AREA #1 DRIVEWAY AREA	= 2995.58 SQFT (278.29 SQ.M.)		
PROPOSED FRONT YARD LANDSCAPING	= 12664.54 QFT (1176.57 SQ.M.)	80.87%	50%
AREA #2 PROPOSED HARD LANDSCAPING	= 1567.17 SQFT (145.59 SQ.M.)		
AREA #1 + #2 + #3 + #4 PROPOSED SOFT LANDSCAPING	= 11097.37 SQFT (1030.97 SQ.M.)	87.62%	60%

**2** PROPOSED LANDSCAPING  
**A1A** CALCS  
 SCALE: N.T.S.


**1** PROPOSED FRONT  
**A1A** YARD LANDSCAPING  
 SCALE: N.T.S.

**LEMCAD CONSULTANTS**  
 817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
 PHONE: (416) 405-8164 FAX: (416) 405-9601

AIB	PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			 ORIENTATION
	LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG			
	DWG. BY: PD	CK'D BY: LM	APP. BY:	
JOB NO.:		DWG. NO.: A1B OF 10	CADD-NAME:	



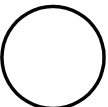
**1**  
**A6** **PROPOSED ROOF PLAN**  
SCALE: 1/8"=1'-0"

<b>LEMCAD CONSULTANTS</b>					
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601					
<b>A6</b>	PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			 ORIENTATION	
	LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG				
	DWG. BY: PD	CK'D BY: LM	APP. BY:		DATE: SEPT. 07, 2023
	JOB NO.:	DWG. NO.: A6 OF 10	CADD-NAME:		





1  
A8 PROPOSED REAR (WEST) ELEVATION  
SCALE: 1/8"=1'-0"

<b>LEMCAD CONSULTANTS</b>					
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601					
A8	PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			 ORIENTATION	
	LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG				
	DWG. BY: PD	CK'D BY: LM	APP. BY:		DATE: SEPT. 07, 2023
	JOB NO.:	DWG. NO.: A8 OF 10	CADD-NAME:		



1  
A9 PROPOSED  
SIDE (NORTH) ELEVATION  
SCALE: 1/8"=1'-0"

**LEMCAD CONSULTANTS**

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

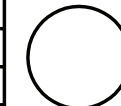
A9

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD CK'D BY: LM APP. BY: DATE: SEPT. 07, 2023

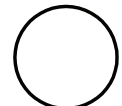
JOB NO.: DWG. NO.: A9 OF 10 CADD-NAME:



ORIENTATION



**PROPOSED**  
**1** **SIDE (SOUTH) ELEVATION**  
**A10** SCALE: 1/8"=1'-0"

<b>LEMCAD CONSULTANTS</b>					
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601					
A10	PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			 ORIENTATION	
	LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG				
	DWG. BY: PD	CK'D BY: LM	APP. BY:		DATE: SEPT. 07, 2023
	JOB NO.:	DWG. NO.: A10 OF 10	CADD-NAME:		

<b>SCHEDULE B: STAFF &amp; AGENCY COMMENTS</b>				
<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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"/>	
Development Planning	<input checked="" type="checkbox"/>			Application under review
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		General Comments

**Date:** January 17<sup>th</sup> 2023

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A307-22**

**Related Files:**

**Applicant** Sabrina Fiorellino

**Location** 10 Richard Lovat Cour



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:

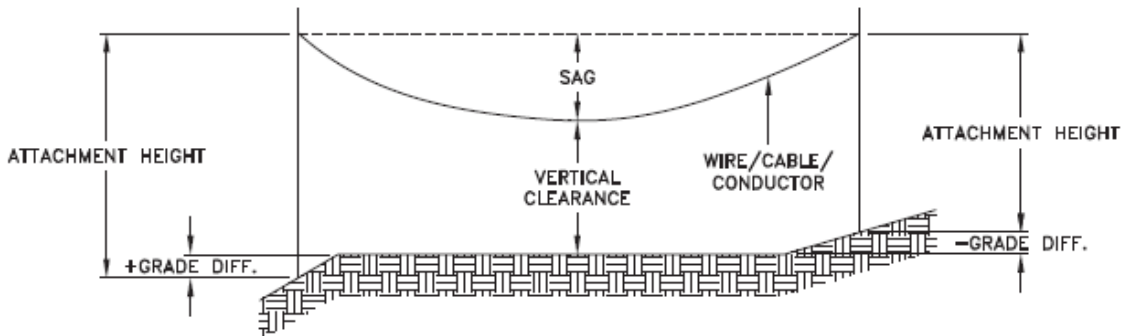
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 ± GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

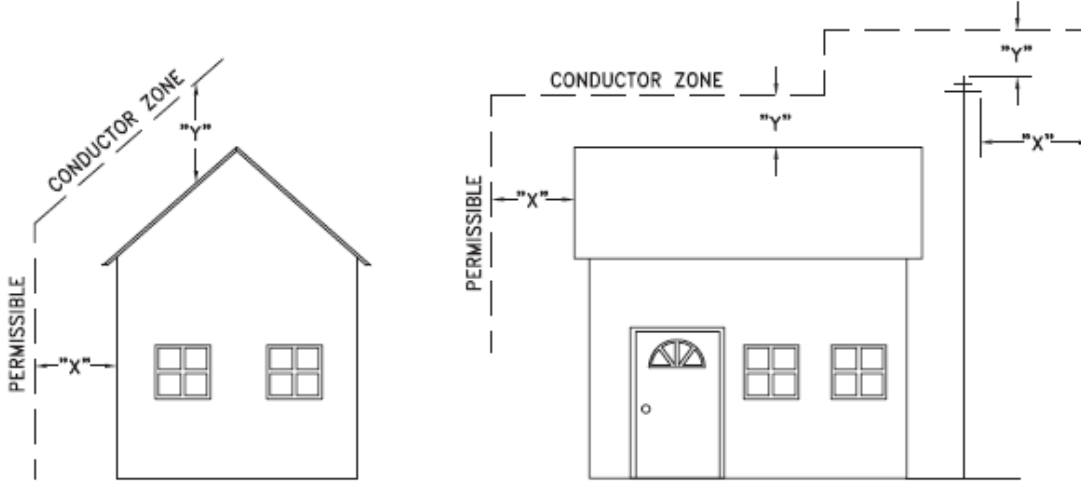
**REFERENCES**

SAGS AND TENSIONS | SECTION 02

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

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

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

**NOTES**

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)**

**Certificate of Approval**  
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04  
Debbie Dadwani, P.Eng. 2010-MAY-05  
Name Date  
P. Eng. Approval By: *D. Dadwani*

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



**To:** Committee of Adjustment  
**From:** Lindsay Haviland, Building Standards Department  
**Date:** September 18, 2023  
**Applicant:** Evans Planning Inc, Sabrina Fiorellino  
**Location:** 10 Richard Lovat Court  
PLAN 65M3580 Lot 16  
**File No.(s):** A307/22

**Zoning Classification:**

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.749 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum lot area of 4000 m2 is required [Table 7-3].	To permit a minimum lot area of 3077.7 m2 for the retained lands.
2	A minimum Lot frontage of 45 metres is required [Table 7-3].	To permit a minimum lot frontage of 42.68 metres for the retained lands.
3	A minimum Rear yard of 15 metres is required [Table 7-3].	To permit a minimum rear yard of 8.88 metres for the retained lands.
4	A minimum Exterior side yard of 10 metres is required [Table 7-3].	To permit a minimum Exterior side yard of 5.56 metres for the retained lands.
5	A maximum Height of 9.5 metres is required [Table 7-3, Section 4.5].	To permit a maximum height of 10.74 metres for the retained lands.
6	A maximum driveway width of 9 metres is required [Table 6-11].	To permit a maximum driveway width of 9.45 metres for the retained lands.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(1044) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
7	A minimum lot area of 4000 m2 is required [Schedule A].	To permit a minimum lot area of 3077.7 m2 for the retained lands.
8	A minimum Lot frontage of 45 metres is required [Schedule A].	To permit a minimum lot frontage of 42.68 metres for the retained lands.
9	A minimum Rear yard of 15 metres is required [Schedule A].	To permit a minimum rear yard of 8.88 metres for the retained lands.
10	A minimum Exterior side yard of 9 metres is required [Schedule A].	To permit a minimum Exterior side yard of 5.56 metres for the retained lands.
11	A maximum Building Height of 9.5 metres is required [Schedule A].	To permit a maximum building height of 10.74 metres for the retained lands.
12	A maximum driveway width of 9 metres is required [Section 4.1.4 f)].	To permit a maximum driveway width of 9.45 metres for the retained lands.
13	A maximum encroachment of 1.8 metres into the minimum Exterior side yard is required for an uncovered deck [Section 3.14 c)].	To permit a maximum encroachment of 1.87 metres for an uncovered deck into the minimum Exterior side yard for the retained lands.

**Staff Comments:****Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file

**Building Permit(s) Issued:**

Building Permit No. 20-106883 for Single Detached Dwelling - Alteration, Issue Date: Jun 26, 2020  
Building Permit No. 21-110200 for Single Detached Dwelling - Alteration, Issue Date: Aug 28, 2021

**Other Comments:**

<b>General Comments</b>	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The retained lands appear to be located in a Heritage District. Heritage approval for the retained lands may be required.

**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.

**From:** [Real Estate Canada](#)  
**To:** [Christine Vigneault](#); [Committee of Adjustment](#)  
**Subject:** [External] RE: UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Thursday, February 2, 2023 7:00:56 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
**Importance:** High

---

Good Day,  
(please update your records with [Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca) for correspondence with CP)

**RE: Comments on B020/22 & A307/22 at 10 Richard Lovat Court, within proximity of CP Rail line**

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>.

CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s):

“Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard.”

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

Real Estate Canada



[Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca)  
7550 Ogden Dale Road SE, Building 1  
Calgary AB T2C 4X9

## Lenore Providence

---

**Subject:** NEW UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

---

**From:** Kristen Regier <Kristen.Regier@trca.ca>

**Sent:** September-28-23 1:59 PM

**To:** Committee of Adjustment <CofA@vaughan.ca>

**Cc:** Lenore Providence <Lenore.Providence@vaughan.ca>; Christine Vigneault <Christine.Vigneault@vaughan.ca>

**Subject:** [External] RE: NEW UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

The subject property at 10 Richard Lovat Court, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

**Kristen Regier, MA (she / her)**

Planner I

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: [kristen.regier@trca.ca](mailto:kristen.regier@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca](https://www.trca.ca)



## Lenore Providence

---

**Subject:** FW: [External] Re: NEW UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Attachments:** image002.jpg

---

**From:** Monika Sadler <monika.sadler@ycdsb.ca>

**Sent:** September-20-23 2:55 PM

**To:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] Re: NEW UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi,

Thank you for the opportunity to review the above referenced Minor Variance and Consent applications. YCDSB staff have reviewed the material provided and have no comments or objections to their approval.

Thank you,

Monika Sadler  
Planner and Project Analyst, Planning Services  
York Catholic District School Board  
T. 905.713.1211 ext. 12377  
[monika.sadler@ycdsb.ca](mailto:monika.sadler@ycdsb.ca)

## Lenore Providence

---

**Subject:** FW: [External] RE: B020/22 & A307/22 - 10 Richard Lovat - Request Comments

---

**From:** Wong, Justin <Justin.Wong@york.ca>

**Sent:** October-11-23 1:45 PM

**To:** Christine Vigneault <Christine.Vigneault@vaughan.ca>; Lenore Providence <Lenore.Providence@vaughan.ca>

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: B020/22 & A307/22 - 10 Richard Lovat - Request Comments

Hi all,

Just wanted to clarify that we do not have any comments on the minor variance application.

Thank you,

*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.*

**Justin Wong, MCIP, RPP** | Planner, Planning and Economic Development Branch, Corporate Services Department

-----  
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71577 | [Justin.Wong@york.ca](mailto:Justin.Wong@york.ca) | [york.ca](http://york.ca)

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

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Applicant				Application Cover Letter
Applicant				Planning Justification Report



**RECEIVED**

**By RECEIVED at 9:53 am, Sep 14, 2023**

September 13, 2023

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attn: Ms. Christine Vigneault, Manager Development Services & Secretary Treasurer Committee of Adjustment

Dear Ms. Vigneault,

RE: Applications for Consent and Minor Variance  
Sabrina Fiorellino  
10 Richard Lovat Court  
City File: B020/22 & A307/22  
City of Vaughan

Evans Planning acts on behalf of Sabrina Fiorellino, the owner of the property located at 10 Richard Lovat Court in the City of Vaughan.

In response to comments provided by City Staff and circulated review agencies, the following revisions were made for the resubmission:

- Septic tank located on site and illustrated on the drawings.
- Proposed driveway width reduced to 6.0 meters.
- The revised Draft R-plan showing the new lot area of retained lands to be 3077.7 sq.m after the sight triangle and 0.3 m reserve (previously 3079.04 sq.m)
- Grading and servicing plans illustrate servicing information.

Minor variances were requested to recognize existing setbacks for the Heritage Home located on the retained lands, as well as to allow for reduced lot area in the previous submission. Due to the revisions made to address the comments, a minor variance would also be necessary to allow for reduced lot frontage for the retained lands. An assessment of the applicable development standards has been provided in Table 1 and Table 2, which demonstrates that minor variance relief is required for lot area, lot frontage, rear yard setback, exterior side yard setback and building height.



Table 1 – By-law 1-88 Zoning Provisions and proposed Variances

Zoning By-law Standards	City of Vaughan Zoning By-law 1-88 'RR'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000 m <sup>2</sup>	4000.36	3077.7 m <sup>2</sup>
(Min) lot frontage	45m	45m	42.68 m
(Min) Front yard setback	15m	TBD	31.49 m
(Min.) rear yard setback	15m (exception 1044 no longer applies) *	TBD	8.8 m
(Min) Interior side yard	4.5m	TBD	9.97 m
(Min.) exterior side yard (Flankage)	9m	TBD	5.56 m
(Max.) Height	9.5m	TBD	9.84 m
(Max.) Lot Coverage (%)	10%	TBD	8.89%

Table 2 - By-law 001-2021 Zoning Provisions and proposed Variances

Zoning By-law Standards	City of Vaughan Comprehensive By-law 001-2021 'RE (EN)'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000m m <sup>2</sup>	4000.36	3077.7 m <sup>2</sup>
(Min) lot frontage	45m	45m	42.68m
(Min) Front yard setback	15m	TBD	31.49m
(Min.) rear yard setback	15m	TBD	8.8m
(Min) Interior side yard	4.5m	TBD	9.97m
(Min.) exterior side yard (Flankage)	10m	TBD	5.56m
(Max.) Height	9.5 m	TBD	9.84 m
(Max.) Lot Coverage (%)	10%	TBD	8.89%



---

To assist with the Committee's review of the applications, the following materials are provided for review:

- Draft R-Plan
- Grading and Servicing Plan
- Architectural Plans
- Septic Tank Location
- Tree Permit Form
- Tree Declaration Form
- Arborist Report and Preservation Plan

I trust that these materials should be sufficient for your review. Should you require any additional information or materials, please contact the undersigned at your earliest convenience.

Yours truly,

Devanshi Mehta

cc. Lemcad Consultants

---

# PLANNING JUSTIFICATION REPORT

CONSENT AND MINOR VARIANCE APPROVAL

10 Richard Lovat Court  
LOT 16, PLAN 65M-3580  
CITY OF VAUGHAN

---

PREPARED BY



November 2022

---

# TABLE OF CONTENTS

- 1.0 Background ..... 2
  - 1.1 Introduction ..... 2
  - 1.2 Location and Size of the Subject Lands ..... 2
  - 1.3 Site Context..... 3
  - 1.4 Proposed Development ..... 4
- 2.0 Planning Policies, Regulations and Analysis..... 8
  - 2.1 Provincial Policy Statement (PPS) ..... 8
  - 2.2 Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017)..... 9
  - 2.3 Region of York Official Plan (2022) ..... 10
  - 2.4 City of Vaughan Official Plan..... 11
  - 2.5 City of Vaughan Zoning By-law 1-88 ..... 20
  - 2.6 City of Vaughan Comprehensive Zoning By-law 001-2021..... 23
- 3.0 Four Tests of Section 45(1) of the Planning Act..... 26
- 4.0 Conclusion..... 28

---

# 1.0 Background

## 1.1 Introduction

Evans Planning acts on behalf of Sabrina Fiorellino, the 'Owner' of the parcel of land located at 10 Richard Lovat Court and legally described as 'Lot 16, Plan 65M-3580' in the City of Vaughan (the 'subject property'). The subject property is generally located east of the intersection at Huntington Road and Nashville Road. The property maintains three frontages with frontage on Nashville Road, Charles Cooper Court and Richard Lovat Court.

The Owner intends to sever the subject property into two residential lots. To facilitate this development as proposed, it is necessary to secure the approval of applications for Consent and Minor Variance Approval.

The following analysis is intended to review the merits of the proposed development. The assessment examines the project's conformity with the existing policy context of the Province of Ontario, Region of York, and the City of Vaughan.

## 1.2 Location and Size of the Subject Lands

The subject property is a corner lot with three road frontages with frontage on Nashville Road, Charles Cooper Court and Richard Lovat Court. The subject property is municipally described as 10 Richard Lovat Court and legally described as 'Lot 16, Plan 65M-3580' in the City of Vaughan. The property has a total area of 0.71 hectares, a lot frontage of 39.58 metres onto Richard Lovat Court and an irregular lot depth.

A road widening was expropriated by the Region of York several years ago. The widening took an irregular section of land from the southwest corner of the property. The full widening across the Nashville Road frontage was not taken due to the location of the existing heritage house.

The subject property is within an Established Large-Lot Neighborhood that is characterized by detached houses located on generally large lots. The subject property currently supports an existing 2-storey detached heritage dwelling on the south portion of the site and generally maintains landscape areas on the balance of the property.

Figure 1: Property Location



Source: York Maps

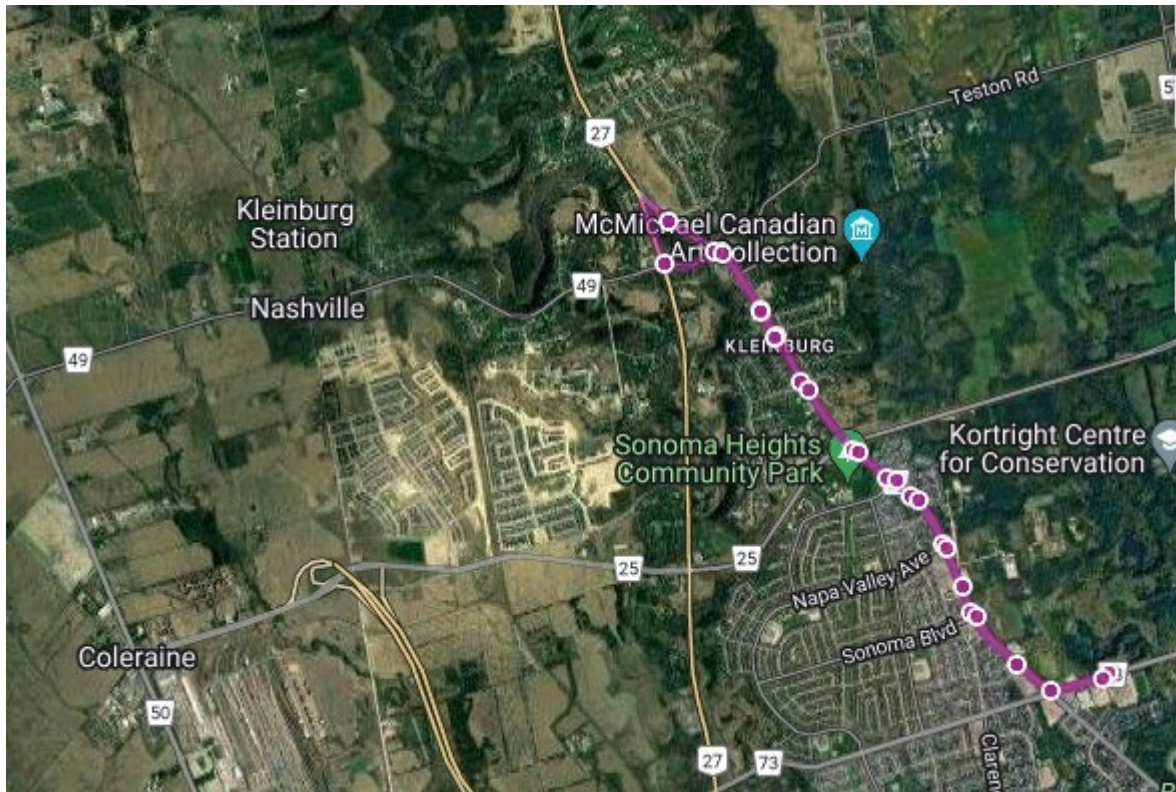
Property Boundaries

### 1.3 Site Context

The community surrounding the subject lands consists primarily of single detached dwellings on large lots. The surrounding subdivision was developed in the early 2000's.

Nashville Road is classified as Regional Road, and Charles Cooper Court and Richard Lovat Court are classified as Municipal Roads. The subject property is located within a 5 a minute walk to a York Region Transit Bus Stop (Route 468) at Nashville Road and Highway 27 (Figure: 2) The site also falls under the Mobility On-Request Kleinburg-Nashville zone.

Figure 2: Route 468 of York Region Transit

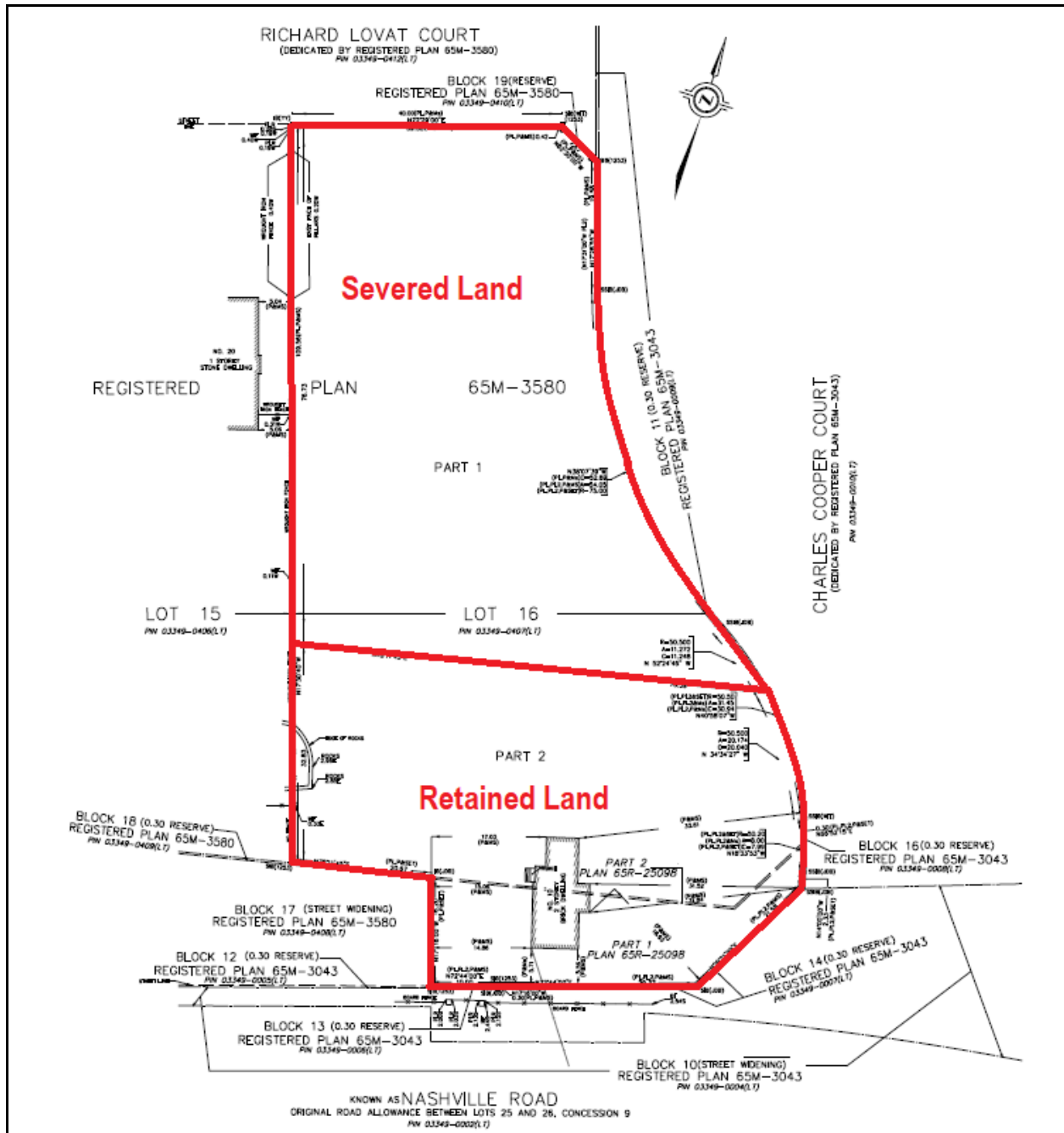


## 1.4 Proposed Development

The proposal contemplates the creation of a new lot at the northerly limit of the site to be developed with a new, two-storey dwelling. The remaining lands will contain the existing heritage house which will be restored and updated with an addition. On the north lot, a driveway is proposed that will lead to Richard Lovat Court. The entrance of the dwelling will face Richard Lovat Court. On the south lot where the existing building is situated, a deck, rear addition and driveway onto Charles Cooper Court are proposed. The building will face Charles Cooper Court.

The Owner seeks to 1.) create a new residential lot by way of Consent to Sever (Figure 3) to allow for the construction of a new 2 storey-dwelling, 2.) propose adjustments to the existing heritage building such as a deck, rear yard addition and adding a driveway that leads to Charles Cooper Court. The retained land which contains the existing heritage house will require several variances including reduced lot area, rear yard setback, exterior side yard setback and increased building height.

Figure 3: Proposed Severance Plan





Conceptual building elevations have been prepared for the heritage house. The plans for the heritage house were endorsed by Heritage Vaughan on June 10, 2020.

Figure 4: Front (East) Elevation

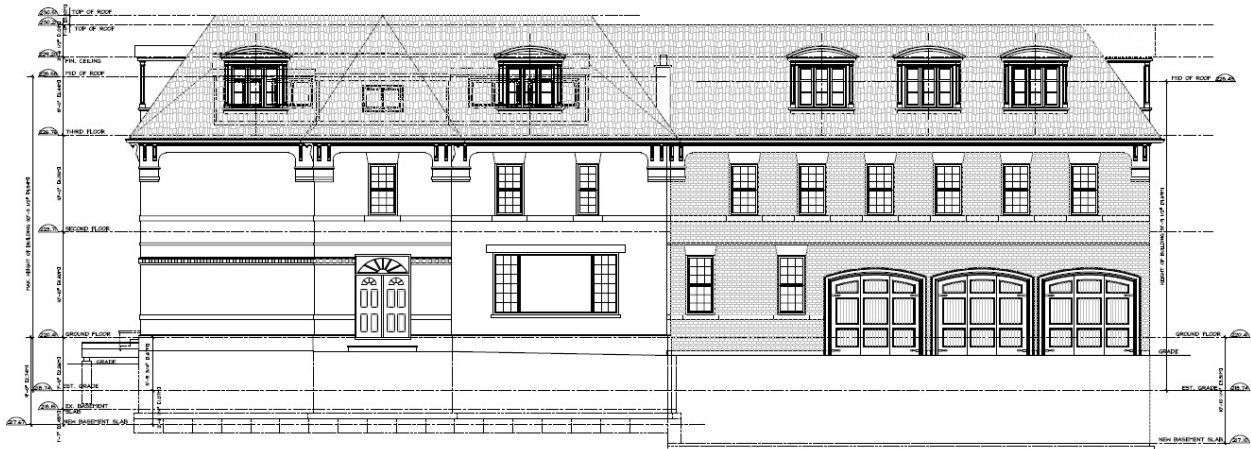


Figure 5: Rear (West) Elevation

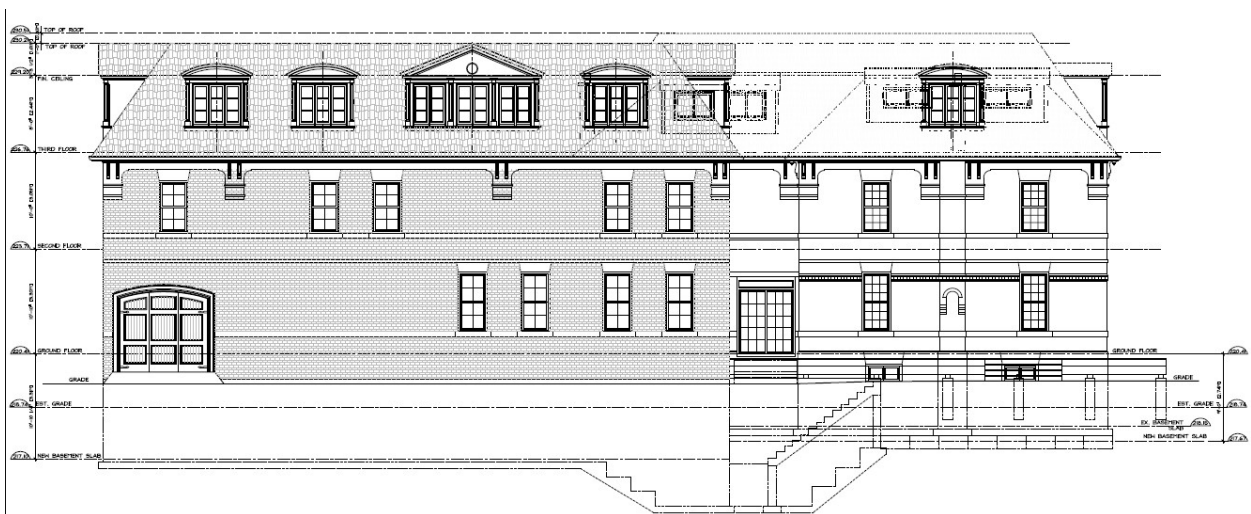


Figure 6: Side (North) Elevation

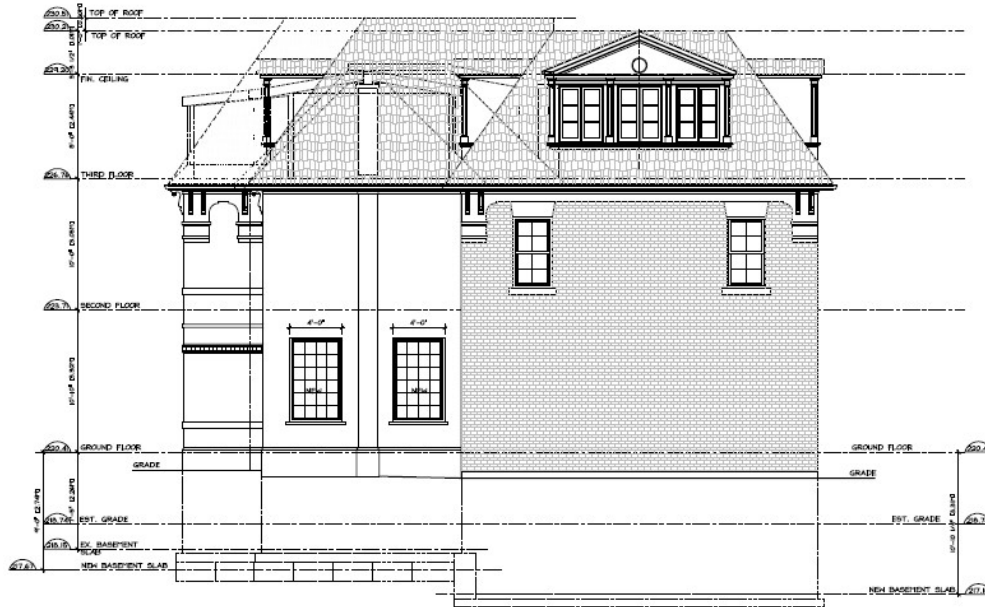


Figure 7: Side (South) Elevation



---

## 2.0 Planning Policies, Regulations and Analysis

This section of the planning justification provides an analysis of the proposed development in the context of the following provincial and local documents:

- Provincial Policy Statement, 2020
- Growth Plan for the Greater Golden Horseshoe, 2020
- Region of York Official Plan
- City of Vaughan Official Plan
- City of Vaughan Zoning By-law I-88
- City of Vaughan Zoning By-law 001-2021

### 2.1 Provincial Policy Statement (PPS)

The 2020 Provincial Policy Statement (PPS) outlines the policies for managing and directing land use to achieve efficient development and land use patterns. The PPS promotes the focus of urban growth to Settlement Areas and away from significant or sensitive resources but also an increase in the amount and variety of housing. Complete, compact communities can be achieved through the establishment of efficient development patterns which optimize the use of land, resources and the investment in infrastructure and public service facilities. The PPS promotes a mix of housing types and intensification within the urban area. A discussion of this policy framework is provided herewith. The Planning Act requires all planning decisions to be “consistent with” policy statements issued under the Act.

The subject site is located within the *Settlement Area* of the City of Vaughan. The proposed development represents a modest form of compatible intensification in an established community thus making more efficient use of the site. The subject site is located within walking distance of a transit hub and multiple bus stops, which will assist in accommodating more housing supply near transportation services.

The PPS indicates that planning authorities shall provide an appropriate range of housing options to meet current and future, market-based and affordable housing needs. The development proposal would assist in expanding housing options by adding a modest increase in housing units to the area.

The proposed development is consistent with the PPS.

---

## 2.2 Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017)

In August 2020, the Ontario Government released an amendment to the Growth Plan for the Greater Golden Horseshoe. The updated plan, titled 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe' outlines the policies for managing and directing where and how growth should occur within the Greater Golden Horseshoe. The amended Growth Plan extends the planning horizon to the year 2051 and provides updated population forecasts anticipating a minimum population increase of 14.87 million people and 7.01 million jobs. Of this total, the Region of York is forecast to accommodate a population of 2.02 million residents and 990,000 jobs by 2051.

The Growth Plan directs growth to Settlement Areas and prioritizes intensification and a compact built form. The subject property is located within the the City of Vaughan's Built Boundary. Urban development is promoted within the *Delineated Built Boundary*, based on the principle of supporting the achievement of forecasted growth within 'Complete Communities'. These communities are defined as *"Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts."*

The net gain of one residential unit within the urban area of the Region of York is consistent with the Growth Plan's objective to encourage intensification within existing urban areas and would also aid in accommodating forecasted growth. The proposal will also provide a modest increase to the residential housing stock in a form that is reflective of the surrounding community, while making more efficient use of the land.

While the subject property is located within a large lot neighbourhood, the site is located close to public transit and other community amenities within the Kleinburg community.

The proposed development conforms with the Growth Plan.

---

## 2.3 Region of York Official Plan (2022)

The York Region Official Plan (YROP) was approved by the York Region Council in June 2022 and approved with modifications by the Province of Ontario on November 4, 2022. The YROP outlines a comprehensive framework of policies to guide growth and development to 2051.

The YROP provides that intensification is to occur in strategic locations within the Urban Area to maximize the efficiency of infrastructure delivery and transit ridership. Lower-tier municipalities are to identify local intensification areas. Intensification areas must be designed to allow for an appropriate transition between existing development and new infill development.

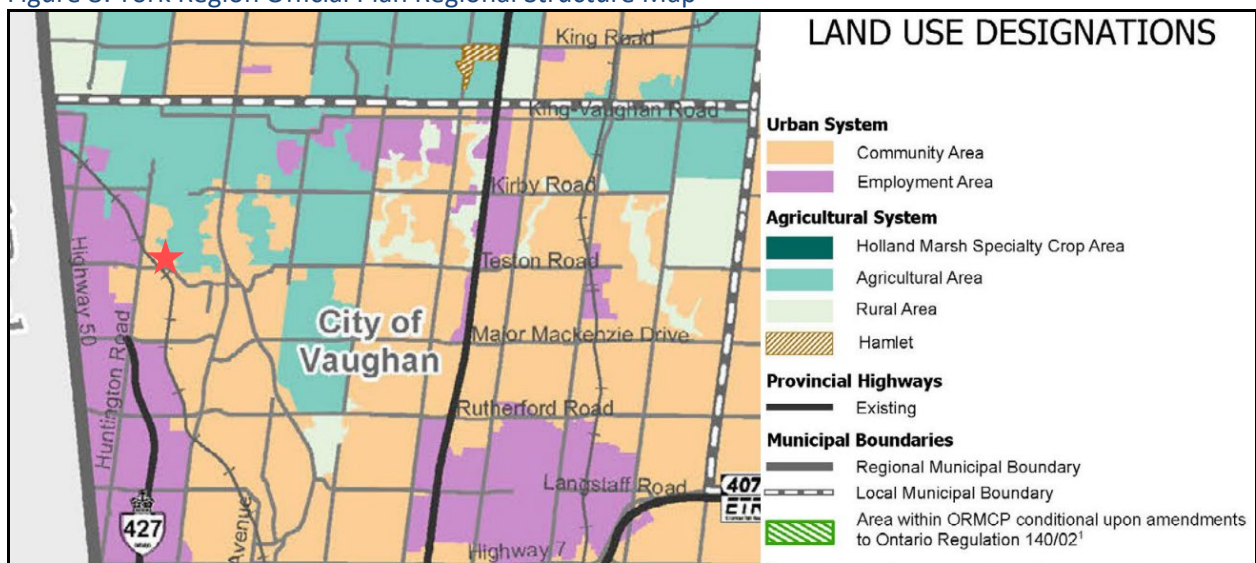
The subject property is designated *Community Area*. The YROP sets numerous policies pertaining to *Community Areas* with an objective to develop strong, caring, and safe complete communities which meet needs of all residents within close proximity to employment opportunities and amenities. The policies (4.2.2,4.2.3) for *Community Areas* emphasize the provision of an adequate supply of housing.

Furthermore, the YROP sets several policies centered around the concept of creating healthy, well-designed, and sustainable communities that are pedestrian-friendly and walkable (Policies 2.3.1, 2.3.2 and 2.3.7).

The proposed lot creation will aid in the achievement of these policies by adding housing within an area with sufficient amenities, services, and transportation options. As outlined previously, transit services are available within walking distance of the subject property, as are commercial amenities such as pharmacies, dental/medical services, shopping centres, schools, restaurants, education centres, places of worship, public parks, fitness centres, childcare services, and grocery stores.

The proposed consent application and related variances conform with the York Region Official Plan.

Figure 8: York Region Official Plan Regional Structure Map



★ *Approximate Property Location*

## 2.4 City of Vaughan Official Plan

City of Vaughan Council adopted the Vaughan Official Plan (VOP) in September 2010, which was approved with modifications by York Region in 2012. It was appealed and has subsequently received partial approval from the Ontario Land Tribunal. An official consolidation of the Vaughan Official Plan 2010 was updated to include Local Planning Appeal Tribunal (LPAT) decisions and City Council approved Official Plan Amendments as of May 29, 2019.

### Urban Structure

The subject site is identified as being within the *Community Areas* by the VOP. Policy 2.2.3, states that *Community Areas* will be mostly stable, however, incremental change is expected as a natural part of maturing neighbourhoods. It also states that change will be sensitive of and respectful of the existing character of the neighbourhood. Community Areas are considered under the category of Stable Areas (Policy 2.2.3.2), and therefore Community Areas with existing development will not experience significant change that would alter the character of these established neighbourhoods.

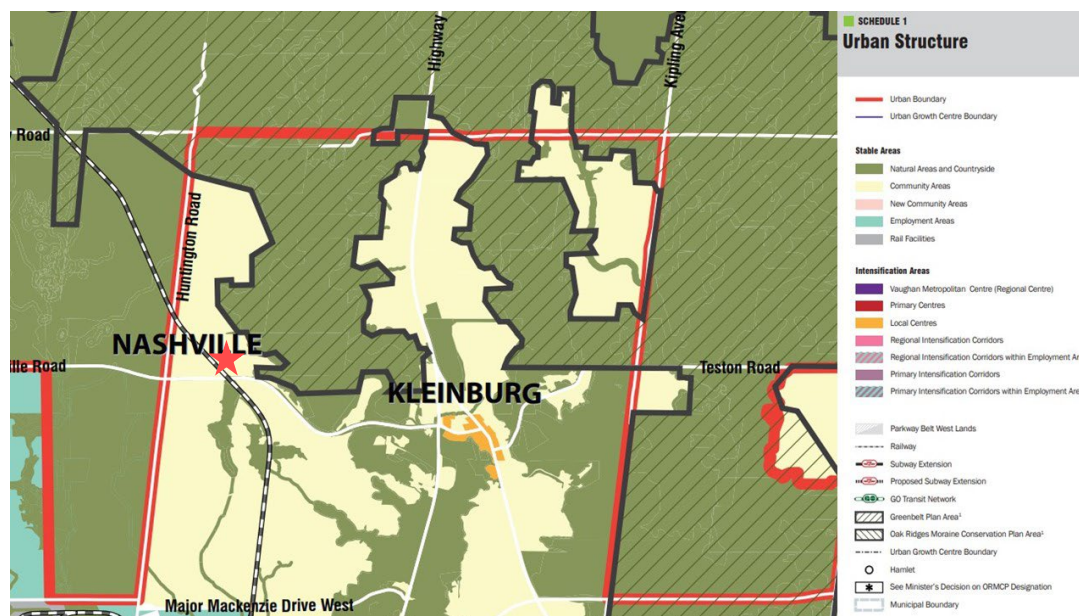
The following policies are relevant with respect to Community Areas:

- **Policy 2.2.3.1.** *“That Community Areas will provide most of the City’s low-rise housing stock, as well as local serving commercial uses and community facilities such as schools,*

*parks, community centre and libraries. They will function as complete communities and encourage walking, cycling and transit use.”*

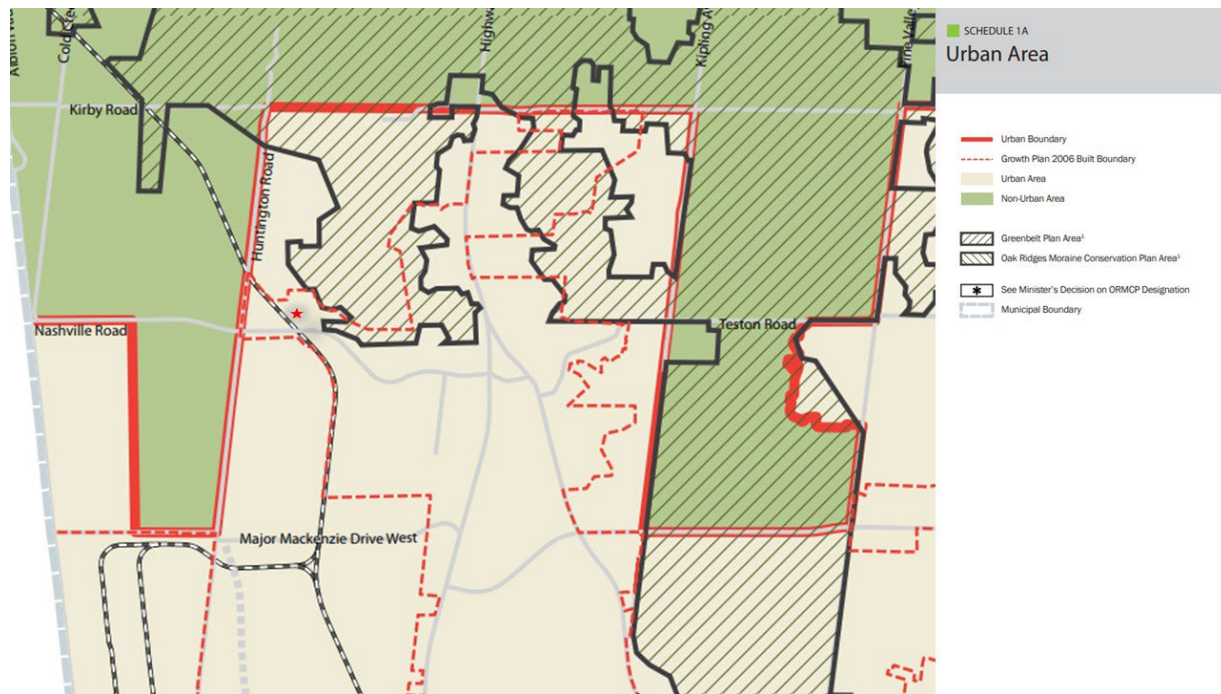
- **Policy 2.2.3.2.** *“That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.” (OPA #15)*
- **Policy 2.2.3.5.** *“That the provision of local transit service to and through Community Areas is a priority where such service does not yet exist, and the enhancement and improvement of local transit is a priority where it does exist consistent with York Region’s transit service planning process and with approved YRT service standards and guidelines.”*
- **Policy 2.2.3.6.** *“That new communities are subject to a Secondary Plan process as set out in policy 9.2.2.14 and consistent with the requirements for new communities within the York Region Official Plan.”*

Figure 9: Urban Structure (Schedule 1)



★ *Approximate Property Location*

Figure 10: Urban Area (Schedule 1A)



★ *Approximate Property Location*

Additional maps and schedules to the VOP outline the following with respect to the subject property:

<b>Schedule 1 – Urban Structure</b>	Subject property identified within <i>Community Areas</i> .
<b>Schedule 1A – Urban Area</b>	Subject property identified as an <i>Urban Area</i> .
<b>Schedule 1B – Areas Subject to Policy 9.1.2.3 - Vaughan’s Established Large-Lot Neighbourhoods Area</b>	Within <i>30m+ (100ft) Large-Lot Neighborhood</i>
<b>Schedule 10 - Major Transit Network</b>	Proposed Commuter Rail Line and Proposed Go Station near the Subject Site.
<b>Schedule 11 - Wellhead Protection Areas</b>	Subject Site within 2–5 year zone
<b>Schedule 13 – Land Use Designation</b>	Subject property designated as <i>Low-Rise Residential</i>
<b>Schedule 2, 3, 4, 5, 6, 7, 8, 9, 12, 14A, 14B, 14C</b>	N/A



---

Chapter 9.1 provides a framework for continuing to build Vaughan as a great City. It includes specific policies and development criteria to promote the creation of a an attractive public realm with a pedestrian-oriented built form and sustainable buildings. Section 9.1.2 details Urban Design and Built Form policies for *new developments*.

- **Policy 9.1.2.1.** *“That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives:*
  - a. *in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. An Established Community Area is a portion of the Community Area identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined;”*
  
- **Policy 9.1.2.2.** *“That in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:*
  - a. *the local pattern of lots, streets and blocks;*
  - b. *the size and configuration of lots;*
  - c. *the building type of nearby residential properties;*
  - d. *the orientation of buildings;*
  - e. *the heights and scale of adjacent and immediately surrounding residential properties;*
  - f. *the setback of buildings from the street;*
  - g. *the pattern of rear and side-yard setbacks;*
  - h. *the presence of mature trees and general landscape character of the streetscape;*
  - i. *the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties*
  - j. *conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.*

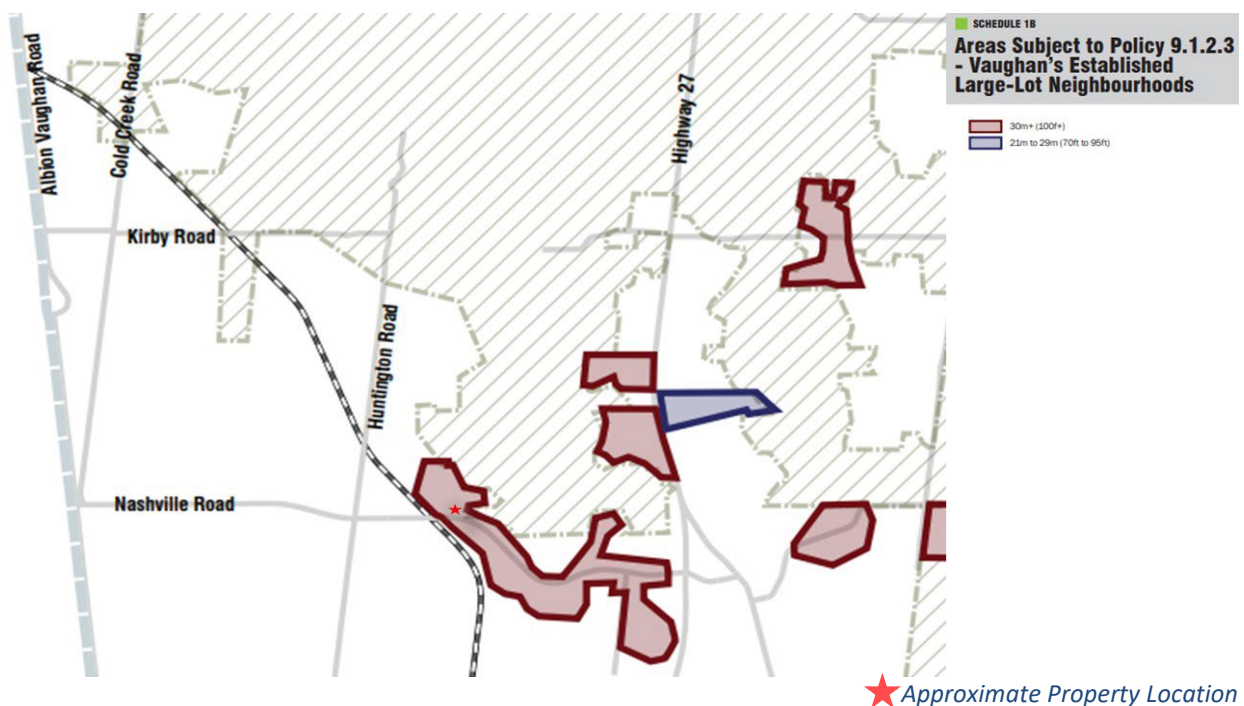
- 
- k. *the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g., solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels). (OPA #15)”*
- **Policy 9.1.2.3.** *“Within the Established Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by detached houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value. These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods. Some of these established neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. These include neighbourhoods at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and redevelopment of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2. In order to maintain the character of established, large-lot neighbourhoods the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.*
    - a. *Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots or the average of the frontage of the adjoining lots where they differ;*
    - b. *Lot area: The area of new lots should be consistent with the size of adjacent lots;*
    - c. *Lot configuration: New lots should respect the existing lotting fabric in the immediately surrounding area;*
    - d. *Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;*
    - e. *Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;*
    - f. *Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse replacing a detached dwelling may be*

*permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;*

- g. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for Community Areas;*
- h. Lot coverage: In order to maintain the low-density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law. (OPA #15)”*

The subject site is within Vaughan’s Established Large-Lot Neighborhood 30m+ (100ft) (Figure 11). Lots within these neighborhoods are subject to Policy 9.1.2.3 listed above.

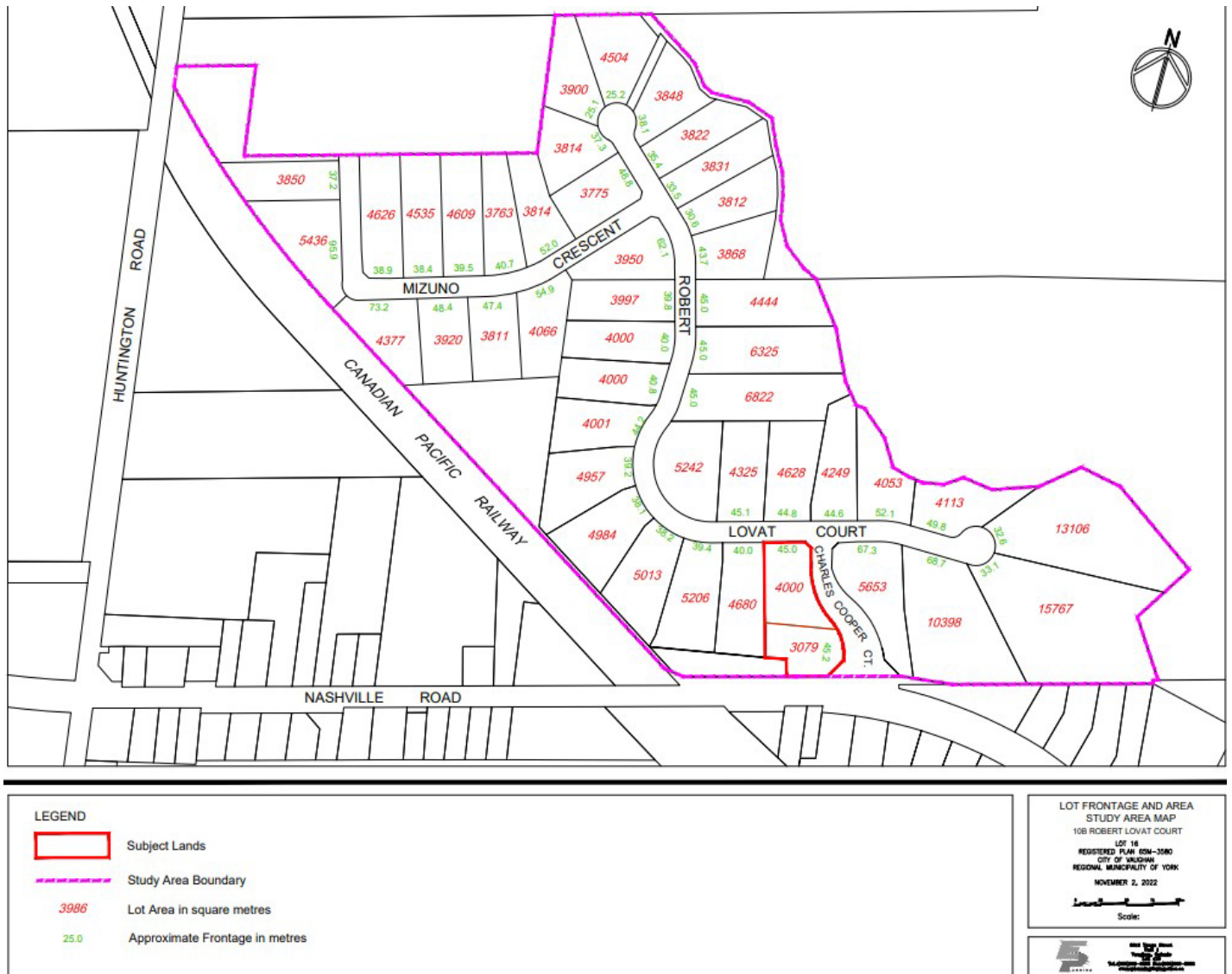
Figure 11: Large-Lot Neighborhoods (Schedule 1B)



**Analysis of Policy 9.1.2.3**

To facilitate the study of the neighbourhood, a map depicting lot area and frontage of all the lots in the Large Lot Neighborhood has been created (Figure 12).

Figure 12: Lot Frontage and Area Study Map



---

The following provides an analysis of Policy 9.1.2.3 with respect to the proposed consent:

- a. Lot Frontage: The retained and the severed lands have a frontage of approximately 45 meters which is equal to or exceeds adjoining lots, and is consistent with the lot frontages within the neighbourhood.
- b. Lot Area: The area of severed lot is 4,000 square meters. While this lot is slightly smaller than the adjacent lot to the west, the proposed lot area is of similar size to other lots within the neighborhood.

The retained lot is proposed to be 3,079 square meters. While this lot is smaller than other lots within the neighbourhood, it is comparable to other lots in the neighborhood. The retained lot is irregular in shape due to a road widening at the southwest corner of the property taken by the Region of York. The full widening across the site was not taken since the existing heritage house falls within this area. The irregular shape of the lot is not visible from any street, and as such, a passerby would not be able to visually determine that the lot was any smaller in size than the surrounding lots within the subdivision. Furthermore, the retained lot is the only lot that has frontage on Charles Cooper Court and can therefore be a slightly smaller size without impacting the larger neighbourhood. The renovated heritage house on this lot will be a feature when entering the neighbourhood. A Minor Variance application will also be submitted with the Consent application to request relief from the lot area for the retained lot.

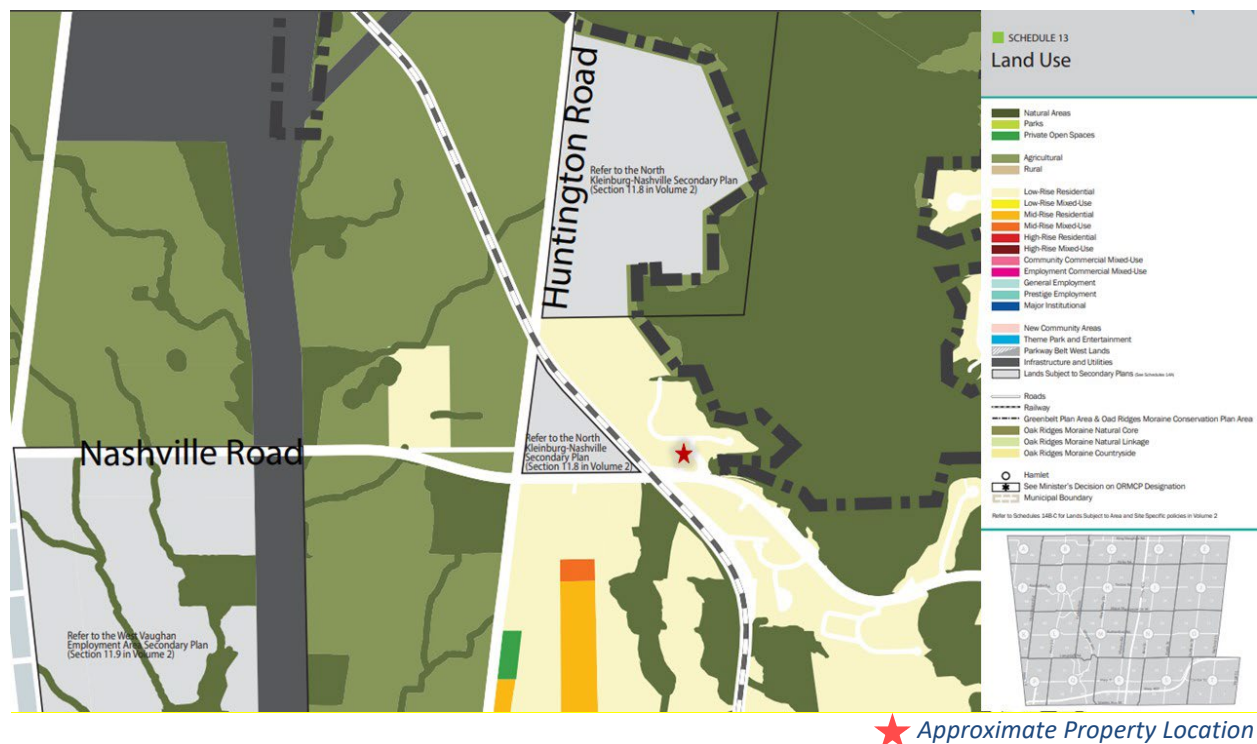
- c. Front yards and exterior yards: The existing house on the retained lot would remain as it currently exists. The proposed dwelling on the severed lot will comply with the zoning standards and will maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape.
- d. Rear yards: The existing house on the retained lot requires a modest reduction to the rear yard setback. A setback of 8.88 metres is proposed, whereas 15 metres is required by the By-law. It should be noted that the road widening taken by the Region resulted in the “notch” taken from the southwest corner of the property. The reduced rear yard setback is to this widening, and not to a neighbouring property. The setback to the neighbouring property to the west is 29.98 metres.

The severed lot is appropriately sized to accommodate a house which will comply with the zoning by-law standards. While the rear yard setback will be less than the adjacent lot to the west, there will be no visual impact to the neighbour given that the areas abutting this neighbour’s back yard will be rear amenity areas. Additionally, other lots

within the neighbourhood have similar and smaller rear yard setbacks that what is proposed.

- e. **Dwelling types:** The dwelling types proposed on the severed and retained lands will be single family homes that are consistent with the neighbourhood.
- f. **Building heights and massing:** The existing and the proposed dwellings will be two storeys in height and will respect the scale of adjacent residential buildings as well as the urban design guidelines for Community Areas.
- g. **Lot coverage:** The lot coverage of the proposed dwelling on retained lot is 8.89% whereas the Zoning By-law requirement is a maximum of 10%. The proposed lot coverage will not interfere in maintaining the low-density, large lot character and will still ensure opportunity for generous amenity and landscaping areas.

Figure 13: Land Use (Schedule 13)



The subject property is designated as *Low-rise Residential* (Figure 13) on Schedule '13' of the City of Vaughan's Official Plan. Official Plan Policy 9.2.1.1 provides that uses and permitted

---

building types on any property shall be identified and described by their designations and their applicable policies, as set out in subsection 9.2.2. The following policies are of particular relevance to the development of the subject property:

- **Policy 9.2.2.1.** *“In areas designated on Schedule 13 as Low-Rise Residential, the following policies apply:*
  - a. *Low-Rise Residential areas be planned to consist of buildings in a low-rise form no greater than three storeys.*
  - b. *The following uses shall be permitted in areas designated as Low-Rise Residential, in addition to those uses permitted through policy 9.2.1.9:*
    - i. *Residential units;*
  - c. *The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:*
    - i. *Detached House;”*

The proposed development contemplates detached dwellings which is permitted in the *Low-rise Residential* designation.

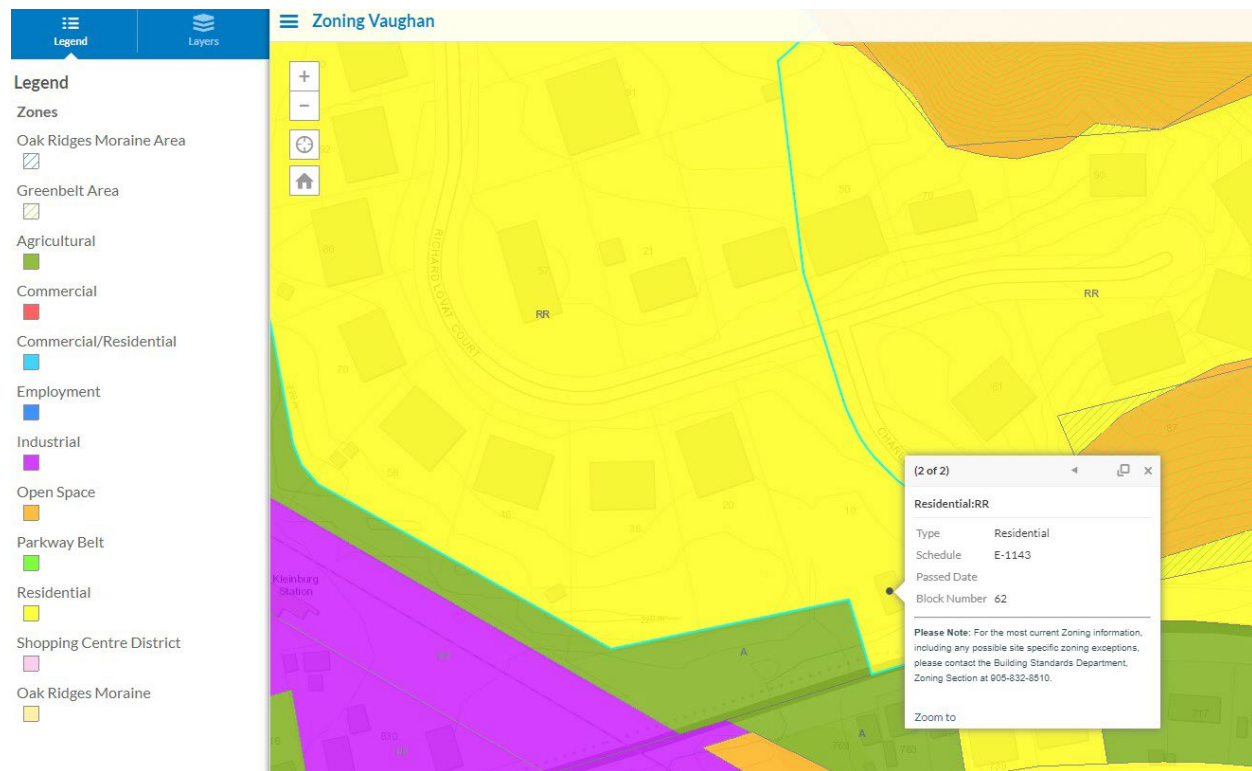
The proposed dwelling is intended to have a maximum height of two storeys, which complies with the policies of the land use designation as well as policies of compatibility with existing neighbourhood character. Further, the proposed single family lots will feature lot frontages which are comparable to the lot frontages within the neighbourhood. The lotting will be consistent and supportive of the objectives of the policies of the municipality.

The proposed development would also implement the City of Vaughan Urban Design Guidelines for Low-rise building performance standards (No. 5.3.4) by creating a land-use transition and building with a modern design. The new development would respect and reinforce the existing and planned character and context of the neighbourhood with through architectural design, land use and built form. The proposed development conforms to the general intent and purpose the VOP.

## 2.5 City of Vaughan Zoning By-law 1-88

The Subject Land is currently Zoned “Rural Residential” (RR) with Exception ‘1044’ (Figure 14) within By-law 1-88. City of Vaughan Zoning By-law 1-88 was enacted by Council on September 19, 1988 and approved by the OMB on July 17, 1989.

Figure 14: Zoning as per Bylaw 1-88

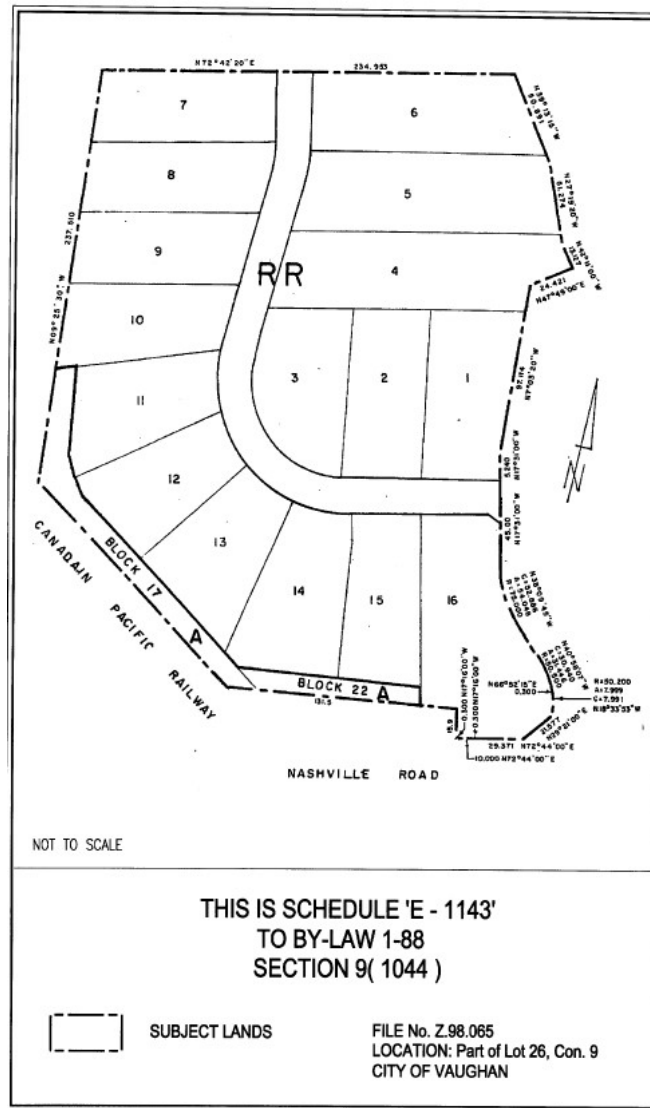


A single family detached dwelling is a permitted use within the Rural Residential Zone. Figure 15 illustrates the lands subject to Exception 1044 (Schedule 'E-1143'). Exception (1044) is as follows:

- **1044)** *Notwithstanding the provisions of Section 4.1.8 and Schedule "A" respecting minimum lot frontage and rear yard requirements in the RR Rural Residential Zone, the following provisions shall apply to the lands shown as the Subject Lands on Schedule "E-1143":*
  - d) *A minimum rear setback of 5.3m shall be permitted for the existing dwelling on Lot 16. Should the dwelling existing on the date By-law 130-99 is enacted be removed, the rear setback requirement for any new dwelling shall be 15 metres.*



Figure 15: Schedule 'E-1143'



The subject property is identified as Lot 16 on Schedule 'E-1143'. The existing heritage house is permitted a rear yard (south) setback of 5.3 metres. The subject applications do not propose a change to this setback. However, through the proposed consent the south yard will become an exterior side yard. Zoning By-law 1-88 requires an exterior side yard setback of 9 metres. A Minor Variance will be required to recognize this existing yard setback in the new lot configuration.

A further assessment of the applicable development standards has been provided in Table 1, which demonstrates that minor variance relief is required for lot area, rear yard setback, exterior side yard setback and building height.

Table 1 – By-law 1-88 Zoning Provisions and proposed Variances

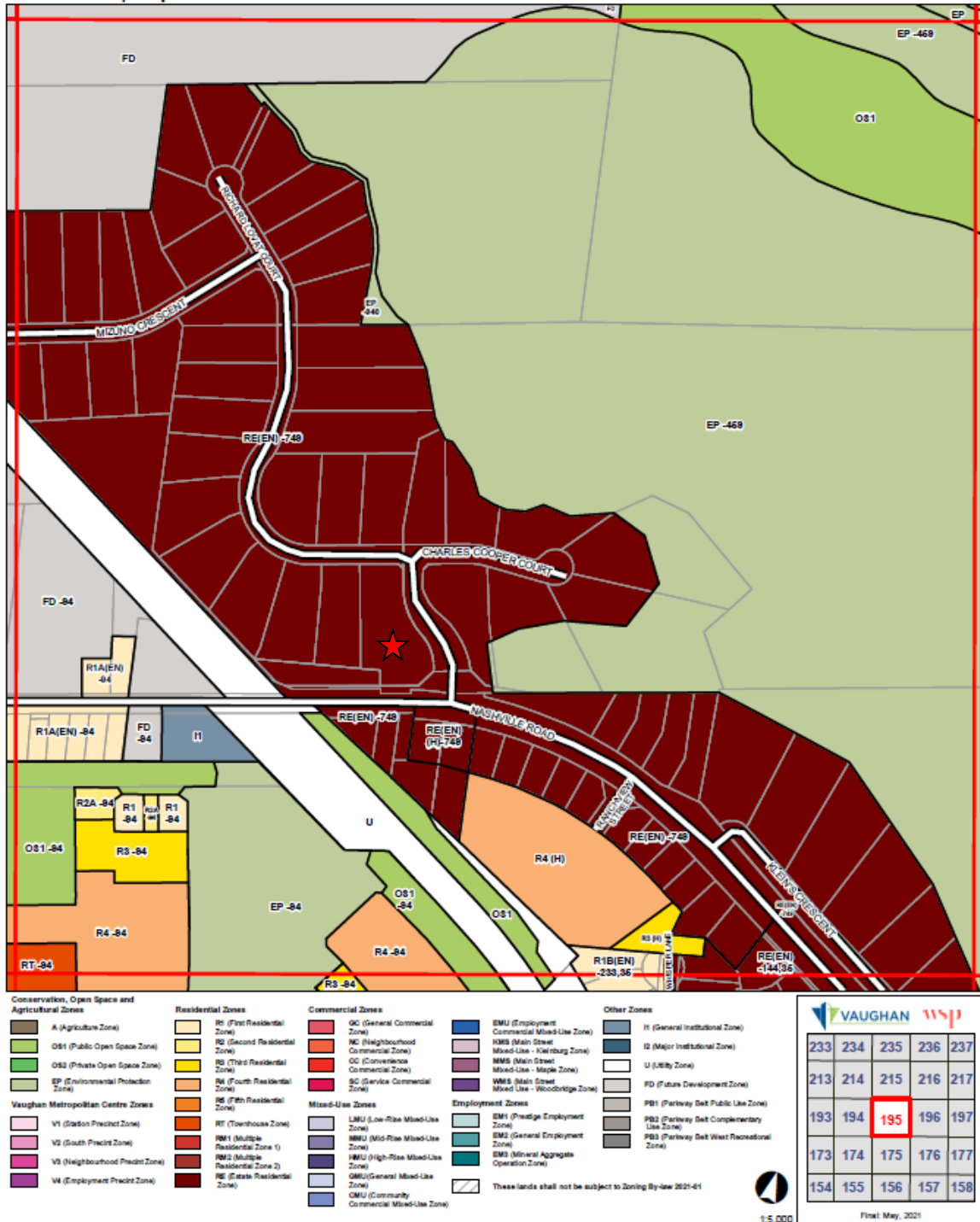
Zoning By-law Standards	City of Vaughan Zoning By-law 1-88 'RR'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000 m <sup>2</sup>	<b>4000.36</b>	<b>3079.04m<sup>2</sup></b>
(Min) lot frontage	45m	<b>45m</b>	<b>45.2m</b>
(Min) Front yard setback	15m	<b>TBD</b>	<b>31.49m</b>
(Min.) rear yard setback	15m (exception 1044 no longer applies) *	<b>TBD</b>	<b>8.8m</b>
(Min) Interior side yard	4.5m	<b>TBD</b>	<b>9.97m</b>
(Min.) exterior side yard (Flankage)	9m	<b>TBD</b>	<b>5.56m</b>
(Max.) Height	9.5m	<b>TBD</b>	<b>9.84 m</b>
(Max.) Lot Coverage (%)	10%	<b>TBD</b>	<b>8.89%</b>

## 2.6 City of Vaughan Comprehensive Zoning By-law 001-2021

Consideration should also be given to City of Vaughan Zoning Comprehensive By-law 001-2021, which was approved by City of Vaughan Council on October 20, 2021. The new Zoning By-law is subject to appeal and, as such, the requirements are not currently in effect. However, the City of Vaughan will also review applications for conformity under this By-law and will require any necessary variances to be recognized.

The subject site is zoned RE (EN)-749, where RE stands for Estate Residential Zone (RE), EN stands for Established Neighbourhoods and Exception 749 (which refers to Lots 1 and 2 and is not relevant to the subject site). The RE Zone permits single detached dwelling, such as the dwellings proposed.

## Zoning By-law 001- 2021 Schedule A | Map 195



An assessment of the applicable development standards has been provided in Table 2, which demonstrates that minor variances are necessary for lot area, rear yard setback, exterior side yard setback and building height.

Table 1 - By-law 001-2021 Zoning Provisions and proposed Variances

Zoning By-law Standards	City of Vaughan Comprehensive By-law 001-2021 'RE (EN)'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000m <sup>2</sup>	<b>4000.36</b>	<b>3079.04m<sup>2</sup></b>
(Min) lot frontage	45m	<b>45m</b>	<b>45.2m</b>
(Min) Front yard setback	15m	<b>TBD</b>	<b>31.49m</b>
(Min.) rear yard setback	15m	<b>TBD</b>	<b>8.8m</b>
(Min) Interior side yard	4.5m	<b>TBD</b>	<b>9.97m</b>
(Min.) exterior side yard (Flankage)	10m	<b>TBD</b>	<b>5.56m</b>
(Max.) Height	9.5 m	<b>TBD</b>	<b>9.84 m</b>
(Max.) Lot Coverage (%)	10%	<b>TBD</b>	<b>8.89%</b>

### 3.0 Four Tests of Section 45(1) of the Planning Act

Minor Variances are evaluated based on four (4) tests set out in Section 45(1) of the Planning Act.

Four variances are required to facilitate the proposed Consent. The variances relate to the proposed retained lot with the existing heritage house and are summarized below:

Zoning By-law Standards	City of Vaughan Zoning By-law 1-88 'RR'	City of Vaughan Comprehensive By-law 001-2021 'RE (EN)'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000 m <sup>2</sup>	4000m m <sup>2</sup>	4000.36	3079.04m <sup>2</sup>
(Min.) rear yard setback	15m (exception 1044 no longer applies) *	15m	TBD	8.8m
(Min.) exterior side yard (Flankage)	9m	10m	TBD	5.56m
(Max.) Height	9.5m	9.5 m	TBD	9.84 m

Following is an assessment of the tests for Minor Variance approval:

***Is it in keeping with the general intent and purpose of the Official Plan?***

The subject property is designated *Low-Rise Residential* in the City of Vaughan Official Plan, which permits single-detached dwellings. The property is located within a Large Lot Neighbourhood, and is subject to Section 9.1.2.3 of the Official Plan, which outlines policies for lot creation. As summarized in Section 2.4 of this Planning Justification Report, the proposed Consent is consistent and compatible with adjacent and surrounding lots within the subdivision in terms of lot frontage, lot area, lot configuration, setbacks, dwelling types, building heights and massing, and lot coverage.

The proposed minor variances for the retained land will facilitate a lot size and building configuration that will be a good 'fit' in the community. The proposed variances are in keeping with the general intent and purpose of the Official Plan.

---

***Is it in keeping with the general intent and purpose of the Zoning By-law?***

By-laws 1-88 and 001-2021 both permit single detached dwellings within the RR and RE Zones, respectively. All variances requested are being made with the intention of developing single family detached dwellings that will be in keeping with the general intent and purpose of each By-law. Through the analysis of the Official Plan policies with respect to lot size and building configuration, it has been determined that the lots will be compatible and a good fit within the neighbourhood. The purpose of the zoning standards is to ensure compatible and appropriate development. The proposed minor variances for the retained land will maintain the large lot character of the neighbourhood which the standards are set out to regulate. As such, the proposed variances are in keeping with the general intent and purpose of the Zoning By-law.

***Is it desirable for the appropriate development or use of the land, building or structure?***

The requested variances would create two new residential lots and single family dwellings of comparable size to the surrounding community. The development reflects modest and appropriate infill development and would more efficiently utilize urban lands and services.

***Is the variance minor in nature?***

The proposed variances are site specific in nature and will not be precedent-setting for the community. The application reflects an appropriate proposal for Consent which will retain and improve the existing heritage house. The location of the lot at the periphery of the neighbourhood with a heritage building located at the south limit of the lot is a unique situation. The proposed lot configuration and setbacks will maintain a consistent streetscape, and will be in keeping with the character of the neighbourhood.

---

## 4.0 Conclusion

It is respectfully submitted that the proposed Consent and Minor Variance applications align with the policies and directions of the Provincial Policy Statement, Growth Plan of the Greater Golden Horseshoe, Region of York Official Plan, City of Vaughan Official Plan and City of Vaughan Zoning By-law.

The proposed Consent (severance) application would create one additional lot within an urban area. The proposal represents modest and appropriate intensification that will provide a good fit within the neighbourhood.

The proposed Minor Variances for the retained lot are appropriate as they meet the four tests of the Planning Act.

The subject Consent and Minor Variance applications reflect good planning.

**SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

None