

ITEM: 6.6	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A026/24
------------------	--

Report Date: April 19, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
By-law & Compliance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Forestry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

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 <small>(mm/dd/yyyy)</small>	Summary
None				

BACKGROUND (SCHEDULE D, IF REQUIRED)

* Background Information contains historical development approvals considered to be related to this file.
This information should not be considered comprehensive.

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

ADJOURNMENT HISTORY

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

Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

SCHEDULES

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



**MINOR VARIANCE APPLICATION
FILE NUMBER A026/24
126 KLEIN'S RIDGE KLEINBURG**

CITY WARD #:	1
APPLICANT:	Antonio Di Caro & Fulvia Di Caro
AGENT:	Anna Borthwick & Jim Pfeffer
PROPERTY:	126 Klein's Ridge, Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas".
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed dwelling and swimming pool.

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 14.19 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted Building height shall be 8.5 metres (existing building height 4.4 m + 3.0 m = 7.4 m) [Section 4.5.1 and Table 7-3]	To permit a maximum building height of 9.5 metres.
2	An outdoor swimming pool shall only be permitted in the rear yard of a lot. [Section 4.21.2]	To permit an outdoor swimming pool not located in the rear yard of a lot.

HEARING INFORMATION

DATE OF MEETING: Thursday, April 25, 2024
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

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

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

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

INTRODUCTION

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

INTRODUCTION

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

Date Public Notice Mailed:	April 11, 2024
Date Applicant Confirmed Posting of Sign:	March 28, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	To meet the owner's family's requirements
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

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

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING

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

As the proposed residence in the subject property is 789.03 m², the Owner / Applicant needs to obtain a Lot Grading Permit from Development Inspection and Lot Grading Division of the City's Development Engineering Department. Please note any in-ground structure over 10 m² requires a Grading Permit. Please contact the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Conditions attached) The Owner/Applicant shall submit an application for a Pool Grading Permit to the Development Engineering (DE) Department. For instructions on how to apply for the Pool Permit, please refer to the grading permits page on the City of Vaughan website. If you have any questions regarding the Pool Grading Permit, please feel free to reach out to the Development Engineering Department via email at DEPermits@vaughan.ca. The Owner / Applicant shall apply and obtain the necessary Culvert/Reinstating Permit through the Transportation and Fleet Management Services. For instructions on applying for the Culvert/Reinstating Permit, please refer to the Curb Cut Permits page on the City of Vaughan website: [Curb Cuts and Driveway Widening | City of Vaughan](#). 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 A026/24, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	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: Permits City of Vaughan to apply
--	---

DEVELOPMENT ENGINEERING

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

for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca. The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing serviceconnections@vaughan.ca. The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: [Service Connections | City of Vaughan](#) for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.

PARKS, FORESTRY & HORTICULTURE (PFH)

Forestry: None

PFH Recommended Conditions of Approval:

Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any demolition/construction works on the subject property.

DEVELOPMENT FINANCE

No comments received to date

Development Finance Recommended Conditions of Approval:

None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date

BCLPS Recommended Conditions of Approval:

None

BUILDING INSPECTION (SEPTIC)

No comments received to date

Building Inspection Recommended Conditions of Approval:

None

FIRE DEPARTMENT

No comments received to date

Fire Department Recommended Conditions of Approval:

None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Engineering Rex.bondad@vaughan.ca	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: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca . The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing serviceconnections@vaughan.ca . The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

		the City of Vaughan's website: Service Connections City of Vaughan for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any demolition/construction works on the subject property.
3	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

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.

IMPORTANT INFORMATION

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.

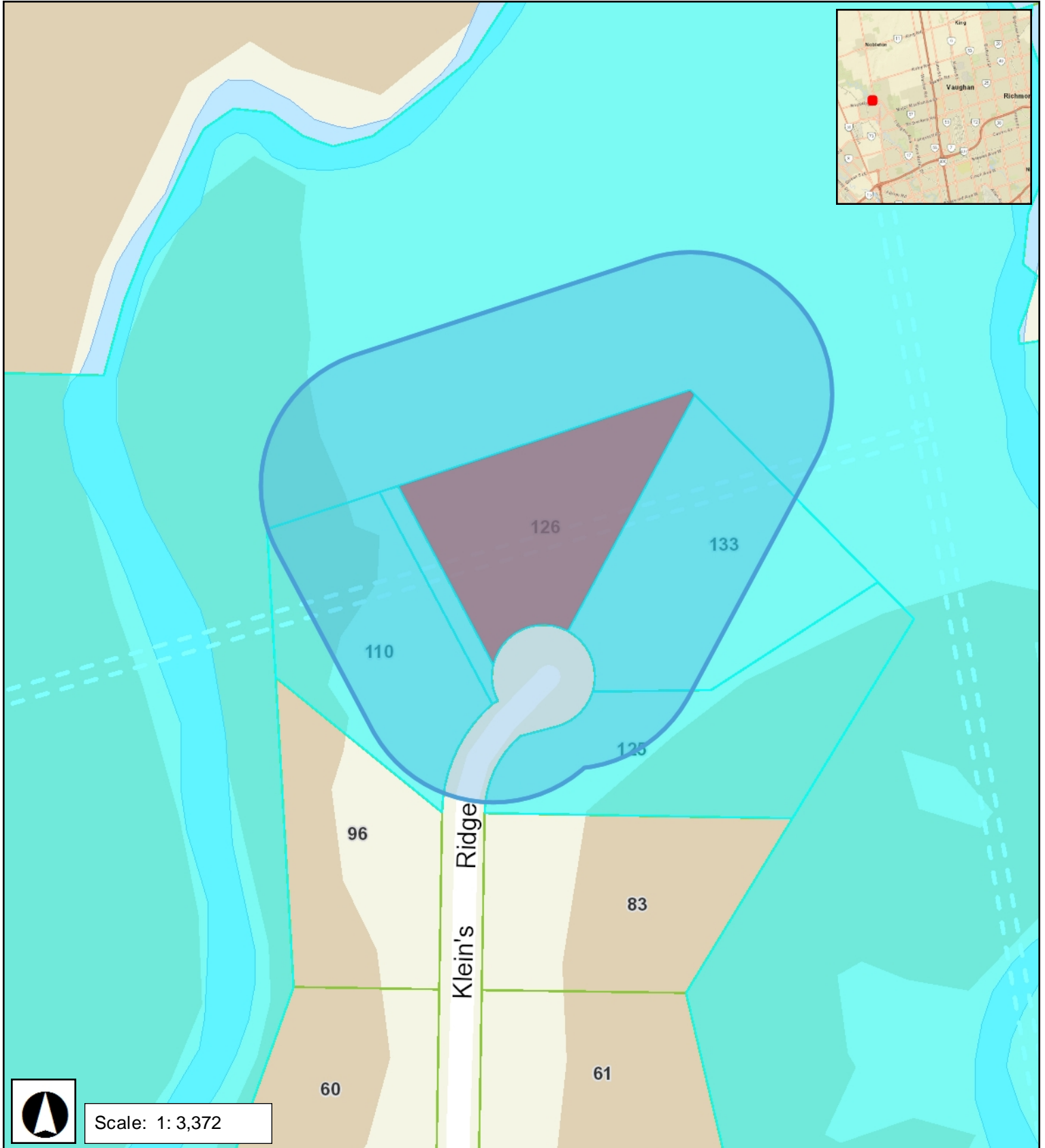
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

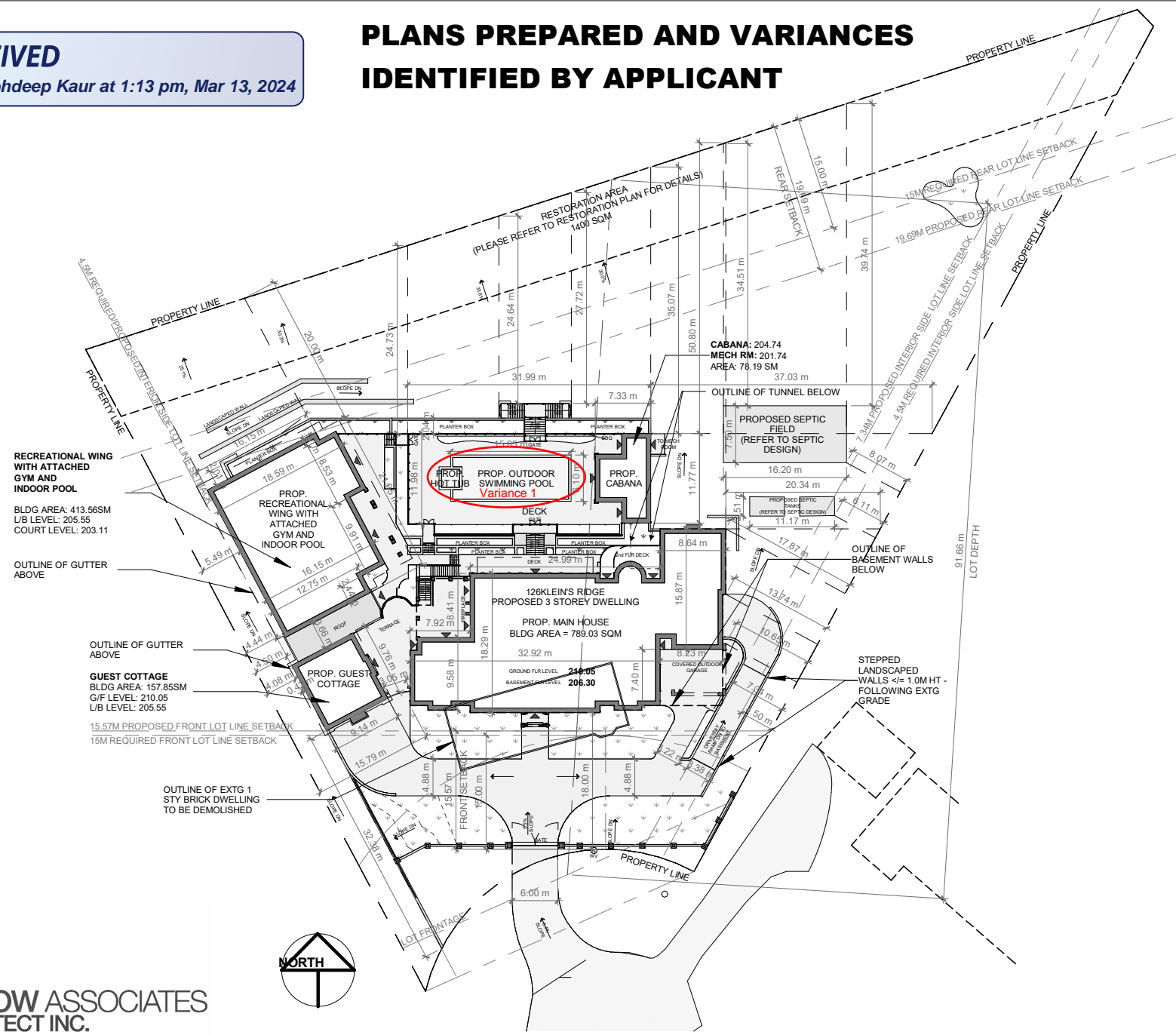
SCHEDULE A: DRAWINGS & PLANS

126 Klein's Ridge Kleinburg



RECEIVED
By Prabhdeep Kaur at 1:13 pm, Mar 13, 2024

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT



SITE STATISTICS		ZONING BY LAW 001-2021		Feb-24	
ADDRESS:		126 Klein's Ridge, Kleinburg, Ontario, L0J 1C0			
LEGAL DESCRIPTION:		Lot 6, Registered Plan 8954			
ZONING DESIGNATION:		RE (EN) 14.19 Estate Residential Zone			
<hr/>					
LOT AREA	MINIMUM	43,055.60 ft ²	=	4000 m ²	
	EXISTING	89,489.56 ft ²	=	8,313.86 m ²	
LOT FRONTAGE	MINIMUM	45.00 m	=	147.64 FEET	
	EXISTING	47.47 m	=	155.74 FEET	
<hr/>					
GROSS FLOOR AREA:	MAIN HOUSE				
	BASEMENT (EXCLUDED)	8,450.85 ft ²	=	785.11 m ²	
	GROUND FLOOR	6,569.53 ft ²	=	610.33 m ²	
	SECOND FLOOR	4,607.60 ft ²	=	428.06 m ²	
	THIRD FLOOR	1,402.97 ft ²	=	130.34 m ²	
	VOIDS	380.72 ft ²	=	35.37 m ²	
	TOTAL (SQM)			1,133.36	
	CABANA				
	GROUND FLOOR	720.86 ft ²	=	66.97 m ²	
	BASEMENT MECHANICAL RM (EXCLUDED)	953.36 ft ²	=	88.57 m ²	
TOTAL (SQM)			66.97		
GUEST HOUSE					
GROUND FLOOR	970.26 ft ²	=	90.14 m ²		
SECOND FLOOR	960.03 ft ²	=	89.19 m ²		
TOTAL (SQM)			179.33		
RECREATION WING & INDOOR COURT					
LOWER BASEMENT	6,151.78 ft ²	=	571.52 m ²		
SUB-BASEMENT (EXCLUDED)	3,581.58 ft ²	=	332.74 m ²		
TOTAL (SQM)			571.52		
TOTAL GFA	21,002.31 ft ²	=	1,951.18 m ²		
<hr/>					
ESTABLISHED GRADE	Grade at Front Yard Setback - West			209.82	
MAIN HOUSE	Grade at Front Yard Setback - East			209.82	
	AVERAGE GRADE AT FRONT OF HOUSE			209.82 m	
<hr/>					
HEIGHT:	ALLOWABLE 01-2021 (RE-EN)	8.50 m (exig building Ft 4.4m + 3.0m = 7.4m)	=	27.89 FEET less than	
MAIN HOUSE	GEODETTIC MEAN HEIGHT (ROOF MIDPOINT)		=	219.32 m	
	PROPOSED MEAN HEIGHT (ROOF MIDPOINT)	9.60 m	=	31.17 FEET	
<hr/>					
GUEST COTTAGE	GEODETTIC TOP OF ROOF		=	221.66 m	
	PROPOSED TOP OF ROOF (FROM EST. GRADE)	11.84 m	=	38.85 FEET	
<hr/>					
RECREATION WING	GEODETTIC TOP OF ROOF		=	219.74 m	
	PROPOSED TOP OF ROOF (FROM EST. GRADE)	9.92 m	=	32.55 FEET	
<hr/>					
CABANA	GEODETTIC TOP OF ROOF		=	214.33 m	
	PROPOSED TOP OF ROOF (FROM EST. GRADE)	4.51 m	=	14.80 FEET	
<hr/>					
SETBACKS:	FRONT	ALLOWABLE 01-2021	15.00 m	=	49.21 FEET
		PROPOSED	15.57 m	=	51.08 FEET
<hr/>					
SIDE INTERIOR (WEST)	ALLOWABLE 01-2021	4.50 m	=	14.76 FEET	
	PROPOSED	4.52 m	=	14.83 FEET	
<hr/>					
SIDE INTERIOR (EAST)	ALLOWABLE 01-2021	4.50 m	=	14.76 FEET	
	PROPOSED	7.34 m	=	24.08 FEET	
<hr/>					
REAR	ALLOWABLE 01-2021	15.00 m	=	49.21 FEET	
	PROPOSED	19.69 m	=	64.60 FEET	
<hr/>					
DRIVEWAY:	ALLOWABLE 01-2021	9.00 m	=	29.53 FEET	
	PROPOSED	6.00 m	=	19.69 FEET	

BUILDING AREA TABULATION	
MAIN HOUSE:	789.05 SQM
GUEST COTTAGE:	89.93 SQM
RECREATION WING:	413.56 SQM
GUEST COTTAGE & REC WING	503.49 SQM
CABANA	78.19 SQM

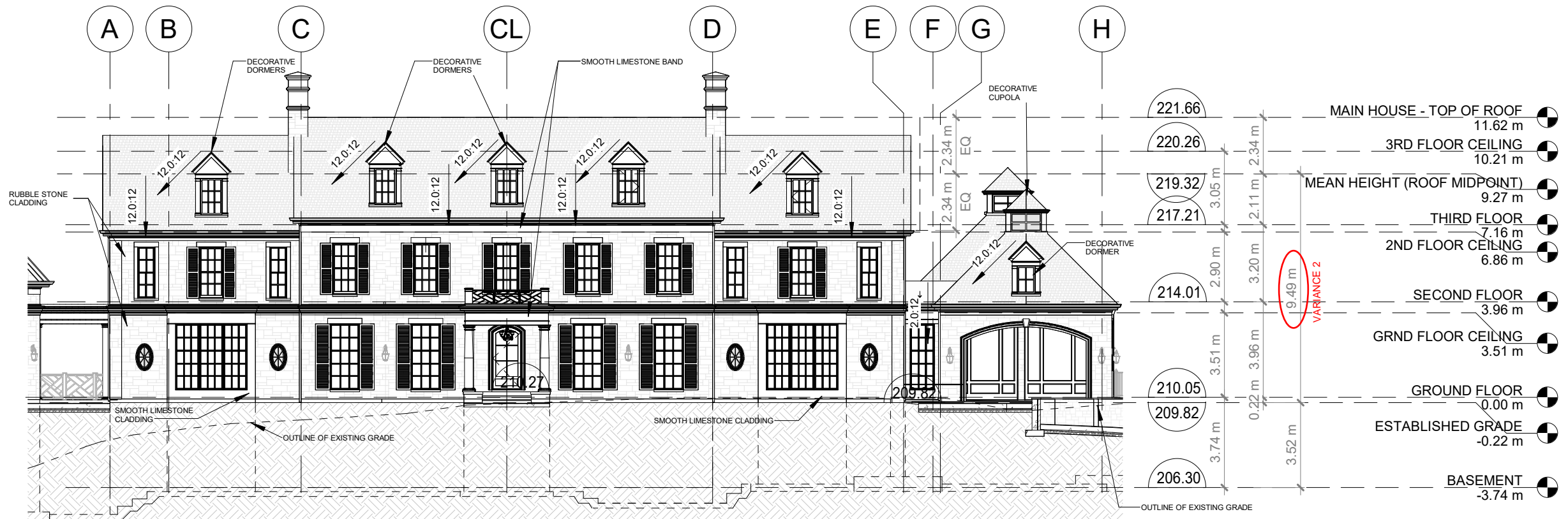
126 KLEIN'S RIDGE
KLEINBURG, ON

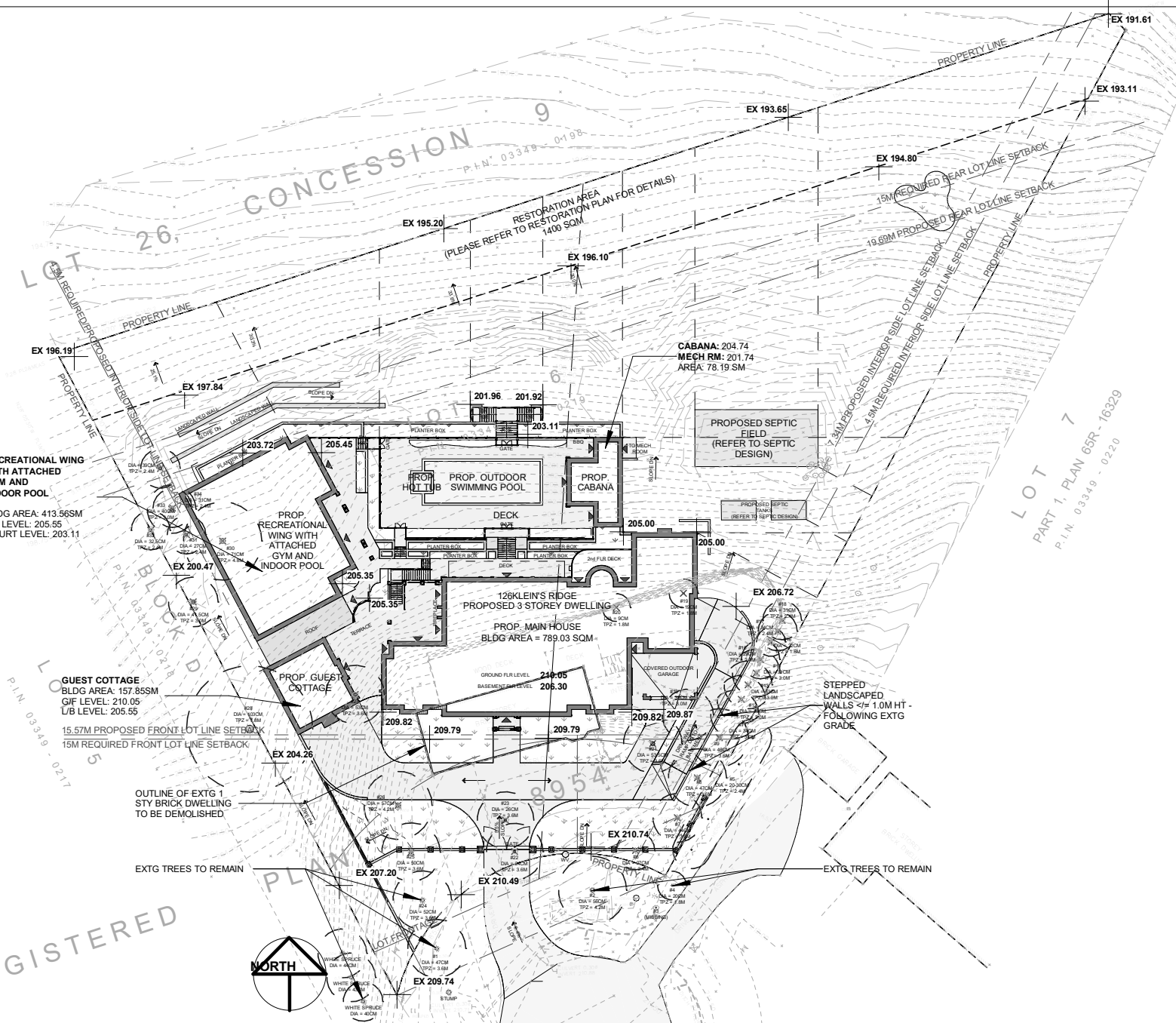
MAKOW ASSOCIATES ARCHITECT INC.

3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

SITE PLAN
SCALE: 1 : 750
2/21/2024 2:42:50 PM

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT





CONCESSION
P.I.N. 03349-0198

LOT 7
PART 1, PLAN 65R-16329
P.I.N. 03349-0220

REGISTERED

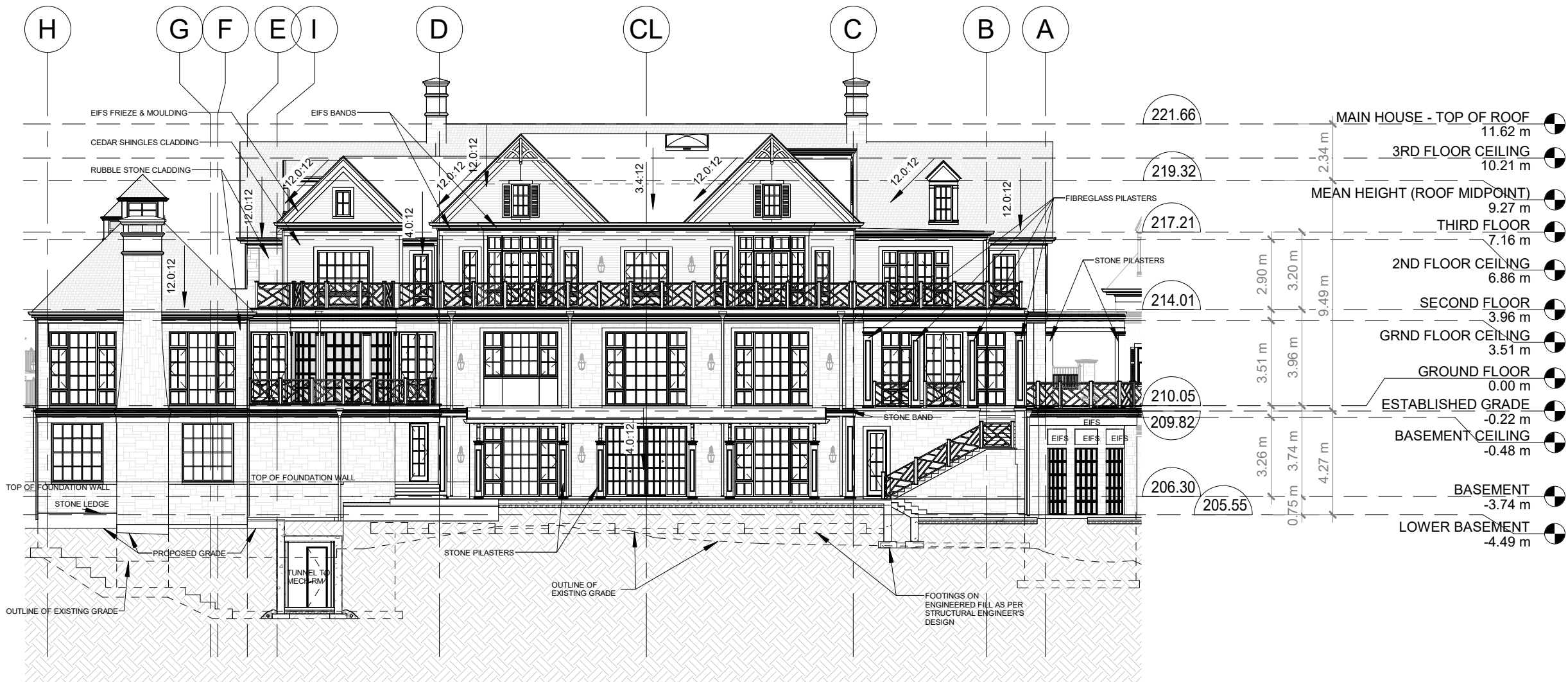
MAKOW ASSOCIATES ARCHITECT INC.

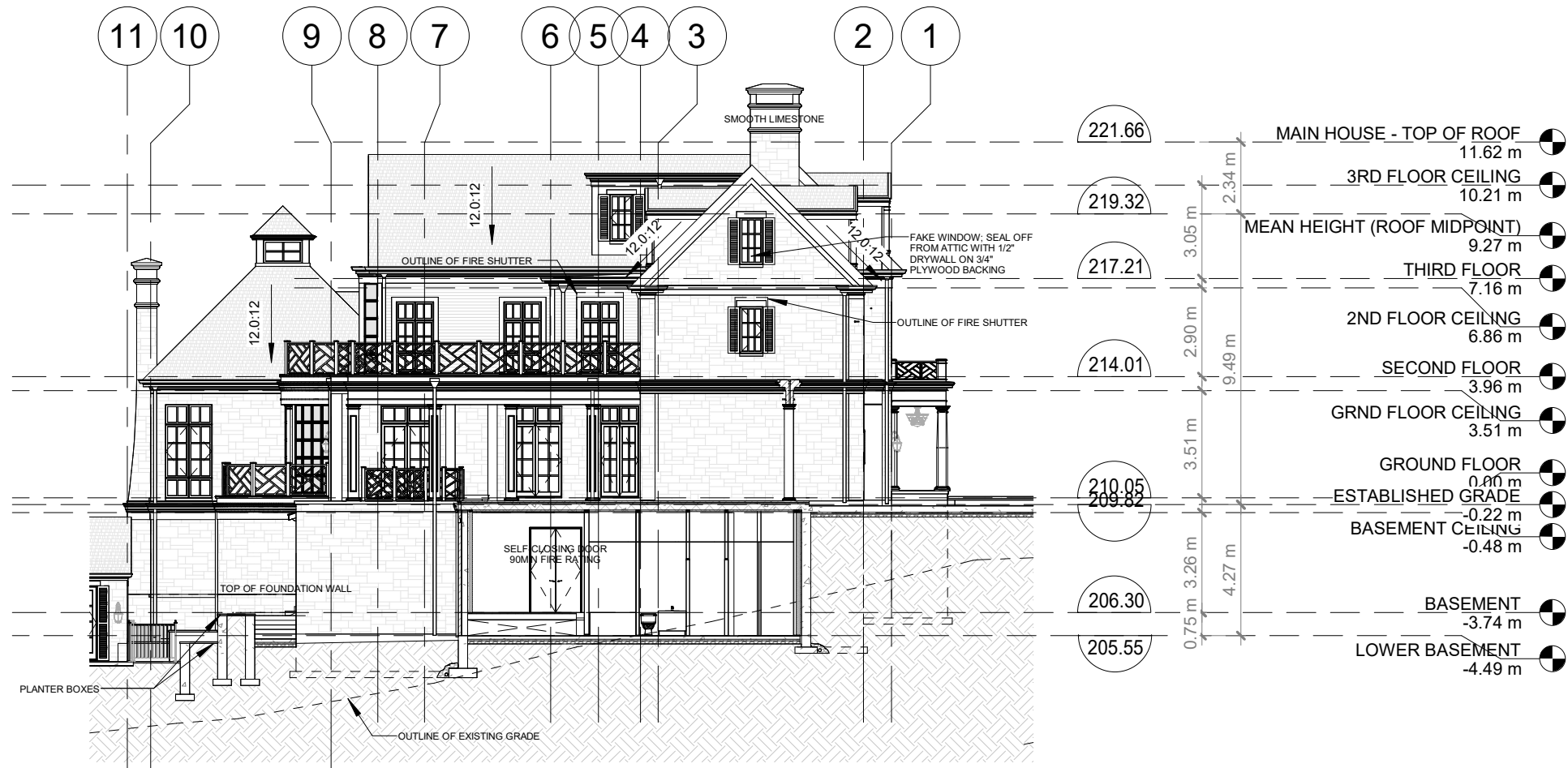
3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

126 KLEIN'S RIDGE
KLEINBURG, ON

SITE PLAN WITH SURVEY

SCALE: 1 : 750
2/21/2024 2:45:53 PM





**MAKOW ASSOCIATES
ARCHITECT INC.**

3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

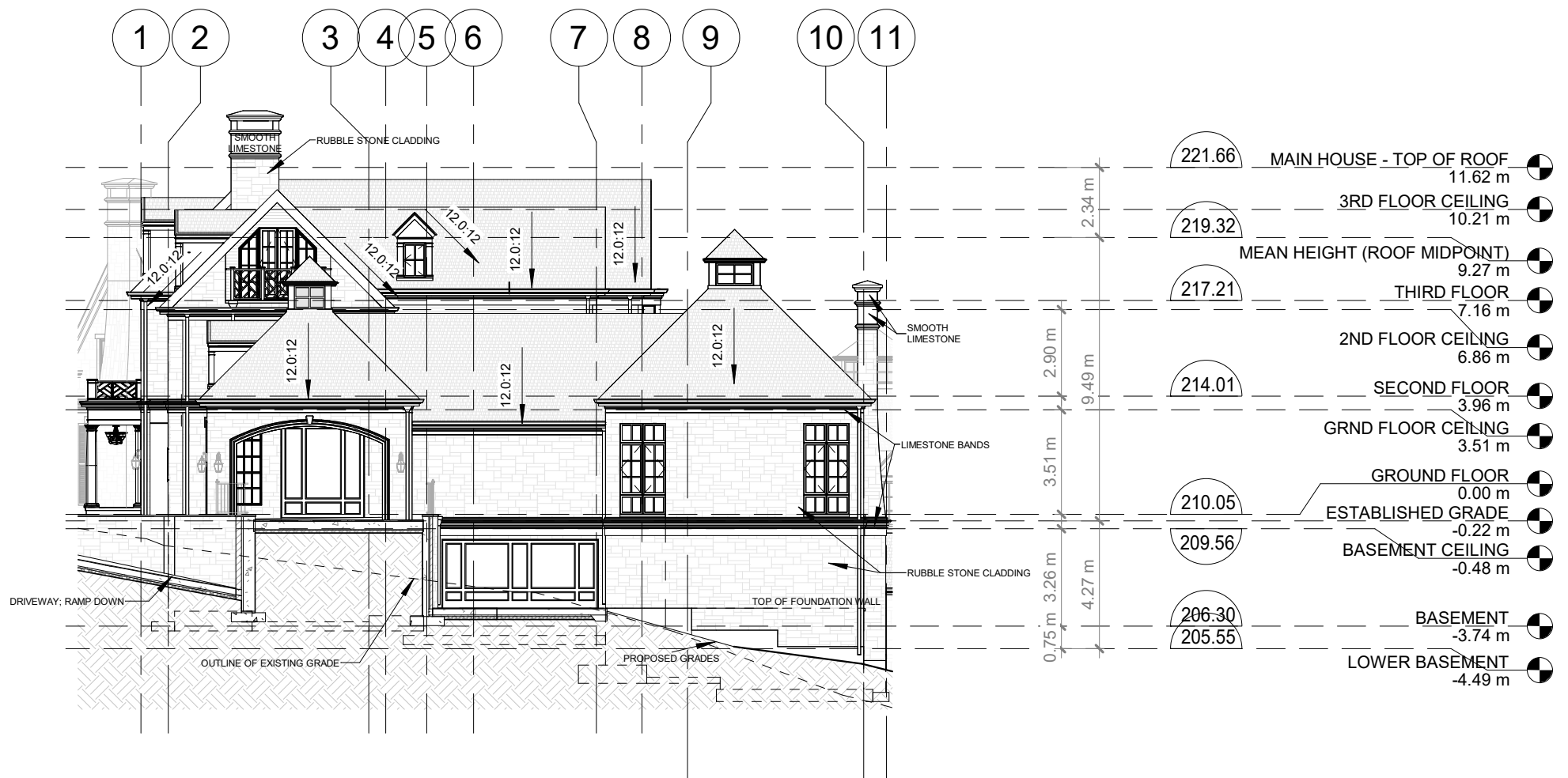
126 KLEIN'S RIDGE

KLEINBURG, ON

MAIN HOUSE - WEST SIDE ELEVATION

SCALE: 1 : 200

2/21/2024 10:08:38 AM



**MAKOW ASSOCIATES
ARCHITECT INC.**

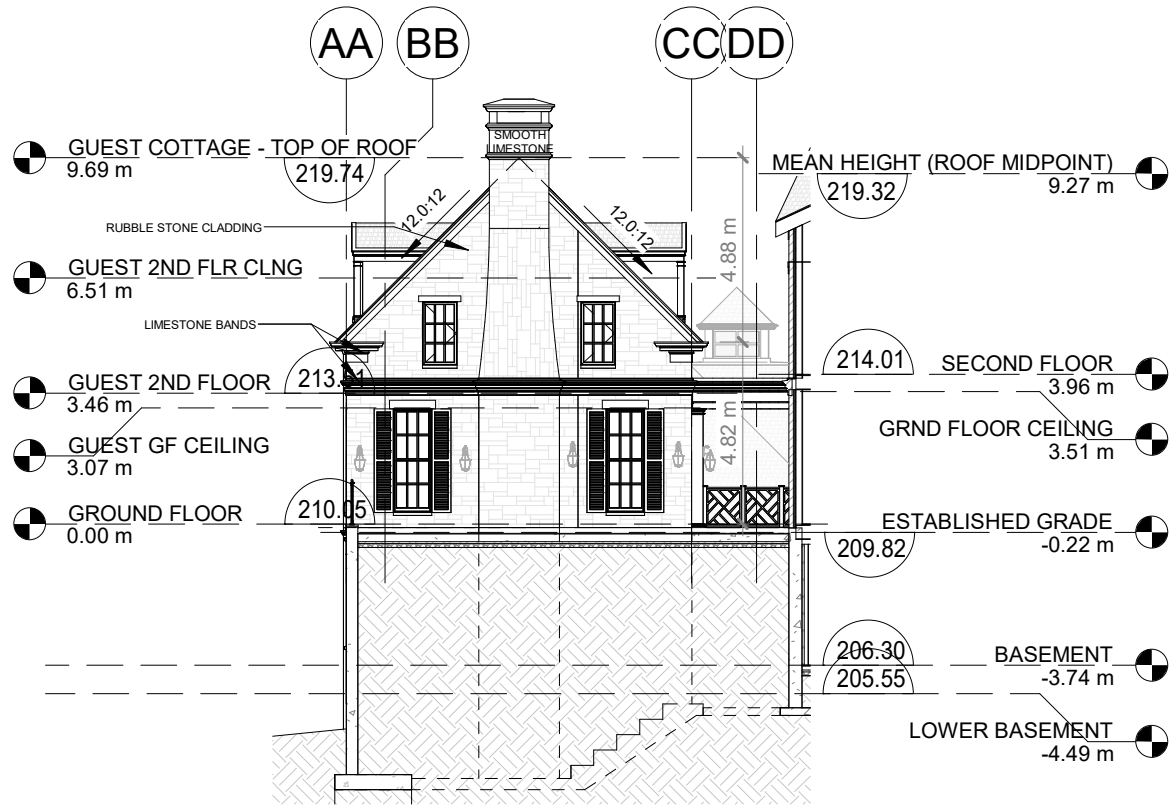
3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

126 KLEIN'S RIDGE

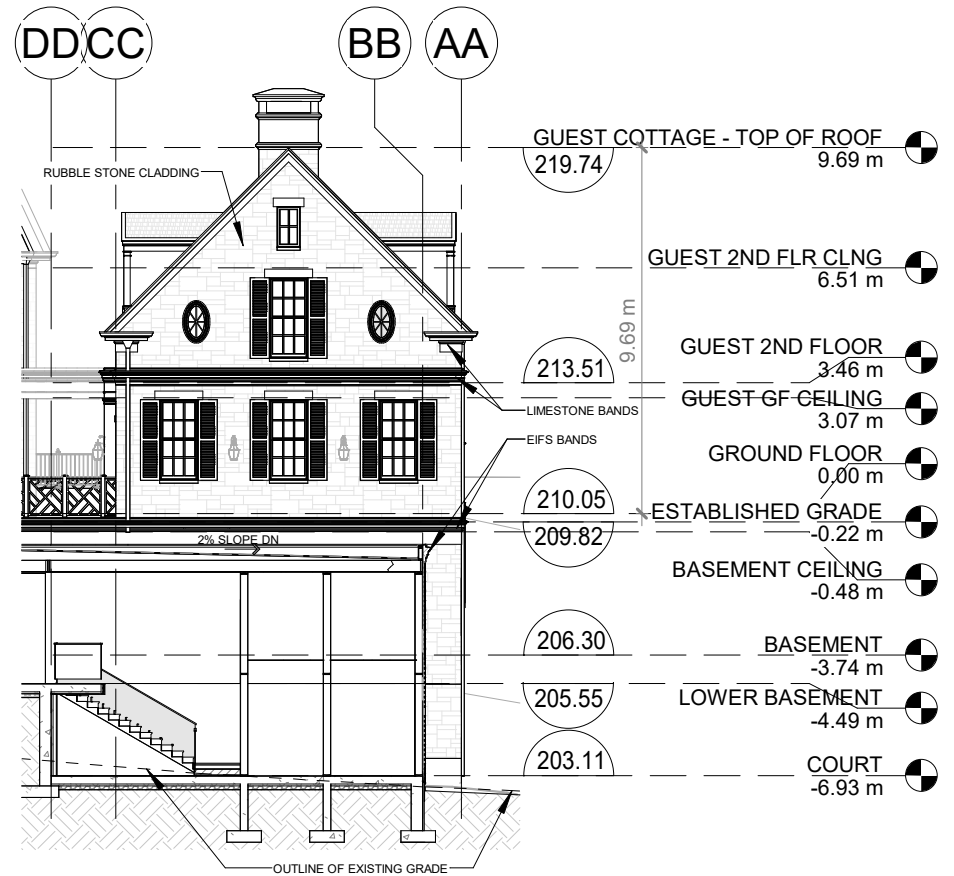
KLEINBURG, ON

MAIN HOUSE - EAST SIDE ELEVATION

SCALE: 1 : 200
2/21/2024 10:08:40 AM



1 GC - FRONT ELEVATION
 SK-14 1 : 200



2 GC - REAR ELEVATION
 SK-14 1 : 200



MAKOW ASSOCIATES
ARCHITECT INC.

3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

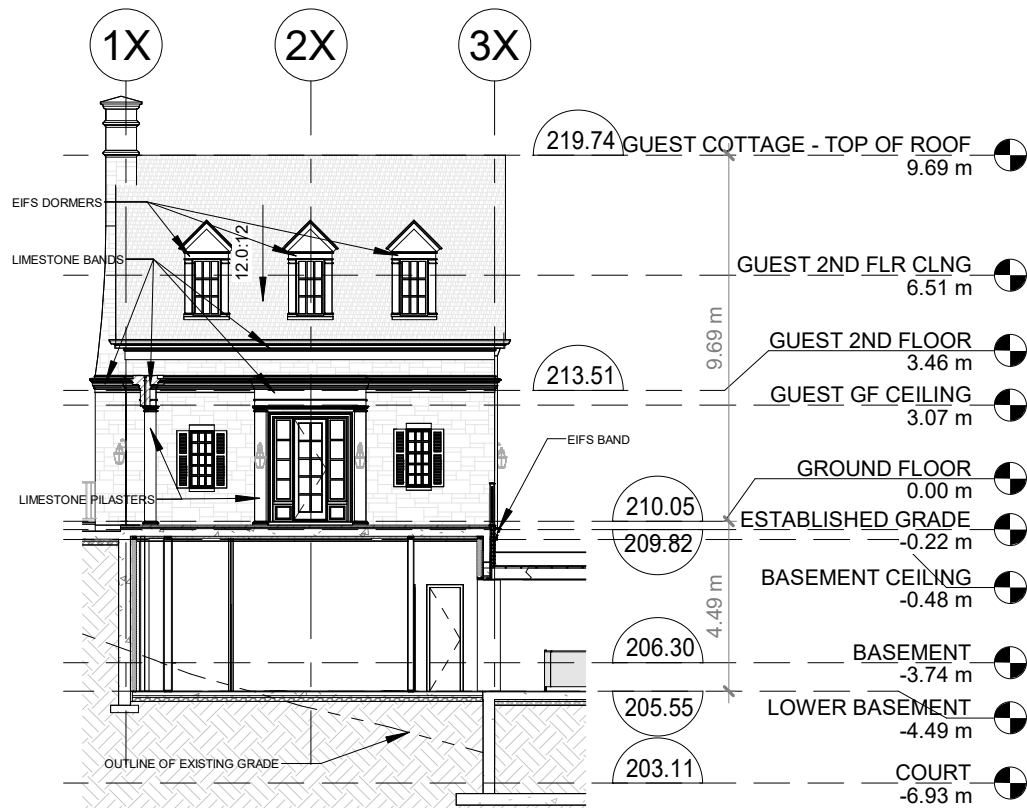
126 KLEIN'S RIDGE

KLEINBURG, ON

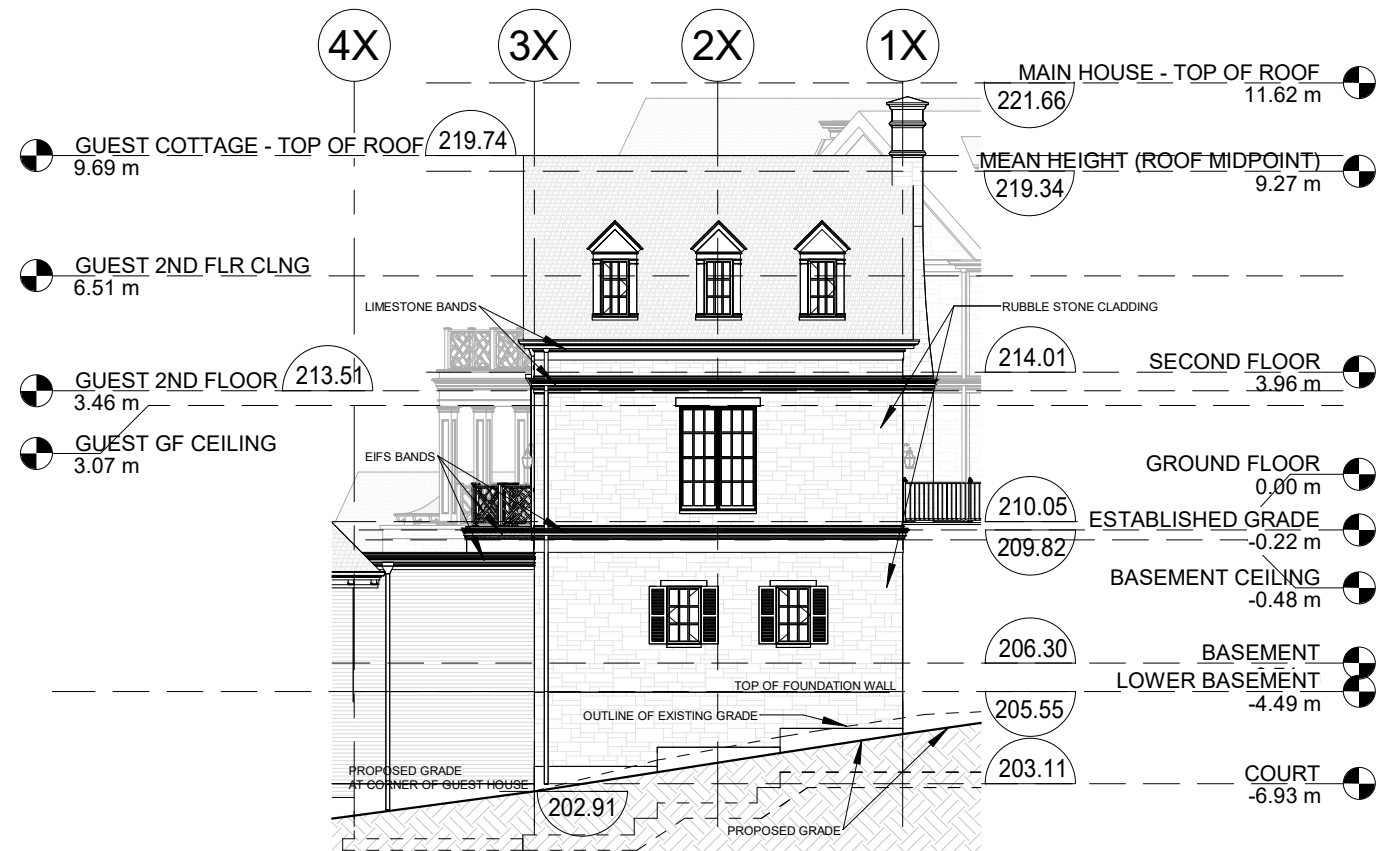
GUEST COTTAGE - FRONT & REAR ELEVATIONS

SCALE: 1 : 200

2/21/2024 10:08:41 AM



1 GC - EAST ELEVATION - ENTRY
SK-15 1 : 200



2 GC - WEST ELEVATION
SK-15 1 : 200



MAKOW ASSOCIATES
ARCHITECT INC.

3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

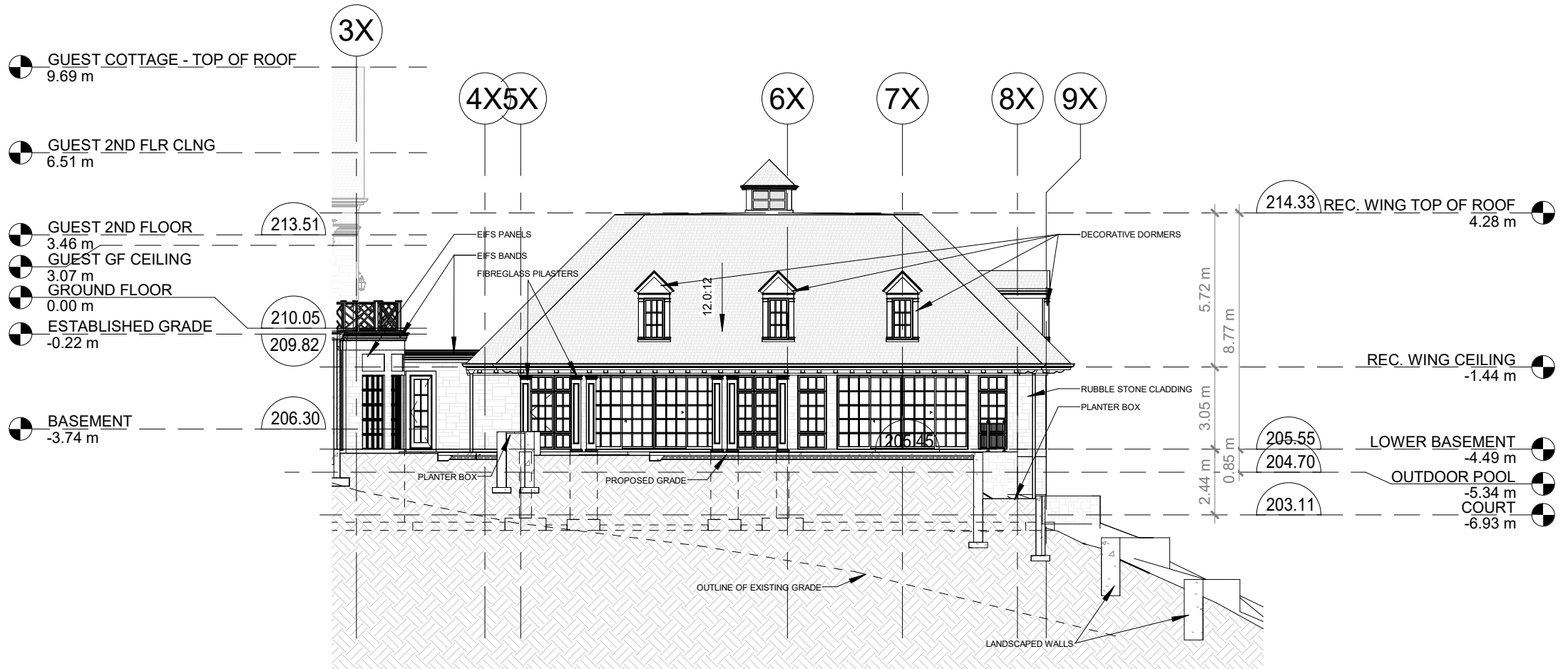
126 KLEIN'S RIDGE

KLEINBURG, ON

GUEST COTTAGE - EAST & WEST ELEVATION

SCALE: 1 : 200

2/21/2024 10:08:43 AM



MAKOW ASSOCIATES
ARCHITECT INC.

3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

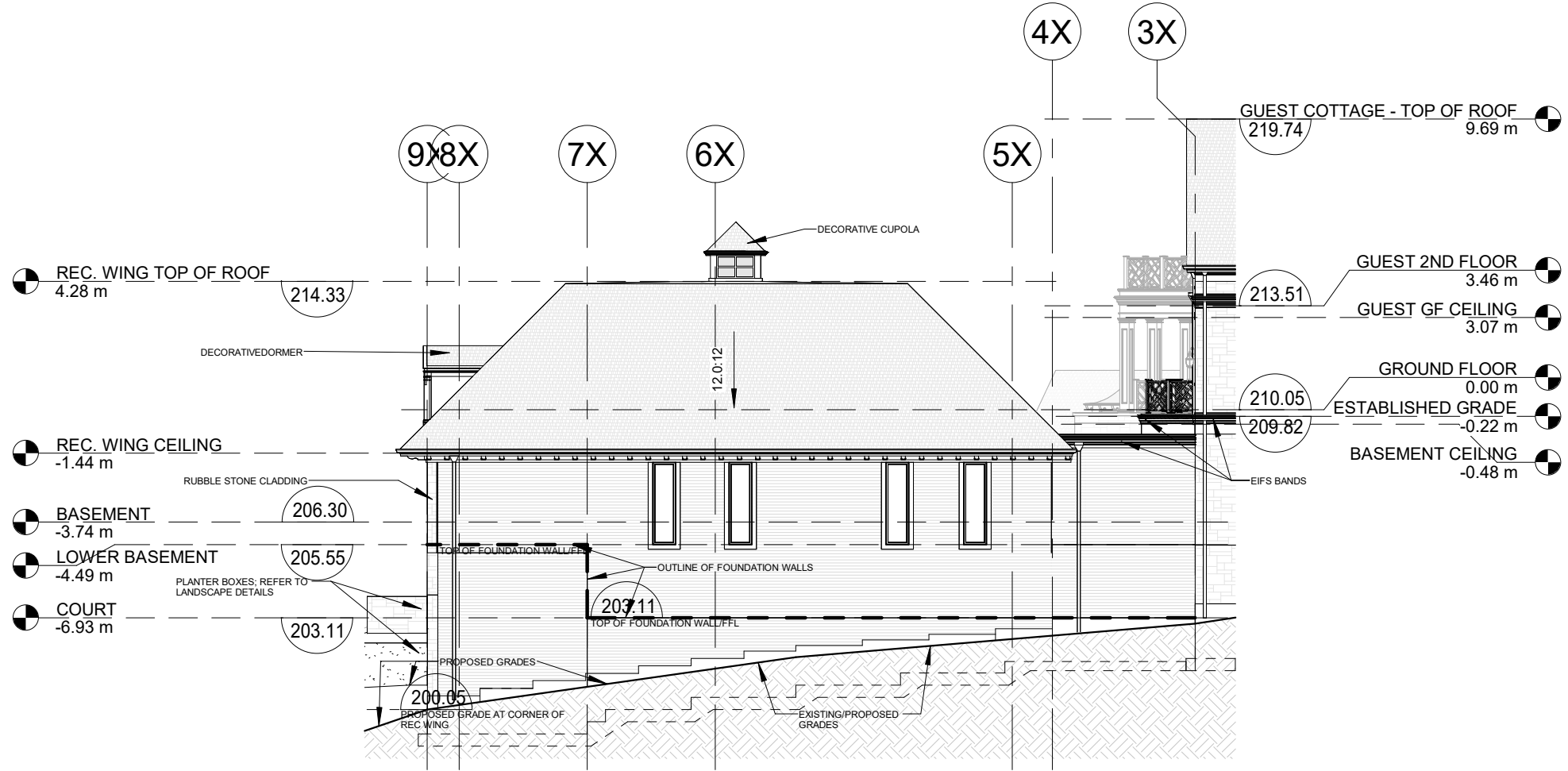
126 KLEIN'S RIDGE

KLEINBURG, ON

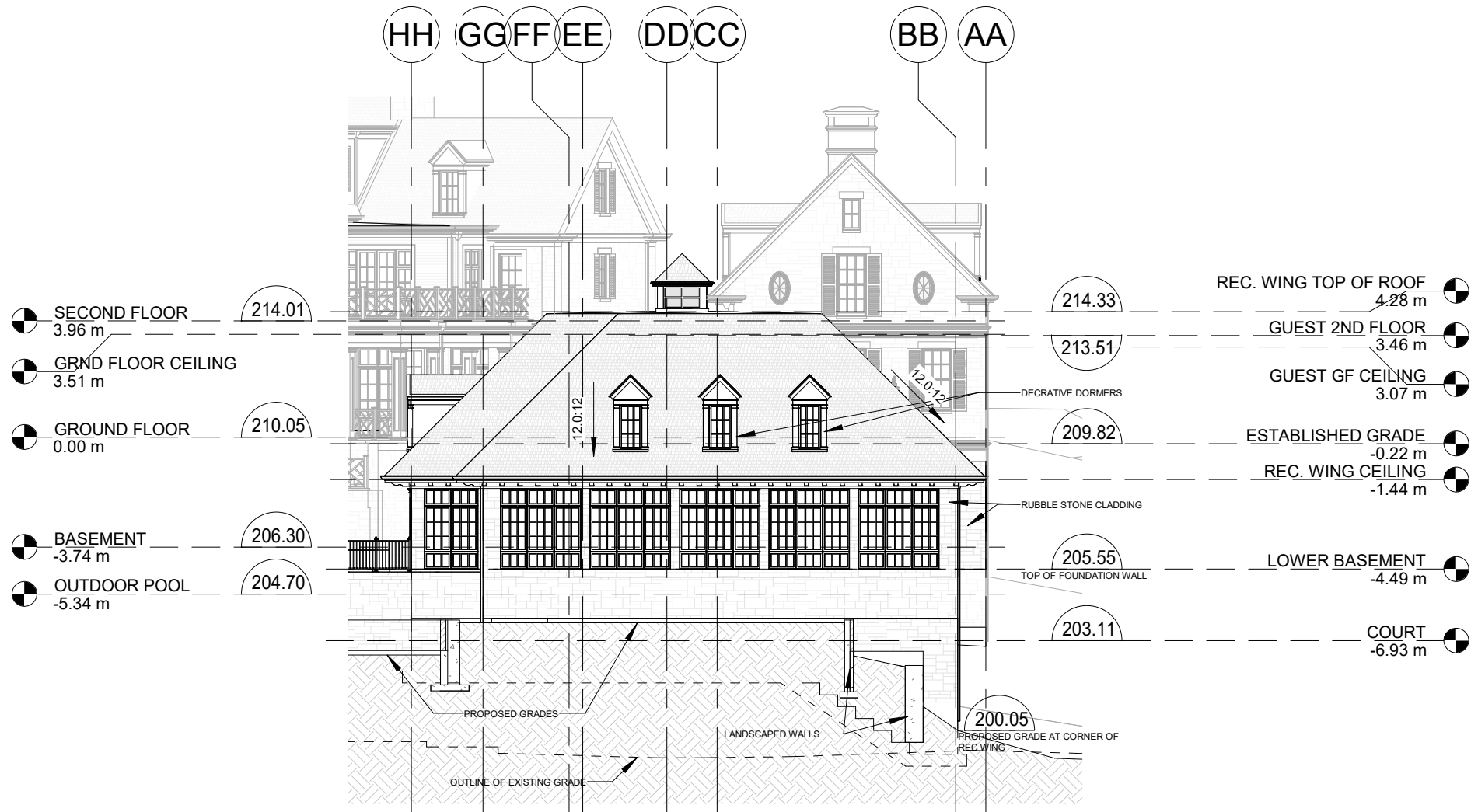
REC WING - EAST ELEVATION

SCALE: 1 : 200

2/21/2024 10:08:44 AM



1 REC WING - WEST ELEVATION
SK-17 1 : 200



MAKOW ASSOCIATES
ARCHITECT INC.

3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

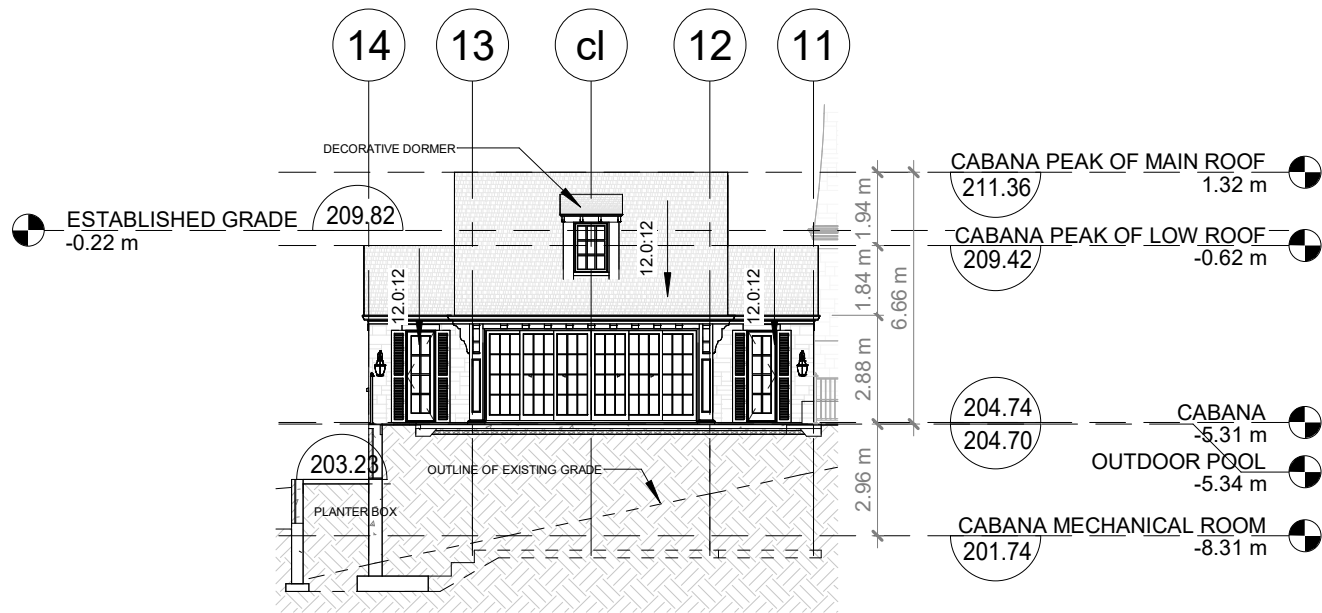
126 KLEIN'S RIDGE

KLEINBURG, ON

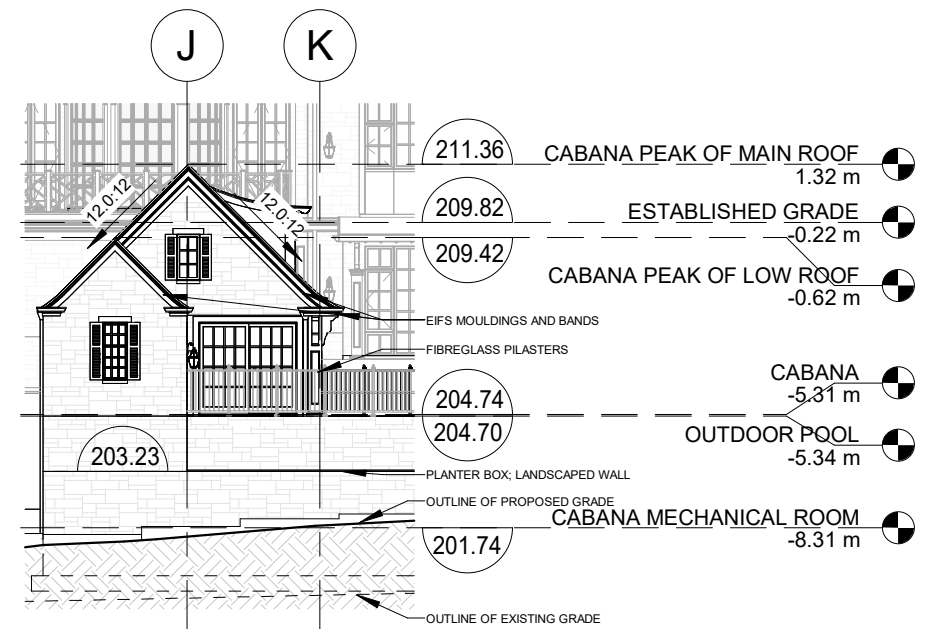
REC WING - REAR ELEVATION

SCALE: 1 : 200

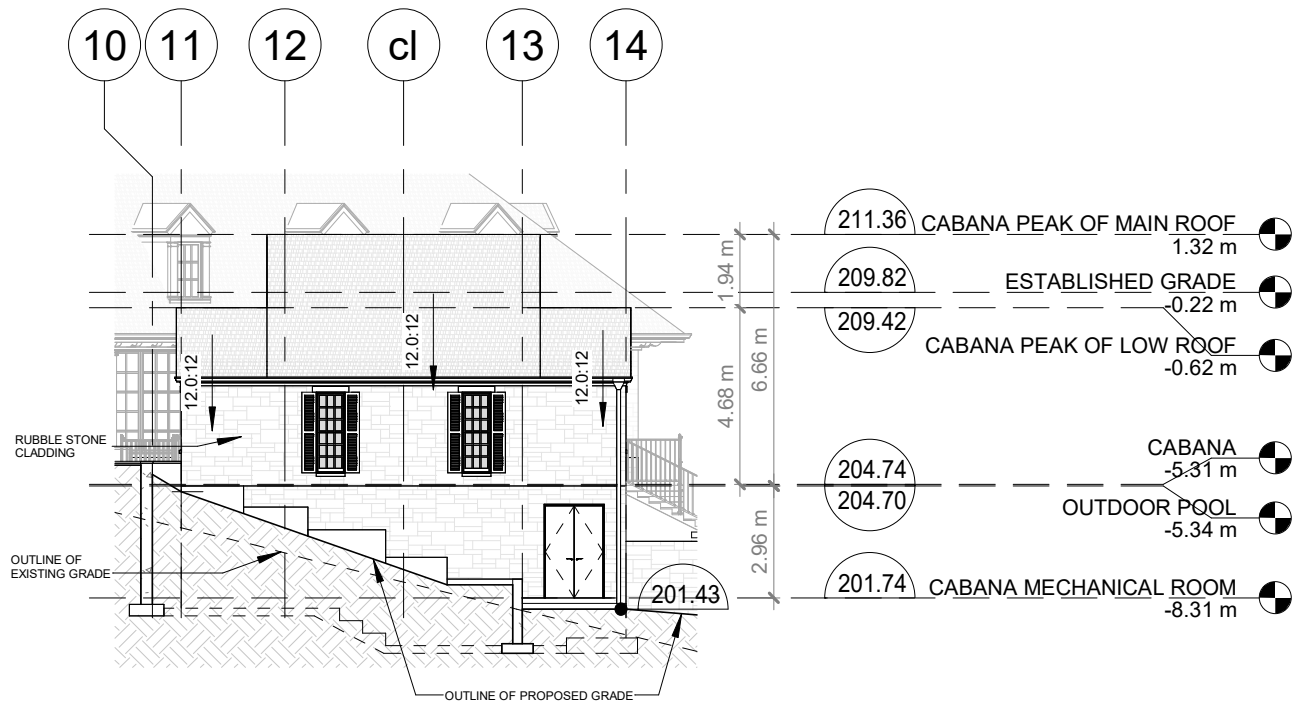
2/21/2024 10:08:46 AM



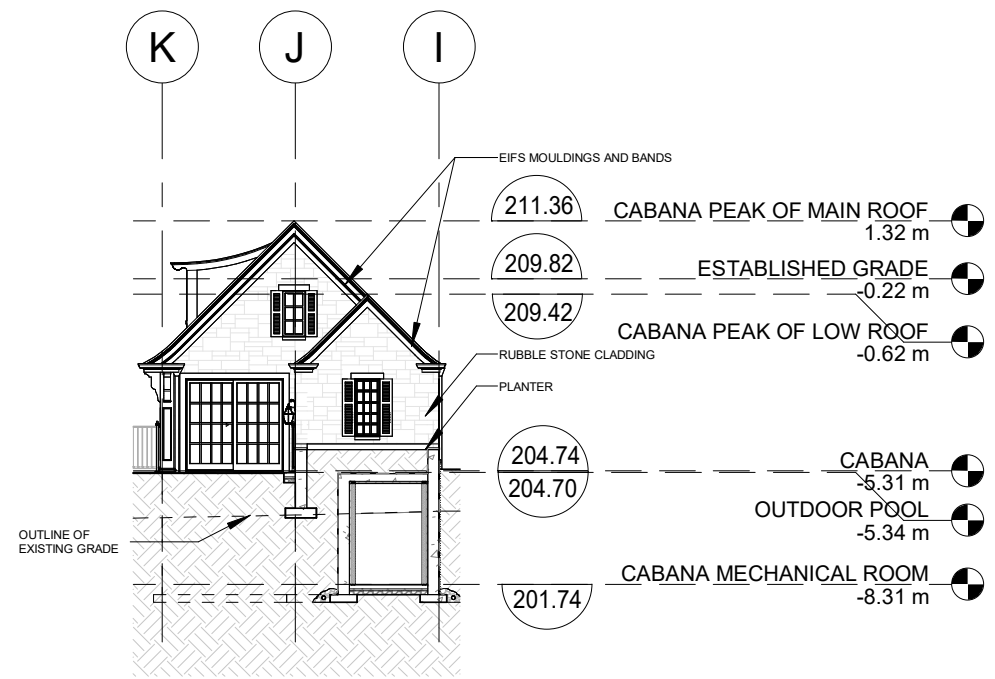
1 CABANA - WEST ELEVATION
SK-19 1 : 200



2 CABANA - NORTH ELEVATION
SK-19 1 : 200



1 CABANA - EAST ELEVATION
SK-20 1 : 200



2 CABANA - SOUTH ELEVATION
SK-20 1 : 200



MAKOW ASSOCIATES
ARCHITECT INC.

3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

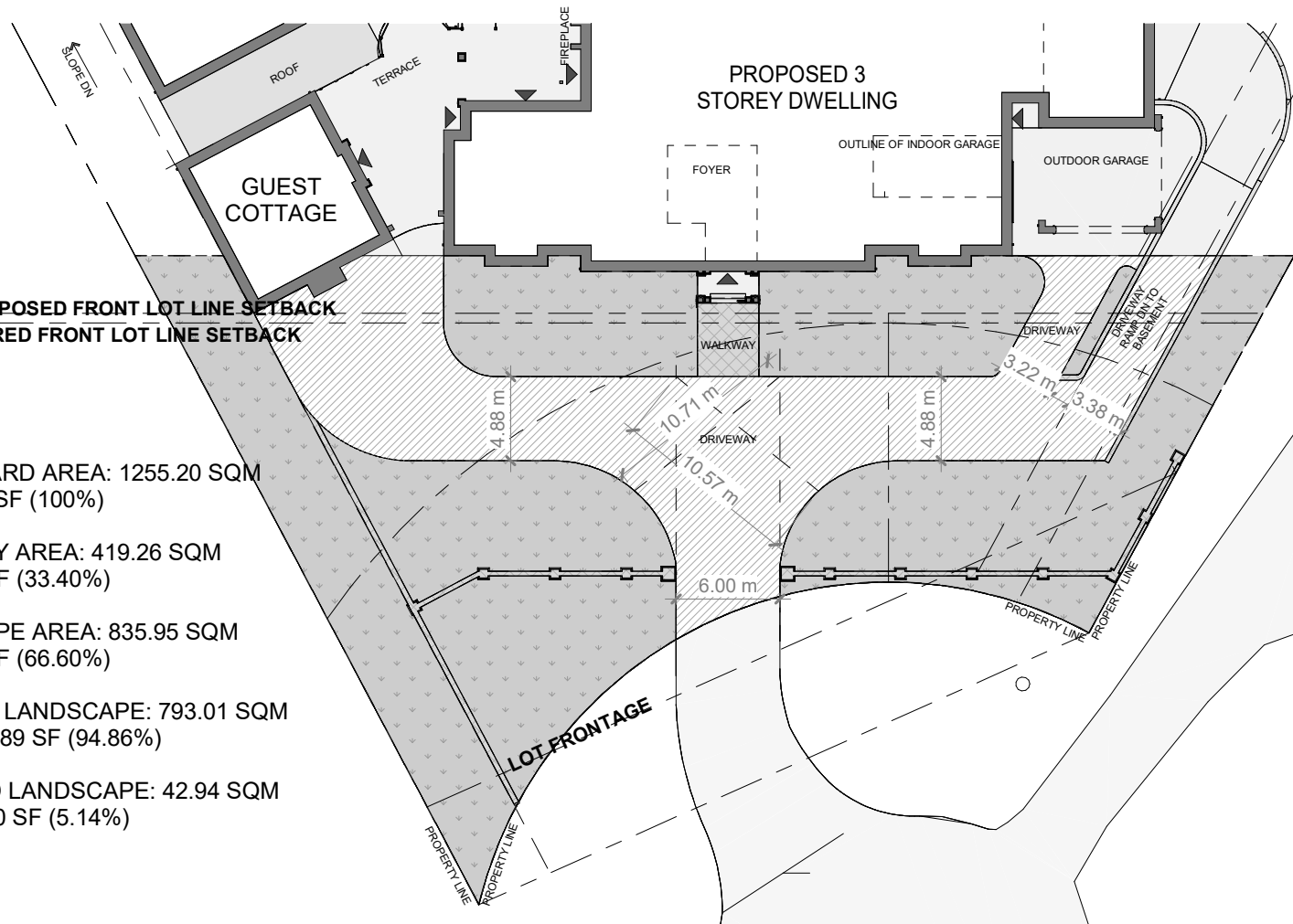
126 KLEIN'S RIDGE

KLEINBURG, ON

CABANA - EAST & SOUTH ELEVATIONS

SCALE: 1 : 200

2/21/2024 10:08:49 AM



15.57M PROPOSED FRONT LOT LINE SETBACK
15M REQUIRED FRONT LOT LINE SETBACK

FRONT YARD AREA: 1255.20 SQM
 13,510.87 SF (100%)

DRIVEWAY AREA: 419.26 SQM
 4,512.88 SF (33.40%)

LANDSCAPE AREA: 835.95 SQM
 8,998.07 SF (66.60%)

SOFT LANDSCAPE: 793.01 SQM
 8,535.89 SF (94.86%)

HARD LANDSCAPE: 42.94 SQM
 462.20 SF (5.14%)



MAKOW ASSOCIATES
ARCHITECT INC.

3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

126 KLEIN'S RIDGE

KLEINBURG, ON

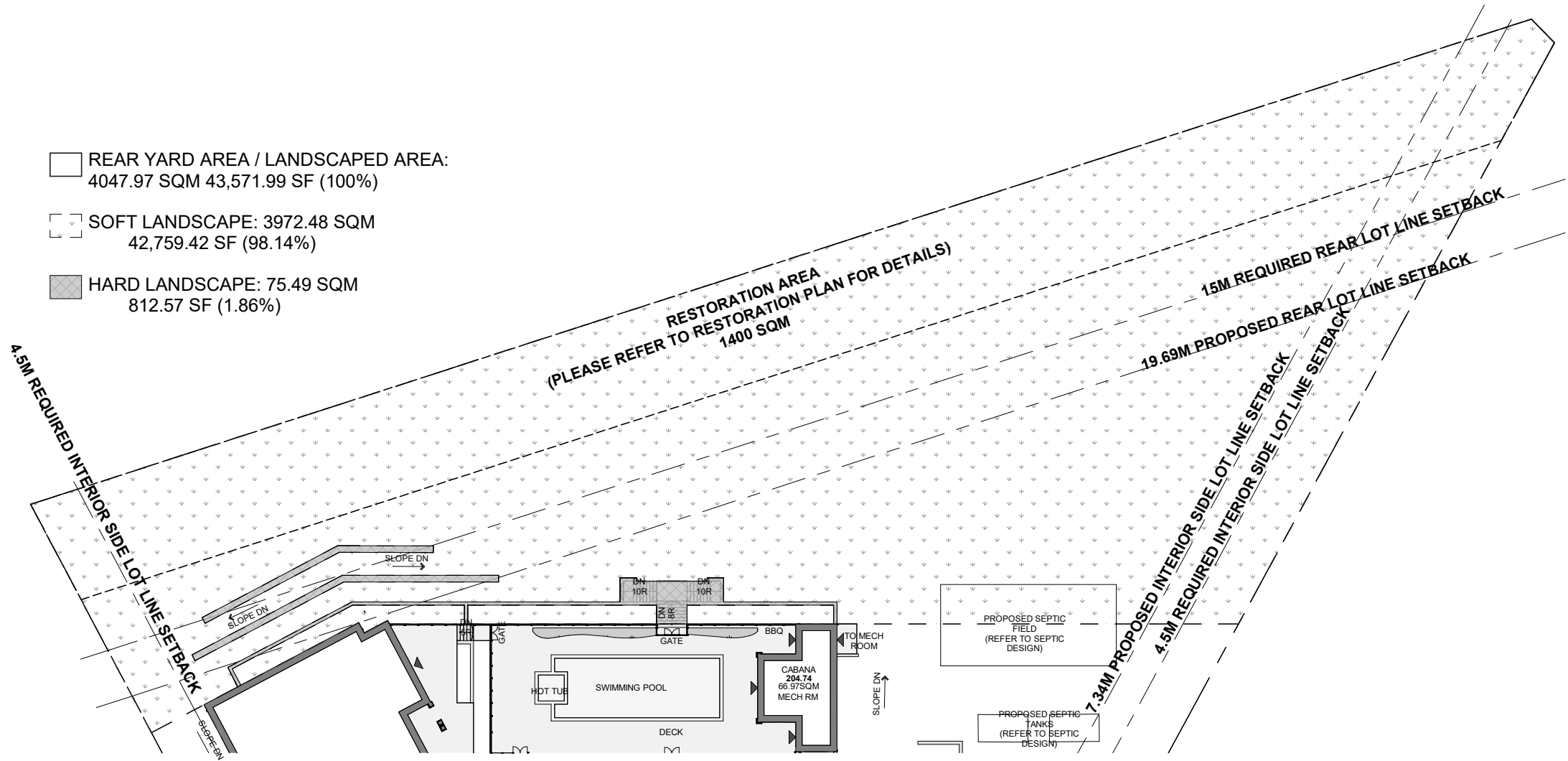
FRONT YARD CALCULATION

SCALE: 1 : 400
 2/21/2024 10:08:49 AM

REAR YARD AREA / LANDSCAPED AREA:
4047.97 SQM 43,571.99 SF (100%)

SOFT LANDSCAPE: 3972.48 SQM
42,759.42 SF (98.14%)

HARD LANDSCAPE: 75.49 SQM
812.57 SF (1.86%)



MAKOW ASSOCIATES
ARCHITECT INC.

3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

126 KLEIN'S RIDGE

KLEINBURG, ON

REAR YARD CALCULATION

SCALE: 1 : 500

2/21/2024 10:08:50 AM

**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: March 13th 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A026-24**

Related Files:

Applicant Makow Associates Architects

Location 126 Klein's Ridge

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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Mitchell Penner

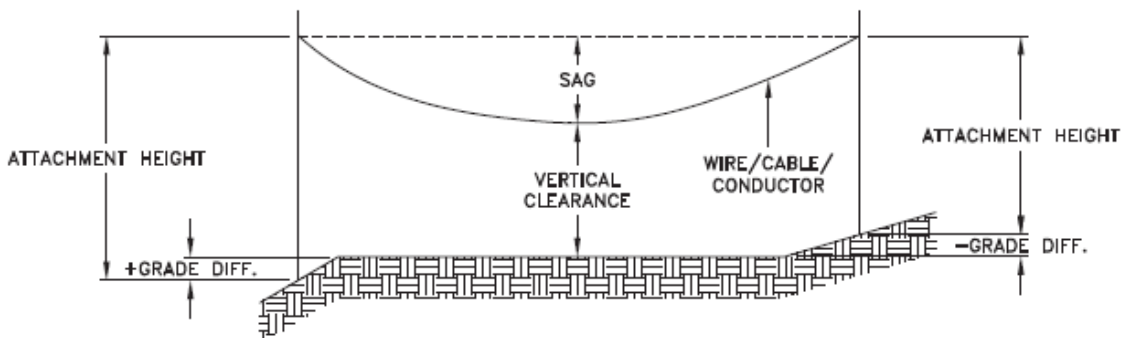
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	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

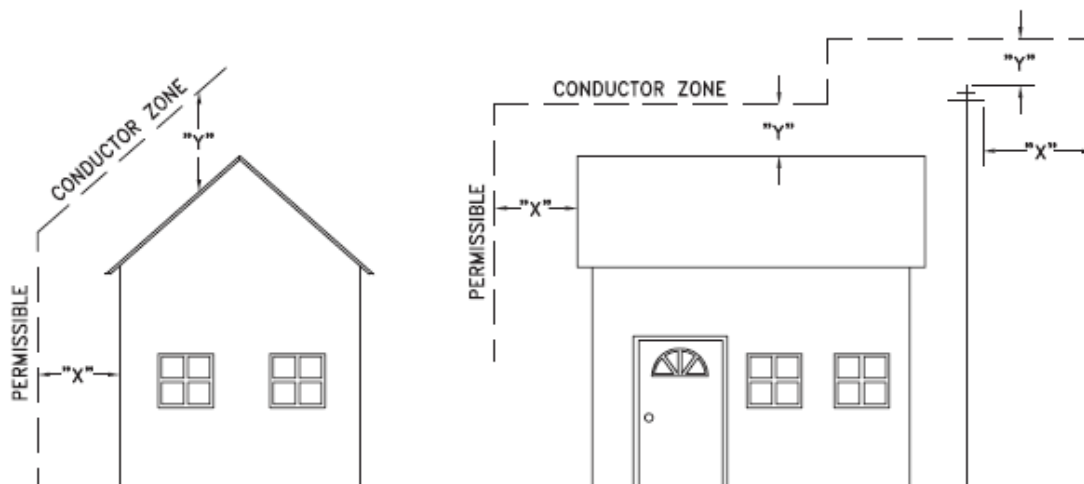
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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 CLEARNACE 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

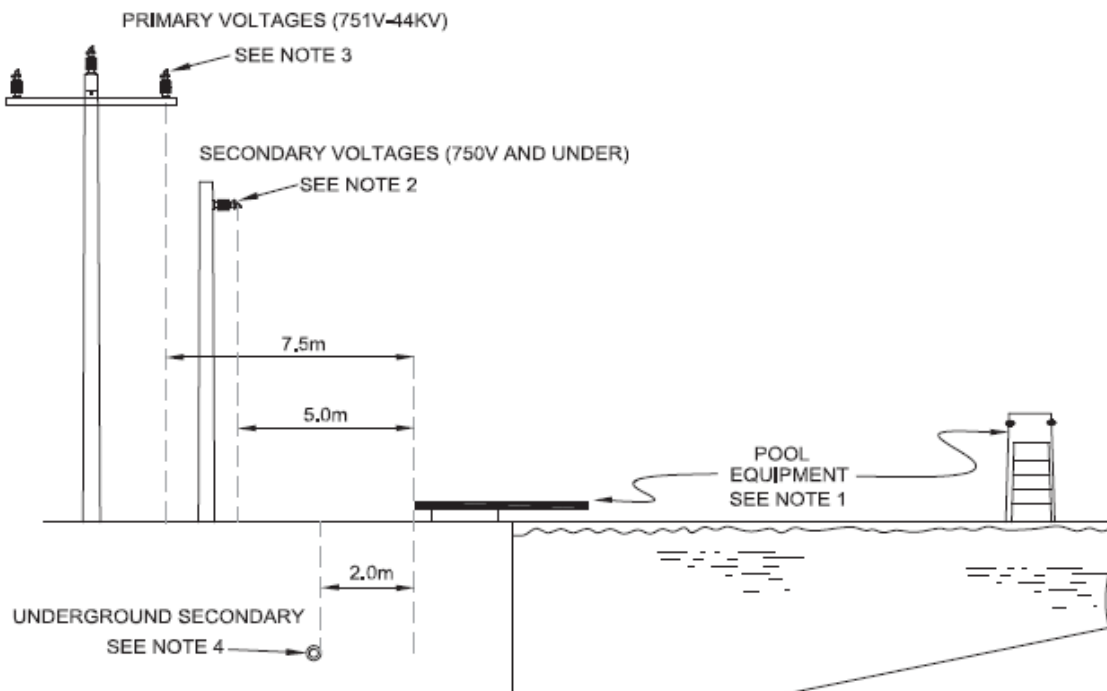
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE 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 folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 3/3/2010 9:22:02 AM, Adobe PDF



NOTES:

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

REFERENCES

FIGURE 3, 25-100	SECTION 25
FIGURE 3, 25-101	SECTION 25

Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng.	2013-JUN-12
Name	Date
P.Eng. Approval By:	Joe Crozier

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

ORIGINAL ISSUE DATE: 2013-JUNE-12 REVISION NO: R0 REVISION DATE:

To: Committee of Adjustment
From: Gregory Seganfreddo, Building Standards Department
Date: March 07, 2024
Applicant: Makow Associates Architects
Location: 126 Klein's Ridge
 PLAN RP8954 Lot 6
File No.(s): A026/24

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.19 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted Building height shall be 8.5 metres (existing building height 4.4 m + 3.0 m = 7.4 m) [Section 4.5.1 and Table 7-3]	To permit a maximum building height of 9.5 metres.
2	An outdoor swimming pool shall only be permitted in the rear yard of a lot. [Section 4.21.2]	To permit an outdoor swimming pool not located in the rear yard of a lot.

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. 23-135980 for Single Detached Dwelling - New, Issue Date: (Not Yet Issued)

Other Comments:

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

Conditions of Approval:

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

1. No conditions required.

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: April 11, 2024
Name of Owners: Tony & Fulvia Di Caro
Location: 126 Klein's Ridge
File No.(s): A026/24

Proposed Variances (By-law 001-2021):

1. To permit a maximum building height of 9.5 metres.
2. To permit an outdoor swimming pool not located in the rear yard of a lot.

By-Law Requirements (By-law 001-2021):

1. The maximum permitted Building height shall be 8.5 metres (existing building height 4.4 m + 3.0 m = 7.4 m).
2. An outdoor swimming pool shall only be permitted in the rear yard of a lot.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"

Comments:

The Owner is requesting relief to replace the demolished bungalow on the currently vacant lot with a 3-storey dwelling containing an attached recreation wing, attached guest cottage (the 'Development'), as well as an outdoor swimming pool with the above-noted variances. The attachments are below-grade.

Development Planning Department Staff have no objection to Variance 1 to permit a maximum building height of 9.5 metres which is measured from established grade to the roof's mid-point. The dwelling proposes gable and hip roof designs with the gable portions requiring the full extent of the requested relief. When viewed from the street, the entirety of the requested 1 m relief for the dwelling is for the 3rd storey, which fully contained within the steeply pitched gable roof facing the road. Any perceived scale and massing concerns on the streetscape associated with the increase in height is lessened by the dwelling's gable design, which ensures only the walls of the first 2 storeys face the street. Height impacts on the two abutting residential lots to the east and west is minimal as the 3rd storey wall face presented to them is triangular due to the gable design. The height is appropriate for the size of the lot and is not anticipated to have negative massing impacts to the neighbourhood or the existing streetscape. The recreation wing, proposed on the west side of the property at the slightly lesser height of 8.77 m, would also be permitted by the requested relief. The recreation wing proposes a mansard roof design. The roof would comprise 5.72 m of the total 8.77 m building height. No massing impacts are anticipated as all of the building's mass requiring relief is contained within the steep pitched roof.

Development Planning Department Staff have no objection to Variance 2 to permit an outdoor swimming pool in the proposed location behind the dwelling. Due to the way that the recreation wing is attached to the dwelling, it is considered part of the dwelling. Therefore, lands north of the recreation wing are defined as being within the rear yard. The outdoor pool is proposed behind (north of) the dwelling, and behind (south of) the northern wall of the recreation wing. As such, the outdoor pool is located within the available building envelope area rather than a yard. As the pool is within the available building envelope area, it complies with all rear yard and side yard setback requirements. The proposed outdoor location is anticipated to effectively function as an extension of the rear yard due to its location relative to the dwelling.

In support of the application, the Owner has submitted an Arborist Report and Tree Preservation Plan prepared by Redbud Forestry Consultants, dated December 21, 2022, and updated on April 11, 2023. The report inventoried a total of thirty-five (35) trees,

twenty-eight (28) of which are proposed to be removed and 4 to be injured. A total of seven (7) trees will be retained and protected through construction and a total of seventy-three (73) replacement trees are proposed. Urban Design staff have reviewed the report and concur with its recommendations.

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

Recommendation:

Development Planning Department Staff recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

Comments Prepared by:

Nicholas Del Prete, Planner 1
David Harding, Senior Planner

March 15, 2024

CFN 70450.08
Ex Ref. CFN 64135.09, 69151

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

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

Dear Christine:

**Re: Minor Variance Application A026/24
Plan RP8954, Lot 6
126 Klein's Ridge
City of Vaughan, Region of York
Applicant: Makow Associates Architects**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on March 12, 2024. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

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

By-Law 001-2021:

- To permit a maximum building height of 9.5 metres, whereas the maximum permitted building height shall be 8.5 metres.
- To permit an outdoor swimming pool not located in the rear yard of a lot, whereas an outdoor swimming pool shall only be permitted in the rear yard of a lot.

The noted variances are being requested to facilitate the construction of a 3 storey replacement dwelling, swimming pool, accessory structures, deck, and multi-tiered retaining wall systems and a sewage septic system.

Ontario Regulation 166/06

The subject property is located within TRCA's Regulated Area due to a valley corridor associated with a tributary of the Humber River. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and

Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

TRCA staff issued a permit for the proposed works on July 20, 2023 (TRCA Permit No. C-230826).

Based on a review of the plans submitted with this variance application, the noted works are generally consistent with the plans that were approved as part of TRCA Permit No. C-230826. As such, TRCA has no concerns with the proposed variance.

Fees

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

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A026/24 subject to the following conditions:

1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2347 or at kristen.regier@trca.ca.

Sincerely,



Kristen Regier, MA
Planner
Development Planning and Permits | Development and Engineering Services
kristen.regier@trca.ca, 437-880-2129

Pravina Attwala

Subject: FW: [External] RE: A026/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentsservices@york.ca>
Sent: Thursday, March 14, 2024 5:46 PM
To: Prabhdeep Kaur <Prabhdeep.Kaur@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A026/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Prabhdeep,

The Regional Municipality of York has completed its review of the minor variance application – A026/24 (207 Lisa Crescent) and has no comment.

Please provide us with a digital copy of the notice of decision for our records.

Many thanks,

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

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

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



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

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: BACKGROUND

None