

<b>ITEM: 6.5</b>	<b>REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A135/24</b>
------------------	--

Report Date: November 8, 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
By-law & Compliance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

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
Region of York	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
TRCA	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
Applicant			09/13/2024	Letter in response to Environmental Planning
Applicant			10/04/2024	Planning Justification Report
Applicant			10/31/2024	Letter of Opinion

<b>BACKGROUND (SCHEDULE D, IF REQUIRED)</b>	
<small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
A076/11	Approved by COA
A121/13	Approved by COA

<b>ADJOURNMENT HISTORY</b>	
<small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

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



## MINOR VARIANCE APPLICATION FILE NUMBER A135/24

<b>CITY WARD #:</b>	5
<b>APPLICANT:</b>	Monica Murad
<b>AGENT:</b>	Martin Rendl
<b>PROPERTY:</b>	15 Mill Street, Thornhill
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed new two storey coach house (which will replace the existing one-storey coach house).  The new coach house is located in the southeast part of the property and will be an addition attached to the existing dwelling. The new coach house will contain a secondary suite as an accessory dwelling unit.

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

**The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	The minimum rear yard permitted is 9.0 metres. [Exception 14.403.2, 3.]	To permit a minimum rear yard of 1.05 metres (coach house).
2	The minimum interior side yard permitted is 2.5 metres. [Exception 14.403.2, 2. b.]	To permit a minimum interior side yard of 0.98 metres (coach house).
3	The maximum lot coverage in the R1E Zone shall be 23% provided the maximum height does not exceed 9.5 metres. [Table 7-3, Note 2.]	To permit a maximum lot coverage of 30.0%

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, November 14, 2024

**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.

## HEARING INFORMATION

**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

<b>Date Public Notice Mailed:</b>	October 31, 2024
<b>Date Applicant Confirmed Posting of Sign:</b>	October 22, 2024
<b>Applicant Justification for Variances:</b> <small>*As provided in Application Form</small>	Existing footprint of buildings does not comply
<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.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>COMMENTS:</b>	
On October 28, 2024, Development Planning provided the following:  To clarify, the original concept for an attached additional residential unit presented to our office identified a current lot coverage of 19.42% and a total lot coverage of 22.06% based on a lot area of 3,167.87 m <sup>2</sup> . The current variance proposal identifies a current lot coverage of 24.11% and a total lot coverage of 29.46% based on a lot area of 2,097.14 m <sup>2</sup> . The challenge is that the lot area and coverage shifted substantially between the conceptual proposal and current variance proposal. The City has a long-established approach of supporting up to 23% lot coverage for a dwelling's enclosed areas on properties zoned R1V under Zoning By-law 1-88. We are highlighting the ERO posting to identify that the province may make amendments to the Planning Act with respect to maximum lot coverage requirements for additional dwelling units, but recommending you adjourn to see if this change becomes law, which would remove the variance, as staff is very challenged to support the lot coverage variance as proposed.  On October 29, the applicant confirmed that they were not agreeable to adjourning the application.  <b>Should the application be adjourned from the November 14 hearing, adjournment fees apply to reschedule.</b>	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	Should the application be adjourned from the November 14 hearing adjournment fees apply to reschedule.

## BUILDING STANDARDS (ZONING)

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

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

## DEVELOPMENT PLANNING

\*\*See Schedule B for Development Planning Comments.

<b>Development Planning Recommended Conditions of Approval:</b>	TBD
---	-----

## DEVELOPMENT ENGINEERING

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

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. As the proposed addition in the subject property exceeds 10 m2, the Owner/ Applicant needs to obtain a 'Lot Grading Permit' from the 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. (Condition attached)

<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: <a href="#">Permits   City of Vaughan</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>
--	--

## PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

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

## DEVELOPMENT FINANCE

No comment no concerns.

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

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

No comment.

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

## BUILDING INSPECTION (SEPTIC)

No comments received to date.

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

## FIRE DEPARTMENT

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	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	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	Should the application be adjourned from the November 14 hearing adjournment fees apply to reschedule.
2	Development Planning <a href="mailto:Alyssa.pangilinan@vaughan.ca">Alyssa.pangilinan@vaughan.ca</a>	TBD
3	Development Engineering <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: <a href="#">Permits   City of</a>

## 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:

		<p><a href="#">Vaughan</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></p>
4	<p>York Region <a href="mailto:developmentservices@york.ca">developmentservices@york.ca</a></p>	<p>Prior to final approval of the application, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the proposed secondary dwelling and have been allocated by the City of Vaughan:</p> <ul style="list-style-type: none"> <li>a) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, for the proposed secondary dwelling.</li> <li>b) a copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition</li> </ul>

*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.

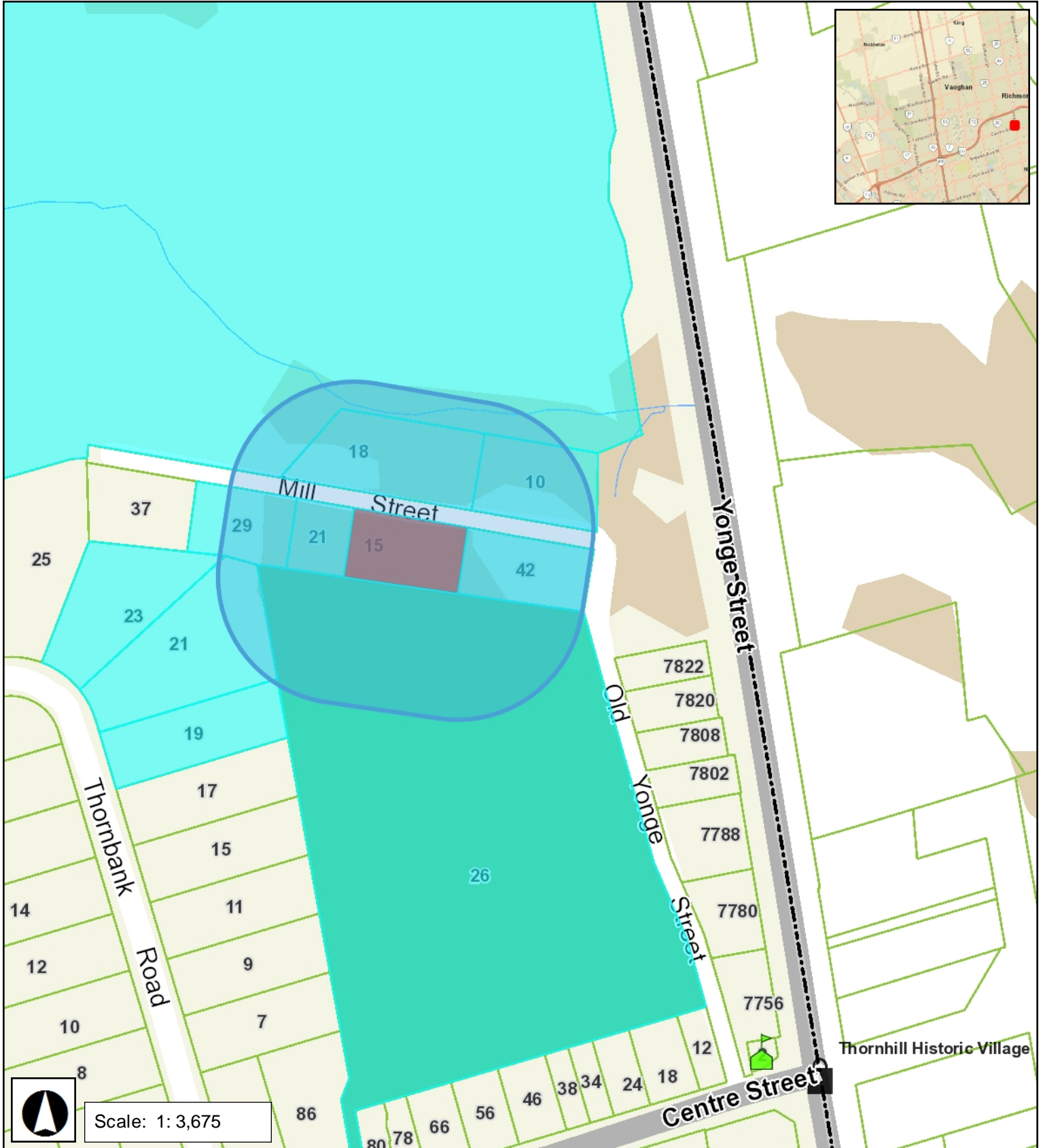
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

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**



**RECEIVED**  
By russog at 9:46 am, Oct 07, 2024

# 15 MILL STREET PROPOSAL

THORNHILL, ON L4J 8C5



SPACE PROVIDED FOR MUNICIPAL USE

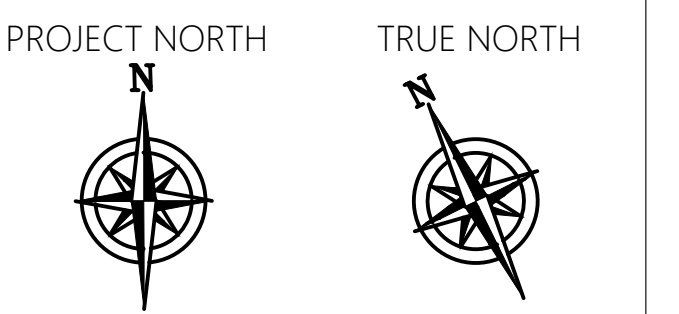
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTOR(S) SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)



Client: ROY MURAD  
E: MURAD@LINKRP.COM

Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5



Designed By: DAVID MORRONE	Date: AUGUST 20 2024
Sheet Size: 36" x 24"	Consultant Project No.: 190001
Drawing Title: <b>COVER SHEET</b>	
Drawing Scale: 1/16" = 1:200	Consultant Dwg No.: <b>A000</b>

Plot Date: Jul 02, 2024 - 9:49am





VIEW OF NEW 2 STOREY DWELLING FROM FRONT DOOR OF EXISTING DWELLING



VIEW FROM STREET



AERIAL VIEW OF DWELLINGS



VIEW OF NEW BEDROOM ADDITION ON EXISTING SUNROOM



VIEW OF BOTH DWELLINGS

SPACE PROVIDED FOR MUNICIPAL USE

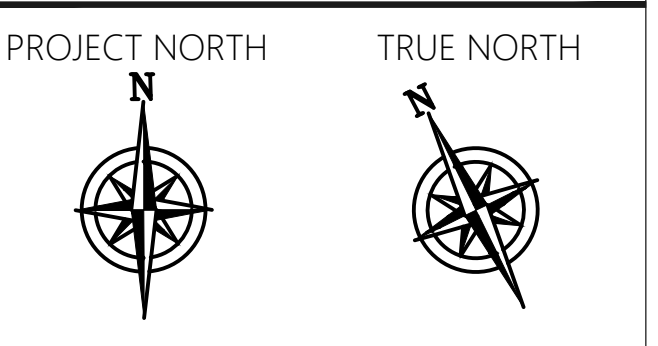
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTORS SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)



Client: ROY MURAD  
E: MURAD@LINKRP.COM

Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5



Designed By: DAVID MORRONE	Date: AUGUST 20 2024
Sheet Size: 36" x 24"	Consultant Project No.: 190001
<b>RENDERING VIEWS</b>	
Drawing Scale: 1/16" 1:200	Consultant Dwg No.: <b>A001</b>



SPACE PROVIDED FOR MUNICIPAL USE

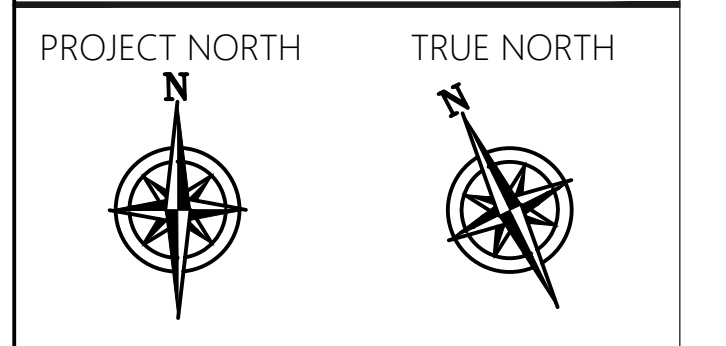
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTORS SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

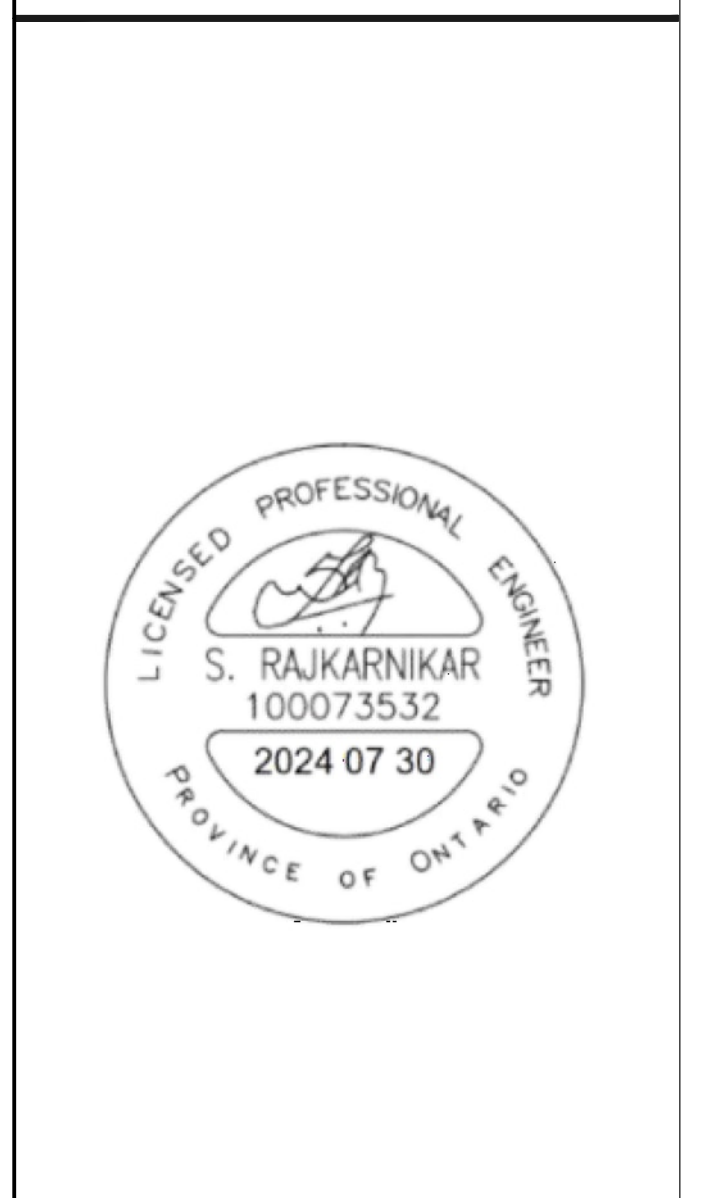
No.	Date	Issued	By:

Professional Seal(s)



Client: ROY MURAD  
E: MURAD@LINKRP.COM

Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5



Designed By:	DAVID MORRONE	Date:	AUGUST 20 2024
Sheet Size:	36" x 24"	Consultant Project No.:	190001
Drawing Title:	<b>RENDERING VIEWS</b>		
Drawing Scale:	1/16" = 1:200	Consultant Dwg No.:	<b>A002</b>



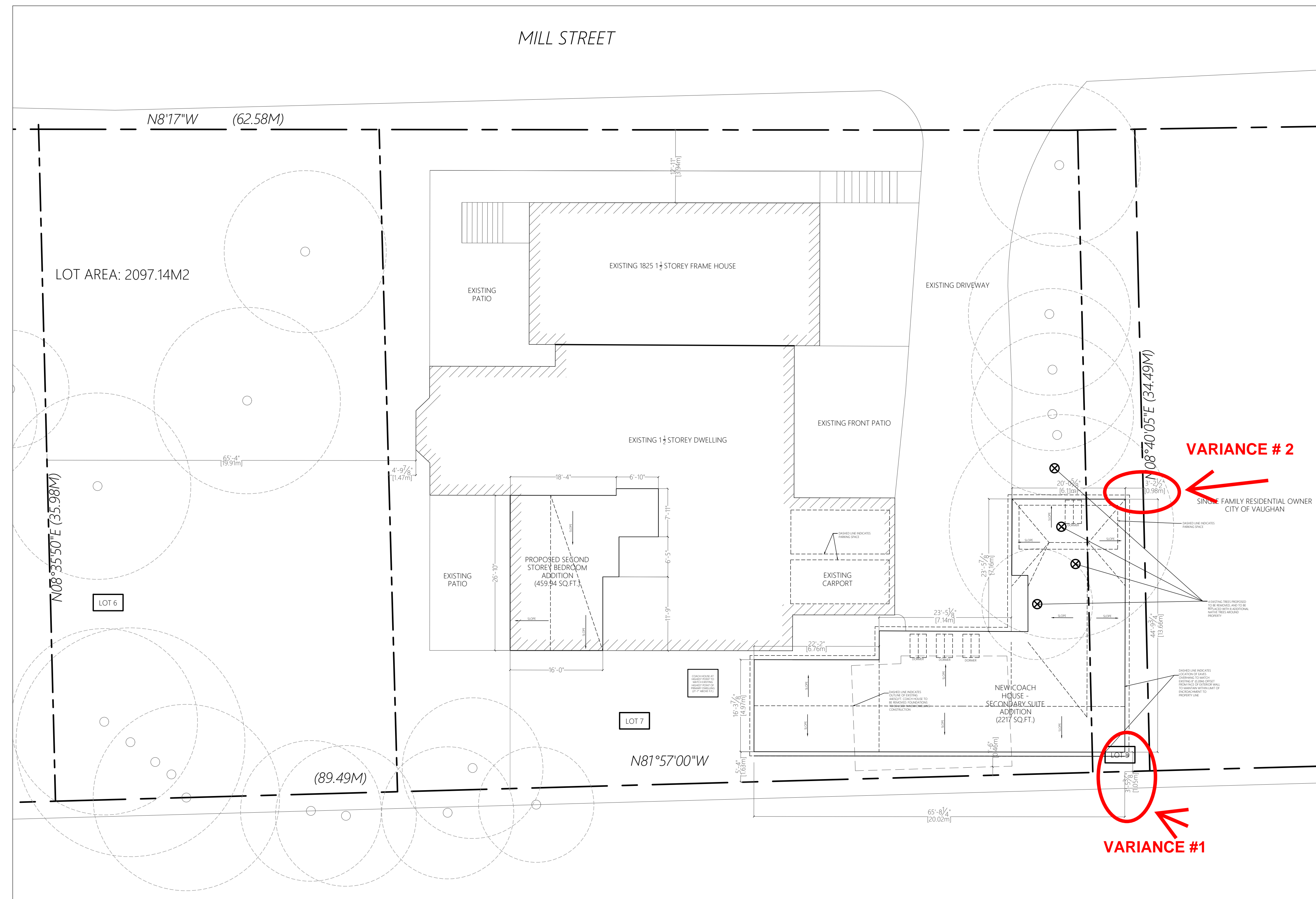
**SITE NOTES:**  
 INFORMATION ON THIS PLAN FROM SURVEYORS REAL PROPERTY REPORT AND TOPOGRAPHICAL SURVEY PART 1 LOTS 6,7,8, AND PART LOT 5 RANGE B REGISTERED PLAN 328 PART OF LOT 31 CONCESSION 1

**EXISTING NOTES:**  
 NEW ENVELOPE MATERIALS FOR BEDROOM ALTERATION, AND COACH HOUSE ADDITION ARE TO BE SELECTED TO MATCH THE EXISTING FINISHES AND PRESERVE HERITAGE, AND AESTHETIC OF THE PROPERTY.

PROJECT STATISTICS		
ADDRESS:	15 MILL STREET	
ZONING:	R1-RESIDENTIAL	
LOT AREA:	2097.14 m <sup>2</sup>	
LOT FRONTAGE:	62.58 m	
BUILDING HEIGHT		
ESTABLISHED GRADE (SEE CALCULATIONS)	171.40	
HEIGHT TO HIGHEST RIDGE (EXISTING):	+6.93M	
HEIGHT TO HIGHEST RIDGE (NEW 2 STOREY DWELLING):	+6.93M	
HEIGHT TO HIGHEST RIDGE (NEW BEDROOM ADDITION):	+6.40M	
GROSS FLOOR AREA: INTERIOR RESIDENTIAL		
	EXISTING	PROPOSED
BASEMENT: (NOT TO BE INCLUDED IN TOTAL GFA CALC.)	364.8 m <sup>2</sup>	43.1 m <sup>2</sup>
GROUND FLOOR:	364.8 m <sup>2</sup>	94.98m <sup>2</sup>
SECOND FLOOR:	150.22 m <sup>2</sup>	110.02 m <sup>2</sup>
SECOND FLOOR BEDROOM:	N/A	42.73 m <sup>2</sup>
TOTAL GFA:	515.02 m <sup>2</sup>	247.73 m <sup>2</sup>
EXISTING PRINCIPAL DWELLING'S GFA:	515.02 m <sup>2</sup>	
PROPOSED ADDITION TO PRINCIPAL DWELLING:	42.73 m <sup>2</sup>	
TOTAL PROPOSED GFA PRINCIPAL DWELLING:	557.75 m <sup>2</sup>	
PROPOSED SECONDARY SUITE'S GFA:	205.00 m <sup>2</sup>	
SECONDARY SUITE GFA IN RELATION TO PRINCIPAL:	(205.00 / 557.75) 36.75%	

LOT COVERAGE (LOT TOT. = 2097.14 m <sup>2</sup> )			
EXISTING CALCULATIONS		PROPOSED CALCULATIONS	
EXISTING MAIN RESIDENCE:	364.8 m <sup>2</sup>	EXISTING MAIN RESIDENCE:	364.8 m <sup>2</sup>
EXISTING COACH HOUSE:	48.8 m <sup>2</sup>	EXISTING PORCHES:	53.8 m <sup>2</sup>
EXISTING PORCHES:	53.8 m <sup>2</sup>	EXISTING GARAGE:	38.4 m <sup>2</sup>
EXISTING GARAGE:	38.4 m <sup>2</sup>	NEW SECONDARY SUITE:	134.06 m <sup>2</sup>
TOTAL:	505.8m <sup>2</sup>	NEW PORCH:	3.16 m <sup>2</sup>
TOTAL LOT COVERAGE:	24.11%	NEW GARAGE:	23.78 m <sup>2</sup>
		TOTAL:	618.00 m <sup>2</sup>
		TOTAL LOT COVERAGE:	29.46%
		<b>LOT COVERAGE TO BE ROUNDED TO 30%</b>	

**VARIANCE # 1**



**SPACE PROVIDED FOR MUNICIPAL USE**

THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NS&A DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTORS SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

**Professional Seal(s)**

PROJECT NORTH      TRUE NORTH

**Client:** ROY MURAD  
 E: MURAD@LINKRP.COM

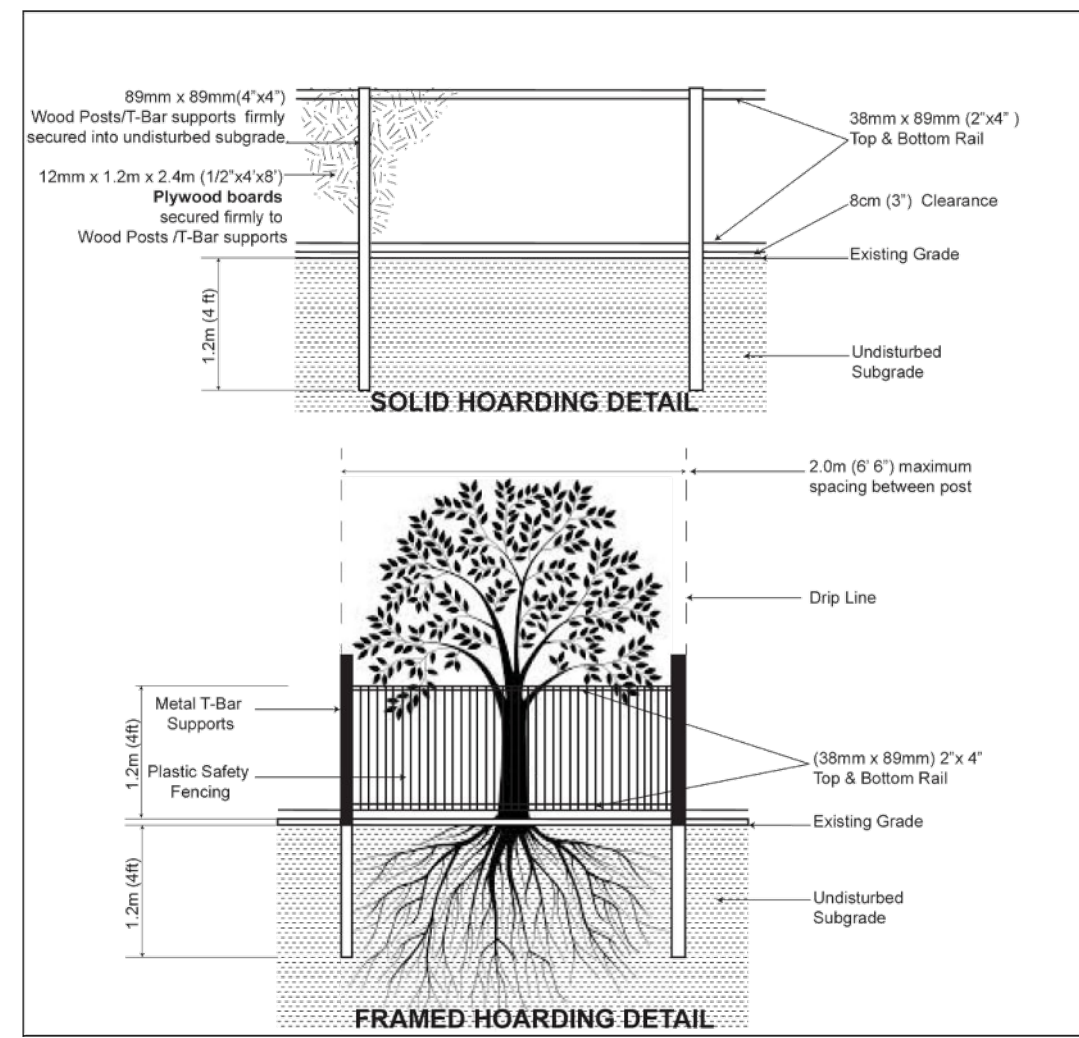
**Project Title:** 15 MILL STREET  
 THORNHILL, ON L4J 8C5

**Designed By:** DAVID MORRONE      **Date:** AUGUST 20 2024

**Sheet Size:** 36" x 24"      **Consultant Project No.:** 190001

**Drawing Title:** **PROPOSED SITE PLAN**

**Drawing Scale:** 1/16" = 1:200      **Consultant Dwg No.:** **A100**



**HOARDING NOTES:**

1. Hoarding details to be determined following initial site inspection.
2. Private tree hoarding to be approved by Development & Design; City tree hoarding to be approved by Community Services Dept.
3. Hoarding must be supplied, installed and maintained by the applicant throughout all phases of construction. Inspection must be conducted by the Development and Design Division prior to removing any/all private hoarding.
4. Do not allow water to collect and pond behind or within hoarding.
5. T-bar supports are acceptable alternative to 4x4 posts. U-shaped metal supports will not be accepted.
6. Plywood must be utilized for 'solid' hoarding. OSB/Chipboard will not be accepted for solid hoarding. Plywood sheets must be installed on "construction" side of frame.
7. Applicant is responsible to ensure utility locates are completed within city boulevard prior to installing framed hoarding.

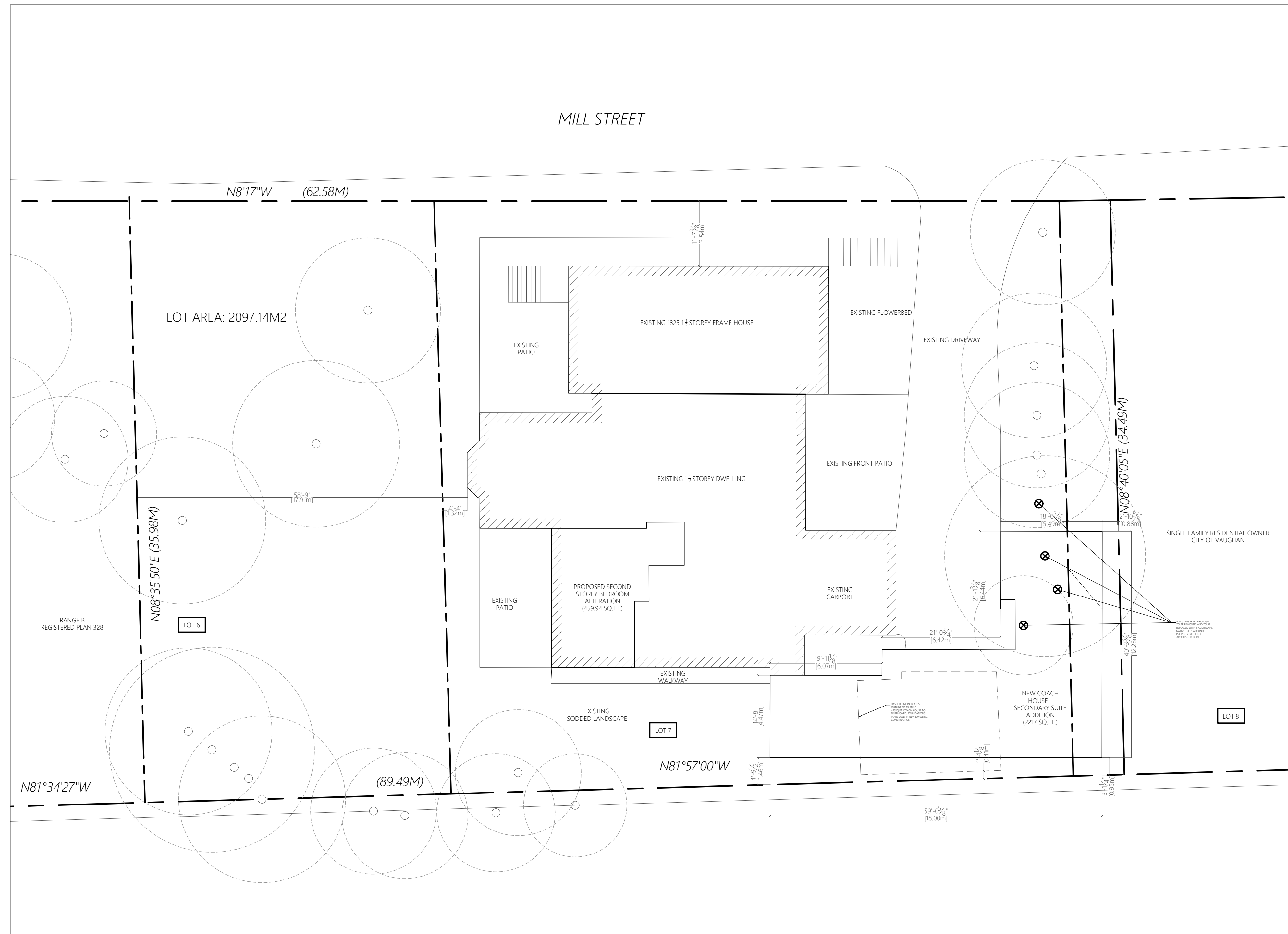
**PROJECT STATISTICS:**

ZONING: R1-RESIDENTIAL

LOT AREA: 2097.14m<sup>2</sup>

LOT FRONTAGE: 62.58m

NOTE:  
FOR BEDROOM ALTERATION, ALL EXISTING LANDSCAPING TO REMAIN SAME AND UNTOUCHED



SPACE PROVIDED FOR MUNICIPAL USE

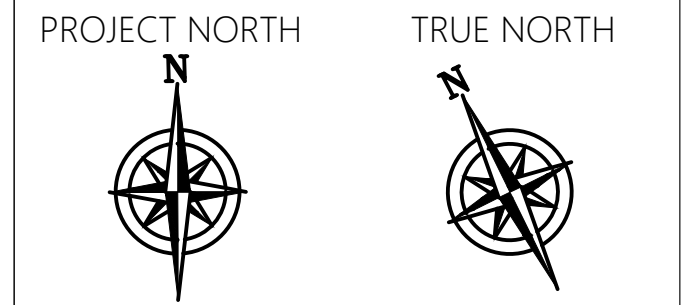
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTORS SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)



Client: ROY MURAD  
E: MURAD@LINKRP.COM

Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5



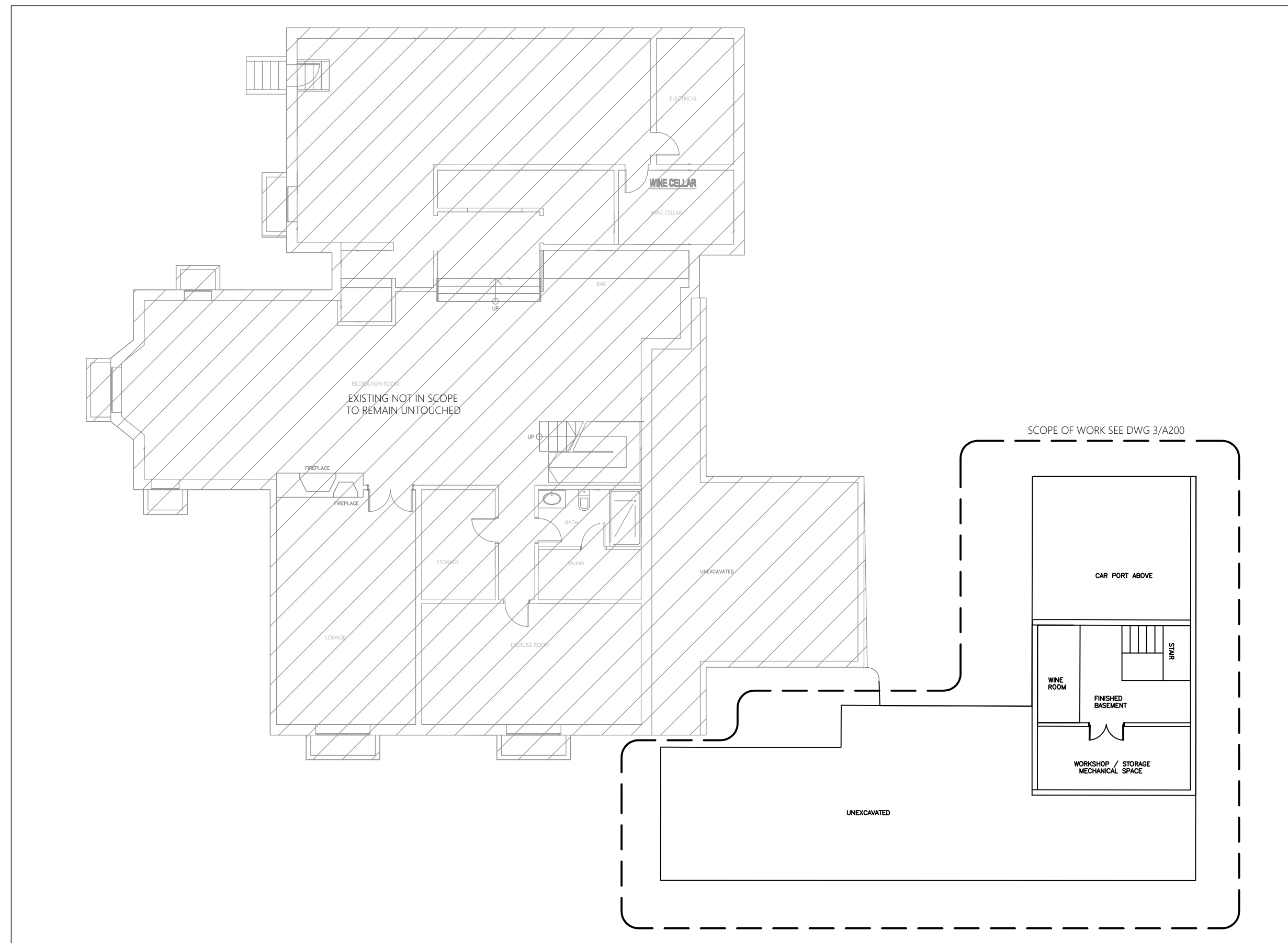
Designed By: DAVID MORRONE Date: AUGUST 20 2024

Sheet Size: 36" x 24" Consultant Project No.: 190001

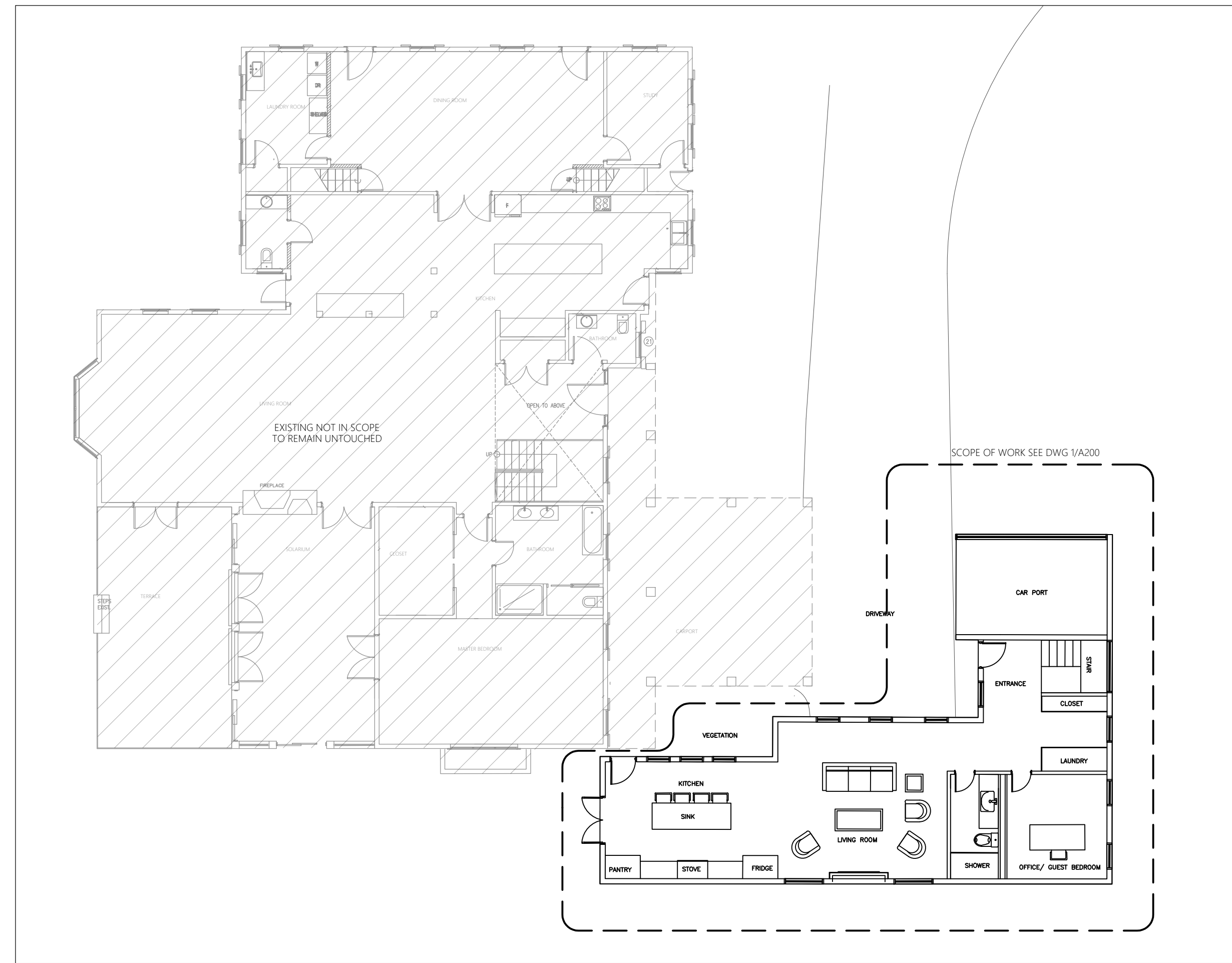
Drawing Title: **PROPOSED LANDSCAPE PLAN**

Drawing Scale: 3/32"=1'-0" Consultant Day No.: **A101**

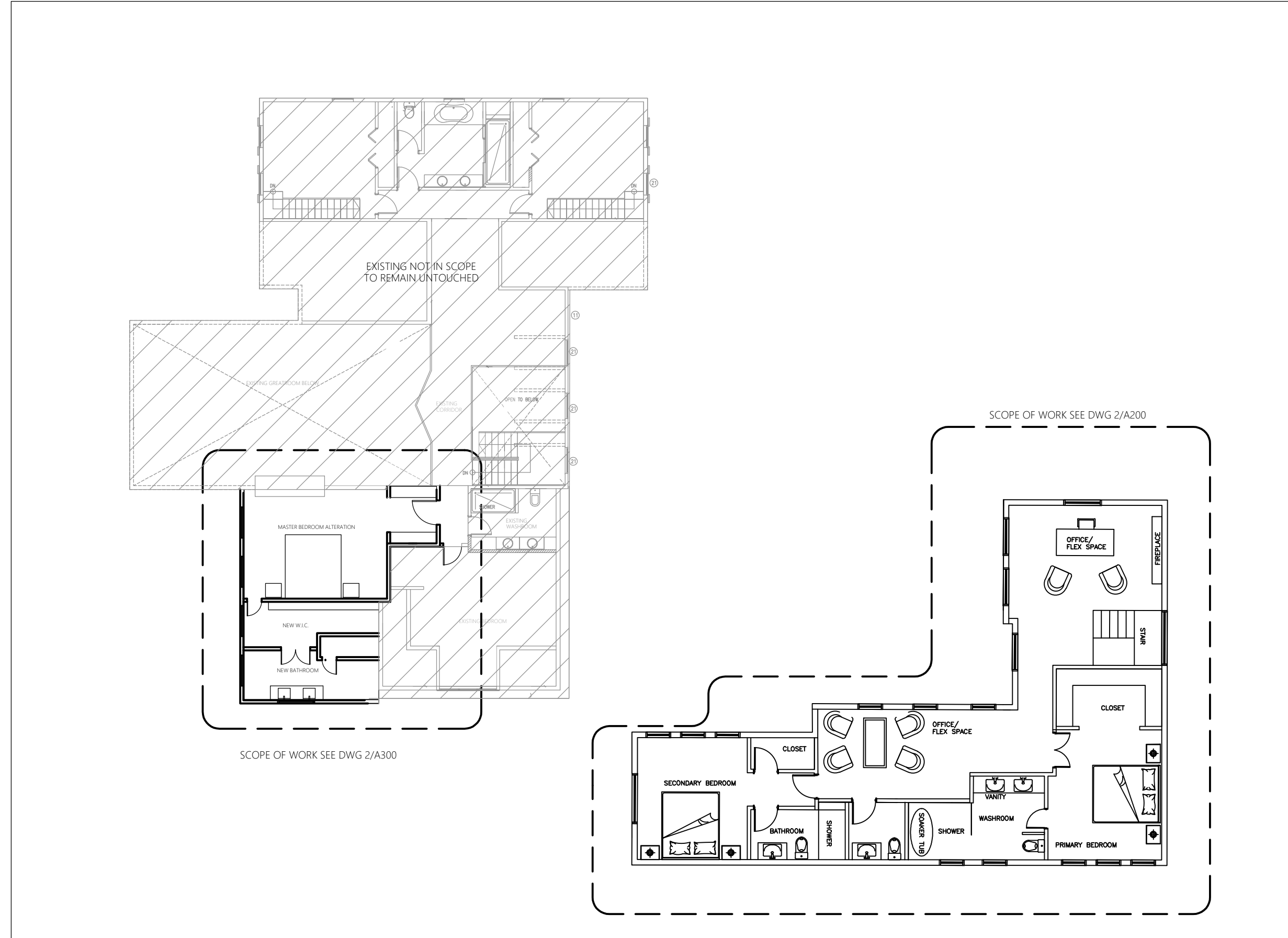
Plot Date: Sep 24, 2024 - 8:42am



1 OVERALL BASEMENT PLAN  
A110 #=1'-0"



2 OVERALL GROUND FLOOR PLAN  
A110 #=1'-0"



1 OVERALL SECOND FLOOR PLAN  
A110 #=1'-0"

SPACE PROVIDED FOR MUNICIPAL USE

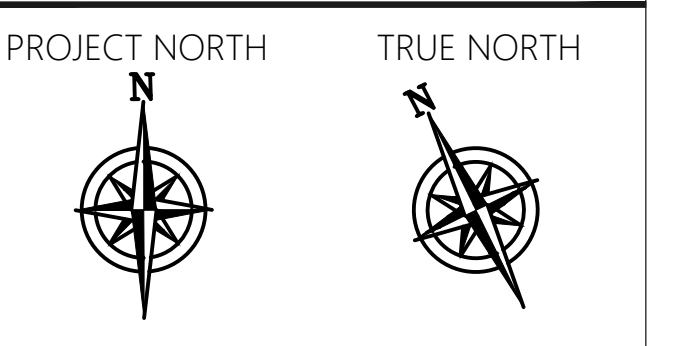
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTOR(S) SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)

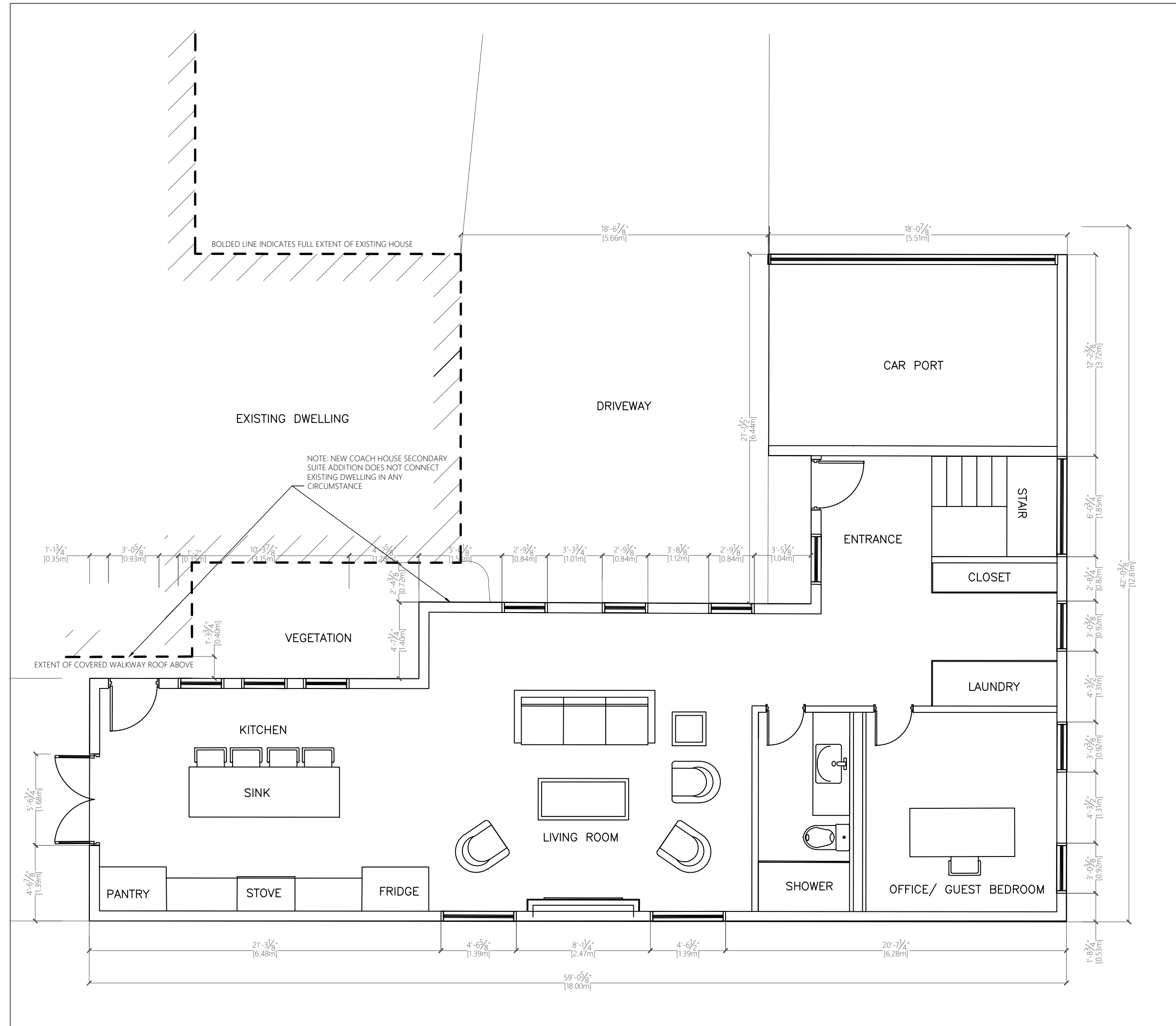


Client: ROY MURAD  
E: MURAD@LINKRP.COM

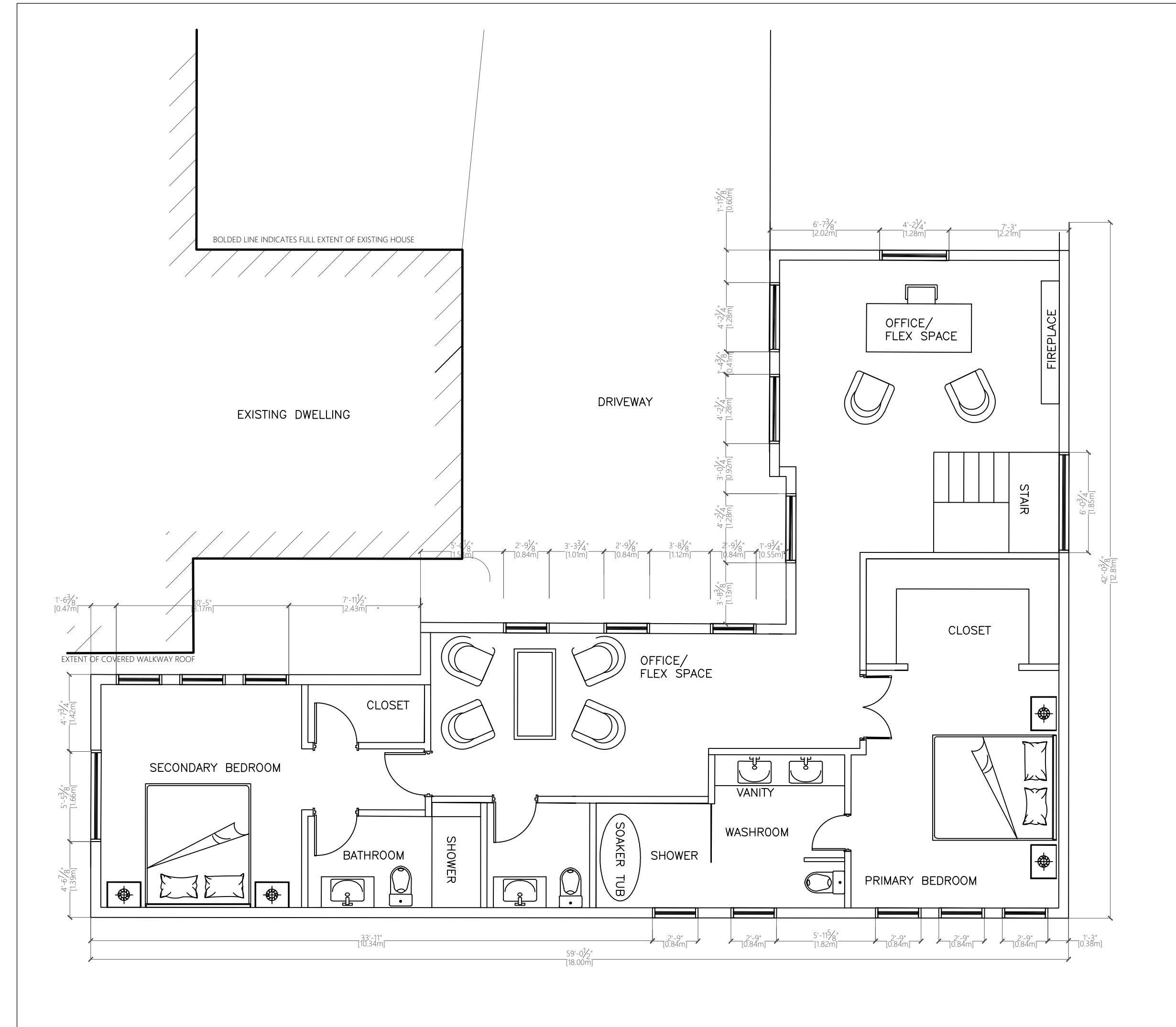
Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5



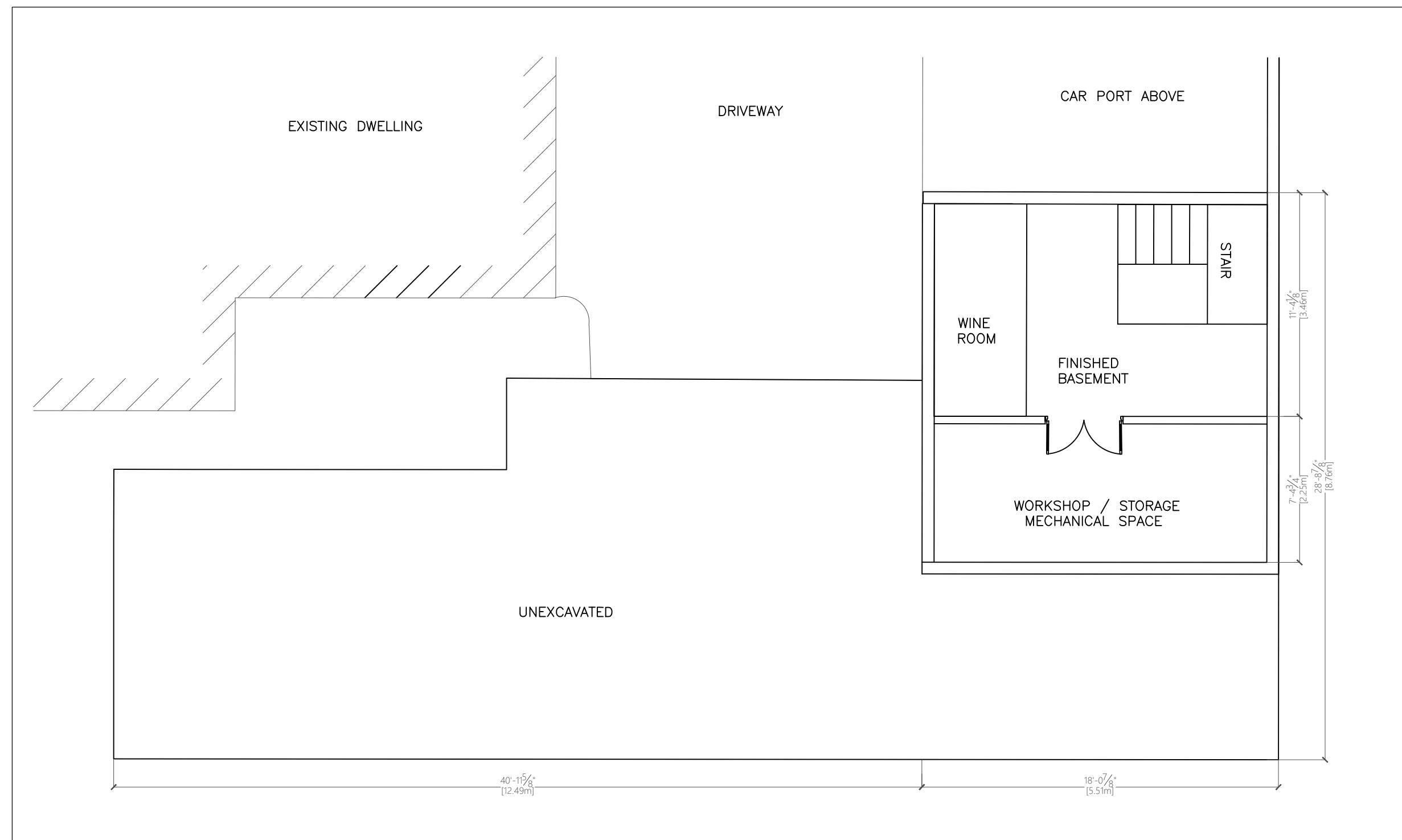
Designed By: DAVID MORRONE	Date: AUGUST 20 2024
Sheet Size: 36" x 24"	Consultant Project No.: 190001
Drawing Title: <b>MASTER PLAN OVERALL</b>	
Drawing Scale: 1/16" = 1:200	Consultant Dwg No.: <b>A110</b>



1 COACH HOUSE GROUND FLOOR PLAN  
A200 1/16"



2 COACH HOUSE SECOND FLOOR PLAN  
A200 1/16"



3 COACH HOUSE BASEMENT FLOOR PLAN  
A200 1/16"

SPACE PROVIDED FOR MUNICIPAL USE

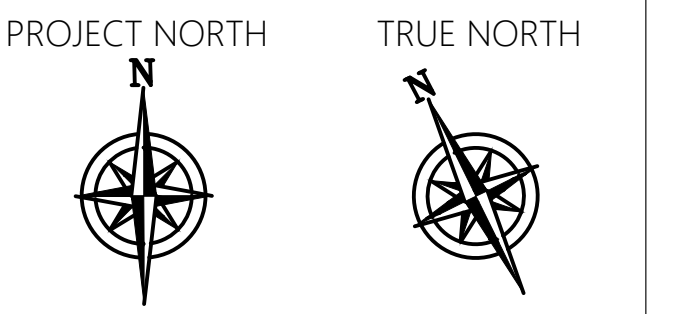
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTOR(S) SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)



Client: ROY MURAD  
E: MURAD@LINKRP.COM

Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5

Designed By: DAVID MORRONE	Date: AUGUST 20 2024
Sheet Size: 36" x 24"	Consultant Project No.: 190001
Drawing Title: COACH HOUSE PLANS	
Drawing Scale: 1/16" 1:200	Consultant Dwg No.: A200

Plot Date: Sep 05, 2024 - 4:23pm



1 COACH HOUSE ELEVATION FRONT  
A201 1/16" = 1'-0"



4 COACH HOUSE ELEVATION WEST  
A201 1/16" = 1'-0"

**MATERIAL & FINISHES LEGEND**  
NOTE: ALL NEW PROPOSED MATERIALS TO MATCH EXISTING APPROVED MATERIALS ON MAIN RESIDENCE

**ROOFING**

1 Material: GAF Timberline HDZ Laminated Architectural Roof Shingles  
Color: Pewter Gray  
Manufacturer: GAF  
Model: Timberline HDZ  
SITE PHOTO

2 Material: Custom Bespoke Soffit  
Color: Match existing heritage colors (V.I.F.)  
Manufacturer: Gentek  
Model: 16' 4 panel Soffit  
SITE PHOTO

**DOORS & WINDOWS**

3 Door: Lepage Wooden Entry Door  
Frame and Panel to be Pine option  
Finish: Painted to match existing door colours, V.I.F.  
Manufacturer: Lepage Millwork  
Model: Custom Wooden Entry  
SITE PHOTO

4 Windows: Lepage Wooden Windows  
Frame and Panel to be Pine option  
Finish: Match existing finish, color, and material V.I.F.  
Manufacturer: Lepage Millwork  
Model: Custom Wooden Windows  
SITE PHOTO

**SIDING & TRIM**

5 Siding: Fraser Wood Siding 1"x6" Bevel Siding  
Appearance: Stacked to appear as 1x3  
Finish: Match existing finish, color, and material V.I.F.  
Manufacturer: Fraser Wood Siding  
SITE PHOTO

SPACE PROVIDED FOR MUNICIPAL USE

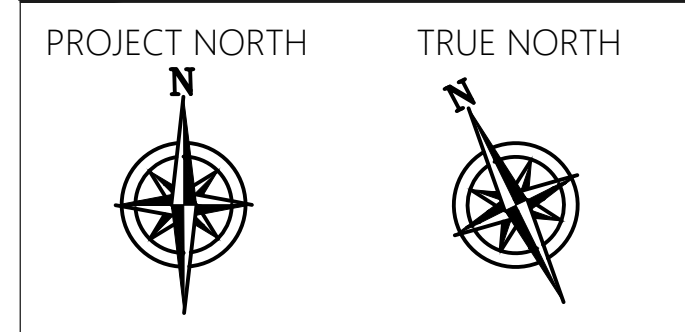
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTOR(S) SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)



Client: **ROY MURAD**  
E: MURAD@LINKRP.COM

Project Title: **15 MILL STREET THORNHILL, ON L4J 8C5**

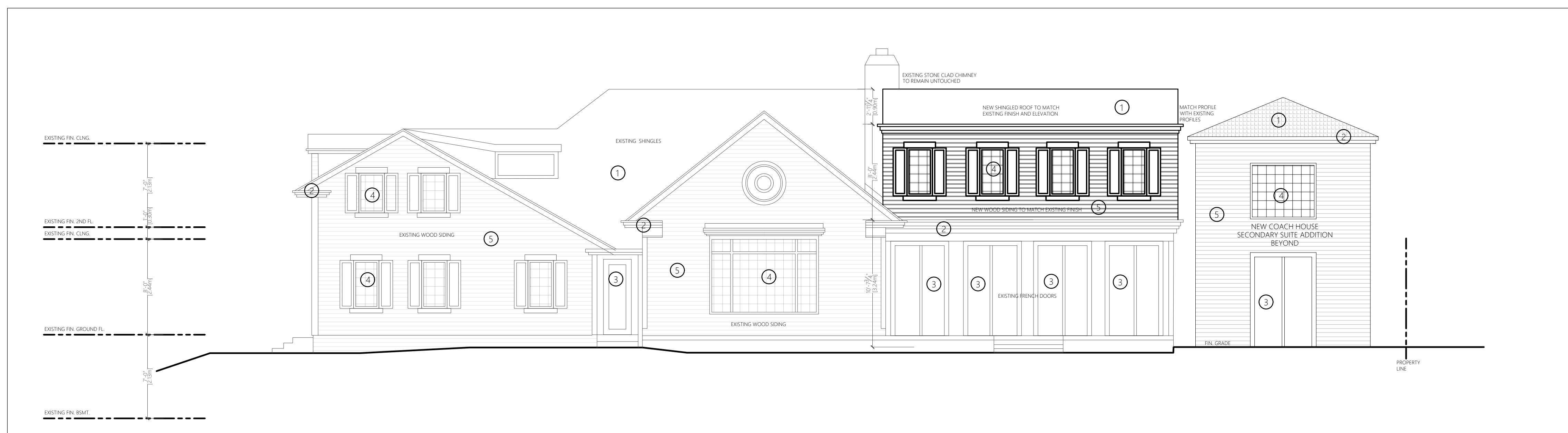


Designed By: DAVID MORRONE	Date: AUGUST 20 2024
Sheet Size: 36" x 24"	Consultant Project No.: 190001
Drawing Title: <b>RESIDENCE ELEVATIONS</b>	
Drawing Scale: 1/16" = 1:200	Consultant Draw No.: <b>A201</b>





1 COACH HOUSE ELEVATION EAST  
 A202 1/4" = 1'-0"



2 COACH HOUSE ELEVATION SOUTH  
 A202 1/4" = 1'-0"

**MATERIAL & FINISHES LEGEND**  
 NOTE: ALL NEW PROPOSED MATERIALS TO MATCH EXISTING APPROVED MATERIALS ON MAIN RESIDENCE

**ROOFING**

1 Material: GAF Timberline HDZ Laminated Architectural Roof Shingles  
 Color: Pewter Gray  
 Manufacturer: GAF  
 Model: Timberline-HDZ  
 SITE PHOTO

2 Material: Custom Bespoke Soffit  
 Color: Match existing heritage colors (V.I.F.)  
 Manufacturer: Gentek  
 Model: 16" 4 panel Soffit  
 SITE PHOTO

**DOORS & WINDOWS**

3 Door: Lepage Wooden Entry Door  
 Frame and Panel to be Pine option  
 Finish: Painted to match existing door colours. V.I.F.  
 Manufacturer: Lepage Millwork  
 Model: Custom Wooden Entry  
 SITE PHOTO

4 Windows: Lepage Wooden Windows  
 Frame and Panel to be Pine option  
 Finish: Match existing finish, color, and material V.I.F.  
 Manufacturer: Lepage Millwork  
 Model: Custom Wooden Windows  
 SITE PHOTO

**SIDING & TRIM**

5 Siding: Fraser Wood Siding 1"x6" Bevel Siding  
 Appearance: Stacked to appear as 1x3  
 Finish: Match existing finish, color, and material V.I.F.  
 Manufacturer: Fraser Wood Siding  
 SITE PHOTO

SPACE PROVIDED FOR MUNICIPAL USE

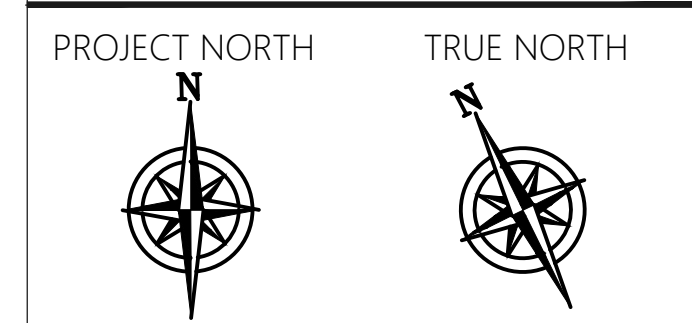
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTORS SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)



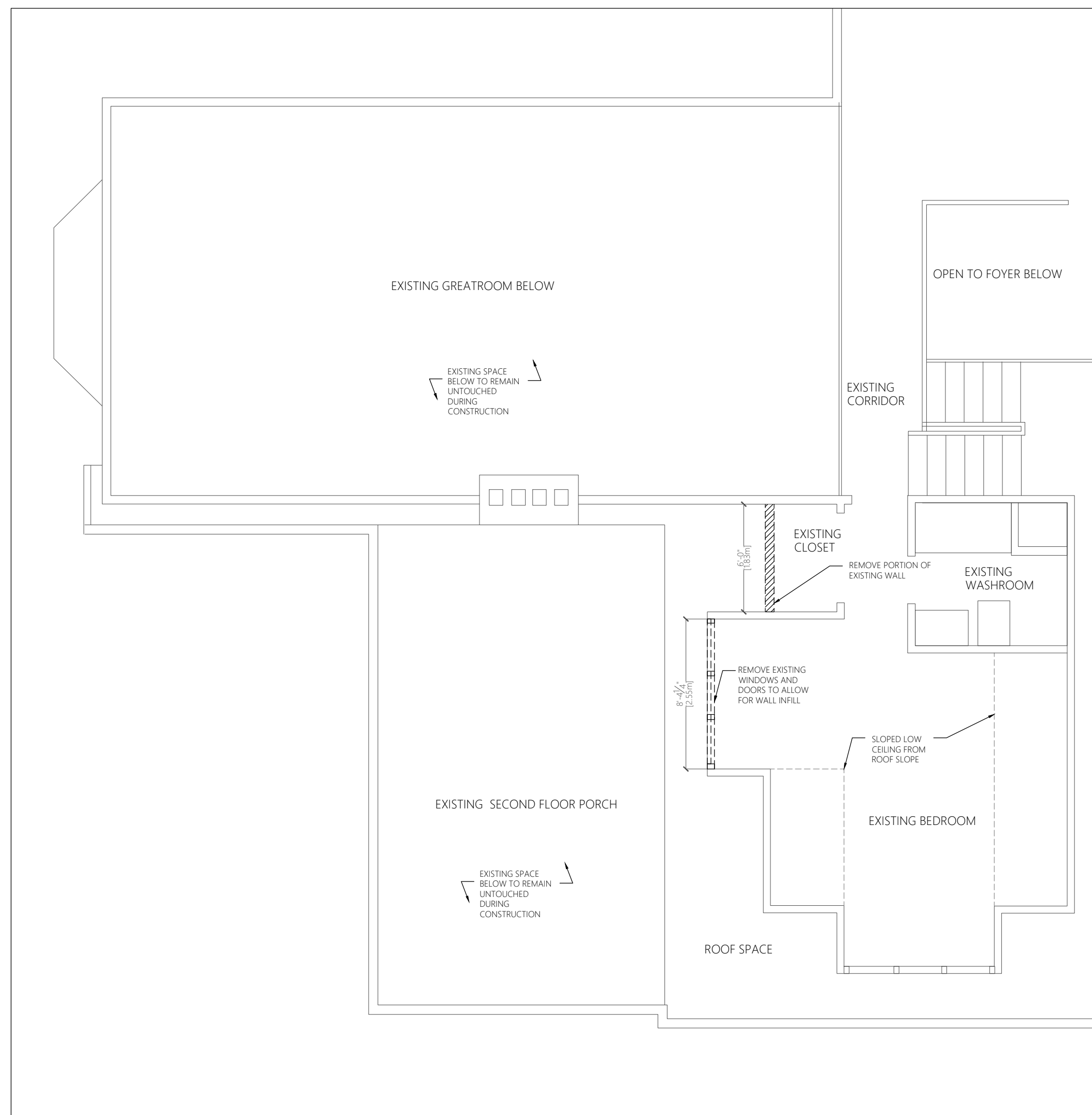
Client: ROY MURAD  
 E: MURAD@LINKRP.COM

Project Title: 15 MILL STREET  
 THORNHILL, ON L4J 8C5

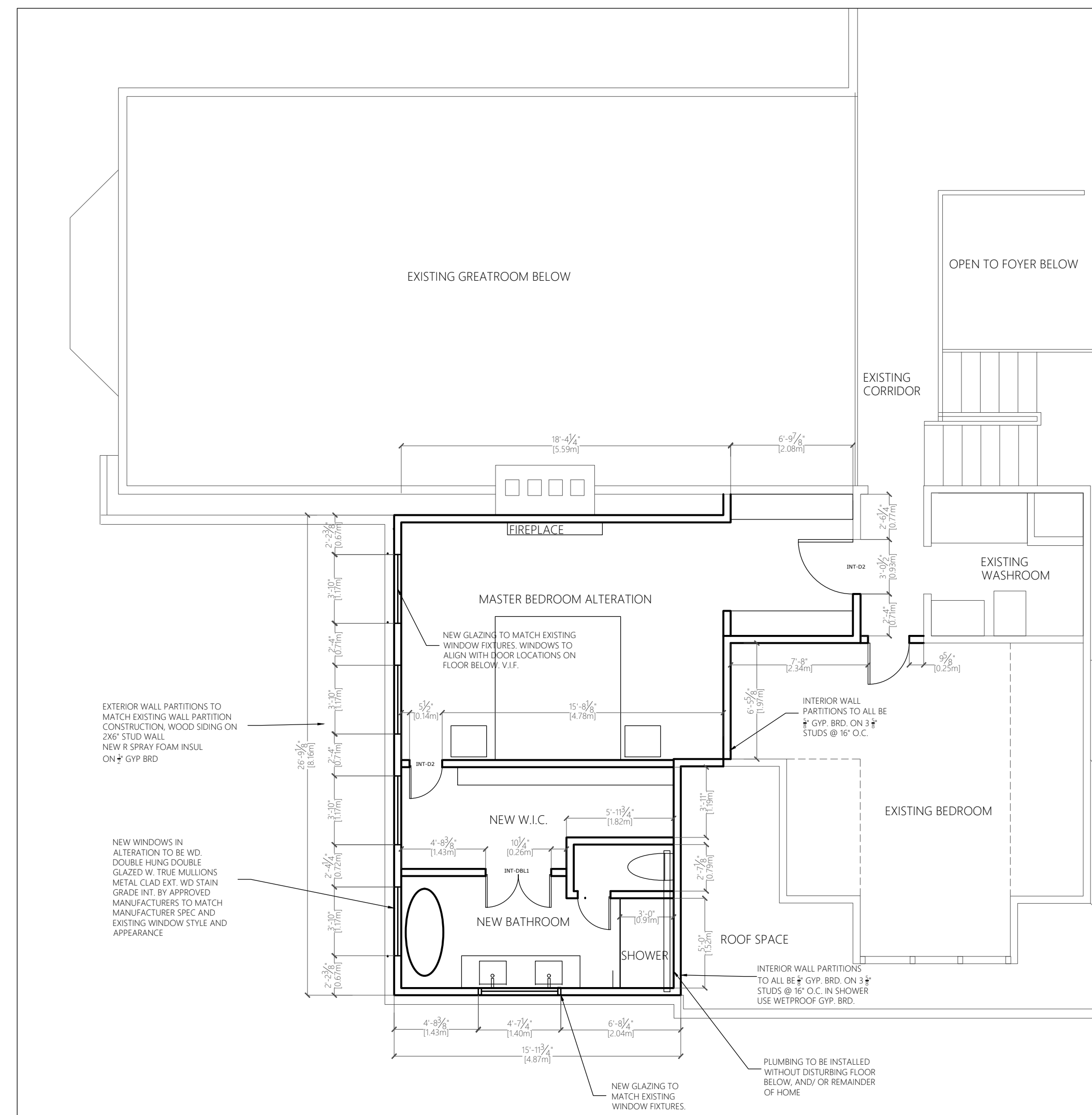


Designed By: DAVID MORRONE	Date: AUGUST 20 2024
Sheet Size: 36" x 24"	Consultant Project No.: 190001
Drawing Title: RESIDENCE ELEVATIONS	
Drawing Scale: 1/16" = 1:200	Consultant Draw No.: A202

Plot Date: Sep 05, 2024 - 09:24am



1 SECOND FLOOR BEDROOM PLAN  
A300 #+1-0'



2 NEW ALTERATION SECOND FLOOR BEDROOM PLAN  
A300 #+1-0'

SPACE PROVIDED FOR MUNICIPAL USE

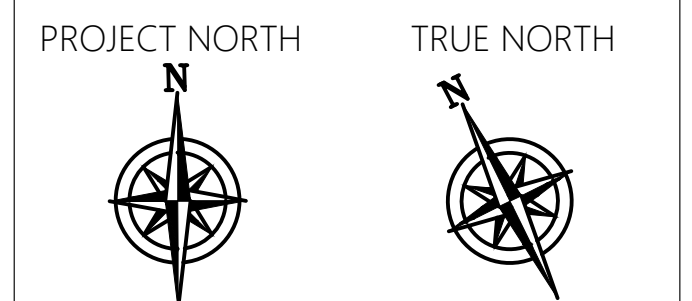
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTOR(S) SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)



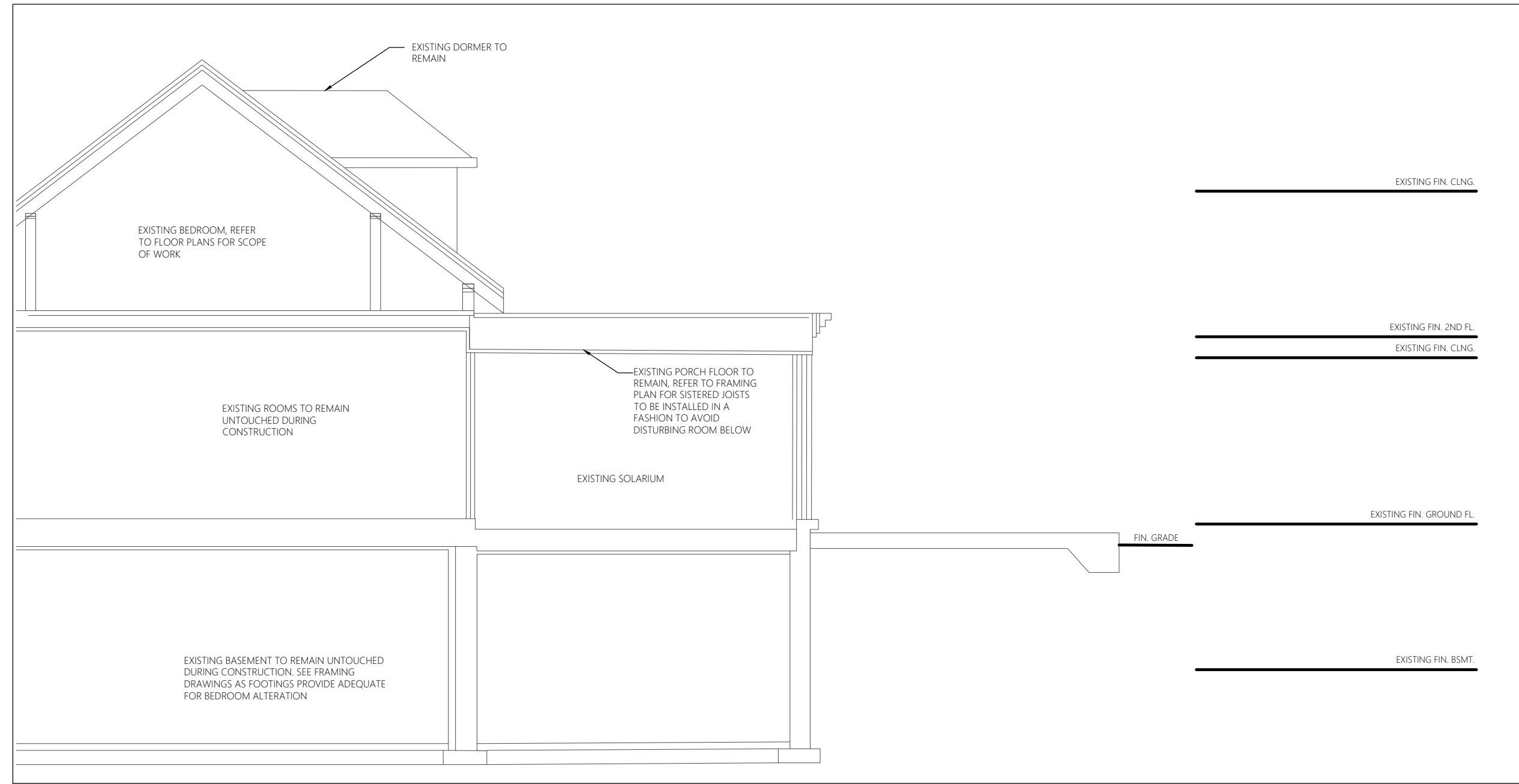
Client: ROY MURAD  
E: MURAD@LINKRP.COM

Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5

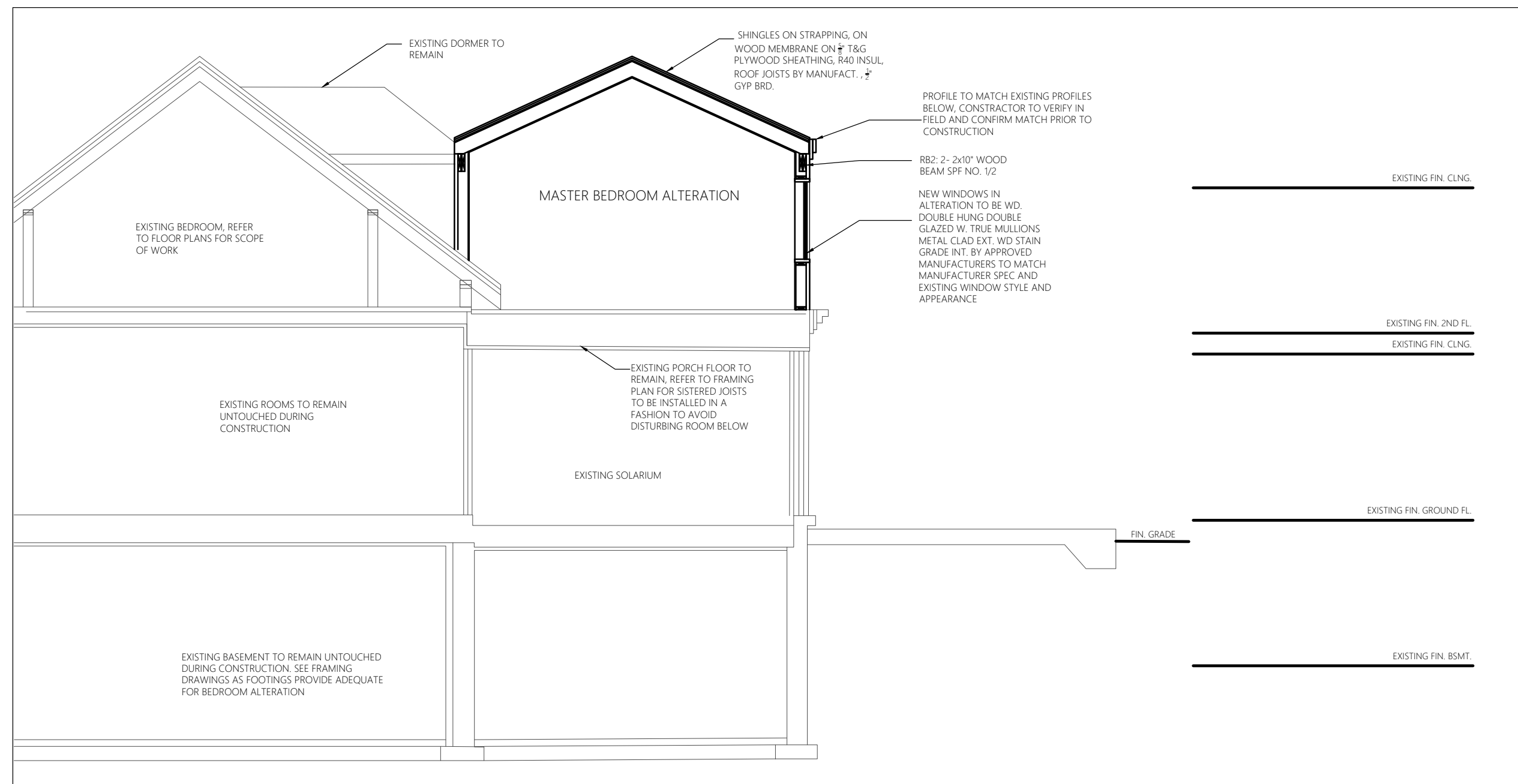


Designed By:	DAVID MORRONE	Date:	AUGUST 20 2024
Sheet Size:	36" x 24"	Consultant Project No.:	190001
Drawing Title:	<b>MASTER BEDROOM ALTERATION</b>		
Drawing Scale:	1/16" = 1:200	Consultant Dwg No.:	<b>A300</b>

Plot Date: Aug 20, 2024 - 1:53pm



1 EXISTING SECTION  
A303



2 NEW SECTION  
A303

SPACE PROVIDED FOR MUNICIPAL USE

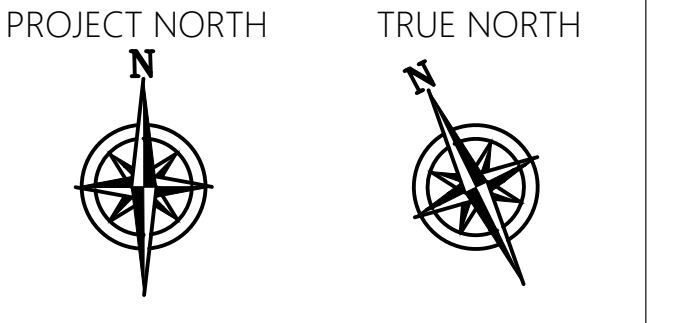
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTOR(S) SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)

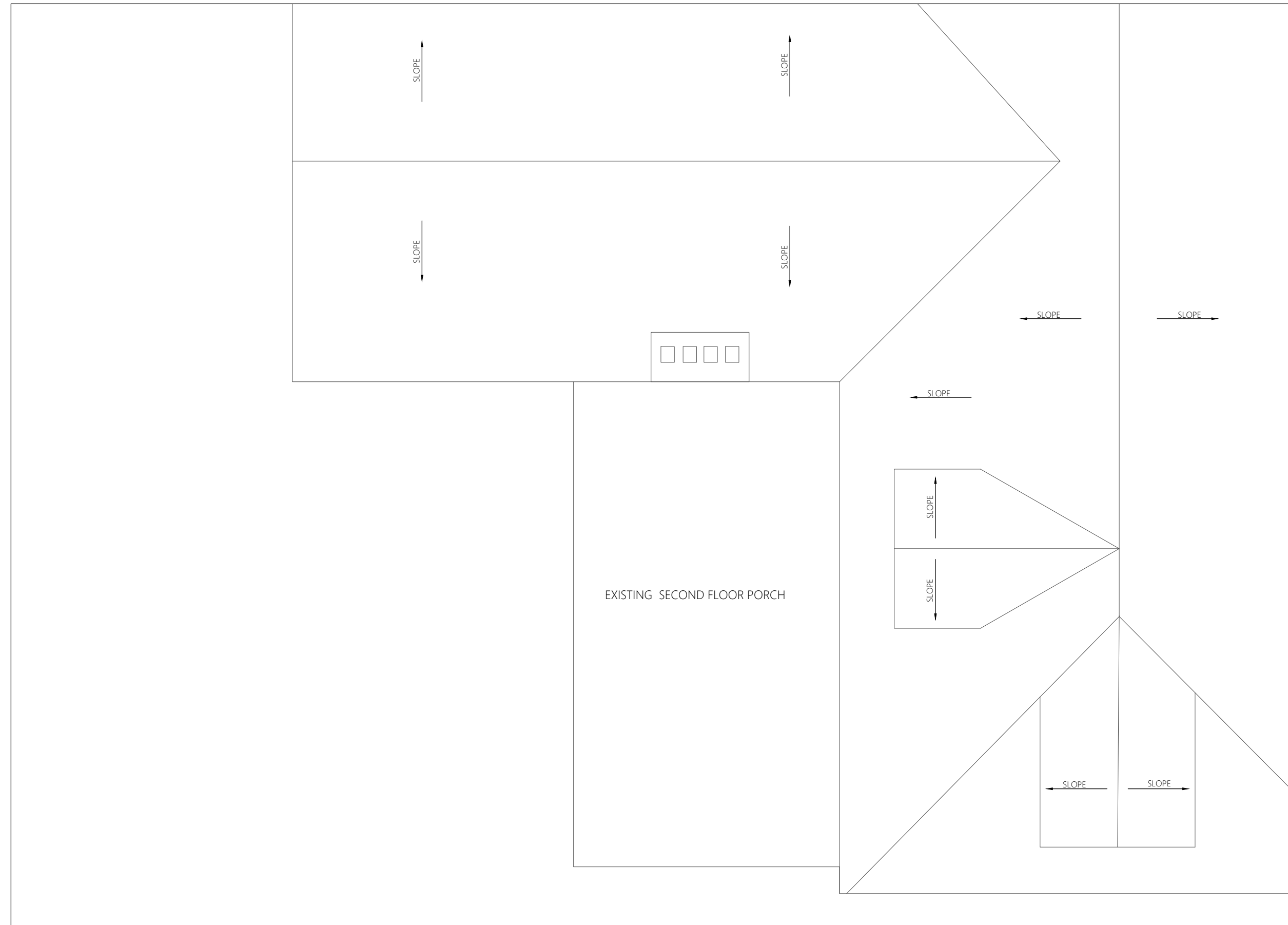


Client: ROY MURAD  
E: MURAD@LINKRP.COM

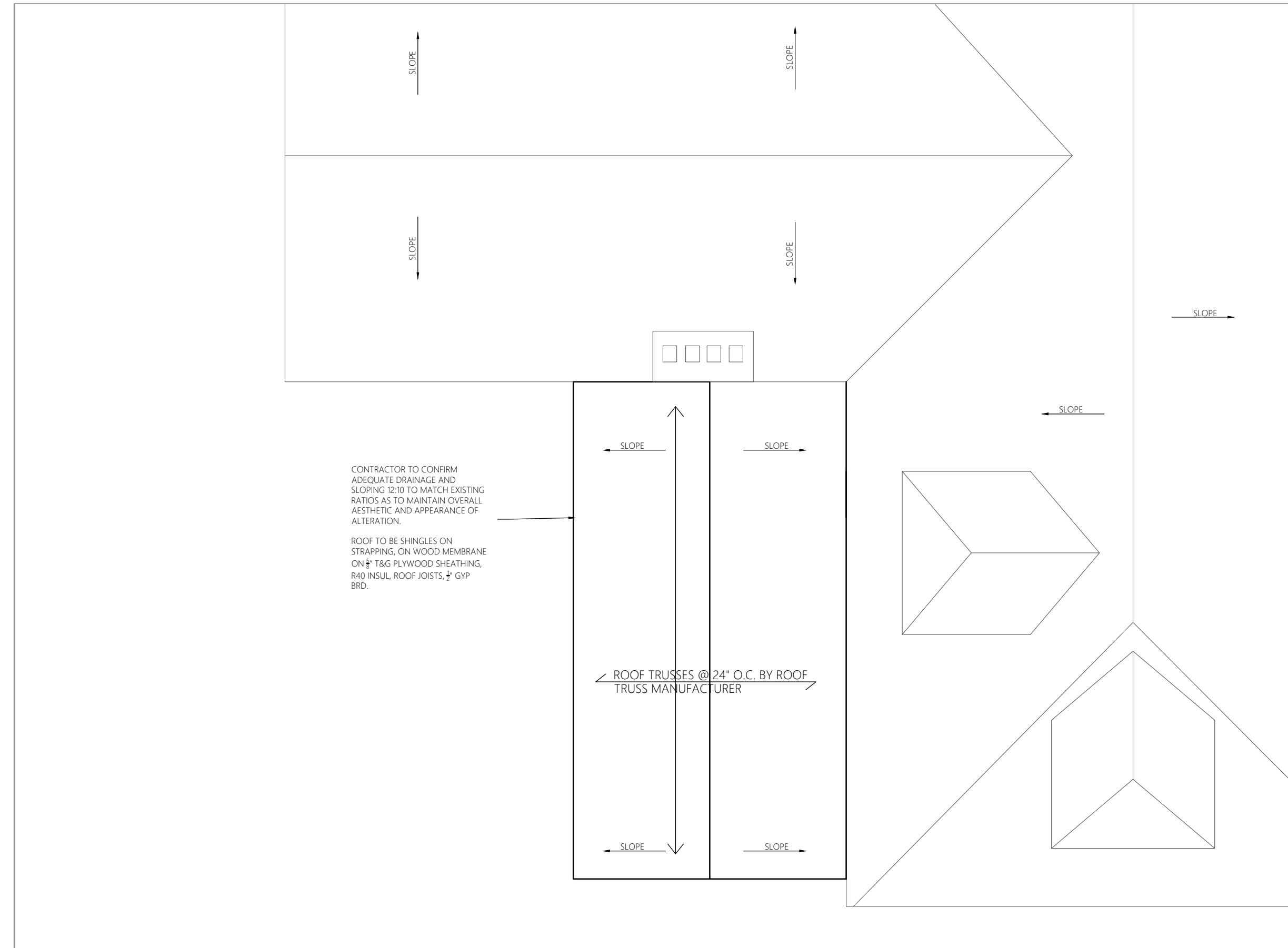
Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5



Designed By: DAVID MORRONE	Date: AUGUST 20 2024
Sheet Size: 36" x 24"	Consultant Project No.: 190001
Drawing Title: <b>BEDROOM SECTION</b>	
Drawing Scale: 1/16" = 1:200	Consultant Dwg No.: <b>A303</b>



1 EXISTING ROOF PLAN  
A501 #1-1"



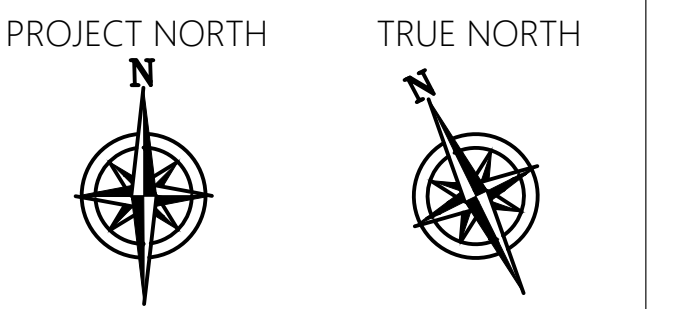
2 NEW ROOF PLAN  
A501 #1-1"

SPACE PROVIDED FOR MUNICIPAL USE

THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.  
ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.  
DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENT OVER SCALE. CONTRACTOR(S) SHALL CONFIRM & VERIFY ALL DIMENSION ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)

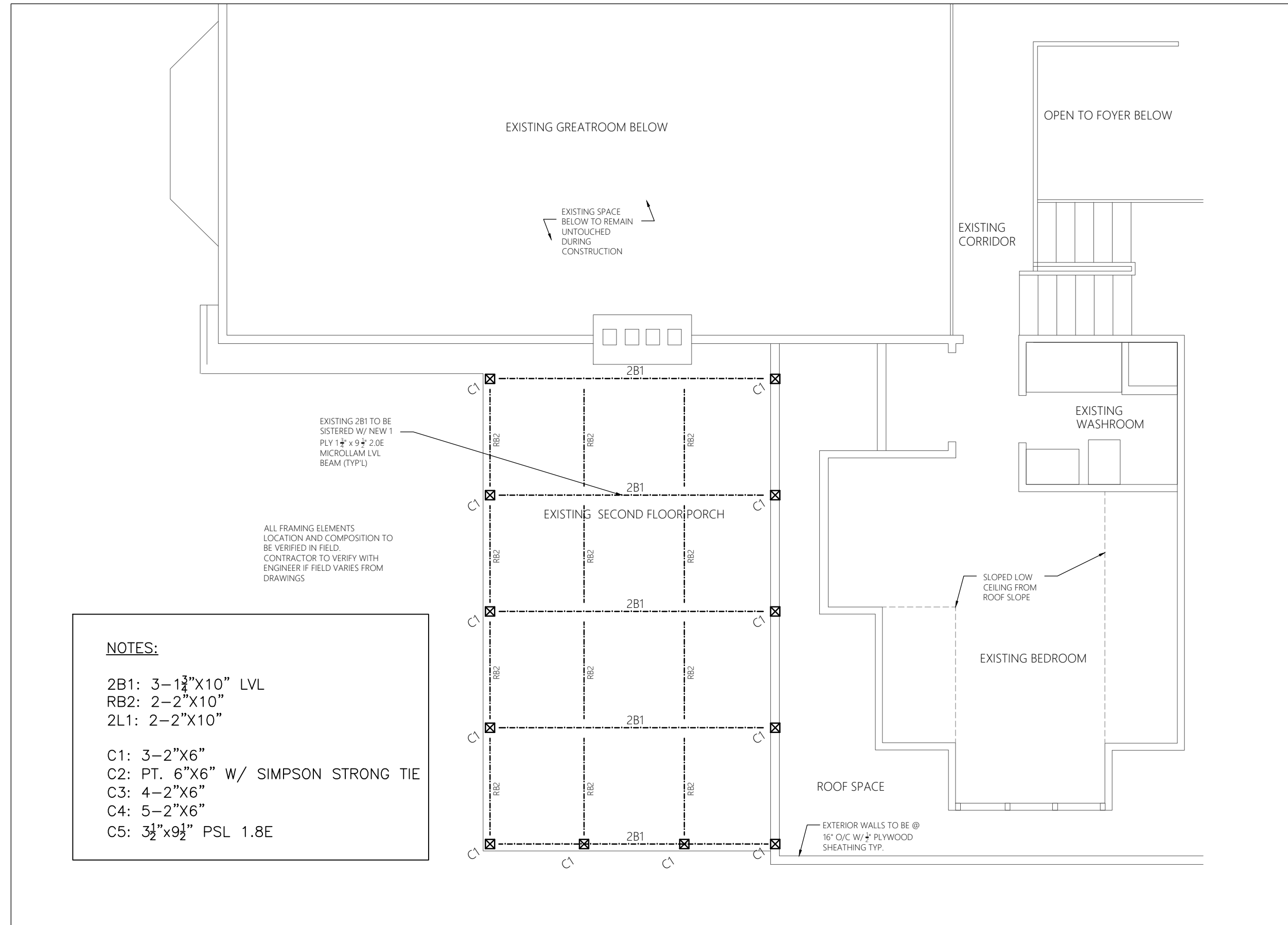


Client: ROY MURAD  
E: MURAD@LINKRP.COM

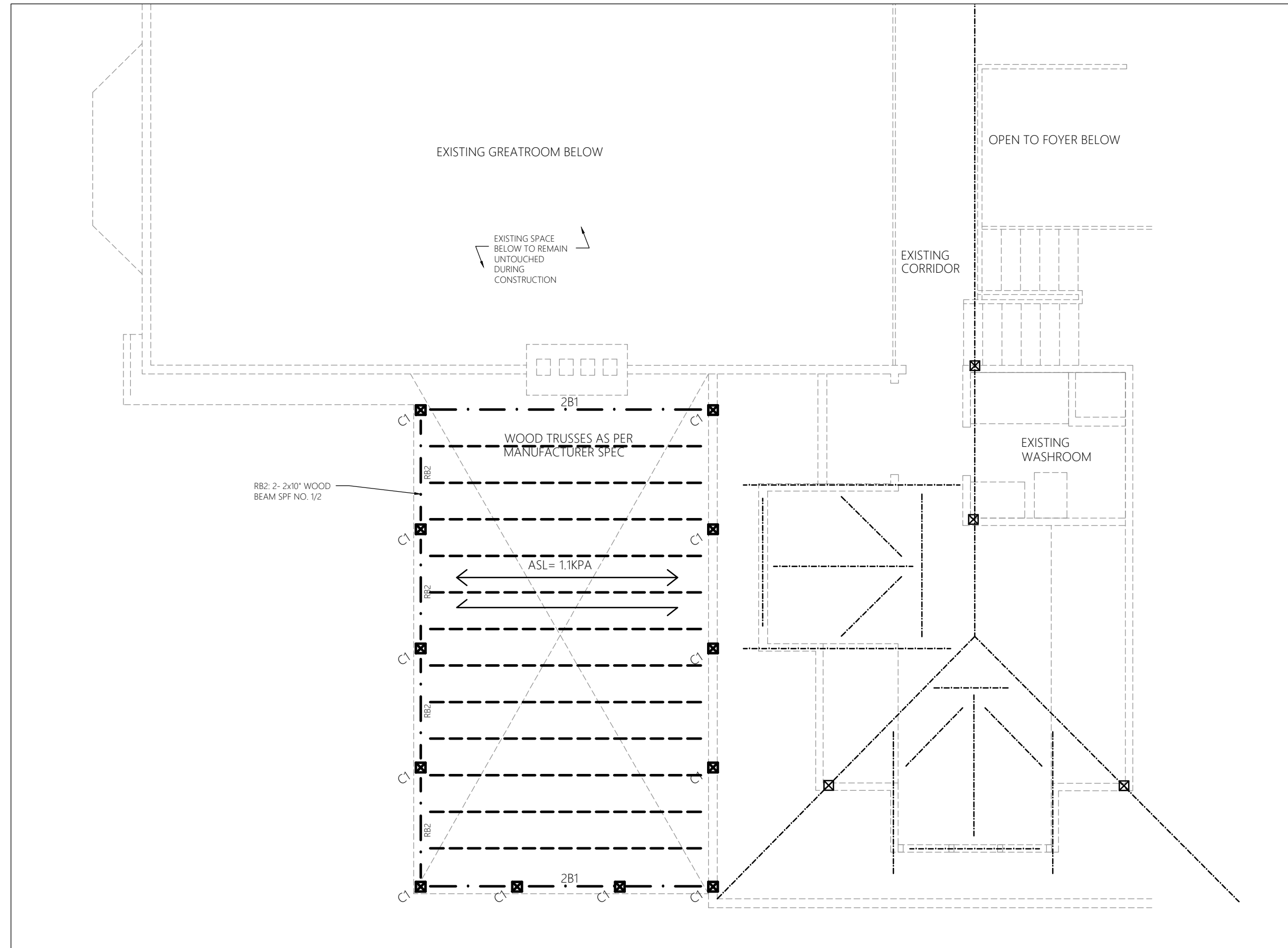
Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5



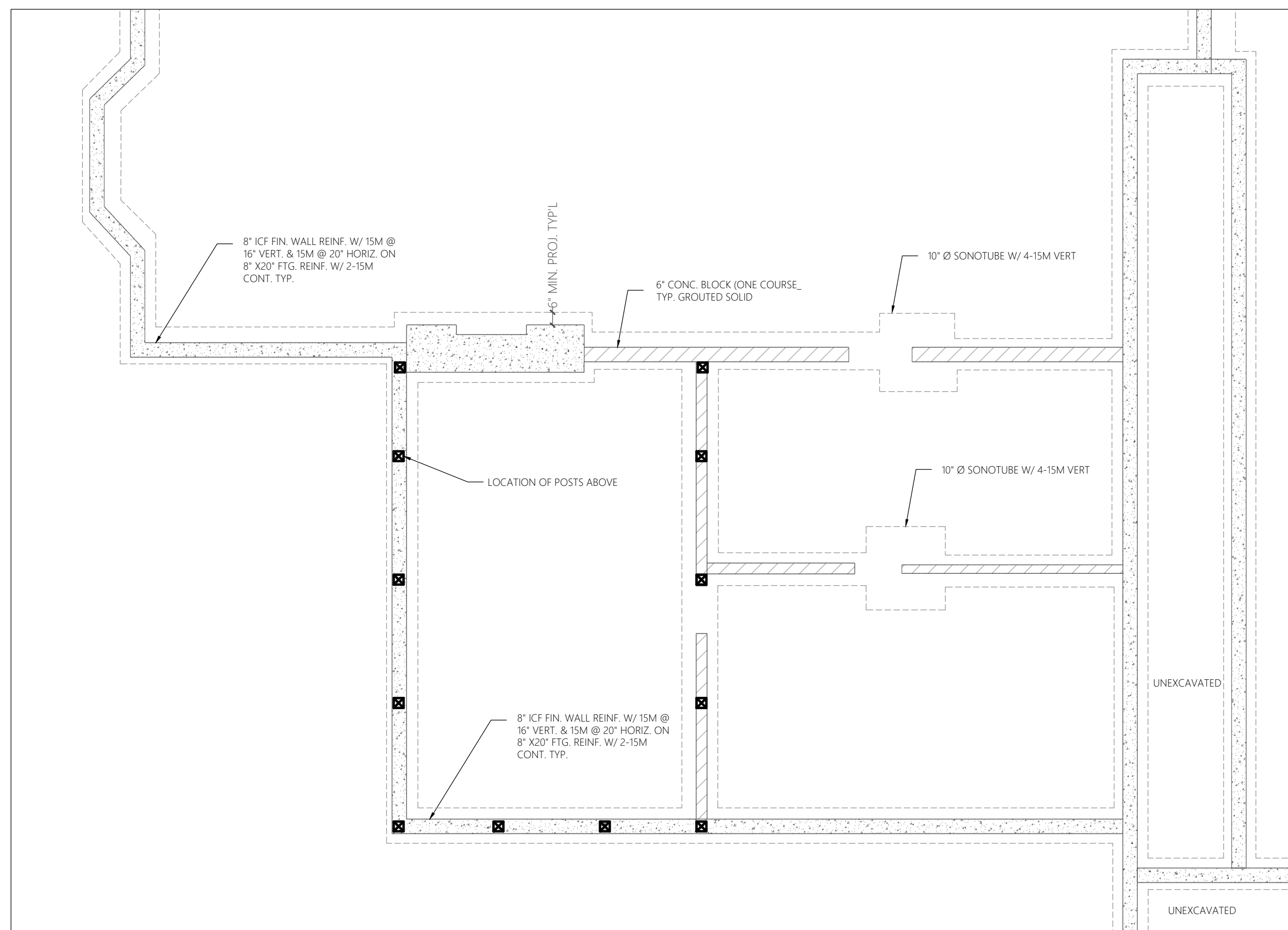
Designed By: DAVID MORRONE	Date: AUGUST 20 2024
Sheet Size: 36" x 24"	Consultant Project No.: 190001
Drawing Title: <b>BEDROOM ROOF PLAN</b>	
Drawing Scale: 1/16" = 1'-0"	Consultant Dwg No.: <b>A501</b>



1 GROUND FLOOR PLAN SHOWING SECOND FLOOR EXISTING FRAMING  
A500 #1-0"



2 SECOND FLOOR PLAN SHOWING ROOF EXISTING FRAMING  
A500 #1-0"



3 BASEMENT STRUCTURAL PLAN  
A500 #1-0"

SPACE PROVIDED FOR MUNICIPAL USE

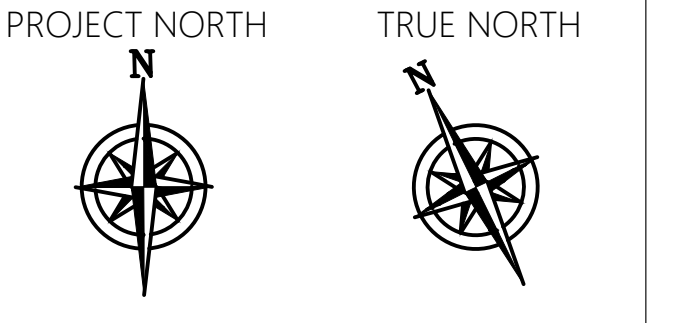
THE REPRODUCTION OF THIS DOCUMENT WHETHER IN PRINTED FORMAT OR DIGITAL DATA IS PROHIBITED & SHALL NOT BE DISCLOSED USED OR COPIED EXCEPT IN CONNECTION WITH SUCH USE OR PRIOR WRITTEN CONSENT. ALL DRAWINGS & RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF NSA DESIGN BUILD.

ALL WORK TO CONFORM WITH APPLICABLE GOVERNING CODES & BY-LAWS.

DO NOT SCALE DRAWINGS. DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. CONTRACTOR(S) SHALL CONFIRM & VERIFY ALL DIMENSIONS ON THE JOB SITE & REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

No.	Date	Issued	By:

Professional Seal(s)



Client: ROY MURAD  
E: MURAD@LINKRP.COM

Project Title: 15 MILL STREET  
THORNHILL, ON L4J 8C5



Designed By: DAVID MORRONE	Date: AUGUST 20 2024
Sheet Size: 36" x 24"	Consultant Project No.: 190001
Drawing Title: <b>BEDROOM FRAMING PLAN</b>	
Drawing Scale: 1/16" = 1'-0"	Consultant Dwg No.: <b>A500</b>

Plot Date: Aug 20, 2024 - 1:53pm

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

<b>Internal Departments</b> <small>*Comments Received</small>	<b>Conditions Required</b>		<b>Nature of Comments</b>
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review

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

**To:** Committee of Adjustment  
**From:** Christian Tinney, Building Standards Department  
**Date:** October 8, 2024  
**Applicant:** Martin Rendl Associates  
**Location:** 15 Mill Street  
 65R34512 Part 1 and 3  
**File No.(s):** A135/24

**Zoning Classification:**

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum rear yard permitted is 9.0 metres. [Exception 14.403.2, 3.]	To permit a minimum rear yard of 1.05 metres (coach house).
2	The minimum interior side yard permitted is 2.5 metres. [Exception 14.403.2, 2. b.]	To permit a minimum interior side yard of 0.98 metres (coach house).
3	The maximum lot coverage in the R1E Zone shall be 23% provided the maximum height does not exceed 9.5 metres. [Table 7-3, Note 2.]	To permit a maximum lot coverage of 30.0%

**Staff Comments:**

**Building Permit(s) Issued:**

Building Permit No. 11-004085 for Single Detached Dwelling - Addition, Issue Date: Sep 02, 2011.  
 Building Permit No. 11-004085 for Single Detached Dwelling - Alteration, Issue Date: May 11, 2012.

**Other Comments:**

General Comments	
1	This review is based solely on the accuracy and information submitted by the Applicant.
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
3	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).
4	The subject lands are located in the Thornhill Heritage District.
5	The subject lands are partially located in the Ontario Greenbelt

**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.

**Date:** September 6<sup>th</sup> 2024

**Attention:** Christine Vigneault

**RE:**

**File No.:** A135-24

**Related Files:**

**Applicant** Martin Rendl Associates

**Location** 15 Mill Street





Discover the possibilities

### COMMENTS:

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

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

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

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

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

### References:

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

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

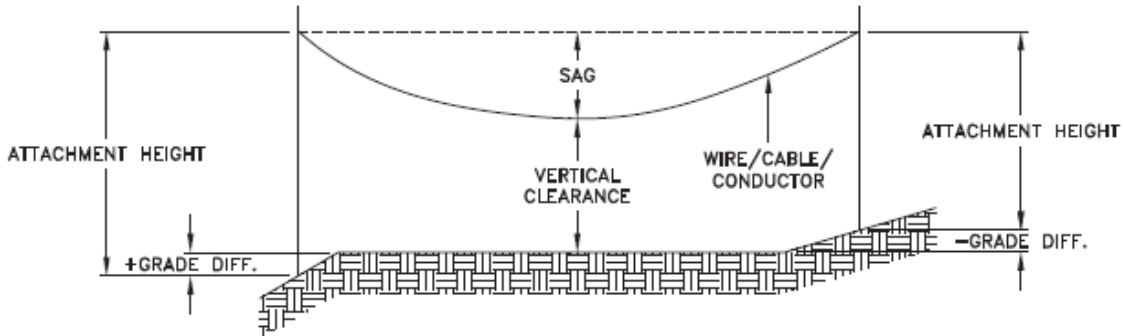
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

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

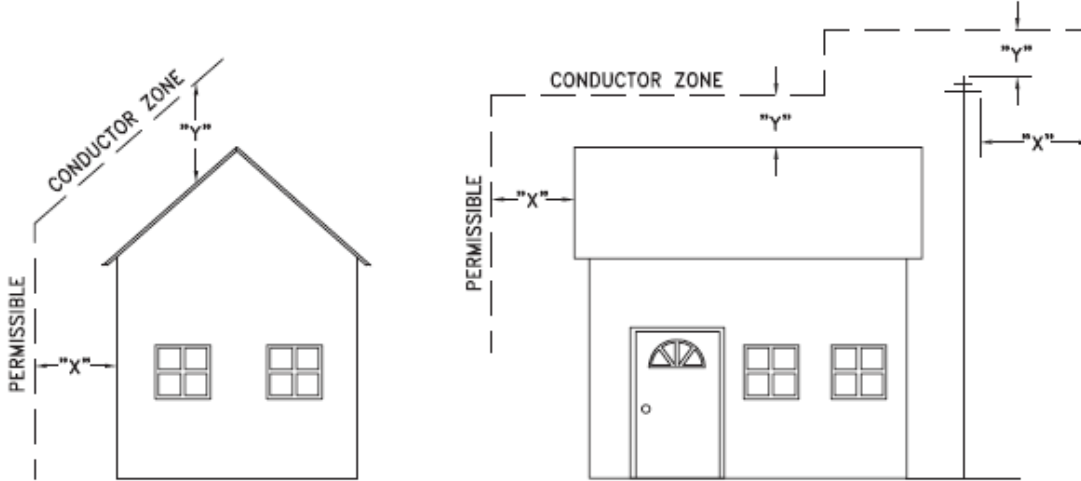
**REFERENCES**

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

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A135/24 - 15 MILL STREET - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Friday, September 6, 2024 1:59:52 PM  
**Attachments:** [image002.png](#)

---

**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.

Good afternoon,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from the TRCA.

Based on the above, we have no comments/requirements.

Regards,

**Cameron McDonald**

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: [cameron.mcdonald@trca.ca](mailto:cameron.mcdonald@trca.ca)

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



**From:** [Development Services](#)  
**To:** [Gianluca Russo](#)  
**Cc:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A135/24 - 15 MILL STREET - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Friday, September 13, 2024 7:20:13 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

**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,

The Regional Municipality of York has completed its review of the minor variance application – A135/24 (15 MILL STREET) and has the following condition:

Prior to final approval of the application, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the proposed secondary dwelling and have been allocated by the City of Vaughan:

a) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, for the proposed secondary dwelling.

b) a copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition

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 Planning | Economic and Development Services Branch | Corporate Services Department

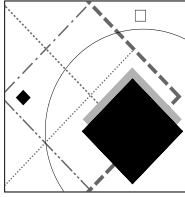
---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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

## SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			09/13/2024	Letter in response to Environmental Planning
Applicant			10/04/2024	Planning Justification Report
Applicant			10/31/2024	Letter of Opinion



# MARTIN RENDL ASSOCIATES

*Planning & Development Services*

35 Delburn Drive  
Toronto, Ontario  
M1V 1A8

Tel: [416] 291-6902  
Fax: [416] 291-7398  
mrendl@inforamp.net

Lana Marcy, B.E.S., M.Pl.  
Environmental Planner  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

September 13, 2024

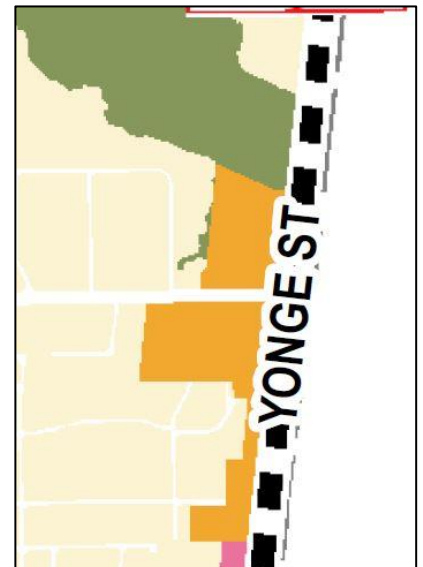
Dear Ms. Marcy:

**Re: Minor Variance Application A.135/24  
15 Mill Street East, Thornhill**

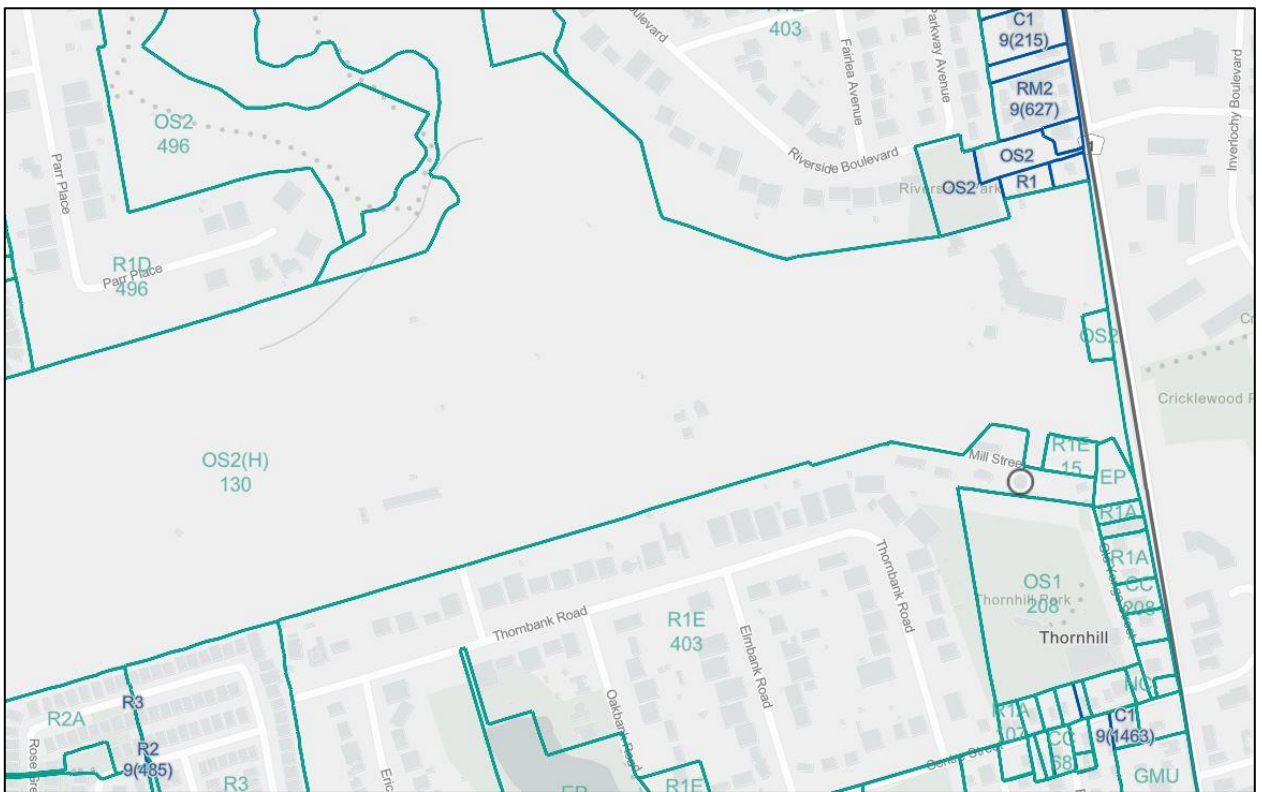
I am the authorized agent for Monica Murad, the owner of the property at 15 Mill Street in Thornhill. This letter responds to your comments dated September 13, 2024 to Alyssa Pangilinan on the minor variance application. I have shown your comments in italics followed by my response.

## SITE CONTEXT

- ***The subject lands are designated as being within the Urban Area as identified in Schedule 1A of the Vaughan Official Plan (VOP) 2010 and are designated both Natural Areas and Countryside and Community Areas in Schedule 1.***
  - Based on this extract from Schedule 1 Urban Structure, the property appears to fall within the Local Centres and perhaps a portion of the Community Areas designation as well. The generally straight boundary between the Natural Areas and Countryside designation and the Local Centres designation likely corresponds with a man made feature like Mill Street or existing lots which are often used as the boundary between land use designations.
  - The Natural Areas and Countryside designation appears to be the river valley located north of the both the property and of the residential lots on the north side of Mill Street given that the Official Plan describes Natural Areas as including the valley of the Don River.

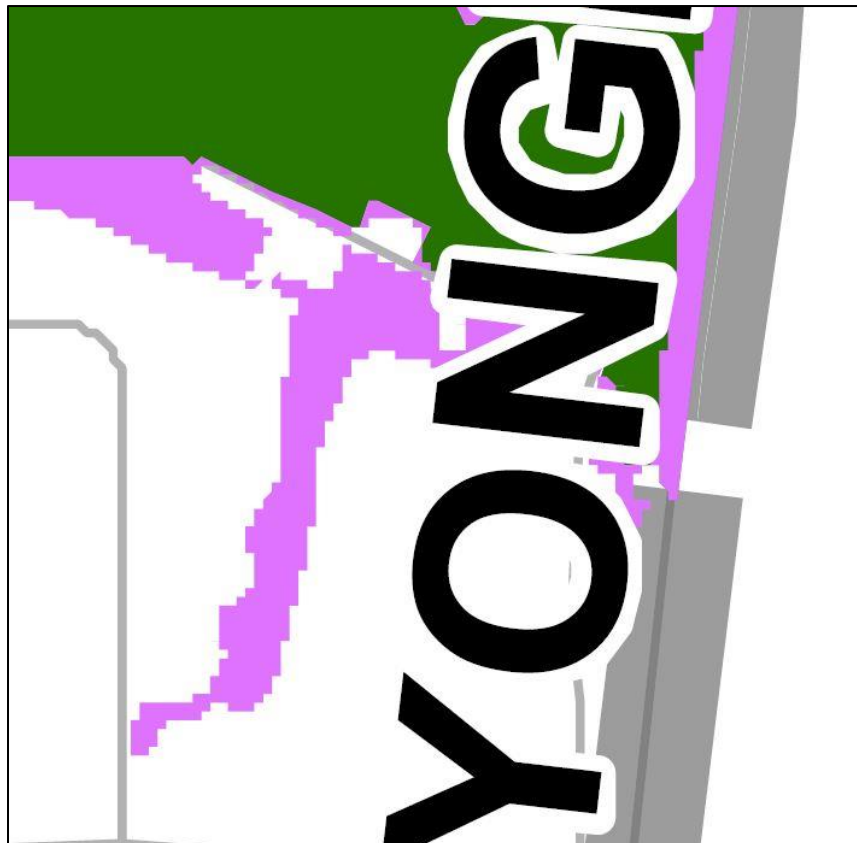


- Policy 10.2.1.6 of the Vaughan Official Plan provides direction on interpreting the boundaries of its land use designations. It states that the boundaries of land use designations will be determined by a review of existing zoning by-laws; prevailing lot depths; orientation of lot frontages; lot patterns; and land use patterns.
- In that regard, these extracts from the Zoning By-law show the lands in the area zoned for Residential uses (R1E) and those zoned for Open Space (OS) or Environmental Protection Area (EP). The zoning by-law and prevailing patterns of developed lots and land uses are helpful in identifying the boundaries of the general land use designations of the Official Plan.





- ***The application is located within the Urban River Valley of the Greenbelt Plan.***
  - Policy 6.2.1 of the Greenbelt Plan states only publicly owned lands within the Urban River Valley are subject to the Urban River Valleys policies of the Greenbelt Plan. Any privately owned lands within the Urban River Valley area are not subject to the policies of the designation.
  
- ***According to our mapping, the subject property contains and is adjacent to "Core Features" (i.e. valley corridor and stream corridor associated with the Don River Watershed and contains a large significant woodland feature) of the City's Natural Heritage Network (NHN). In accordance with the VOP 2010, "Core Features" are subject to the relevant policies within Chapter 3.***
  - The Core Features designation on Schedule 2 like the Natural Areas and Countryside designation appears to apply to lands north of Mill Street, lands located primarily in the Don River Valley.
  - The extract from Schedule 2 below shows areas in white on the north and south sides of Mill Street and lands located outside the Core Features and the purple Unapproved designations. It is reasonable to conclude these white areas correspond to the existing residential lots on Mill Street, particularly 10 Mill Street to the north and east of 15 Mill Street and directly adjacent to the top of the Don River Valley.



- Schedule 2 describes the purple Unapproved designation as being “Sites under consideration for Core Feature additions, Core Feature deletions, or classification as an Enhancement Area.” Such an evaluation does not appear to have taken place.
- The Official Plan describes Core Features as “valley and stream corridors; woodlands; wetlands; fish and wildlife habitat; significant habitat of endangered and threatened species; and Environmentally Significant Areas and Areas of Natural and Scientific Interest.”
- With regard to the woodland feature comment, it is questionable given the actual character of the vegetation and trees on the property that the property is a significant woodland.
- City of Vaughan staff may wish to conduct a site visit to observe what is actually on the ground.
- The Vaughan Official Plan defines a woodland as having these characteristics: a treed area of land at least 0.2 hectare in size with at least: a) 1000 trees of any size, per hectare; b) 750 trees per hectare measuring over 5 centimetres diameter; c) 500 trees per hectare measuring over 12 centimetres diameter; or d) 250 trees per hectare measuring over 20 centimetres diameter.
- I submit none of these criteria with respect to the number and type of trees necessary to be considered a woodland is met in this case.
- Nevertheless, assuming for the moment that a woodland exists, Policy 3.3.3.3 states that development and site alteration may be permitted in a woodland if any one of the listed criteria are met. In my opinion, the property meets the following three criteria of Policy 3.3.3.3:
  - It does not contain globally or provincially rare plants, animals or communities as designated by the Natural Heritage Information Centre.
  - It does not contain species designated by the Committee on the Status of Endangered Wildlife in Canada or by the Committee on the Status of Species at Risk in Ontario as threatened, endangered, or of special concern.
  - It is not within 30 metres of wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs.
- Policy 3.3.3.4 states that should Policy 3.3.3.3 apply, development and site alteration may be permitted if the development or site alteration does not affect the ability of the retained portion of the woodland and/or adjacent woodlands to remain significant.
- Assuming for the moment that the property is in fact a woodland, it should be remembered that 15 Mill Street is currently developed with the existing house and coach house as shown on the submitted plans. The new coach house replaces the existing coach house generally in the same location on the lot within the presumed woodland.

- ***According to Schedule 2 of the York Region Official Plan (YROP) 2022 the subject lands are within the Regional Greenlands System.***
  - The large region-wide scale of Map 2 of the YROP makes it difficult to conclusively pin point 15 Mill Street or state that the property is located within the Regional Greenlands System.
  - Nevertheless assuming for the moment it is, Policy 3.2.5 of the YROP states that notwithstanding Policy 3.2.3's prohibition of development and site alteration within the Regional Greenlands System, some uses may be permitted subject to meeting requirements such as being a legally existing or permitted land use that conforms with in-force local official plans and zoning by-laws.
  - The existing dwelling at 15 Mill Street is a legally existing and permitted land use that conforms with the Vaughan Official Plan and the Zoning By-law.
  - The Official Plan and Zoning By-law both permit a secondary suite as proposed in the coach house addition to the existing principal dwelling that is the subject of the minor variance application.

## APPLICATION SPECIFIC COMMENTS

- ***It is requested that an Arborist Report be prepared and submitted in support of the minor variance application.***
  - Please refer to the enclosed Arborist Report and Tree Protection Plan which reflects the property and trees as surveyed on September 2, 2024.
- ***The removals appear to be within a significant feature, the applicant must demonstrate how Sections 3.2.3.7 and 3.3.3 of the Vaughan Official Plan (2010) are being met.***
  - As described earlier with reference to the Site Context comments, 15 Mill Street does not appear to be located within a Core Feature that corresponds to a “key natural heritage feature” or a woodland.
- ***The subject lands are regulated by the TRCA. Environmental Planning staff defer to TRCA for floodplain and any regulatory hazard matters/confirmation of natural hazard limits as per Ontario Regulation 41/24. Any proposed development, interference, or alteration within the regulated area will be required to be appropriately setback from the floodplain and will require a permit/approval from TRCA. Staff also defer to TRCA for any technical studies as required.***

- The role of the TRCA in the review of this minor variance application is well understood and recognized. Should TRCA advise that a permit is required, the owner will obtain a permit from TRCA.
- Please note as TRCA's mapping shows, the TRCA regulated area on 15 Mill Street is limited to a portion of the front yard. The proposed coach house construction is located well to the south of this TRCA regulated area and next to the rear lot line of the property adjacent to Thornhill Park.



- Please also note as shown below, TRCA's mapping shows the limit of the flood plain (the area in blue) is located well north of the subject property and below Mill Street within the valley. 15 Mill Street is not located in the flood plain of the Don River.



Please contact me if you have any questions or require additional information.

I have also copied the other City of Vaughan staff to whom you circulated your comments for their information.

Yours very truly,

**MARTIN RENDL ASSOCIATES**

A handwritten signature in black ink, appearing to read 'M. Rendl', with a long horizontal flourish extending to the right.

Martin Rendl, B.E.S, M.Sc.(Pl.), MCIP, RPP

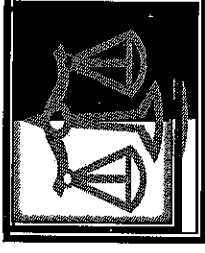
cc: Monica Murad  
Christine Vigneault  
Nicholas Del Prete  
Harry Zhao  
David Harding  
Cristina Papadatos

Encl: Arborist Report  
Tree Protection Plan

# SHAW, McLELLAN

Barristers & Solicitors\*  
10 Schoolhouse Lane, P.O. Box 280  
Collingwood, Ontario L9Y 3Z5.

JACOB MURAD, B.A. (Hons.), J.D., LL.M  
P.E. GAIL MUMFORD, B.A. (Hons.), LL.B.  
I. PAUL SHAW, B.A. LL.B. (Counsel)  
BRIAN R. McLELLAN, B.A. LL.B. (Retired 2020)



\* Blue Star Law Professional Corporation  
Tel: 705-445-1382  
Fax: 705-445-7042  
[www.shawmclellan.ca](http://www.shawmclellan.ca)

October 30, 2024

City of Vaughan  
Development Planning Staff/Committee of Adjustments  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

Dear Sirs:

RE: Lot 7, Lot 8, Pt Lot 6 , Range B, pts 1 & 3, 65R34512, City of Vaughan  
Committee of Adjustments Application by Monica Murad, owner

I have been asked to provide a letter of opinion with respect to the above described lands.

No deeming by-law is required based on the following facts.

Currently the lands are described in the registry office as a consolidated parcel, such consolidation having occurred pursuant to the vesting order of Justice M. L. Lack of August 15, 2013. At that time he ordered that lot 7 and lot 8, as well as part lot 6 be registered as a consolidated PIN.

Lot 8, while technically the whole of a lot on a plan cannot be sold as a separate entity as it is a parcel 3.04 meters by 34.49 meters, with the smaller measurement being the frontage. No town would consent to a building permit. Its only value lies in the fact that it gives the owner of Lot 7 an additional side yard between Lot 7 and Lot 9. As the City is the abutting land owner, there is no individual who would have an interest in purchasing it.

Further, the plans which are before the committee for approval indicate that east wall of the secondary dwelling is clearly located on Lot 8. There is no ability to sell any part of Lot 8 if the building is located on both Lot 7 and 8 because that effectively physically ties Lot 8 to Lot 7; the city would not consent to the severance of any portion of Lot 8 for private sale.

As Lot 6 is a part of a lot, it would be a Planning Act violation if it were sold without the consent of the City.

Consequently a deeming by-law is not required for any of the lots.

Yours very truly,

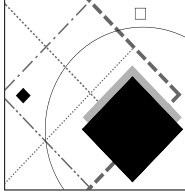
**SHAW, McLELLAN**

PER:



P. E. GAIL MUMFORD

PEGM:dmf



**MARTIN RENDL ASSOCIATES**  
*Planning & Development Services*

35 Delburn Drive  
Toronto, Ontario  
M1V 1A8

Tel: [416] 291-6902  
Fax: [416] 291-7398  
mrendl@inforamp.net

---

October 4, 2024

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

Dear Ms. Vigneault:

**Re: Minor Variance Application A135/24**  
**15 Mill Street East, Thornhill**  
**Lots 7 & 8 Part Lot 6 RP 65R34512**

I am a registered professional planner and the authorized agent for Monica Murad, the owner of the property at 15 Mill Street in Thornhill. This letter provides a planning justification for the variances requested by this application.

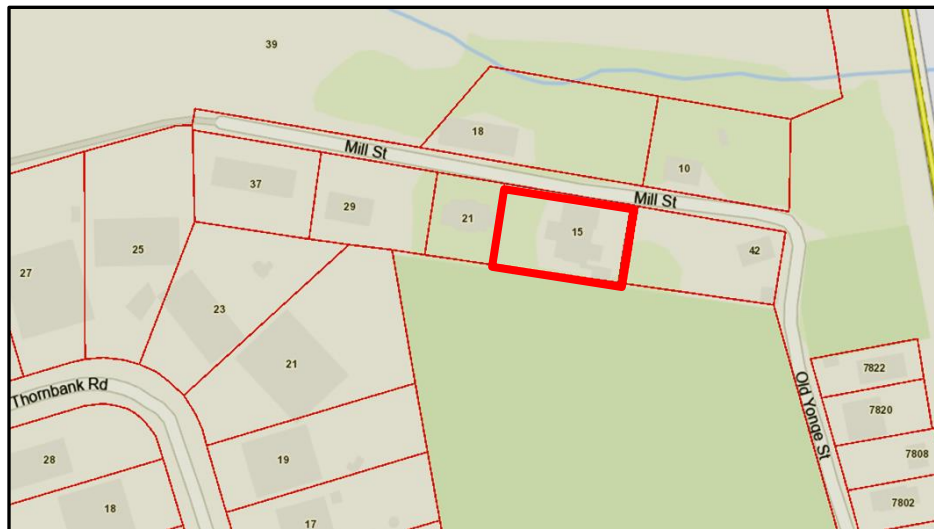
**A. BACKGROUND**

15 Mill Street is located on the south side of Mill Street approximately 90 metres west of Old Yonge Street. The property is approximately 2,097.14 square metres in area with a lot frontage of approximately 59.58 metres and a lot depth of approximately 34.57 metres on the east and 35.98 metres on the west.

Nearby development includes:

- To the east, 42 Old Yonge Street, the designated heritage William Walton Armstrong House, owned by the City of Vaughan.
- To the west, 21 Mill Street a detached two storey dwelling.
- To the south, the City of Vaughan's Thornhill Park at 26 Old Yonge Street.
- To the north:
  - 10 Mill Street, a new detached two storey dwelling which in May 2022 received approval for several minor variances for its construction.
  - 18 Mill Street, a one storey detached dwelling.





**15 Mill Street**

The property is currently developed with a 1½ storey dwelling. It was originally constructed in the early 19<sup>th</sup> century as part of the initial development in this part of Thornhill. Renovations and additions to the dwelling were made in 1910, the 1940's, 1955, and 2011.

The existing one storey coach house is a converted former garage that is now attached by a breezeway to the existing dwelling.

The 2011 addition to the dwelling was approved by the Heritage Vaughan Committee and the project received a 2013 Heritage Preservation Award.



15 Mill Street is located within the Thornhill Heritage Conservation District (THCD). The property is designated under Section 41, Part V of the Ontario Heritage Act as part of the THCD. The property is included on the City of Vaughan's Listing of Significant Heritage Structures.

15 Mill Street is designated Low Rise Residential by the Vaughan Official Plan and zoned R1E (EN)-403 by Zoning By-law 001-2021.

## B. PROPOSED DEVELOPMENT

The proposal is to demolish the existing one storey coach house and construct a new two storey coach house in the same location. The new coach house is located in the south east part of the property and will be an addition attached to the existing dwelling.



Proposed New Coach House



The new coach house will contain a secondary suite as an accessory dwelling unit within the enlarged existing detached dwelling as provided for by the Zoning By-law.

A second storey bedroom addition to the existing principal dwelling is also proposed but requires no variances.

The proposal for the new coach house was developed in consultation with City Heritage and Planning staff and incorporates the input and direction they provided.

### C. REQUESTED MINOR VARIANCES

The variances requested pertain to the new coach house. The application seeks the approval of the following minor variances for the proposed development.

#### Variance #1

Proposed minimum 0.95 m rear yard setback for the coach house whereas the By-law requirement is a minimum 9.0 m rear yard setback.

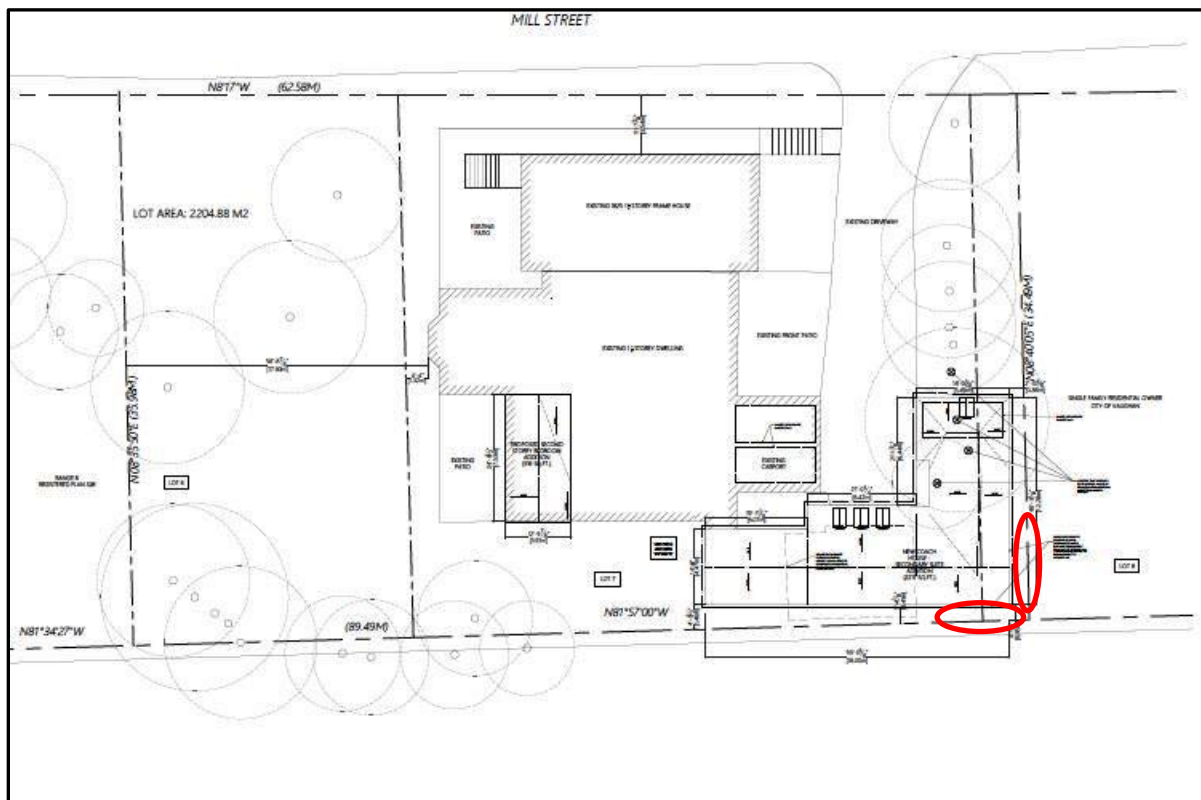
#### Variance #2

Proposed minimum 0.88 m interior east side yard setback for the coach house whereas the By-law requirement is a minimum 2.5 m interior side yard setback.

#### Variance #3

Proposed 30.0% lot coverage whereas the By-law requirement is a maximum 23% provided the maximum building height does not exceed 9.5 m.

As the site plan below shows, the setback variances apply to the setbacks of the proposed new coach house from the south and east lot lines at the south east corner of the property.



15 Mill Street Site Plan & Location of Setback Variances #1 & #2

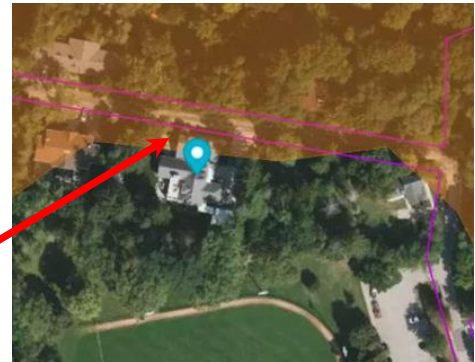
## D. PLANNING EVALUATION AND OPINION ON THE APPLICATION

As described below, it is my planning opinion that the requested variances satisfy all four tests of Section 45(1) of the Planning Act for the approval of a variance.

### 1. THE VARIANCES MAINTAIN THE GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN

15 Mill Street is located in the Urban Area of Vaughan as shown on Schedules 1 and 1-A of the City of Vaughan Official Plan. The majority of the property is designated Low Rise Residential and a portion of the front of the property is designated Natural Areas on Schedule 13 of the City of Vaughan Official Plan.

The Natural Areas designation appears to correspond with the portion of the property that is subject to the regulation of the Toronto and Region Conservation Authority. This TRCA regulated area also appears to correspond with the portion of the property the 2017 Greenbelt Plan designates Urban River Valleys.



Policy 6.2.1 of the Greenbelt Plan states only publicly owned lands are subject to the Urban River Valleys policies of the Greenbelt Plan. Policy 6.2.2 further states such lands are governed by the applicable municipal official plan policies.

In addition to the Vaughan Official Plan, this section of this report also addresses the proposal in relation to the recently released 2024 Provincial Policy Statement (“PPS”) because the Planning Act requires that all planning decisions must be consistent with the PPS. The PPS is implemented through the City of Vaughan Official Plan.

#### 1.a) Provincial Policy Statement 2024

The proposed development incorporates a secondary suite in the coach house addition. Creating a second dwelling unit as part of the existing dwelling is consistent with the provincial interest to add second dwelling units to existing dwellings as stated in the 2019 Ontario Housing Supply Action Plan.

In October 2024 the Provincial Policy Statement, 2024 replaces the Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Elements of both were consolidated into a single policy document.

The Growth Plan is scheduled to be repealed on October 20, 2024. All land use planning decisions made as of October 20, 2024 will need to be consistent with the 2024 PPS.

The minor variances are consistent with PPS policies for managing and directing land use to achieve efficient and resilient development and land use patterns. Specifically, the proposed development:

- Is an efficient use of land (PPS Policy 2.3.1.2.(a)) and optimizes existing infrastructure and public service facilities (PPS Policy 2.3.1.2.(b));
- Supports the achievement of complete communities with a range and mix of housing options (PPS Policy 2.3.1.3);

- Supports the achievement of compact, transit supportive and complete communities (PPS Policy 2.9.1.(a));
- Conserves built heritage resources (PPS Policy 4.6.1)
- Is an example of compact built form, defined by the PPS as *“a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments.”*

In summary, the requested variances and the proposed development are consistent with the 2024 Provincial Policy Statement.

### **1.b) City of Vaughan Official Plan**

The general intent and purpose of the Official Plan policies applicable to 15 Mill Street is to maintain the neighbourhood’s established character and ensure new development respects and reinforces the existing physical character and uses of the surrounding area.

#### **Low Rise Residential Designation**

In Low Rise Residential Areas, residential units in detached houses no higher than three storeys are permitted (Policy 9.2.2.2). The proposed coach house is two storeys in height and otherwise conforms with the Low Rise Residential policies.

#### **Natural Areas Designation**

The Natural Areas designation partially applies to the Subject Property and is identified on Schedule 2 of the Official Plan as “Unapproved.” This means such areas are under consideration for addition to the Core Feature designation or deletion from the Core Feature designation or classification as an Enhancement Area.

The Official Plan states these matters will be determined through appropriate studies initiated by the City of Vaughan or undertaken by other agencies such as the TRCA and the Region of York. This does not appear to have taken place.

The proposed development does not affect the programs or policies of the TRCA.



#### **Urban Design and Built Form Policies**

Policy 9.1.2.2 directs that in Established Community Areas, new development as reflected in any variance application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area.

In my opinion, this variance application and the proposed development respects and reinforces the following applicable elements of the surrounding area as follows:

<b>POLICY 9.1.2.2 NEIGHBOURHOOD CHARACTER ELEMENTS</b>	
c. The building type of nearby residential properties.	15 Mill Street remains a single detached dwelling, the prevailing building type in the neighbourhood.
d. The orientation of buildings.	The coach house addition maintains the current orientation of buildings to the street and adjacent lands.
e. The heights and scale of adjacent and immediately surrounding residential properties.	The two storey height of the coach house is consistent with the height of the principal dwelling and surrounding residential properties.  It complies with the maximum height permitted by the Zoning By-law.
f. The setback of buildings from the street.	The coach house addition does not change the current setback of the principal dwelling from Mill Street which is the building closest to the front lot line and street.
g. The pattern of rear and side-yard setbacks;	The variances generally maintain the pattern of rear and side yard setbacks currently on the property.  The setbacks both historically and now help to define the character of Mill Street and the neighbourhood.
h. the presence of mature trees and general landscape character of the streetscape the conservation and enhancement of heritage buildings	The proposed coach house does not affect or alter the current landscape character of the Mill Street streetscape.  The proposal conserves and enhances the heritage building on the property.

Policy 9.1.2.3 refers to Established Community Areas that are characterized by detached houses on lots with frontages exceeding 20 metres. It sets out a series of considerations that apply to development involving minor variances and are intended to maintain the character of these areas.

In my opinion, this variance application and the proposed development maintains the character of the established Thornhill community with respect to the following applicable considerations:

<p><b>POLICY 9.1.2.3 ESTABLISHED COMMUNITY AREAS</b></p>	
<p>e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;</p>	<p>As described earlier, the proposed coach house generally maintains the established pattern of the current rear yard setback on the property and does not change the visual relationship between 15 Mill Street and the adjacent Thornhill Park, which is not a residential lot but a public park.</p>
<p>f. Building heights and massing should respect the scale of adjacent residential buildings.</p>	<p>The two storey height of the coach house respects the scale of adjacent houses which have a similar height and scale.</p>
<p>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.</p>	<p>The proposed coach house maintains a low lot coverage marginally above the current lot coverage. The proposed development maintains the general footprint of the existing buildings on the property.</p> <p>The proposed lot coverage does not reduce the generous existing amenity and landscaped areas located in the front yard and the 17.9 m wide and 35.98 m deep interior west side yard.</p>

### Heritage Conservation

Policy 6.3.2 of the Official Plan deals with the designation of Heritage Conservation Districts. 15 Mill Street is located in the Thornhill Heritage Conservation District (“THCD”). Policy 8.3.4 of the THCD Plan states that applications for minor variances will be reviewed for compliance with the TCHD Plan.

LHC Heritage Planning and Archaeology (“LHC”) reviewed the proposed development and prepared a Heritage Update Letter dated July 3, 2024 which has been submitted to the City of Vaughan for its review with this minor variance application.

LHC concluded that the construction of the new coach house is not anticipated to have any direct or indirect effects on the cultural heritage value of the property, the adjacent heritage properties, or the THCD.

In summary, it is my opinion that the requested variances maintain the general intent and purpose of the City of Vaughan Official Plan for the reasons given and are consistent with the 2024 PPS.

## **2. THE VARIANCES MAINTAIN THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW**

### **Setback Variances**

The general intent and purpose of side and rear yard setbacks for buildings is to provide an appropriate separation between a building and adjacent buildings and uses. The spacing between buildings is intended to mitigate any impacts arising from the relationship created by the spacing between the buildings.

The adjacent property immediately to the south is Thornhill Park, a large public park. It has an area of approximately 43,200 square metres. The extensive wooded area of the park is located adjacent to the rear lot line and rear yard of 15 Mill Street. The location of the proposed new coach house maintains the current spatial relationship between the existing dwelling and garage located on 15 Mill Street and Thornhill Park. The reduced setbacks from the south and east lot lines do not affect or adversely impact the use and activities that take place in Thornhill Park.

I note that in 2011 the Committee of Adjustment approved a 0.44 m rear yard setback for to convert the original detached garage into the current coach house which will be demolished and replaced by the new coach house. The 0.95 m rear yard setback currently proposed is over double the current coach house's rear setback. The requested 0.95 m setback was supported by City Planning staff in our discussions with them.

The adjacent property to the east is 42 Old Yonge Street, the William Walton Armstrong House owned by the City of Vaughan. The distance between the east wall of the proposed coach house and the Armstrong House is approximately 50 metres, a separation that is the equivalent of more than 1½ residential lots.

The proposed 0.88 m east side yard setback does not affect the heritage importance and prominence of the nearby Armstrong House.

In my opinion, the proposed variances for setbacks from east and south lot lines maintain the general intent and purpose of the Zoning By-law for the reasons given.

### **Lot Coverage**

The general intent and purpose of regulating lot coverage is to control the extent to which a lot is covered by buildings and structures in order to maintain an appropriate amount of undeveloped and open spaces on a lot. The intent is to avoid the overdevelopment of a lot with structures and buildings whose collective bulk and massing may overwhelm a lot . A secondary purpose is to reduce the overland flow of rain water runoff from buildings by maintaining permeable uncovered areas on a lot to support the infiltration of rainwater into the ground.

The current lot coverage of 24.11% exceeds the 23% permitted lot coverage. The Committee of Adjustment in 2013 approved 24.22% lot coverage. The proposed 30.0% lot coverage represents a modest increase in lot coverage arising from the new coach house.

The proposed lot coverage does not alter the existing physical character of the property or street. The proposal maintains the property's existing major outdoor landscaped open spaces consisting of the front yard facing Mill Street and the very generous 17.9 m wide west side yard, both of which are landscaped and open amenity areas. These outdoor areas complement the residential use of the property and are



enjoyed by its residents.

In my opinion, the proposed new lot coverage which is less than one third the area of the lot maintains the general intent and purpose of the Zoning By-law for the reasons given. This is not an overdevelopment of the lot.

### **3. THE VARIANCES ARE DESIRABLE FOR THE APPROPRIATE USE OF THE BUILDING AND LAND**

The variances facilitate construction of a sympathetic and respectful addition to the existing heritage building that fits the existing heritage context of the property and the THCD. It also supports the provincial and municipal planning and housing objectives to increase the supply of housing in a compatible manner through residential intensification in existing established neighbourhoods.

The new coach house creates a new dwelling unit in this established heritage neighbourhood with a thoughtful and tasteful alteration of the existing dwelling on the lot

LHC Heritage Planning and Archaeology (“LHC”) reviewed the proposed development and prepared a Heritage Update Letter dated July 3, 2024. LHC concluded that the construction of the new coach house is not anticipated to have any direct or indirect effects on the cultural heritage value of the property, the adjacent heritage properties, or the THCD.

In my opinion, the variances are desirable for the appropriate development of the land and building for the reasons given.

### **4. THE VARIANCES ARE MINOR**

The generally accepted test of whether a variance is minor is whether approval of the variance creates an adverse impact on other properties in the area.

The proposed coach house is generally in the same location on the property as the existing coach house. It therefore maintains the current layout of buildings on the property and the current relationship between the existing buildings on 15 Mill Street and the buildings and uses of the three directly adjacent properties, one of which is the large Thornhill Park.

The proposed coach house addition does not create any adverse impacts on adjacent properties. The requested variances are therefore minor.

## **E. CONCLUSION AND SUMMARY OPINION**

In summary, based on the foregoing analysis it is my professional planning opinion that the requested variances individually and cumulatively:

- Maintain the general intent and purpose of the City of Vaughan Official Plan.
- Maintain the general intent and purpose of the Zoning By-law;
- Are desirable for the appropriate use of the building and land;
- Do not create any negative impacts and are therefore minor.

In conclusion, the variance application for 15 Mill Stret satisfies each of the four tests of Section 45(1) of the Planning Act and merits the approval of the Committee of Adjustment.

#### **F. MATERIALS ENCLOSED**

The following are submitted in support of this application and in fulfillment of the City of Vaughan's documentation requirements. The names of the PDF files are provided for your reference.

1. Variance Chart. (1 Variance Chart.pdf – 2024-10-04)
2. Structure Size Chart. (2 Structure Size Chart.pdf – 2024-10-04)
3. Structure Setback Chart. (3 Structure Setback Chart.pdf – 2024-07-31)
4. Authorization Form. (4 Authorization Form Signed.pdf – 2024-07-31)
5. Permission To Enter and Acknowledgement of Public Information (5 Authorizing Statements Signed.pdf – 2024-07-31)
6. Sworn Declaration Form. (6 Sworn Declaration Form Signed.pdf – 1999-12-31)
7. Tree Declaration Form. (Tree Declaration Form – Signed – Sept 2024.pdf – 2024-09-06)
8. Zoning Acknowledgement Form. (Zoning Acknowledgment Form.pdf – 2024-09-06)
9. Site Plan. (Site Plan – Sept 2024.pdf – 2024-09-06)
10. Plan of Survey. (Survey – 2017.pdf – 2024-09-06)
11. Heritage Update Letter. (Heritage Update Letter – July 2024.pdf - 2024-07-03)
12. Complete Drawing Set. ( Complete Drawing Set Reissue – Oct 4 2024.pdf – 2024-10-04)

Please contact me if you have any questions or require additional information.

Yours very truly,

**MARTIN RENDL ASSOCIATES**



Martin Rendl, MCIP, RPP

cc: Monica Murad

## SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
A076/11	Approved by COA
A121/13	Approved by COA


# NOTICE OF DECISION

## MINOR VARIANCES

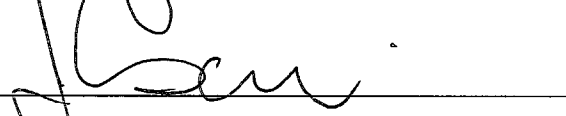
- FILE NUMBER:** A076/11
- APPLICANT:** MONICA MURAD
- PROPERTY:** Part of Lot 31, Concession 1, (Part of Lots 5 & 7 and Lot 6, Range "B", Registered Plan No. 328, municipally known as 15 Mills Street, Thornhill).
- ZONING:** The subject lands are zoned R1V, Old Village Residential under By-law 1-88 subject to Exception 9(662) as amended.
- PURPOSE:** To permit the **construction of a proposed one and half storey addition** to an existing one and a half storey single family detached dwelling.
- PROPOSAL:**
1. Minimum front yard setback = 3.92m
  2. Minimum rear yard setback to dwelling = 3.92m
  3. Minimum rear yard setback to detached garage = 0.44m
- BY-LAW REQUIREMENT:**
1. Minimum front yard setback = 9.0m
  2. Minimum rear yard setback to dwelling = 7.5m
  3. Minimum rear yard setback to detached garage = 7.5m

A sketch is attached illustrating the request.

**MOVED BY:**



**SECONDED BY:**



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A076/11, MONICA MURAD**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions;

1. That the applicant submit the variance application fee of **\$360** payable to the Toronto & Region Conservation Authority, if required, to the satisfaction of the Toronto & Region Conservation Authority;

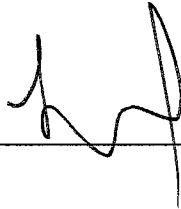
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

***VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.***

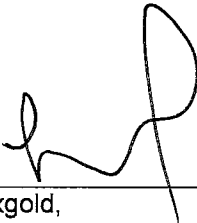
***FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.***

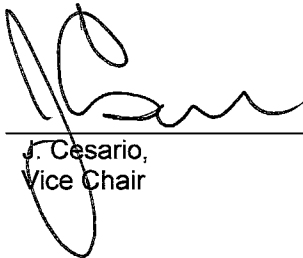
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

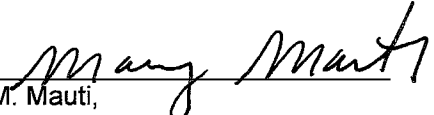
CARRIED.


CHAIR: 

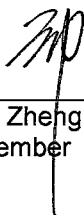
Signed by all members present who concur in this decision:

  
L. Fluxgold,  
Chair

  
J. Cesario,  
Vice Chair


  
M. Mauti,  
Member

  
A. Perrella,  
Member

  
H. Zheng,  
Member

**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

  
Todd Coles, BES, MCIP, RPP  
Manager of Development Services  
and Secretary-Treasurer to  
Committee of Adjustment

**Date of Hearing: MARCH 24, 2011**  
**Last Date of Appeal: APRIL 13, 2011**

**APPEALS**

**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.**

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

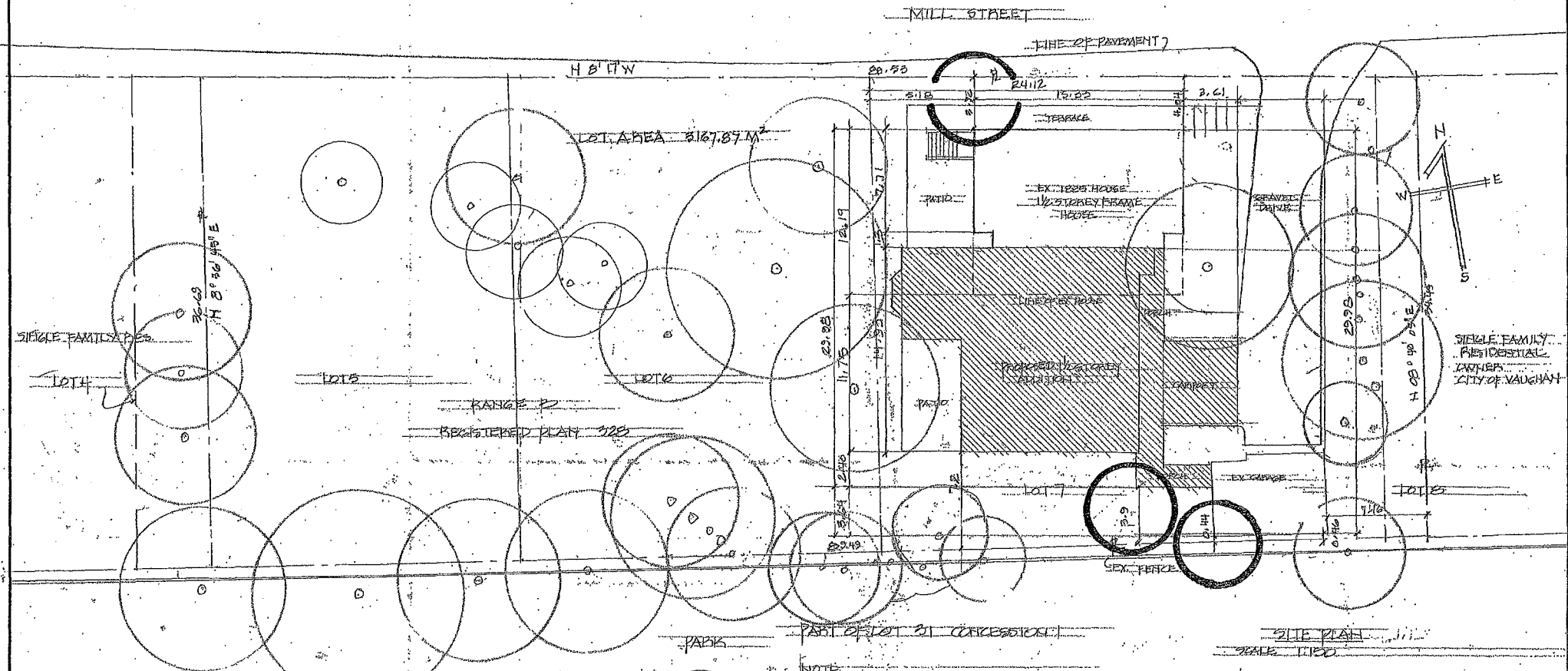
**NOTE:** The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

**CONDITIONS**

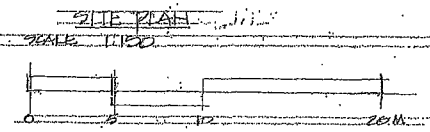
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:  
**APRIL 13, 2012**

A076/11

REVISED



NOTE  
 INFORMATION ON THIS PLAN FROM  
 SURVEYORS' REAL PROPERTY REPORT  
 AND TOPOGRAPHICAL SURVEY PART I  
 LOTS 6, 7, 8 AND PART LOTS  
 RANGE P  
 REGISTERED PLAN 228  
 PART OF LOT 31 CONCESSION 1



OWNER'S COPY	DATE
ISSUED	

Project Name:  
 Proposed Residence Restoration  
 & Additions  
 15 MILL STREET, THORNHILL  
 for  
 Monica and Roy Murad

scale: <u>A4-H076D</u>	sheet number
drawn: <u>mu</u>	
checked:	
date: <u>Dec 2011</u>	<u>51</u>
issued:	
project number:	



**COMMITTEE OF ADJUSTMENT**

2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1  
 Tel [905] 832-2281 Fax [905] 832-8535

	<b>FILE NUMBER:</b>	<b>A076/11</b>
	<b>APPLICANT:</b>	<b>MONICA MURAD</b>
		<b>Subject Area</b> Municipality located on -15 MILL STREET, THORNHILL.

# NOTICE OF DECISION

## MINOR VARIANCES

**FILE NUMBER:** A121/13

**APPLICANT:** MONICA MUARD

**PROPERTY:** Concession 1 (Lot 5,6,7, Registered Plan No. 328 municipally known as 15 Mill Street, Thornhill)

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

**PURPOSE:** To permit the maintenance of a one and a half-storey single detached family dwelling.

**PROPOSAL:**

1. To maintain a front yard setback to the house of 3.92m.
2. To maintain a rear yard setback to the house of 4.5m.
3. To maintain house side yard setback sum of 30.5m.
4. To maintain a total lot coverage of 25.4% (505.8m<sup>2</sup>).
5. To maintain a rear yard setback to the detached garage of 0.44m.

**BY-LAW REQUIREMENT:**

1. Minimum 9m front yard setback to house.
2. Minimum 9m rear yard setback to house.
3. Sum of side yards calculated from the main building shall not exceed 15m.
4. Maximum lot coverage of 20%.
5. Minimum 9m rear yard setback to detached garage.

**BACKGROUND INFORMATION:** Other Planning Act Applications  
The land which is the subject in this application was also the subject of another application under the Planning Act:

A076/11 - APPROVED March 24, 2011 - Minimum front yard setback of 3.92m, Minimum rear yard setback to dwelling of 3.92m, Minimum rear yard setback to detached garage of 0.44m.

Sketches are attached illustrating the request.

**MOVED BY:** \_\_\_\_\_

*Perrella*

**SECONDED BY:** \_\_\_\_\_

*MP*

THAT Application No. A121/13, MONICA MUARD, be **ADJOURNED** to May 23, 2013.

**CARRIED.**

**CHAIR:** \_\_\_\_\_

*J. Cesar*

Signed by all members present who concur in this decision:

*J. Cesar*  
\_\_\_\_\_  
J. Cesario,  
Chair

*Perrella*  
\_\_\_\_\_  
A. Perrella,  
Vice Chair

*L. Fluxgold*  
\_\_\_\_\_  
L. Fluxgold,  
Member

**ABSENT**

*M. Mauti*  
\_\_\_\_\_  
M. Mauti,  
Member

**ABSENT**

*H. Zheng*  
\_\_\_\_\_  
H. Zheng,  
Member

**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

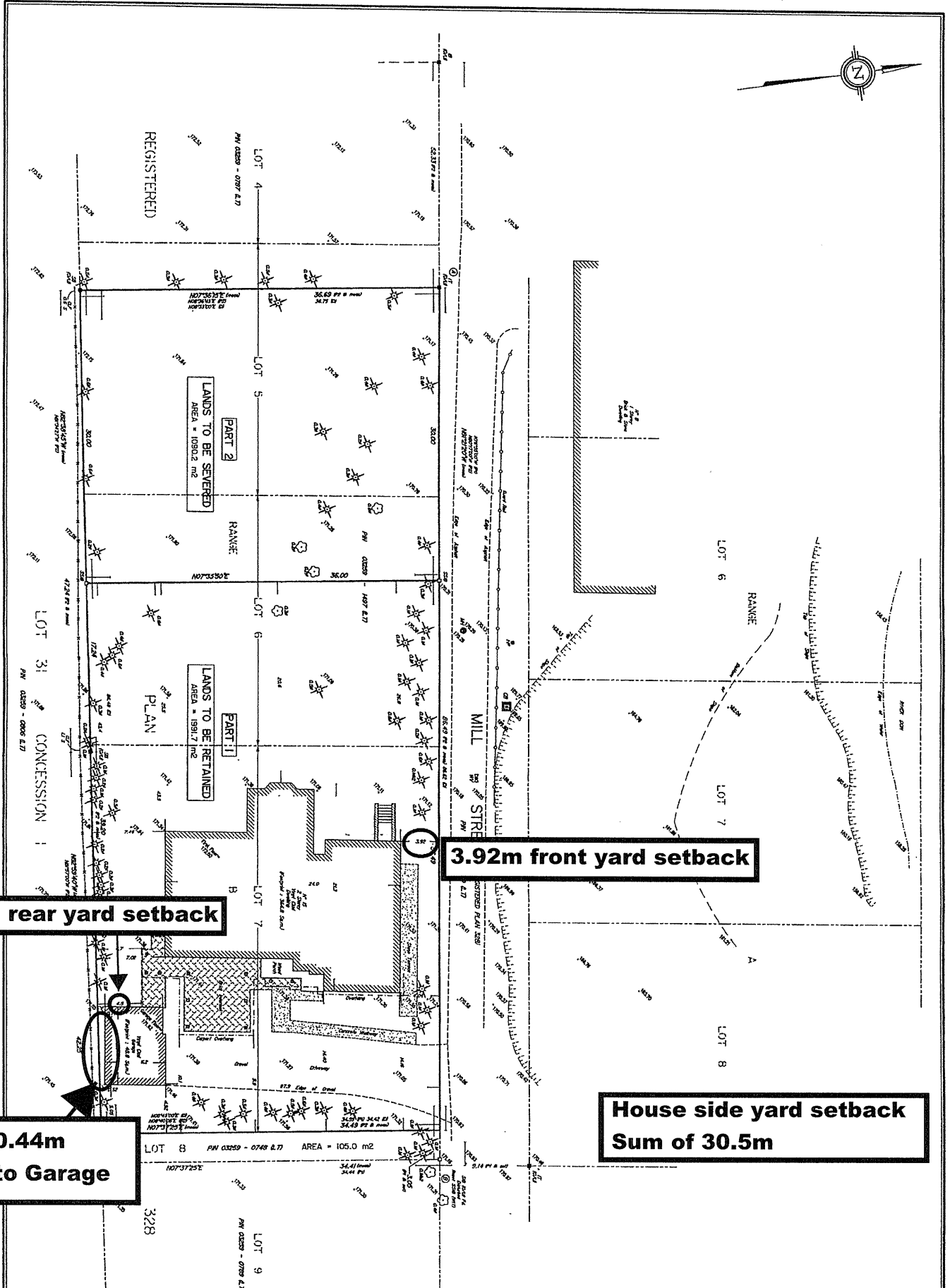
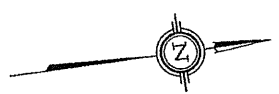
*T. Coles*  
\_\_\_\_\_

Todd Coles, BES, MCIP, RPP  
Manager of Development Services  
and Secretary-Treasurer to  
Committee of Adjustment

**Date of Hearing:**

**MAY 9, 2013**





**House side yard setback  
Sum of 30.5m**

**4.5m rear yard setback**

**0.44m  
to Garage**

**25.4% Lot coverage**

SKETCH OF PROPOSED LAND DIVISION OF  
**LOTS 6, 7, 8 AND PART OF LOT 5**  
**RANGE B, REGISTERED PLAN 328**  
 SKETCH SHOWING BANK DETAIL OF  
**PART OF LOTS 6 AND 7**  
**RANGE A, REGISTERED PLAN 328**  
**CITY OF VAUGHAN**  
 REGIONAL MUNICIPALITY OF YORK

SECTION MCKAY LIMITED  
 ONTARIO LAND SURVEYORS  
 CAVALLI LAMAS SURVEYOR  
 SCALE 1 : 200

METRIC  
 DISTANCES ARE IN METERS SHOWN ON THE PLAN ARE IN  
 FEET AS SHOWN BY THE DIMENSIONS ON THE PLAN

NOTES  
 1. THIS SKETCH AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,  
 THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF JANUARY 2013.

LEGEND  
 ■ DENOTES SURVEY MONUMENT PEG  
 ■ DENOTES SURVEY MONUMENT IRON BAR  
 ■ DENOTES SURVEY MONUMENT IRON PIPE  
 ■ DENOTES SURVEY MONUMENT IRON BOLT  
 ■ DENOTES SURVEY MONUMENT IRON NAIL  
 ■ DENOTES SURVEY MONUMENT IRON WIRE  
 ■ DENOTES SURVEY MONUMENT IRON ROD  
 ■ DENOTES SURVEY MONUMENT IRON PLATE  
 ■ DENOTES SURVEY MONUMENT IRON DISK  
 ■ DENOTES SURVEY MONUMENT IRON BRASS  
 ■ DENOTES SURVEY MONUMENT IRON CEMENT  
 ■ DENOTES SURVEY MONUMENT IRON CONCRETE  
 ■ DENOTES SURVEY MONUMENT IRON BRICK  
 ■ DENOTES SURVEY MONUMENT IRON TILE  
 ■ DENOTES SURVEY MONUMENT IRON SLAB  
 ■ DENOTES SURVEY MONUMENT IRON CURB  
 ■ DENOTES SURVEY MONUMENT IRON GROUND  
 ■ DENOTES SURVEY MONUMENT IRON FOUNDATION  
 ■ DENOTES SURVEY MONUMENT IRON WALL  
 ■ DENOTES SURVEY MONUMENT IRON ROOF  
 ■ DENOTES SURVEY MONUMENT IRON FLOOR  
 ■ DENOTES SURVEY MONUMENT IRON CEILING  
 ■ DENOTES SURVEY MONUMENT IRON DOOR  
 ■ DENOTES SURVEY MONUMENT IRON WINDOW  
 ■ DENOTES SURVEY MONUMENT IRON STAIR  
 ■ DENOTES SURVEY MONUMENT IRON ELEVATION  
 ■ DENOTES SURVEY MONUMENT IRON DISTANCE  
 ■ DENOTES SURVEY MONUMENT IRON AREA  
 ■ DENOTES SURVEY MONUMENT IRON VOLUME  
 ■ DENOTES SURVEY MONUMENT IRON WEIGHT  
 ■ DENOTES SURVEY MONUMENT IRON LENGTH  
 ■ DENOTES SURVEY MONUMENT IRON WIDTH  
 ■ DENOTES SURVEY MONUMENT IRON HEIGHT  
 ■ DENOTES SURVEY MONUMENT IRON DEPTH  
 ■ DENOTES SURVEY MONUMENT IRON DIAMETER  
 ■ DENOTES SURVEY MONUMENT IRON RADIUS  
 ■ DENOTES SURVEY MONUMENT IRON CIRCUMFERENCE  
 ■ DENOTES SURVEY MONUMENT IRON PERIMETER  
 ■ DENOTES SURVEY MONUMENT IRON SURFACE AREA  
 ■ DENOTES SURVEY MONUMENT IRON VOLUME

PART	LOT	REGISTERED PLAN	AREA
1	All of Lot 7 and Part of Lot 6	328	1891.7
2	Part of Lots 5 and 6	03259-1497 (17)	1000.2

ELEVATION NOTE  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM CITY OF VAUGHAN BENCHMARK  
 11528.70 M (3784 1/2 FT) WHICH IS A PROPOSED BENCHMARK OF 11528.70 M

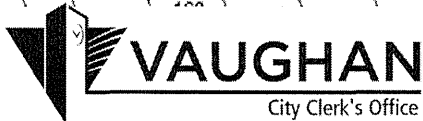
COVERAGE SCHEDULE :  
 1891.7 m<sup>2</sup> (44.74 ac) INCLUDING THE FOOTPRINT  
 1344.8 m<sup>2</sup> (31.14 ac) DOMESTIC FOOTPRINT  
 448.9 m<sup>2</sup> (10.30 ac) GARAGE FOOTPRINT  
 252.2 m<sup>2</sup> (6.25 ac) DRIVEWAY (AREA X 100)  
 252.40 x

SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT :  
 1. THIS SKETCH AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,  
 THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF JANUARY 2013.

DATE: April 12, 2013  
 ADAM DOMAGALSKI  
 ONTARIO LAND SURVEYOR

**SEXTON MCKAY**  
 A fully owned subsidiary of 328 Range Limited  
 16 BERRYS DRIVE, SUITE 101, VILLAGE GREEN, ONTARIO  
 L1R 4R1  
 T: (905) 477-5500 F: (905) 477-5502  
 www.sextonmckay.com

FORM NO. 18  
 13-12-774-00  
 DATE: 08/12/2013



COMMITTEE OF ADJUSTMENT  
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
 Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	<b>A121/13</b>
	APPLICANT:	<b>MONICA MUARD</b>
		<b>Subject Area</b> Municipally known as 15 Mill Street, Thornhill