



File: A072/19

Applicant: Lea Vivot

Address: 10 Artist View Avenue, Kleinburg

Agent: Leo Ariemma & Nick Caruso

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

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

Adjournment History: N/A

Background History: N/A



**Minor Variance  
Application**  
  
**A072/19**

**Agenda Item: 6**  
  
**Ward: 1**

**Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer**

**Date of Hearing:** Thursday, July 11, 2019

**Applicant:** Lea Vivot

**Agent:** Leo Ariemma & Nick Caruso

**Property:** **10 Artist View Avenue, Kleinburg**

**Zoning:** The subject lands are zoned R1, Residential Zone, and subject to the provisions of Exception 9(1393) under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): Agricultural

**Related Files:** None

**Purpose:** Relief from the By-Law is being requested to permit the construction of a proposed single family dwelling.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A maximum lot coverage of 35% is permitted.	To permit a Maximum lot coverage of 40.71% (Dwelling – 35.97%, Covered Veranda- 1.15% and Covered Rear Yard Deck – 3.59%)

**Background (previous applications approved by the Committee on the subject land):** N/A

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, “A001/17”.

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

**Adjournment History:** N/A

**Staff & Agency Comments**

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

**Committee of Adjustment:**  
Public notice was mailed on June 26, 2019

Applicant confirmed posting of signage on June 4, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s):

The By-law restrictions do not allow for a dwelling to be constructed that would meet the needs of the family.

**Adjournment Request:**  
None

**Building Standards (Zoning Review):**  
Stop Work Order(s) and Order(s) to Comply: None

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

Vaughan Official Plan 2010 ('VOP 2010'): Agricultural. The subject lands were designated Residential Area – Humber North Extension by area specific Official Plan Amendment No. 738, which permitted the residential subdivision in which the subject lands are located.

The Owner is requesting to construct a new single detached dwelling with the above-noted variance.

The dwelling has a total proposed lot coverage of 40.71% (dwelling 35.97%, covered veranda 1.15% and covered rear yard deck 3.59%). The proposed lot coverage for the dwelling only is within 1% of the maximum permitted lot coverage and is considered minor as the bulk of the additional coverage is in the rear of the property and will not affect the character of the neighbourhood.

The subject property is partially located within Toronto and Region Conservation Authority's ('TRCA') Regulated Area of the Humber River Watershed. TRCA staff had no comments with respect to the application.

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

The Development Planning Department recommends approval of the application.

**Cultural Heritage (Urban Design):**

The subject parcel of land lies in an area identified as a being of high archaeological potential in the City's database of archaeological resources. As such, the applicant should be advised that the following standard clauses apply:

1. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Department shall be notified immediately.
2. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A072/19 subject to the following condition(s):

1. The Owner/applicant shall apply and obtain lot grading/servicing approval via grading permit through the Development Inspection and Lot Grading Division of the City's Development Engineering Department prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply.
2. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

**Parks Development:**

No comment, no concerns.

**By-Law and Compliance, Licensing and Permit Services:**

No Response.

**Financial Planning and Development Finance:**

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

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

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

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

**Fire Department:**  
No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**  
None

**Schedule C - Agency Comments**  
Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections  
MTO – Located outside of MTO permit control area

**Schedule D - Previous Approvals (Notice of Decision)**  
None

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

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	1. The Owner/applicant shall apply and obtain lot grading/servicing approval via grading permit through the Development Inspection and Lot Grading Division of the City’s Development Engineering Department prior to any work being undertaken on the property. Please visit or contact Development Engineering’s front desk on the 2nd floor of City Hall to apply.  2. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City’s Development Engineering Department.

**Please Note:**

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

**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. 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.

### **Notice to the Applicant – Development Charges**

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

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

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

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

### **Notice to Public**

**WRITTEN SUBMISSIONS:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[CofA@vaughan.ca](mailto:CofA@vaughan.ca)

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

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

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

**For further information please contact the City of Vaughan, Committee of Adjustment**

**Adriana MacPherson**

T 905 832 8585 Extension 8360

E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

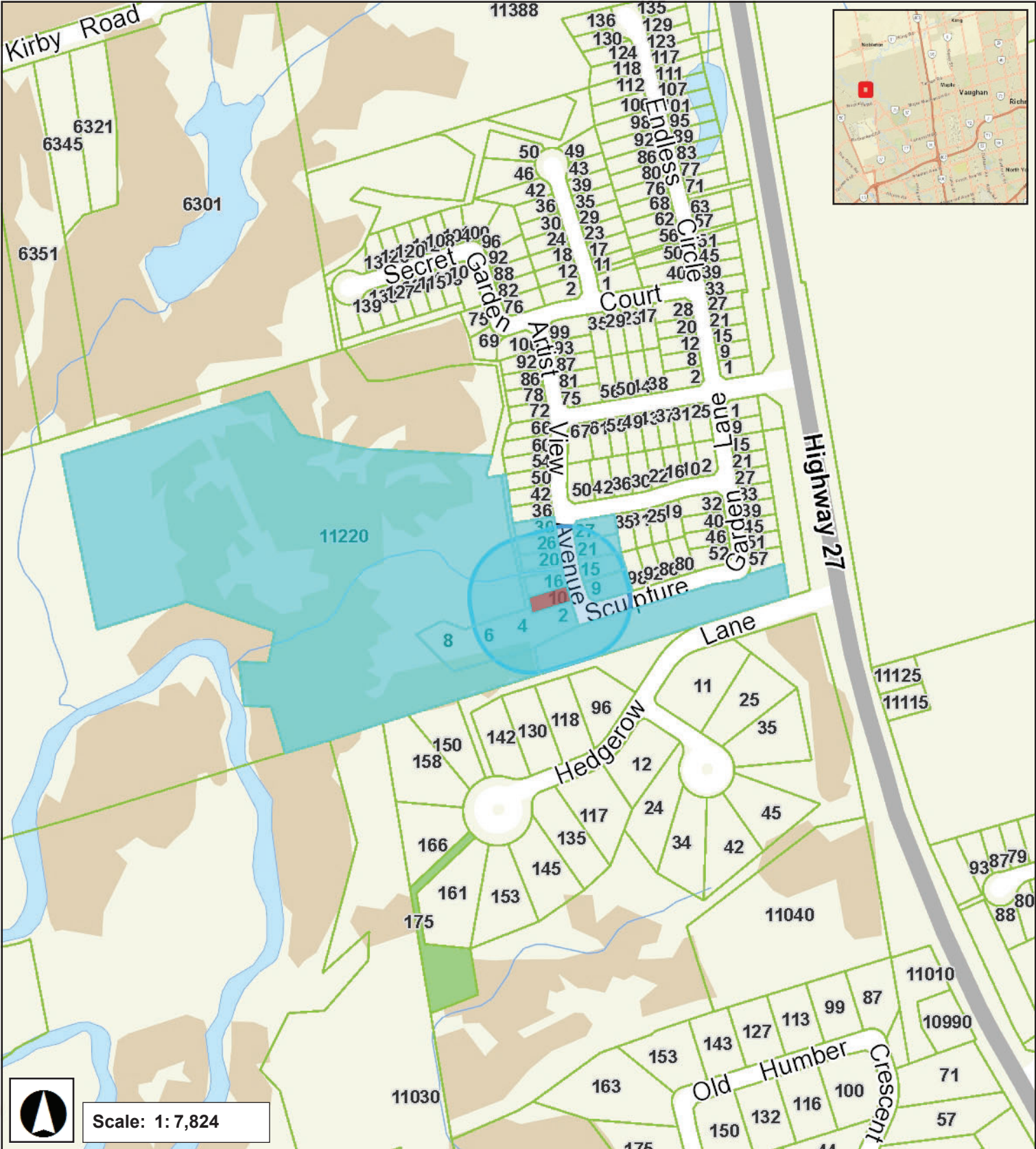
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map  
Sketches



# Notification Map - A072/19

10 Artist View Avenue, Kleinburg



Scale: 1: 7,824

CITY OF VAUGHAN STANDARD NOTES

1. STANDARD DRAWINGS OF THE CITY OF VAUGHAN CONSTITUTE PART OF THE SITE PLANS DRAWINGS(S).
2. ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. THE OWNER AND/OR HIS REPRESENTATIVE SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
4. THE LOCATION OF ALL UNDER/ABOVE GROUND UTILITIES AND STRUCTURES IS APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE LOCATION OF SUCH UTILITIES IS NOT GUARANTEED. THE OWNER AND/OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE OWNER SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.
5. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.
6. DRIVEWAYS TO BE KEPT CLEAR OF ALL STREET CATCHBASINS.

CITY OF VAUGHAN  
RESIDENTIAL LOT GRADING NOTES

1. ALL DIMENSIONS AND GRADE ELEVATIONS ARE EXPRESSED IN SI UNITS.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. UNDERSIDE OF FOOTING SHOWN IS TAKEN FROM ARCHITECTURAL PLANS AND MAY NOT REPRESENT ACTUAL FOOTING DEPTH.
4. FOOTINGS MUST BEAR ON NATIVE, UNDISTURBED SOIL OR ROCK, AND BE A MINIMUM OF 1.22m BELOW FINISHED GRADE.
5. WHERE REAR LOT CATCHBASINS ARE PROVIDED, HOUSE FOOTINGS ADJACENT TO THE RLCB LEAD MUST BE LOWER THAN THE LEAD. RLCB SHALL HAVE A MINIMUM 150mm CONCRETE ENCASEMENT FROM SEWER TO CB.
6. PERMISSIBLE SIDEYARD ENCROACHMENTS (ie. A.C. UNITS, CHIMNEYS, GAS OR HYDRO METERS, WATER SPIGOTS, ETC.) MAY NOT ENCROACH BY MORE THAN 0.5m (ENTRY STEPS AND BAY WINDOWS 0.3m) NOR BE WITHIN 1.2m OF ANY LOT LINE (EXCLUDING EAVES AND GUTTERS).
7. EXTERIOR CLADDING, THRESHOLDS, AND WINDOW SILLS SHALL BE A MINIMUM OF 150mm ABOVE FINISHED GRADE. WHERE WINDOW WELLS ARE PROVIDED, THEY MUST BE PROPERLY DRAINED AND CONNECTED TO THE FOUNDATION DRAIN.
8. SLOPE PARAMETERS:  
DRIVEWAYS - MIN. 1.5% - MAX. 8.0%  
SWALES - MIN. 2.0% - MAX. 5.0%  
EMBANKMENTS - MAX. 3H:1V MAX. ELEVATION DIFF. 600mm  
FRONT AND REAR YARDS - MIN. 2.0% - MAX. 5.0%  
MIN. 6.0m AT 2.0% TO 5.0%
9. DRIVEWAYS - GRAN. "A" MIN. 200mm AFTER COMPACTION  
- HLB MIN. 50mm AFTER COMPACTION PLACED WITHIN 9 MONTHS OF OCCUPANCY  
- HLB MIN. 25mm AFTER COMPACTION PLACED WITHIN ONE WINTER AFTER THE HLB  
- MAXIMUM WIDTH - 6.0m
10. WATER SERVICE BOXES SHOULD NOT BE LOCATED WITHIN 1.0m OF THE EDGE OF THE DRIVEWAY. FROST COLLARS ARE TO BE PROVIDED AND INSTALLED TO CITY STANDARDS WHERE A WATER SERVICE VALVE BOX IS LOCATED IN THE DRIVEWAY.
11. THE FIRM OR PERSON HIRING THE SOD CONTRACTOR MUST ENSURE THAT ALL WATER BOXES ARE ADJUSTED TO SOD LEVEL AND ARE OPERATIONAL FOLLOWING COMPLETION OF THE WORKS.
12. TOP SOIL - MIN. 100mm UNDER ALL TURF.
13. REFER TO VAUGHAN LOT GRADING DESIGN CRITERIA AND BYLAWS 1-88 AND 353-90 FOR COMPLETE REQUIREMENTS.
14. BUILDER IS TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, THE BUILDER IS TO RELOCATE THEM AT HIS OWN EXPENSE.

NOTE:

THE BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE

THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION

FRONT YARD LANDSCAPING

TOTAL YARD AREA	145.23 m <sup>2</sup>
REQUIRED	PROPOSED
MIN LANDSCAPED AREA	72.62 m <sup>2</sup> 92.50 m <sup>2</sup>
PERCENTAGE	50.00 % 63.69 %
MIN SOFT LANDSCAPING	43.57 m <sup>2</sup> 87.51 m <sup>2</sup>
PERCENTAGE	60.00 % 94.61 %

SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 29, CONCESSION 9 (GEOGRAPHIC TOWNSHIP OF VAUGHAN) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

SURVEY PREPARED BY RAY-PENTEK & EDWARD SURVEYING LTD. DATED AUGUST 19, 2013



ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT

DRAWINGS MUST NOT BE SCALED

GRADING AND DRAINAGE NOTES

1. STANDARD DRAWING AND LOT GRADING CRITERIA OF THE CITY OF VAUGHAN AND THE REGIONAL MUNICIPALITY OF YORK CONSTITUTE PART OF THE PROJECT DRAWINGS FOR THE SUBDIVISION.
2. MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SWALE SHALL BE A MINIMUM OF 0.15 METRES BELOW THE FINISHED GRADE AT THE BUILDING LINE.
3. TAKE UP REAR YARD GRADE DIFFERENCES USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 75% OF THE REAR YARD LENGTH AND SLOPES OF 3:1 TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.6 METRES. CONSTRUCT RETAINING WALL WITHIN REAR LOT LINE.
4. ROOF LEADERS SHALL NOT BE CONNECTED TO THE STORM SEWER BUT SHALL DISCHARGE TO THE GROUND ONTO A SPLASH PAD AND SHALL DRAIN TO THE FRONT OF THE HOUSE. ROOF DOWNSPOUTS ARE NOT PERMITTED AT THE REAR OF THE HOUSE.
5. FOOTINGS CONSTRUCTED NEXT TO A CATCHBASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL. SOIL CONSULTANT'S VERIFICATION IS REQUIRED.
6. EDGE OF DRIVEWAYS ARE TO BE A MINIMUM OF 1.2 METRE FROM EDGE OF STREET CATCHBASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATIONS AND INFORM THE ENGINEER IF THIS DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
7. IF THE DISTANCE BETWEEN THE WALLS OF ADJACENT UNITS IS LESS THAN 1.8 METRES, A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED AND SURFACED WITH 0.13 METRE LIMESTONE SCREENINGS, OVERLAIN BY A PATIO SLAB WALKWAY.
8. BRICK LINE SHALL BE A MINIMUM OF 0.15 METRES ABOVE SOD ELEVATION.
9. ALL FENCES ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL (INCLUDING FOUNDATIONS) COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF 0.3 METRE RESERVES.
10. SOIL CONSULTANT'S VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
11. IN LOTS WITH REAR LOT CATCHBASINS, THE MINIMUM SIDE YARD WIDTH SHALL BE 1.2 METRES ALONG THE CATCHBASIN LEAD.
12. BUILDER TO STAKE OUT CURB DEPRESSIONS ON ALL LOTS.
13. THE BUILDER MUST VERIFY THE EXISTING SANITARY AND STORM LATERAL SEWER INVERTS AND TO INFORM THE ENGINEER IF THE MINIMUM 2% SLOPE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTINGS.

SITE STATISTICS

R1 ZONING (PER 105-2013)

LOT AREA	802.07 m <sup>2</sup>
LOT COVERAGE, MAXIMUM	35.00 %
DWELLING W/GARAGE	288.48 m <sup>2</sup>
FRONT VERANDA	9.23 m <sup>2</sup>
TOTAL BUILDING AREA	297.71 m <sup>2</sup>
TOTAL COVERAGE	37.12 %
DWELLING W/GARAGE	288.48 m <sup>2</sup>
FRONT VERANDA	9.23 m <sup>2</sup>
REAR DECK	28.85 m <sup>2</sup>
TOTAL BUILDING AREA	326.56 m <sup>2</sup>
TOTAL COVERAGE	40.71 %
HEIGHT, MAXIMUM	9.50 m
PROPOSED	8.61 m

ARCHITECTURAL  
DESIGN INC.

56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

PROJECT  
PROPOSED DWELLING  
FOR: KLEINVALLEY ESTATES INC  
AT: ARTIST VIEW AVENUE  
VAUGHAN

DRAWING  
MINOR VARIANCE DATA  
LOT 1

DATE	APR '19	PROJECT NO	13-43
DRAWN	T.P.	DRAWING NO	A-1 COA
SCALE	1:250		

CONSULTANT'S CERTIFICATION

I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND HEREBY CERTIFY THAT:

1. THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.
2. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLAN APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
3. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
4. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON SITE.
5. ROOF LEADER DOWNSPOUTS MUST DRAIN TO FRONT OF HOUSE.
6. WATER SERVICE TO BE LOCATED IN THE GRASSED PORTION OF THE YARD.

REGISTERED PLAN NUMBER  
**65M-4437**

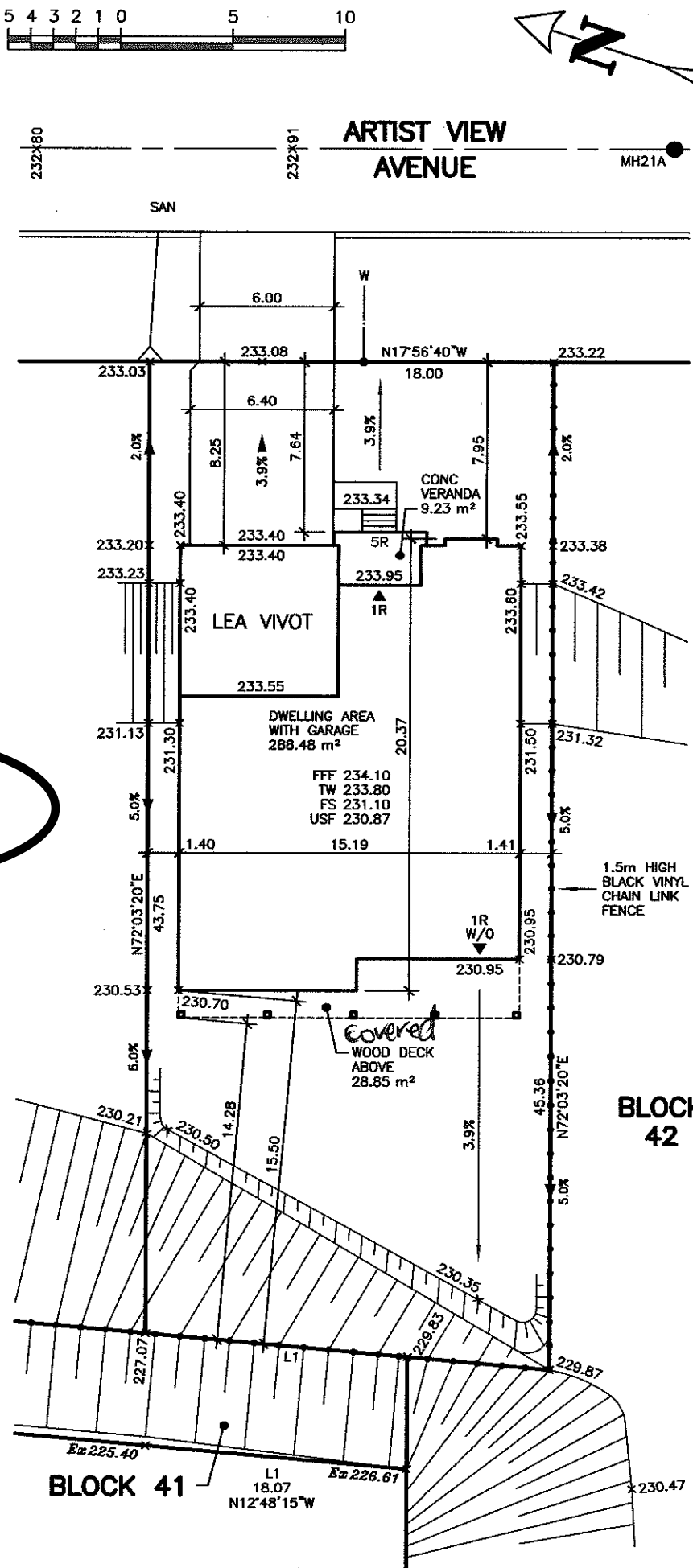
DRAFT PLAN OF SUBDIVISION FILE  
**19T-08V06**

REVISIONS

ISSUED	AP 15 19

LEGEND

	SINGLE CATCHBASIN		CABLE PEDESTAL
	DOUBLE CATCHBASIN		HYDRO TRANSFORMER
	SANITARY MH		ENGINEERED FILL LOT
	STORM MH		SUPER MAILBOX
	SANITARY FDC		EXISTING ELEVATION
	STORM		PROPOSED ELEVATION
	WATER SERVICE		SEWER SWALE
	FLOW DIRECTION		FINISHED 1ST FLOOR
	HYDRANT & VALVE		TOP FOUNDATION WALL
	VALVE AND BOX		FINISHED SLAB
	LIGHT STANDARD		UNDERSIDE FOOTING
	BELL PEDESTAL		SUMP PUMP



LOT COVERAGE 40.71%  
(Dwelling 35.97%, Covered Veranda 1.15%,  
Covered Rear Yard Deck 3.59%)

**Schedule B: Public Correspondence Received**

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

**None**

Schedule C: Agency Comments

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

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections



### 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  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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

**MacPherson, Adriana**

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**Subject:** FW: MVAR.19.V.0222 (A072/19) - Lea Vivot

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**From:** McMackin, Joseph <Joseph.McMackin@york.ca>  
**Sent:** June-13-19 3:01 PM  
**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>  
**Cc:** Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Guida, Diana <Diana.Guida@york.ca>  
**Subject:** MVAR.19.V.0222 (A072/19) - Lea Vivot

Hi Adriana,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has no comment.

Please feel free to contact me if you have any further questions or concerns.

Best,

**Joseph McMackin, B.URPI | Associate Planner**  
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