



**File:** A041/20

**Applicant:** Arista Homes

**Address:** 165 Boone Cr Kleinburg

**Agent:** Hunt Design

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Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

| Commenting Department                       | <input checked="" type="checkbox"/> Positive Comment | Condition(s)<br><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
|---|--|---|
|   | <input checked="" type="checkbox"/> Negative Comment |   |
| 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"/>                  |   |
| Parks, Forestry and Horticulture Operations | <input checked="" type="checkbox"/>                  |   |
| By-law & Compliance                         | <input checked="" type="checkbox"/>                  |   |
| 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

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Background History: N/A

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Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, July 9, 2020



**Minor Variance Application**

Agenda Item: 14

**A041/20**

Ward: 1

**Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, July 9, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

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

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

- Applicant:** Arista Homes
- Agent:** Hunt Design
- Property:** **165 Boone Cr Kleinburg ON**
- Zoning:** The subject lands are zoned RD4 Residential Detached Zone Four and subject to the provisions of Exception 9(1376) under By-law 1-88 as amended
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
- 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 minimum interior side yard setback of 3.5 metres is required. | To permit a minimum interior side yard setback of 3.18 metres abutting a non-residential use. |

**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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

**Committee of Adjustment:**  
Public notice was mailed on June 24, 2020

Applicant confirmed posting of signage on June 17, 2020

| Property Information |   |
|----------------------|---|
| Existing Structures  | Year Constructed                                      |
| Vacant Lot           | Purchased 2017 Residential dwelling to be constructed |

Applicant has advised that they cannot comply with By-law for the following reason(s): Bay window/box out encroachment of 0.32m adjacent to future walkway block is proposed whereas 0m encroachment is required per by-law setback to be 3.18m

**Adjournment Request:** None.

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

Building Permit No. 20-000050 for Single Detached Dwelling - New, Issue Date: (Not Yet Issued)

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).

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

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

The Owner has submitted a Minor Variance application to facilitate the development of a new single-family dwelling on the subject lands with the above-noted variance.

The projection of the bay window into the required interior side yard is minimal and is has no adverse impacts on the adjacent walkway. 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.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A041/20.

**Parks, Forestry and Horticulture Operations:**

Forestry has no comments.

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

No comment no concerns

**Financial Planning and Development Finance:**

No comment no concerns

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches**

Location Map

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

**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.

**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.

**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.

**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

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** 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. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

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

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](http://www.vaughan.ca)

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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**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**

T 905 832 8585 Extension 8002  
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.

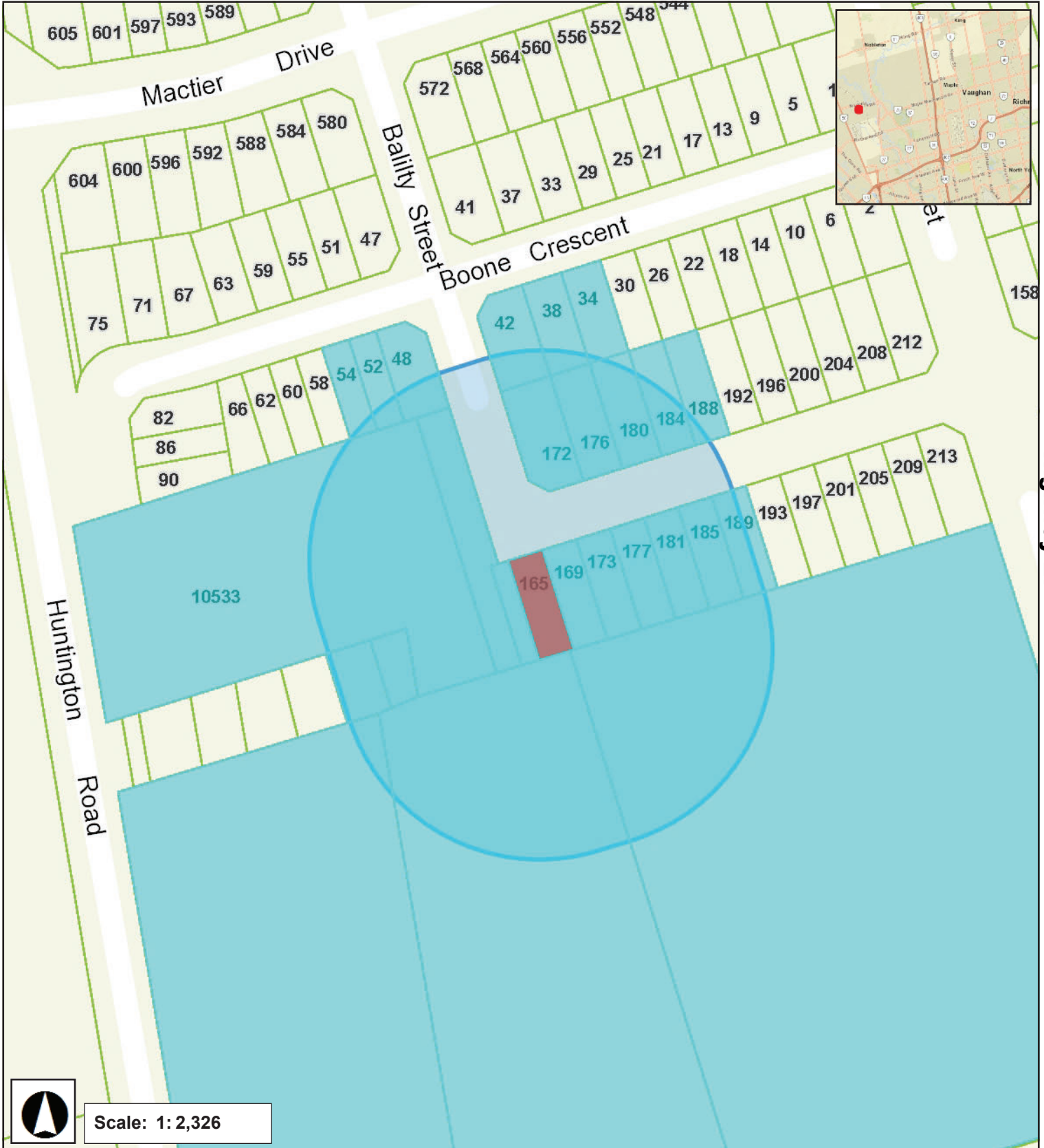
**Location Map**  
**Plans & Sketches**



# LOCATION MAP - A041/20

165 BOONE CRESCENT, KLEINBURG

## Nashville Road



## Major Mackenzie Drive

May 11, 2020 1:07 PM

# A041/20

EXO | THU APR 23/20 12:14 PM | \HUNT\HUNTDESIGN\LOCAL\DATABASE\PROJECTS\2018\218047.TAC\SITE\218047.SP-01.DWG

### GRADING AND DRAINAGE NOTES

- 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.
- MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINE SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE LOT SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 0.15 METERS BELOW THE PROPOSED ELEVATION OF A BUILDING LINE AT CENTER OF THE LOT.
- TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR MAXIMUM OF 75% OF THE REAR YARD LENGTH AND SLOPES OF 2% TO THE REAR LOT LINE, USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 1.80m. CONSTRUCT RETAINING WALLS WITHIN THE REAR LOT LINE.
- 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 TO STREET, ENSURE DOWNSPOUT DRAINAGE TO THE FRONT OF THE HOUSE ONLY.
- FOOTINGS CONSTRUCTED NEXT TO A CATCH BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW LEAD PIPE EXCAVATION, FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL. SOIL CONSULTANTS VERIFICATION REQUIRED.
- EDGE OF DRIVEWAYS ARE TO BE A MINIMUM OF 1.0m FROM THE EDGE OF STREET CATCH BASIN 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.
- IF THE DISTANCE BETWEEN THE MAIN WALLS OF ADJACENT UNITS IS LESS THAN 1.8m, A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED AND BE SURFACED WITH .33m LIMESTONE SCREENING, OVERLAID BY A PATIO SLAB WALKWAY.
- BRICK LINE SHALL BE 0.15m ABOVE 500 ELEVATION.
- ALL FENCES ADJACENT TO PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED COMPLETELY ON PRIVATE LANDS (INCLUDING FOUNDATIONS) AND TOTALLY CLEAR OF ANY 0.30m RESERVES.
- SOIL CONSULTANTS VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
- IN LOTS WITH REAR LOT CATCHBASINS, THE MINIMUM SIDE YARD WIDTH SHALL BE 1.2m ALONG THE CATCHBASIN LEAD, 12. BUILDER TO STAKE OUT CURB DEPRESSIONS ON ALL LOTS.
- THE BUILDER MUST VERIFY THE EXISTING SANITARY AND STORM LATERAL SEWER INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2% SLOPE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTINGS.

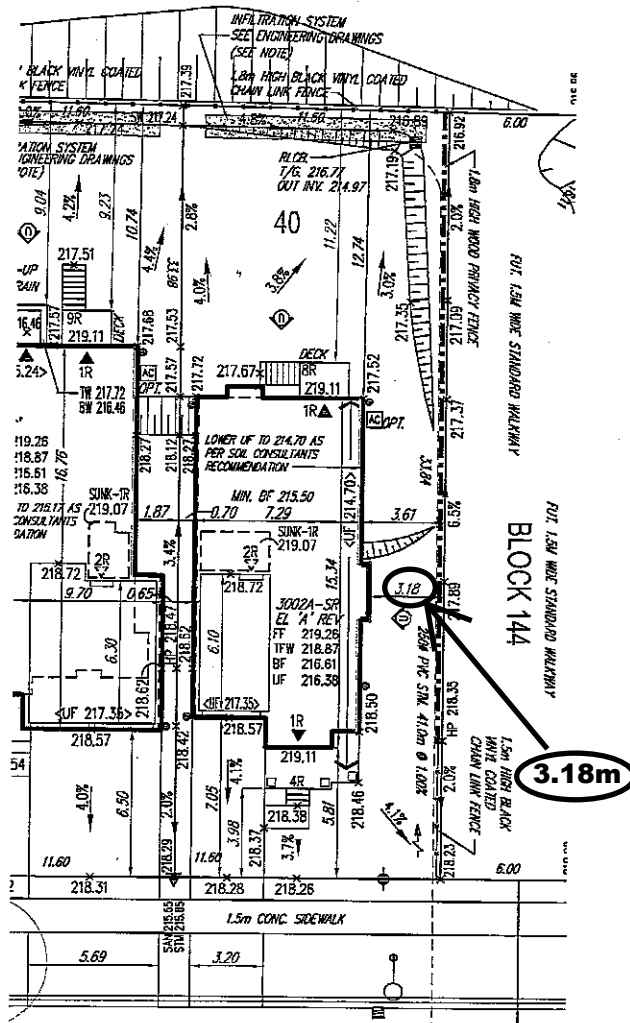
### CONSULTANTS CERTIFICATION

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

- THE PROPOSED GRADING AND APPROPRIATE DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.
- THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLAN APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
- THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
- THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE.
- WATER SERVICE TO BE LOCATED IN THE GRASSED PORTION OF THE YARD.

SCHAFFER'S AND ASSOCIATES

DATE



BOONE CRESCENT

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (footing) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

### INFILTRATION SYSTEM NOTE:

- REAR ROOF LEADERS ARE TO BE CONNECTED TO THE REAR YARD INFILTRATION FACILITIES VIA 100mm PVC PIPES AS PER THE DETAILS SHOWN ON ENGINEERING DRAWINGS 0-7

### GENERAL NOTES:

- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
- BUILDER TO VERIFY ELEVATION OF STYL AND SILL LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
- APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
- UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR FTW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

|   |    |            |
|---|----|------------|
| REVISED AS PER MUNICIPAL COMMENTS, REISSUED FINAL | JL | 2019.11.29 |
| ISSUED FOR FINAL APPROVAL                         | JL | 2019.11.06 |
| ISSUED FOR PRELIMINARY APPROVAL                   | JL | 2018.07.22 |

|                                     |                  |                               |                   |                             |                              |  |                        |
|-------------------------------------|------------------|-------------------------------|-------------------|-----------------------------|------------------------------|--|------------------------|
| ENGINEERED FILL LOTS                | SANITARY MANHOLE | WATER SERVICE                 | BELL PEDESTAL     | HYDRO TRANSFORMER           | SANITARY LINE                | DOWNSPOUTS   | FINISHED FLOOR         |
| STREET TREE                         | STORM MANHOLE    | HYDRO SERVICE                 | CABLE PEDESTAL    | PROQUINQUENT MOTOR          | STORM WATER LINE             | 45 MINUTE FIRE RATED WALL  | TOP OF FOUNDATION WALL |
| RETAINING WALL                      | VALVE & CHAMBER  | SHEET DRAINAGE                | HYDRO POLE        | EXISTING GRADES             | WATERLINE                    | SIDEYARD DISTANCE IS LESS THAN 1.25 TO LOT LINE (NO WINDOWS PERMITTED) | BASEMENT FLOOR         |
| CATCH BASIN                         | VALVE & BOX      | STREET LIGHT PEDESTAL         | HYDRO POLE GUY    | PROPOSED GRADES             | HYDRO LINE                   | CHAIN LINK FENCE   | UNDERMINES OF FOOTING  |
| DOUBLE/SINGLE SILL & SIA CONNECTION | HYDRANT          | STREET LIGHT                  | STREET SIGN       | 2.0% SWALE DIRECTION        | GAS LINE                     | FENCE AND GATE   | WALKOUT BASEMENT       |
|                                     |                  | TRAFFIC SIGNAL POWER PEDESTAL | COMMUNITY MAILBOX | EMERGENCY/BERM MAX 3% SLOPE | CABLE LINE                   | ACoustic FENCE   | WALKOUT BASEMENT       |
|                                     |                  |                               |                   |                             | HYDRO, GAS, BELL, CABLE LINE |  | NO DOOR                |
|                                     |                  |                               |                   |                             |                              |  | HIGHLIGHTED GRADE      |

### SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER, QUALIFICATION INFORMATION  
 JERMAINE LAWRENCE 28047  
 NAME SIGNATURE BCN  
 REGISTRATION INFORMATION  
 HUNT DESIGN ASSOCIATES INC. 19895  
 DESIGN ASSOCIATES INC.

HUNT DESIGN ASSOCIATES INC.  
 www.huntdesign.ca

Plan No. 65M-4639 Lot 40 Street Name BOONE CRESCENT  
 ARISTA HOMES, DECO HOMES, OPUS HOMES - 218047  
 NEW KLEINBURG, VAUGHAN ON  
 Drawn By JL Checked By JL Scale 1:250 File Number 218047.SP01 Lot/ Page Number 40





FRONT ELEVATION 'A'

LEFT SIDE UPGRADE ELEVATION 'A'

## UNIT MIZU3002A-SR

### SB-12 ENERGY EFFICIENCY DESIGN MATRIX

| COMPLIANCE METHOD   |                    |
|---|--------------------|
| ENERGY STAR <sup>V12.6</sup>  |                    |
| <input type="checkbox"/> SPACE HEATING EQUIP. <input type="checkbox"/> GAS <input type="checkbox"/> OIL<br><input type="checkbox"/> ELECTRIC <input type="checkbox"/> PROPANE<br><input type="checkbox"/> EARTH <input type="checkbox"/> SOLID FUEL |                    |
| BUILDING COMPONENT  | PROPOSED           |
| INSULATION (CEILING)  |                    |
| CEILING W/ ATTIC SPACE  | R60                |
| CEILING W/O ATTIC SPACE   | R31                |
| EXPOSED FLOOR   | R31                |
| WALLS ABOVE GRADE   | R22+R5             |
| BASEMENT WALLS  | R20                |
| BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE   | N/A                |
| EDGE OF BELOW GRADE SLAB < 600mm BELOW GRADE  | R10, OBC           |
| HEATED SLAB < 600mm BELOW GRADE   | N/A                |
| CONC. SLAB < 600mm BELOW GRADE  | N/A                |
| WINDOWS & DOORS (U-VALUE)   |                    |
| WINDOWS/SLIDING GLASS DOORS   | ENERGYSTAR - ZONE2 |
| SKYLIGHTS   | ENERGYSTAR - ZONE2 |
| APPLIANCE EFFICIENCY (%)  |                    |
| SPACE HEATING EQUIP. (AFUE%)  | 96%                |
| HRV EFFICIENCY (%)  | 75%                |
| DHW HEATER (EF)   | 0.80 (7E 90%)      |

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, EL.'A'
- 3 - MAIN FLOOR PLAN, EL.'A'
- 4 - SECOND FLOOR PLAN, EL.'A'
- 5 - FRONT ELEVATION 'A'
- 6 - LEFT SIDE UPGRADE ELEVATION 'A'
- 7 - RIGHT SIDE ELEVATION 'A'
- 8 - REAR UPGRADE ELEVATION 'A'
- 9 - CROSS SECTION 'A'-A'
- 10 - PARTIAL PLANS & REAR ELEVATION - WALK-UP BASEMENT COND.
- 11 - PARTIAL PLANS & REAR ELEVATION - L.O.D. CONDITION
- 12 - PARTIAL PLANS & REAR ELEVATION - W.O.B. CONDITION
- 13 - CONSTRUCTION NOTES 1 OF 2
- 14 - CONSTRUCTION NOTES 2 OF 2

| AREA CALCULATIONS            |  | EL. 'A'         |                 |                 |
|------------------------------|--|-----------------|-----------------|-----------------|
|                              |  | STD. PLAN       | EL.'A'-LOD      | EL.'A'-WOB      |
| GROUND FLOOR AREA            |  | 944 sq. ft.     |                 |                 |
| SECOND FLOOR AREA            |  | 1160 sq. ft.    |                 |                 |
| SUBTOTAL                     |  | 2104 sq. ft.    |                 |                 |
| DEDUCT ALL OPEN AREAS        |  | 0 sq. ft.       |                 |                 |
| TOTAL NET AREA               |  | 2104 sq. ft.    |                 |                 |
|                              |  | (195.47 sq. m.) |                 |                 |
| FINISHED BASEMENT AREA       |  | 0 sq. ft.       |                 |                 |
| COVERAGE                     |  | 1172 sq. ft.    |                 |                 |
| WITHOUT PORCH                |  | (108.89 sq. m.) |                 |                 |
| COVERAGE                     |  | 1257 sq. ft.    |                 |                 |
| W/ PORCH                     |  | (116.78 sq. m.) |                 |                 |
| WINDOW / WALL AREA           |  | EL.'A'          | EL.'A'-LOD      | EL.'A'-WOB      |
| CALCULATIONS                 |  | STD. PLAN       | STD. PLAN       | STD. PLAN       |
| GROSS WALL AREA              |  | 3184 sq. ft.    | 3208 sq. ft.    | 3236 sq. ft.    |
|                              |  | (295.80 sq. m.) | (298.03 sq. m.) | (300.63 sq. m.) |
| GROSS WINDOW AREA            |  | 291 sq. ft.     | 297 sq. ft.     | 341 sq. ft.     |
| (NET GLASS) (W/ & S) (S) (S) |  | (27.03 sq. m.)  | (27.59 sq. m.)  | (31.68 sq. m.)  |
| TOTAL WINDOW %               |  | 9.14 %          | 9.26 %          | 10.54 %         |



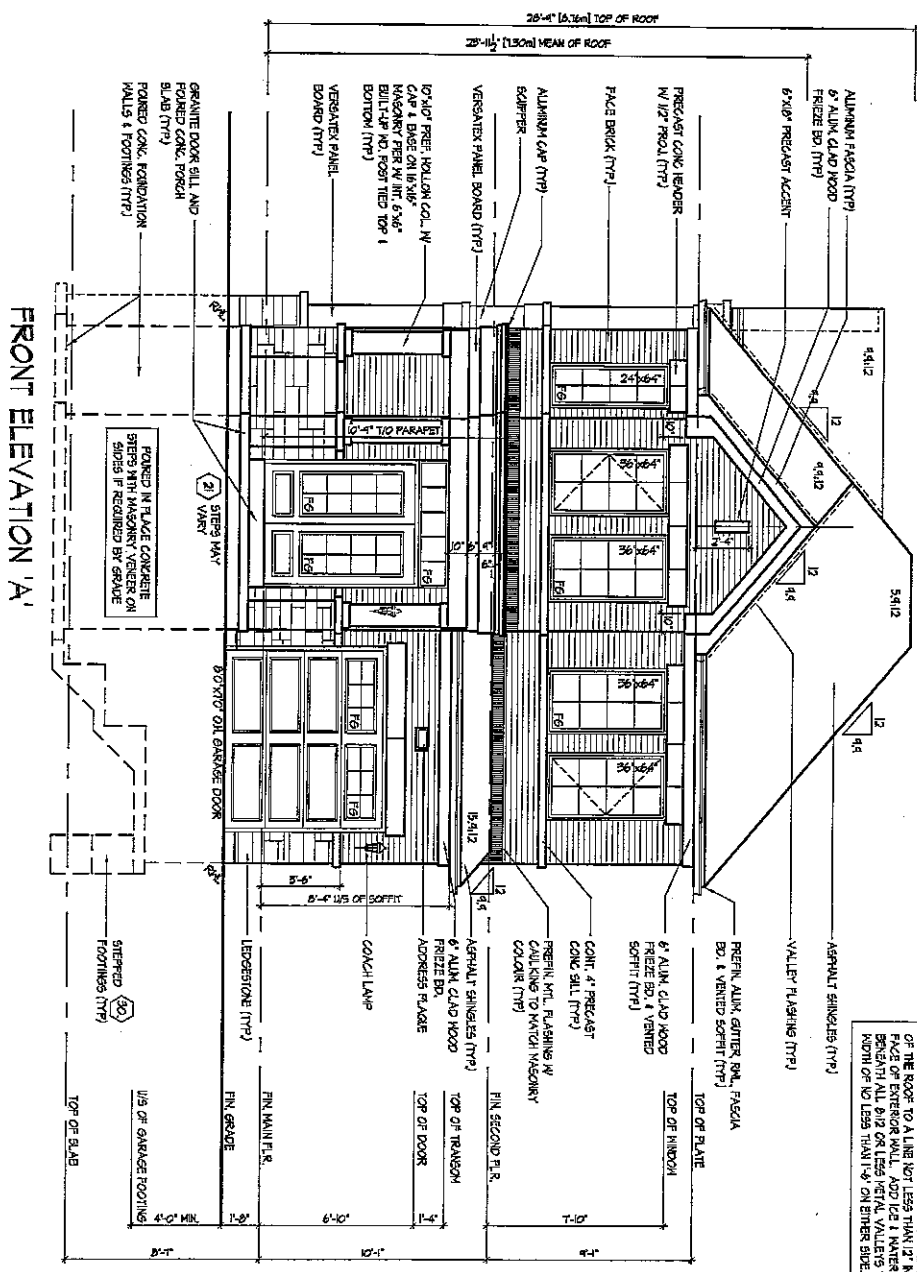
| NO. | REVISIONS         | DATE (YYYYMMDD) | BY |
|-----|-------------------|-----------------|----|
| 7.  | -                 | -               | -  |
| 6.  | -                 | -               | -  |
| 5.  | -                 | -               | -  |
| 4.  | -                 | -               | -  |
| 3.  | -                 | -               | -  |
| 2.  | ISSUED FOR FINAL  | REV.2019.10.25  | KL |
| 1.  | ISSUED FOR PRELIM | REV.2019.10.22  | KL |

2019 11/14/2019 10:15 AM 11/14/2019 10:15 AM 11/14/2019 10:15 AM 11/14/2019 10:15 AM 11/14/2019 10:15 AM 11/14/2019 10:15 AM 11/14/2019 10:15 AM 11/14/2019 10:15 AM 11/14/2019 10:15 AM 11/14/2019 10:15 AM

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ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

NOT FOR CONSTRUCTION

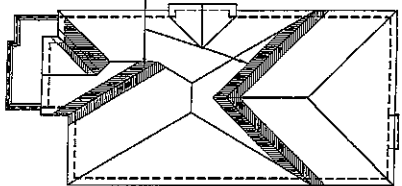


FRONT ELEVATION 'A'

ASB USE 1 WATER SHIELD BUILT UP 3" FROM THE EDGE OF THE ROOF. WATER SHIELD TO BE 1/2" MIN. OVER FACE OF EXTERIOR WALL. TOP OF WATER SHIELD SHOULD BE 1/2" OR LESS FROM FIN. VALLEY TO A WIDTH OF NO LESS THAN 1'-0" ON EITHER SIDE.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site footing plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.



ROOF PLAN 'A'

FRONT ELEVATION 'A'

THE UNDERSIGNED HAS REVIEWED AND ACCEPTS RESPONSIBILITY FOR THE DESIGN AND PREPARED THESE PLANS IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL BILLING CODE OF READINGHAM. CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS AND LAWS. CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS AND LAWS.

**HUNT DESIGN ASSOCIATES INC.**  
 DESIGN ASSOCIATES INC.  
 8988 Woodbine Ave., Markham, ON L3R 0J7  
 T: 905.737.5133 F: 905.737.7326

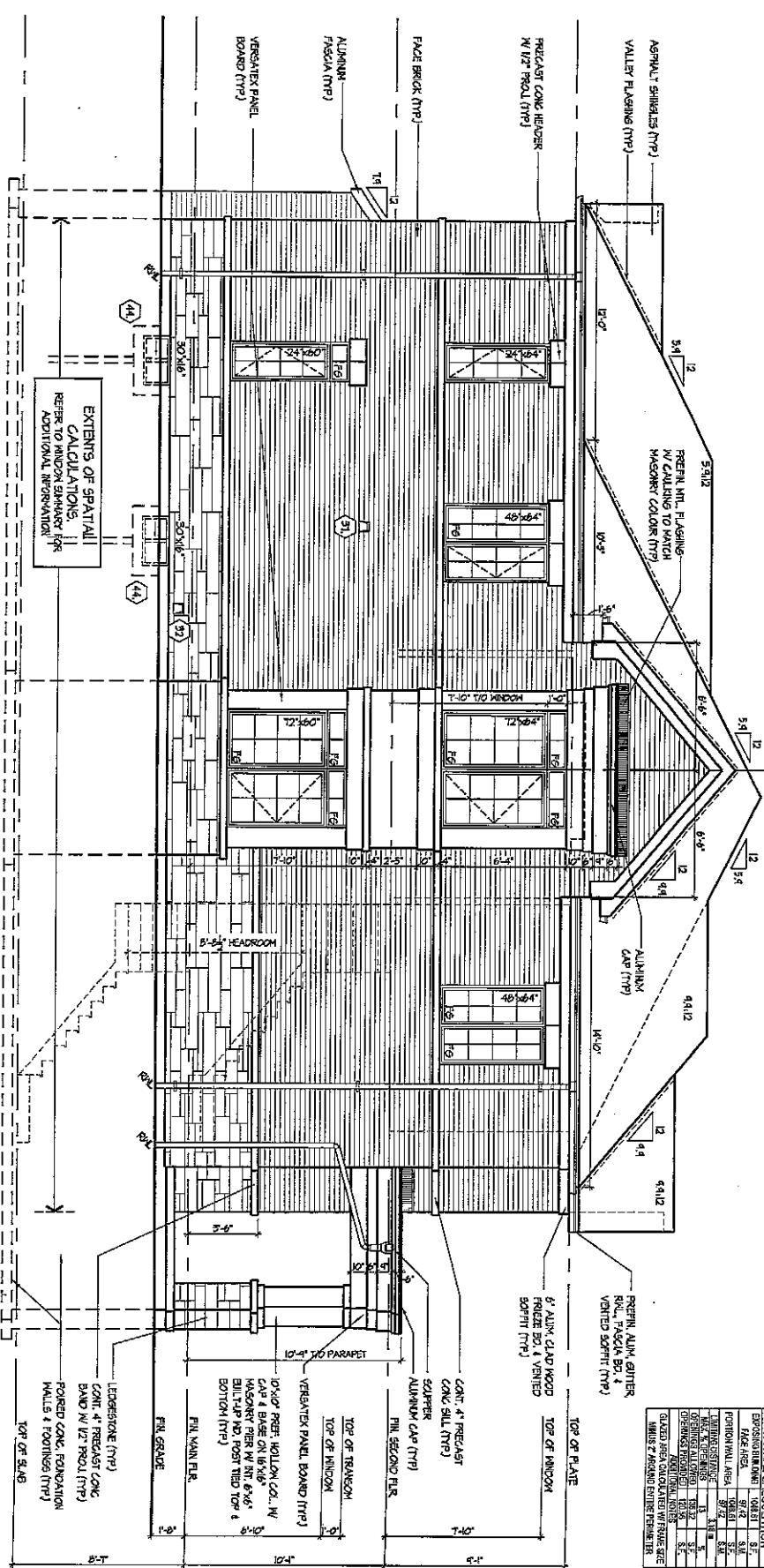
ARISTA HOMES, DECO HOMES, OPUS HOMES - 218047 MIZU3002A-SR  
 NEW KLEINBURG, VAUGHAN, ON REV.2019.10.25  
 Drawn by: NN/RL Checked by: JL Scale: 3/16"=1'-0"  
 File Number: 219047WS3002A-SR.dwg Page Number: 5 of 14

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# NOT FOR CONSTRUCTION

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.  
ROOF OVERLAPERS TO BE 12" UNLESS NOTED OTHERWISE.

## LEFT SIDE UPGRADE ELEVATION 'A'



EXTENTS OF SPATIAL CALCULATIONS REFER TO WINDOW SUMMARY FOR ADDITIONAL INFORMATION

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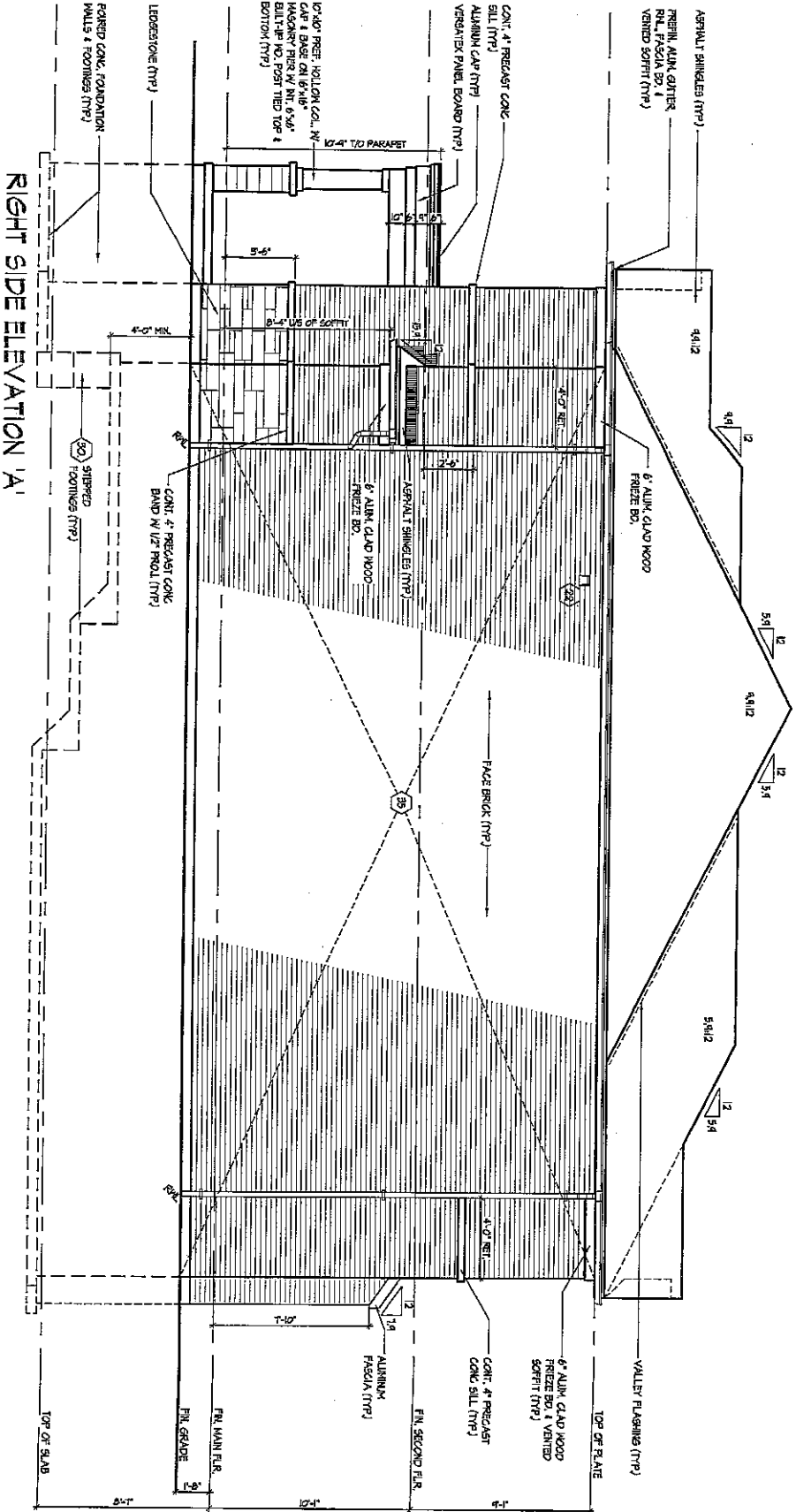
| WINDOW SUMMARY |           | SPATIAL CALCULATION |           |
|----------------|-----------|---------------------|-----------|
| TYPE           | AREA      | TYPE                | AREA      |
| W1             | 48' x 64" | W1                  | 48' x 64" |
| W2             | 48' x 64" | W2                  | 48' x 64" |
| W3             | 48' x 64" | W3                  | 48' x 64" |
| W4             | 48' x 64" | W4                  | 48' x 64" |
| W5             | 48' x 64" | W5                  | 48' x 64" |
| W6             | 48' x 64" | W6                  | 48' x 64" |
| W7             | 48' x 64" | W7                  | 48' x 64" |
| W8             | 48' x 64" | W8                  | 48' x 64" |
| W9             | 48' x 64" | W9                  | 48' x 64" |
| W10            | 48' x 64" | W10                 | 48' x 64" |
| W11            | 48' x 64" | W11                 | 48' x 64" |
| W12            | 48' x 64" | W12                 | 48' x 64" |
| W13            | 48' x 64" | W13                 | 48' x 64" |
| W14            | 48' x 64" | W14                 | 48' x 64" |
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| W16            | 48' x 64" | W16                 | 48' x 64" |
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| W19            | 48' x 64" | W19                 | 48' x 64" |
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| W63            | 48' x 64" | W63                 | 48' x 64" |
| W64            | 48' x 64" | W64                 | 48' x 64" |
| W65            | 48' x 64" | W65                 | 48' x 64" |
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| W68            | 48' x 64" | W68                 | 48' x 64" |
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| W73            | 48' x 64" | W73                 | 48' x 64" |
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| W89            | 48' x 64" | W89                 | 48' x 64" |
| W90            | 48' x 64" | W90                 | 48' x 64" |
| W91            | 48' x 64" | W91                 | 48' x 64" |
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| W97            | 48' x 64" | W97                 | 48' x 64" |
| W98            | 48' x 64" | W98                 | 48' x 64" |
| W99            | 48' x 64" | W99                 | 48' x 64" |
| W100           | 48' x 64" | W100                | 48' x 64" |

## LEFT SIDE UPGRADE ELEVATION 'A'

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.  
ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

**NOT FOR CONSTRUCTION**



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building codes or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

**RIGHT SIDE ELEVATION 'A'**

I, THE UNDERSIGNED, HEREBY ACKNOWLEDGE AND ACCEPT FULL RESPONSIBILITY FOR THE DESIGN AND THE QUALITY OF THE WORK AND I AGREE TO BE BOUND BY THE REGULATIONS SET OUT IN THE CHARTER BY-LAW OF THE CITY OF VAUGHAN.

DESIGNER INFORMATION  
 JEREMINE LAWRENCE  
 NAME: 33047  
 PROFESSIONAL REGISTRATION: 2281  
 HUNT DESIGN ASSOCIATES INC. 19035

**HUNT**  
 DESIGN ASSOCIATES INC.  
 www.huntdesign.ca

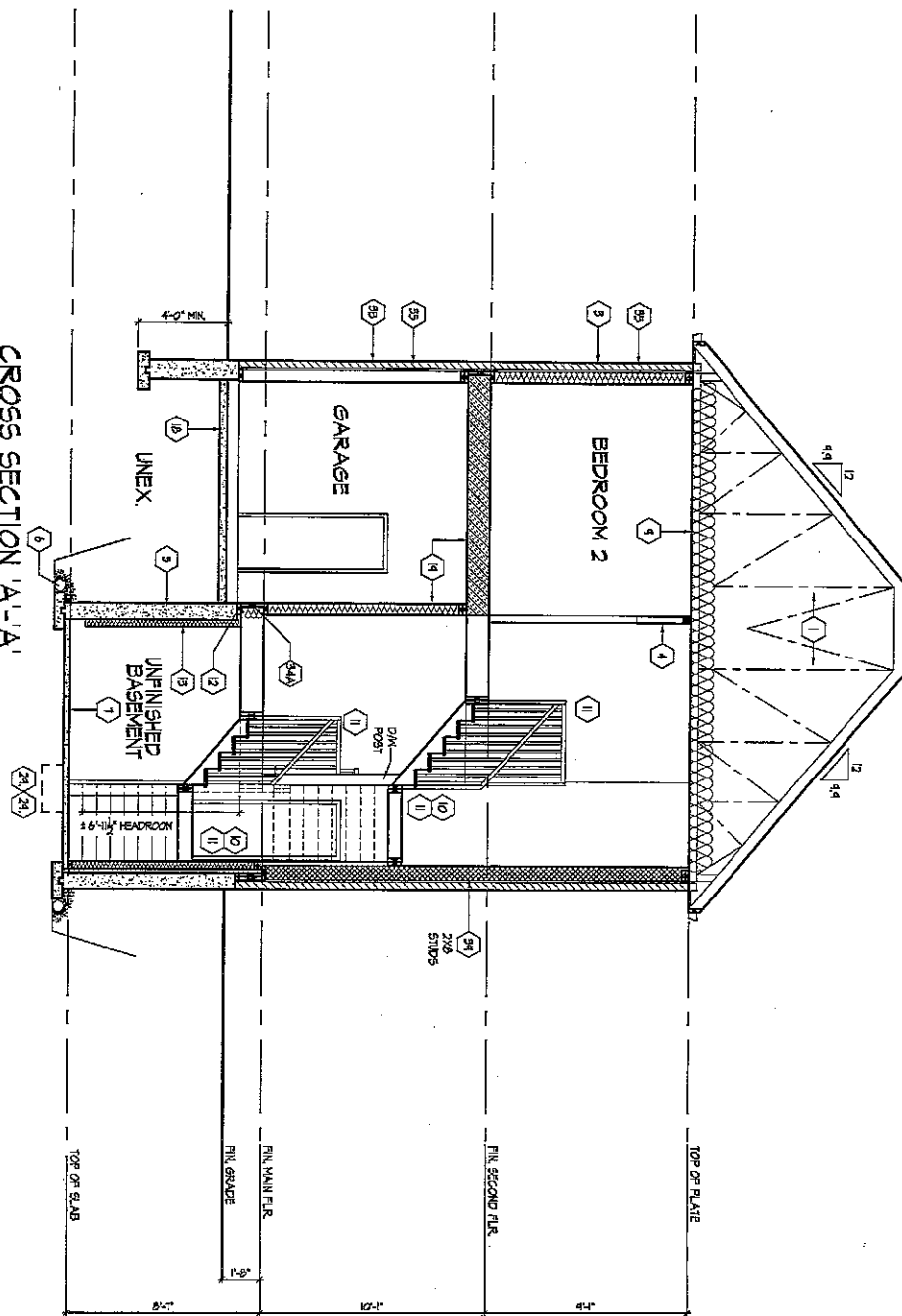
ARISTA HOMES, DECO HOMES, OPUS HOMES - 218047 MIZU3002A-SR  
 NEW KLEINBURG, VAUGHAN, ON REV.2019.10.25

Drawn By: JL 3/16"=1'-0"  
 Scale: 218047HS3002A-SR.dwg 7 of 14  
 8865 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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CROSS SECTION 'A-A'



CROSS SECTION 'A-A'

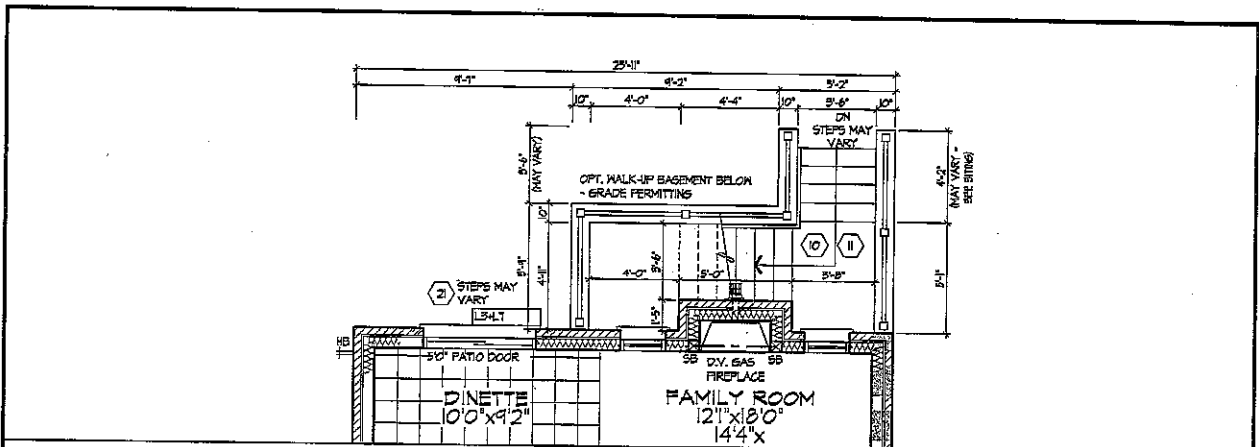
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND ABILITY TO MEET THE REQUIREMENTS SET OUT IN THE OMBRO 981088 CODE TO BE A DESIGNER.  
 QUALIFICATION INFORMATION:  
 DESIGNATIVE LAWRENCE 30347  
 REGISTRATION INFORMATION 3034  
 HUNT DESIGN ASSOCIATES INC. 18825

**HUNT**  
 DESIGN ASSOCIATES INC.  
 www.huntcdesign.ca

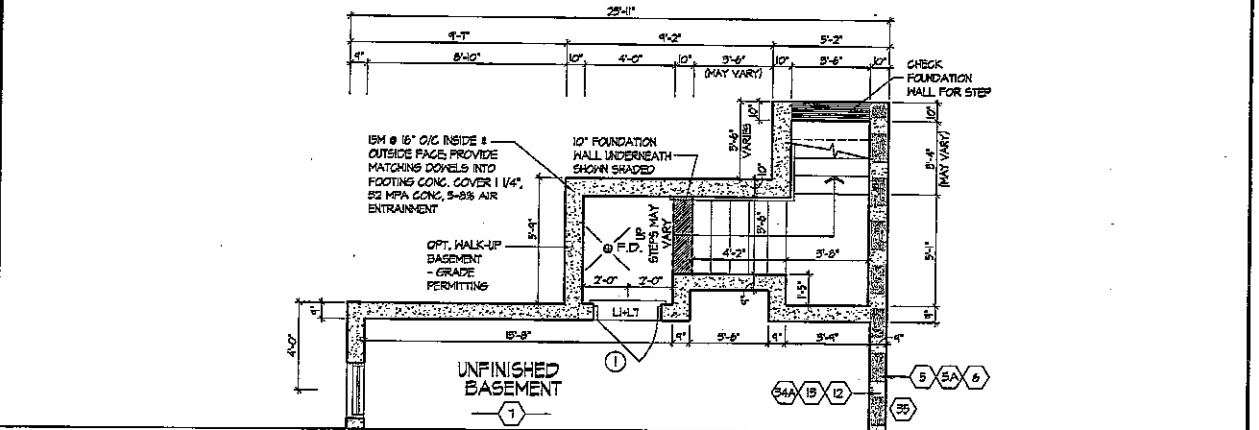
ARISTA HOMES, DECO HOMES, OPUS HOMES - 218047  
 NEW KLEINBURG, VAUGHAN, ON  
 Drawn by: NNKL  
 Checked by: JL  
 Scale: 3/16"=1'-0"  
 File Number: 218047WS3002A-SR.dwg

MIZU3002A-SR  
 REV.2019.10.25  
 Page Number: 9 of 14

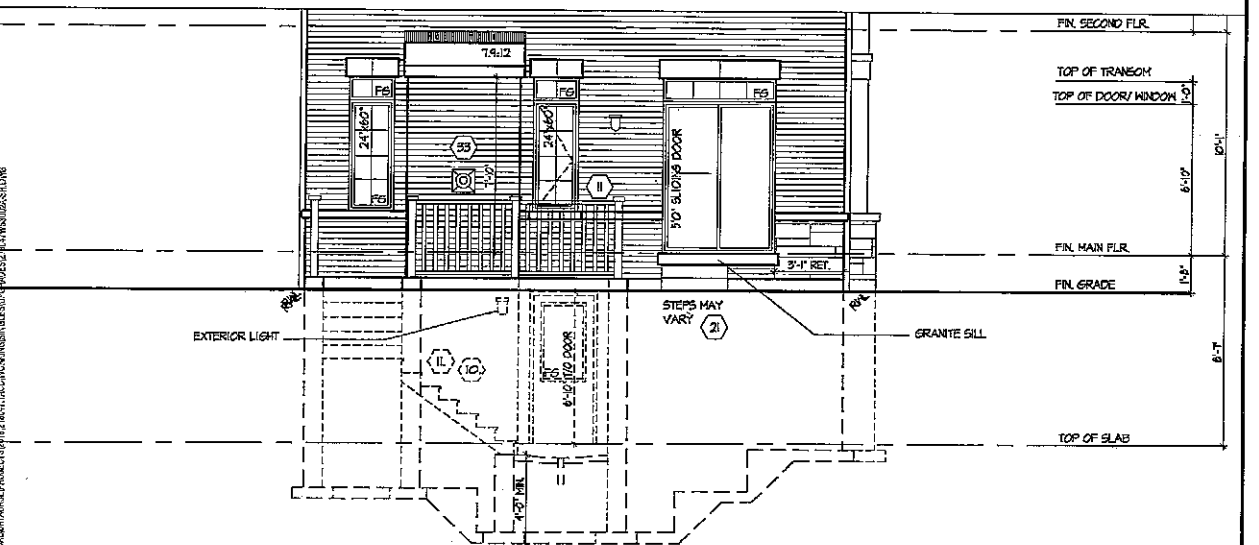
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PARTIAL MAIN FLOOR PLAN, EL. 'A' - W.U.B. COND



PARTIAL BASEMENT PLAN, EL. 'A' - W.U.B. COND



PARTIAL REAR ELEVATION 'A' - W.U.B. COND

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.  
REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

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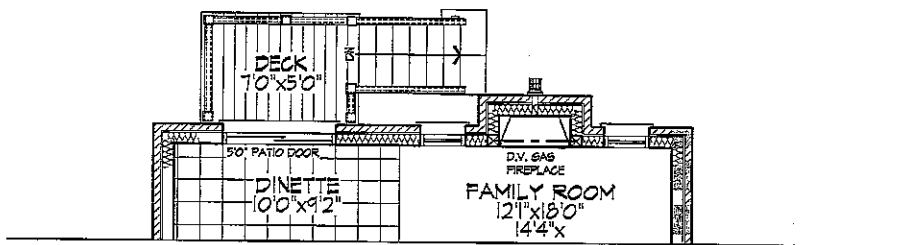
PARTIAL PLANS & REAR ELEVATION - WALK-UP BASEMENT COND.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND USE OF THE CONSTRUCTION AND SHEETS THE RESPONSIBILITY SET OUT IN THE ONTARIO BUILDING CODE TO BE A RESIDENTIAL.  
GUARANTOR INFORMATION: JEREMY LAURIE  
SIGNATURE: [Signature]  
DATE: 2024

**HUNT DESIGN ASSOCIATES INC.**  
www.huntdesign.ca

ARISTA HOMES, DECO HOMES, OPUS HOMES - 218047  
NEW KLEINBURG, VAUGHAN, ON  
MIZU3002A-SR  
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218047WS3002A-SR.dwg  
10 of 14

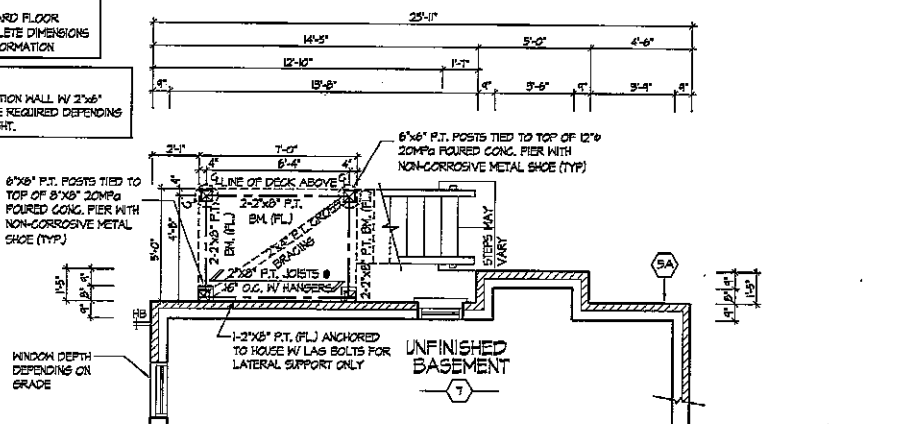
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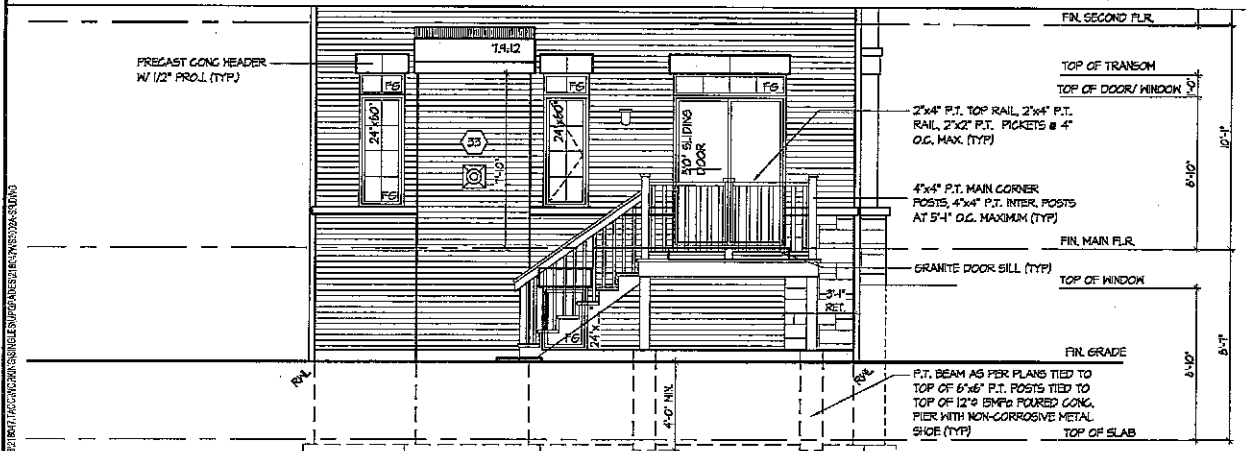
PART. GROUND FLOOR PLAN ELEV. 'A' - L.O.D. COND.

**NOTE:**  
REFER TO STANDARD FLOOR PLANS FOR COMPLETE DIMENSIONS & STRUCTURAL INFORMATION

**NOTE:**  
10" CONC. FOUNDATION WALL W/ 2"x6" KNEEWALL MAY BE REQUIRED DEPENDING ON BACKFILL HEIGHT.



PART. BASEMENT PLAN ELEV. 'A' - L.O.D. CONDITION



PART. REAR ELEVATION 'A' - L.O.D. CONDITION

**WINDOW DEPTH CHART**

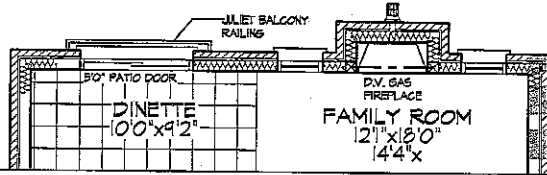
| No. OF RISERS | WINDOW DEPTH |
|---------------|--------------|
| 6 OR LESS     | 16" SLIDER   |
| 7 RISERS      | 31" CASEMENT |
| 8 RISERS      | 36" CASEMENT |
| 9 RISERS      | 40" CASEMENT |
| 10 RISERS     | 48" CASEMENT |

REFER TO FRONT ELEVATION & STANDARD REAR FOR TYPICAL NOTES & INFO.

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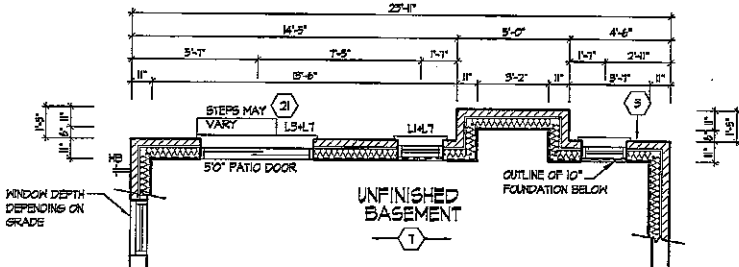
**PARTIAL PLANS & REAR ELEVATION - L.O.D. CONDITION**



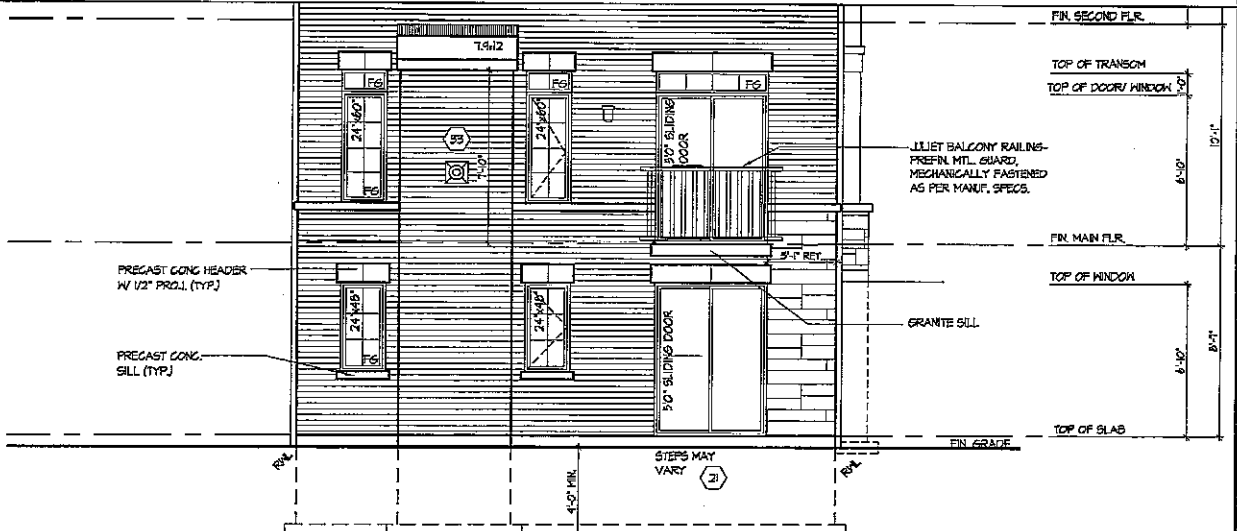


PART. GROUND FLOOR PLAN ELEV. 'A' - W.O.B. CONDITION

| WINDOW SUMMARY  |        |       |                                 |
|---|--------|-------|---------------------------------|
| PER O.B.C. TABLE 9.10.15.4  |        |       |                                 |
| REAR ELEVATION - W.O.B.   |        |       |                                 |
| QUANTITY  | WIDTH  | DEPTH | WINDOW / DOOR FRAME SIZE (S.F.) |
| 1   | 72"    | 36"   | 26.28                           |
| 1   | 48"    | 36"   | 15.84                           |
| 2   | 24"    | 60"   | 15.84                           |
| 2   | 12"    | 24"   | 2.72                            |
| 1   | 12"    | 24"   | 3.11                            |
| 2   | 24"    | 48"   | 12.22                           |
| 0   | 0"     | 0"    | 0.00                            |
| 0   | 0"     | 0"    | 0.00                            |
| 0   | 0"     | 0"    | 0.00                            |
| 2   | DOOR   | 32.72 | 84.44                           |
| 0   | ARCH   | 0.00  | 0.00                            |
| 0   | ARCH   | 0.00  | 0.00                            |
| 0   | ARCH   | 0.00  | 0.00                            |
| SPATIAL CALCULATION   |        |       |                                 |
| WALL AREA   | 875.65 | S.F.  |                                 |
| LIMITING DISTANCE   | 7.5    | %     |                                 |
| MAX. % OPENINGS   | 34     | %     |                                 |
| OPENINGS ALLOWED  | 293.72 | S.F.  |                                 |
| OPENINGS PROVIDED   | 138.00 | S.F.  |                                 |
| ADDITIONAL NOTES  |        |       |                                 |
| GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER |        |       |                                 |



PART. BASEMENT PLAN ELEV. 'A' - W.O.B. CONDITION



PART. REAR ELEVATION 'A' - W.O.B. CONDITION

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REFER TO FRONT ELEVATION & STANDARD REAR FOR TYPICAL NOTES & INFO.

PARTIAL PLANS & REAR ELEVATION - W.O.B. CONDITION



cont. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 382 & 316...
40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13C...
40A 2 HR. FIREWALL (SB-3) WALL TYPE 66 & 616...
41 STUCCO WALL CONSTRUCTION (2"x6")...
41A STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSL...
41B STUCCO WALL & GARAGE CONST...
42 UNSUPPORTED FOUNDATION WALLS...
43 STUD WALL REINFORCEMENT...
44 WINDOW WELLS...
45 SLOPED CEILING CONSTRUCTION...
46 FLAT ROOF/BALCONY CONSTRUCTION...
47 BARREL VAULT CONSTRUCTION...

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC.

SECTION 1.1. WALL STUDS

Table with columns: MIN. STUD SIZE, MAX. STUD SPACING, and rows for different wall types like 2"x4", 2"x6", 2"x8".

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR...
2) WINDOW GUARDS...
3) WINDOWS IN EXIST BUILDINGS...
4) REFER TO TITLE PAGE FOR MAX. UNVALVE REQUIREMENTS...
2.2. CEILING HEIGHTS
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR...
2) REFER TO HOT WATER TANK MANUFACTURER SPECS...
3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT...
4) DRAIN WATER HEATER COUPLER UNITS WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF 3.1.1.2 OF THE O.B.C.

- 2.3. MECHANICAL / PLUMBING
2.4. LUMBER
2.5. STEEL
2.6. FLAT ARCHES
2.7. ROOF OVERHANGS
2.8. FLASHING
2.9. GRADING
2.10. ULC SPECIFIED ASSEMBLIES

SECTION 3.0. LEGEND

Table with columns: CODE, SIZE, BRICK, STONE and rows for wood lintels and steel lintels.

3.3. DOOR SCHEDULE

Table with columns: 1, 1A, 1B, 1C, 1D, 1E, 1F, 2, 2A, 3, 3A, 4, 4A, 5 and descriptions for various door types and materials.

3.4. ACRONYMS

Table listing acronyms such as AFF, BFM, BG, BM, BRM, CRF, CWF, DWT, DO, DRP, ENG, EST, FA, FD, FG, FL, FLR, GT, HG, HRV, HWT and their corresponding full names.

3.5. SYMBOLS

Table showing symbols for electrical facilities like CLASS 'B' VENT, DUPLEX OUTLET, HEAVY DUTY OUTLET, etc.

- SA SMOKE ALARM
CMO CARBON MONOXIDE ALARM
SB SOLID BEARING BUILT-UP WOOD COLUMNS AND STUD POSTS
TWO STOREY VOLUME SPACE
VARYING PLATES, BUILT-UP FLOORS, BEARING WALLS, ICE & WATER SHELD
EXPOSED BUILDING FACE

SECTION 4.0. CLIMATIC DATA

DESIGN SNOW LOAD (9.4.2.2.): 1.01 kPa
WIND LOAD (q50) (SB-1.2.): 0.44 kPa

CONSTRUCTION NOTES 2 OF 2
ARISTA HOMES, DECO HOMES, OPUS HOMES - 218047
MIZU3002A-SR
REV.2019.10.25
DESIGN ASSOCIATES INC.

## **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.

**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.-

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



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

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

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

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Attwala, Pravina

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**Subject:** FW: A041/20 - 165 BOONE CRESCENT, THORNHILL - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

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**From:** Development Services <developmentsservices@york.ca>

**Sent:** May-13-20 3:27 PM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>

**Subject:** [External] RE: A041/20 - 165 BOONE CRESCENT, THORNHILL - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Hello Pravina,

The Regional Municipality of York has completed its review of the above Minor Variance Application- A041/20 (165 Boone Crescent) and has no comments. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,

**Tiffany Wong, B.E.S.** | Associate Planner, Programs and Process Improvement,  
Planning and Economic Development, Corporate Services

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