



File: A034/16

Applicant: Mario Sanci

Address: 705 Nashville Road, Kleinburg

Agent: None

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) <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"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: February 25, 2016.

Background History: A230/13 (see next page for details)



Minor Variance
Application

Agenda Item: 4

A034/16

Ward: 1

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, October 1, 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

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

To make an electronic deputation at the meeting please contact the Committee of Adjustment at 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: Mario Sanci

Agent: None

Property: 705 Nashville Road, Kleinburg

Zoning: The subject lands are zoned A Agricultural, under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and within the Kleinburg-Nashville Heritage Conservation District

Related Files: DA.19.082 - Approved

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and detached garage.

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

By-law Requirement	Proposal
1. A minimum front yard setback of 15.0 metres is required.	1. To permit a minimum front yard setback of 14.96 to the covered porch of the dwelling.
2. A minimum rear yard setback of 15.0 metres is required.	2. To permit a minimum rear yard setback of 1.54 metres for the accessor building (garage).
3. A minimum interior side yard setback of 4.5 metres is required.	3. To permit a minimum interior side yard setback of 3.24 metres to the dwelling.
4. A minimum interior side yard setback of 4.5 metres is required.	4. To permit a minimum interior side yard setback of 1.52 metres to the accessory building (garage).
5. A maximum lot coverage of 10% is permitted for all covered areas.	5. To permit a maximum lot coverage of 19.63%.
6. A maximum building height of 3.0 metres is permitted to the nearest part of the roof for the accessory building.	6. To permit a maximum building height of 4.27 metres to the nearest part of the roof for the accessory building (garage).
7. A maximum building height of 4.5 metres is permitted to the highest point of the roof for the accessory building.	7. To permit a maximum building height of 7.09 metres for the accessory building (garage).

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A230/13	To permit the construction of a two-story rear addition to an existing dwelling including a detached carport structure: To permit a lot coverage of 17.9%. (6.1% for the dwelling, 8.3% for the addition, 3.5% for the carport)	Approved – Aug. 15/13

For information on the previous approvals listed above please visit 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:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
February 25/16	None	sine die	To permit time for the processing of the related site plan application.

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 September 16, 2020

Applicant confirmed posting of signage on September 12, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	1950's
Garage	Existing garage to be demolished a new garage is proposed.

Applicant has advised that they cannot comply with By-law for the following reason(s): Current by-laws are outdated, thus not allowing for today's necessities and comforts.

Building Standards (Zoning Review):

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

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.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and within the Kleinburg-Nashville Heritage Conservation District

The Owner is proposing to construct a new 2-storey single-family dwelling and a detached 3-car garage with the above-noted variances, as proposed through Site Development File DA.19.082. The subject property is located within the Kleinburg-Nashville Heritage Conservation District and was recommended for approval by the Heritage Vaughan Committee on May 25, 2020. Vaughan Council endorsed Heritage Vaughan's recommendation on June 29, 2020.

Variance 1 is considered minor as the covered porch encroaches into the minimum front yard setback requirement of 15 m and has no impact on adjacent properties or the streetscape. Variance 3 represents a pinch point of the easterly wall towards the rear corner of the dwelling. As the siting of the dwelling results in an increased setback of 3.96 m at the front corner of the dwelling, the requested variance does not create adverse impacts on the neighbouring lot to the east.

Variance 5 is considered minor in nature as the overall coverage is appropriate for the neighbourhood. Section 3.3 of the Zoning By-law 1-88 applies Rural Residential ('RR') Zone requirements to dwellings erected in an Agricultural ('A') Zone. Although the neighbourhood retains an A Zone, the existing and established lot fabric does not meet the minimum lot area requirements of an RR Zone of 4,000m². As such, the maximum lot coverage of 10% is more suited for larger, compliant lots. As the subject lands have a lot area of 1,403.45m², the requested 15.08% lot coverage for the dwelling is appropriate and is in keeping with previous approvals in the neighbourhood. The overall lot coverage of 19.63% includes 4.55% for a detached garage which is located in the rear yard and has no impact on the streetscape. As such, Development Planning has no objection to the increased lot coverage.

The height of the garage (Variances 6 and 7) are considered minor and desirable for the neighbourhood. The increased height is due to the sloped roof design and dormers which complement the proposed dwelling and fits within the heritage character of the neighbourhood. As the garage is setback into the rear yard, the increased height does not have any adverse impacts on the streetscape or neighbouring properties. As such, Variances 2 and 4 regarding the reduced rear and interior side yard setbacks are also considered minor and desirable for the neighbourhood.

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

The Development Planning Department recommends approval of the application, subject to the following condition:

That Site Development File DA.19.082 be approved to the satisfaction of the Development Planning Department.

Cultural Heritage (Urban Design):

No comments or concerns

Development Engineering:

The Development Engineering (DE) Department does not object to variance application Aa035/16 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property (Infill & Detached Garage). Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

Parks, Forestry and Horticulture Operations:

Forestry has provided comments on January 6, 2020 for file DA.19.082. Recommended condition of approval:

Applicant must obtain a private property tree removal & protection permit (construction/infill application) to the satisfaction of Forestry and in accordance with By-Law 052-2018. No Response.

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)
Minor Variance A230/13

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 Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property (Infill & Detached Garage). Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	Owner must obtain a private property tree removal & protection permit (construction/infill application) to the satisfaction of Forestry and in accordance with By-Law 052-2018.
3	Development Planning Brandon Bell 905-832-8585 x8112 Brandon.bell@vaughan.ca	That Site Development File DA.19.082 be approved to the satisfaction of the Development Planning Department.

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

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://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

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.

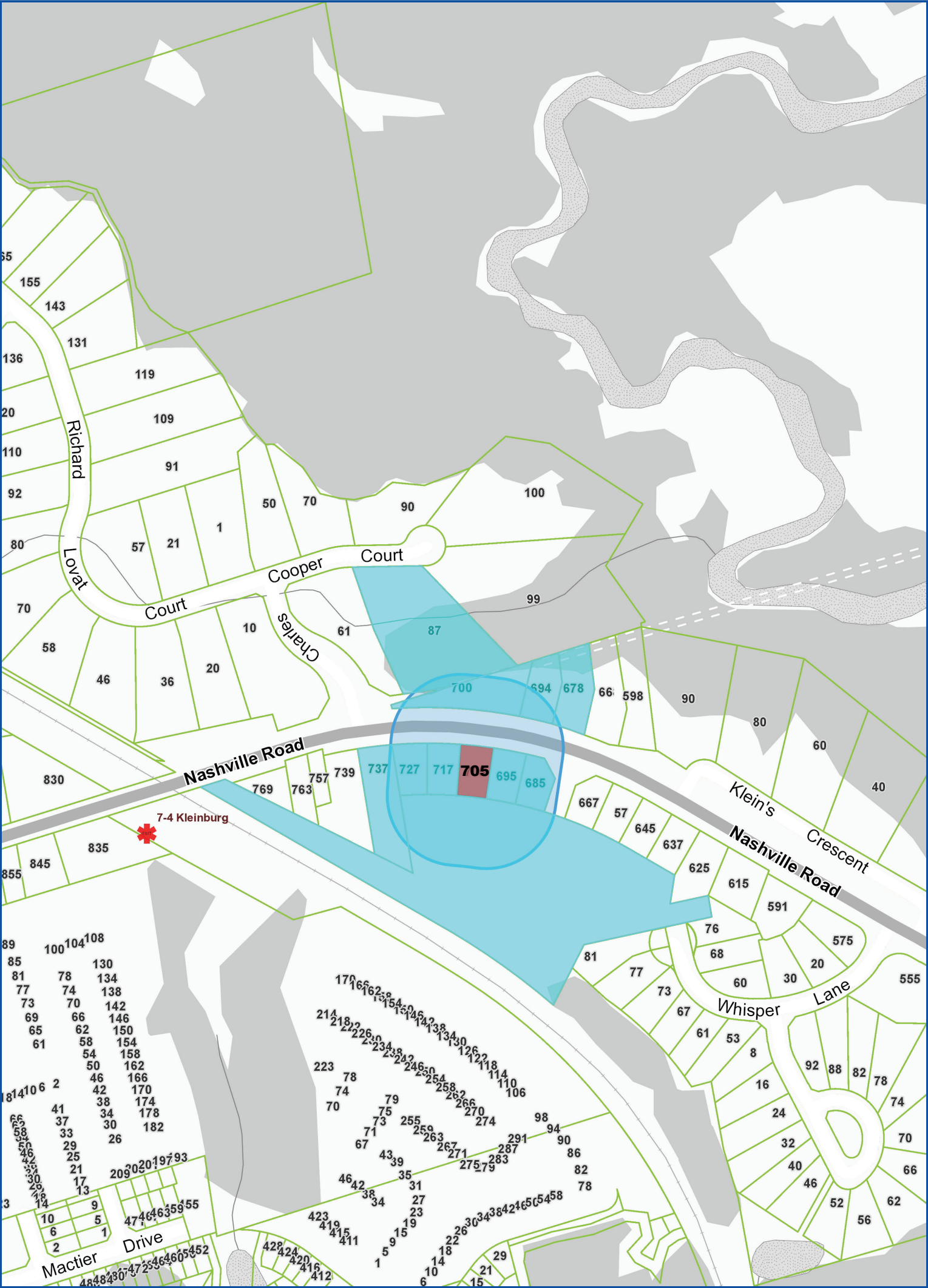
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

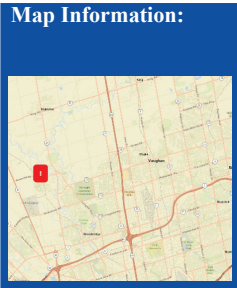
Schedule A: Plans & Sketches

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



HIGHWAY #27



Map Information:

Title:

705 NASHVILLE ROAD, KLEINBURG

LOCATION MAP - A034/16

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.

Scale:

1: 4,561

0
0.07 km

Created By:

Infrastructure Delivery

Department

September 16, 2020 10:35 PM

Projection:

NAD 83

UTM Zone

17N

LOT 25, CONCESSION 8
PART 2, PLAN 64R-4069

A=27.68
N84°43'30"W

R=373.65
C=27.67

1.54m
#2

1.52m
#4

LANDSCAPE SUMMARY
TOTAL LOT AREA 1,403.45 sq.m.
TOTAL NON-COVERED AREA 1,120.07 sq.m.
TOTAL ASPHALT AREA 216.07 sq.m.
TOTAL LANDSCAPE AREA 904.00 sq.m.
GRASS AREA 67.31 sq.m.
PAVEMENT AREA 31.73 sq.m.
80.71 %
96.49 %
3.51 %

1 1/2 STOREY
STUCCO SIDED DWELLING

3.24m
#3

14.96m
#1

- #1. To permit a min. front yard setback of 14.96m to the covered porch of the dwelling.
- #2. To permit a min. rear yard setback of 1.54m for the accessory building (garage).
- #3. To permit a min. interior side yard setback of 3.24m to the dwelling.
- #4. To permit a min. interior side yard setback of 1.52m to the accessory bldg. (garage).
- #5. To permit a maximum lot coverage of 19.63% (15.08% dwelling + 4.55% garage).
- #6. To permit a maximum building height of 4.27 metres to the nearest part of the roof for the accessory building (garage).
- #7. To permit a max. building height of 7.09 metres for the accessory building (garage).

NASHVILLE ROAD

SURVEYOR:
DINO ASTRI
SURVEYING LTD.
ONTARIO LAND SURVEYORS
1-661 WELHAM ROAD
BARRIE, ONTARIO
PHONE: 705-792-6780 WEB: www.astriurveying.com

SKETCH SHOWING
TOPOGRAPHIC DETAIL OF
LOT 3
REGISTERED
PLAN 4258
CITY OF VAUGHAN
REGIONAL
MUNICIPALITY
OF YORK

FLOOR AREAS		SITE SUMMARY			
FLOOR NO.	EXISTING	NEW		TOTAL	BY-LAW No.
	sq. ft.	sq. m.	sq. ft.	sq. m.	LOT AREA
GROUND FLOOR AREA	0.00	0	1525.04	141.68	1403.45 sq. m.
SECOND FLOOR AREA	0.00	0.00	1732.79	160.98	PROVIDED
TOTAL FLOOR AREAS	0.000	0.000	3257.83	302.66	LOT COVERAGE
			3,257.83	302.66	275.55 sq. m.
					% AGE
					19.63%
					MAX FLOOR AREA
					302.66 sq. m.
					21.56%

LOCATION PLAN

TO	ISSUED	DATE
CITY REVIEW		JUN. 11/18
CITY REVIEW		AUG. 18/19
NO	REVISION	DATE
1	AS PER COMMENTS	DEC. 29/19
2	AS PER COMMENTS	JAN. 04/20

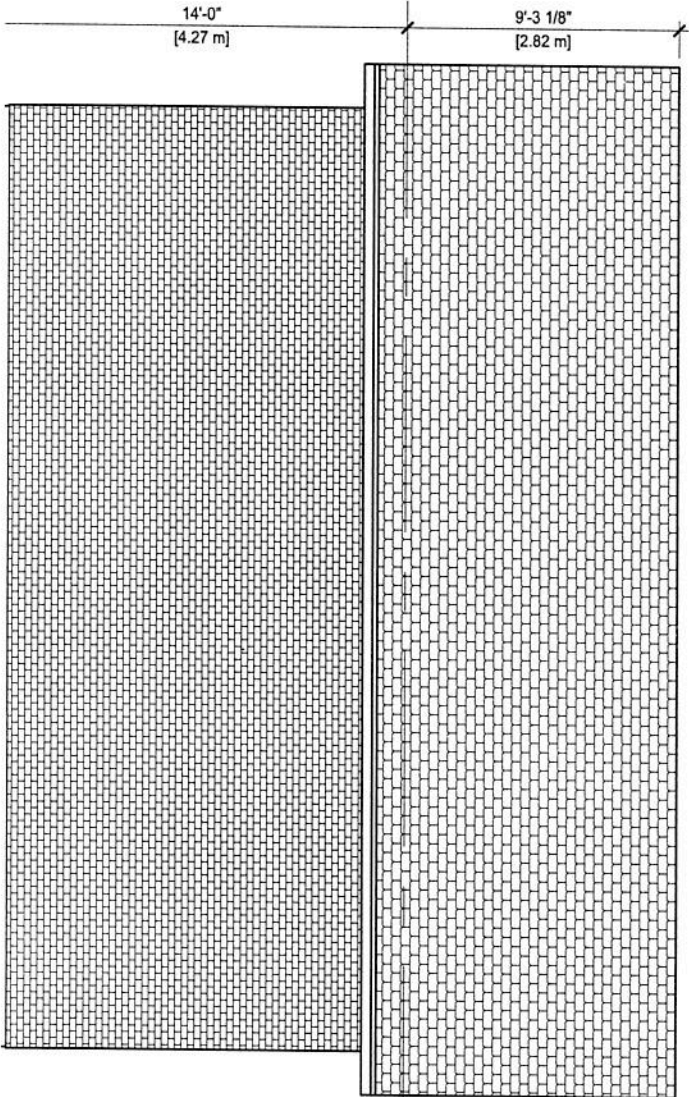
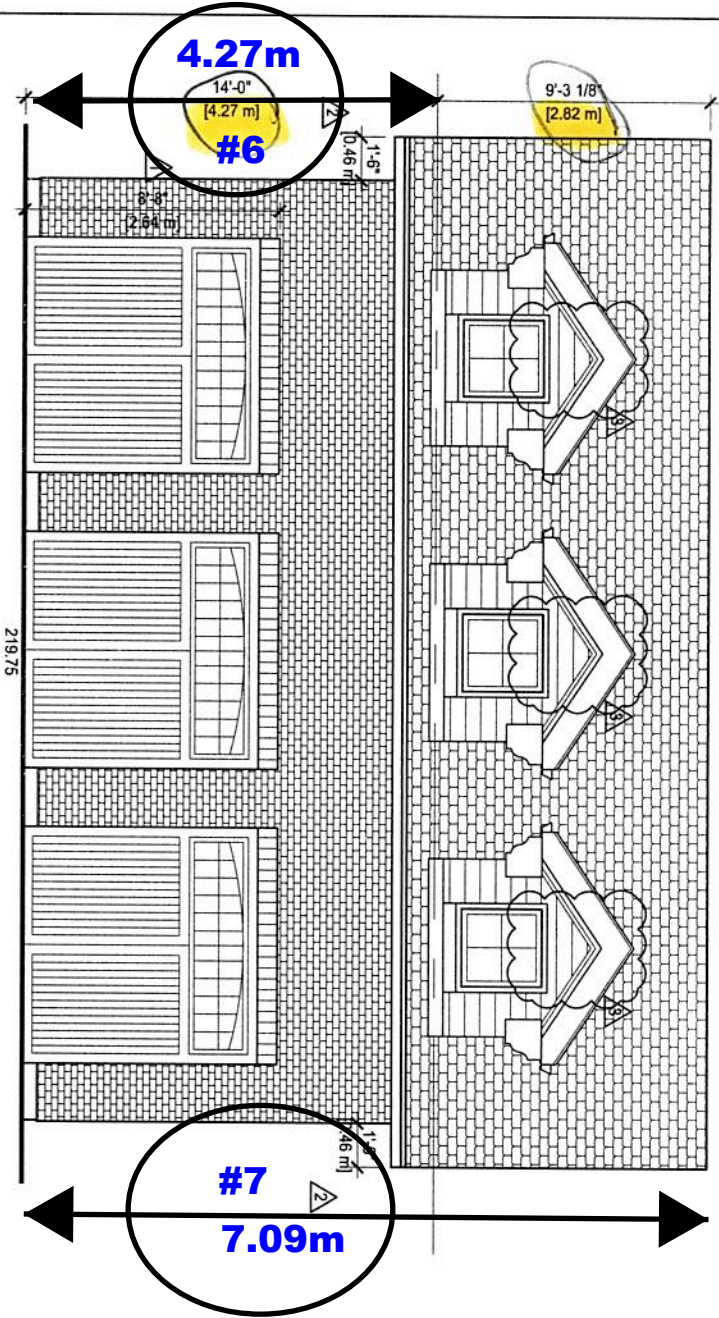
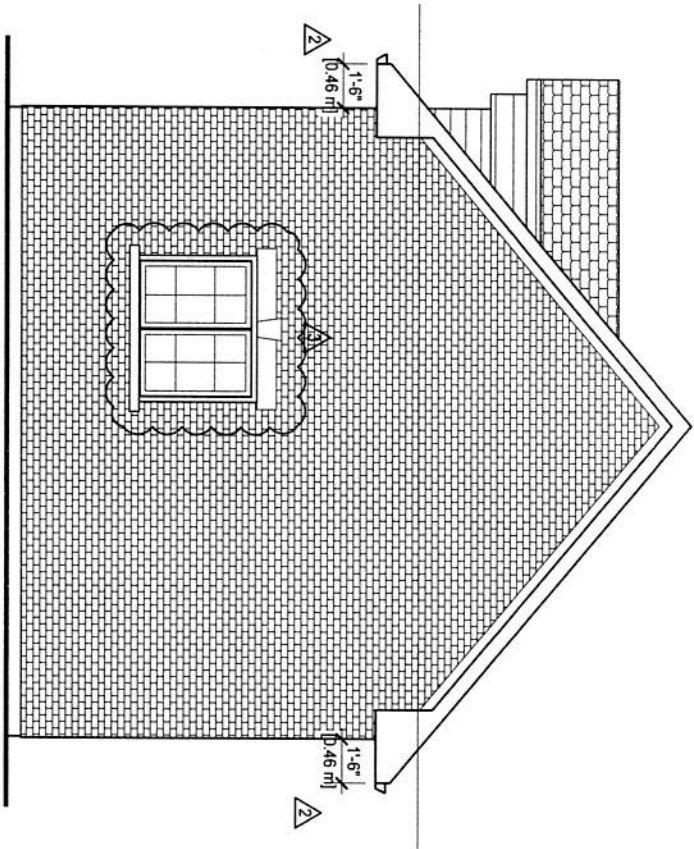
PROJECT PROPOSED 2 STOREY DWELLING		705 NASHVILLE RD., VAUGHAN	
DESCRIPTION SITE PLAN AND SITE STATS		DRAWN P.V.	
PLOTTED DATE AUG. 18/19		CHECKED	
SCALE 1:200		DRAWING No. SP1	

NO	REVISION	DATE
1	AS PER COMMENTS	DEC. 2019
2	AS PER COMMENTS	JAN. 04/20
3	AS PER COMMENTS	MAR. 02/20

TO	ISSUED	DATE
CITY REVIEW		JUN. 11/18
CITY REVIEW		SEP. 28/19

A036/16

PROJECT	
PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD., VAUGHAN	
DESCRIPTION	
DETACHED GARAGE ELEVATIONS	
DRAWN P.V.	CHECKED -
PROJECT DATE	DRAWING No.



NOTE - TREES SOUTH OF LOT 25, CONCESSION 8
 OUR LOT LINE HAVE PART 2, PLAN 64R-4069
 ALL BEEN REMOVED BY CONTRACTOR BUILDING NEW SUBDIVISION

A=27.68
 N84°43'30"W

R=373.65
 C=27.67

LANDSCAPE SUMMARY
 TOTAL LOT AREA 1,403.45 sq.m.
 TOTAL NON-COVERED AREA 1,120.07 sq.m.
 TOTAL ASPHALT AREA 216.07 sq.m.
 TOTAL LANDSCAPE AREA 904.00 sq.m.
 GRASS AREA 67.31 sq.m.
 PAVEMENT AREA 31.73 sq.m.
 80.71 %
 96.49 %
 3.51 %

LANDSCAPE SUMMARY

EXISTING SHRUBS

N7°23'15"E

EXIST. CHERRY

SODDING

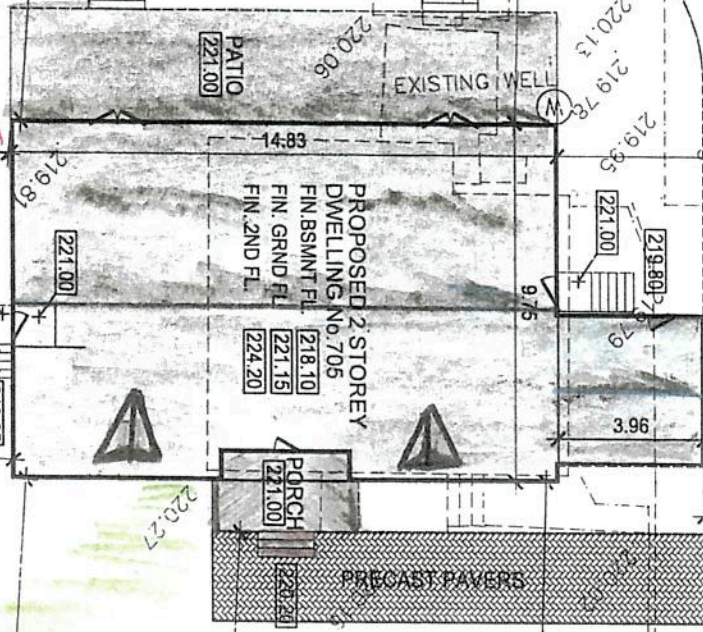
LOT 3

PLAN

PROPOSED DETACHED 3 CAR GARAGE

EXISTING TREES ON BORDER
 N3°09'40"E

1 1/2 STOREY
 STUCCO SIDED DWELLING



EXISTING EVERGREENS

N84°43'25"W

A=31.19
 R=421.36
 C=31.19

EXISTING TREES

FENCE

CENTRELINE OF DITCH

SIDEWALK

EDGE OF PAVEMENT

CENTRELINE OF ROAD

SURVEYOR:
SURVEY INFORMATION SHOWN ON THIS
DRAWING IS TAKEN FROM SURVEY
DRAWING PREPARED BY:

DINO ASTRI
SURVEYING LTD.
ONTARIO LAND SURVEYORS

1-661 WELHAM ROAD
BARRIE, ONTARIO
PHONE : 705-792-6780 WEB: www.astrisurveying.com

FLOOR AREAS
FLOOR NO.
GROUND FLOOR AREA
SECOND FLOOR AREA
TOTAL FLOOR AREAS

FLOOR AREAS						SITE SUMMARY				
FLOOR NO.	EXISTING		NEW		TOTAL		BY-LAW No.	1-88		
	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.				
GROUND FLOOR AREA	0.00	0	1525.04	141.68	1,525.04	141.68	LOT AREA	1403.45 sq.m.	PROVIDED	% AGE
SECOND FLOOR AREA	0.00	0.00	1732.79	160.98	1,732.79	160.98	LOT COVERAGE	275.55 sq.m.	19.63%	
TOTAL FLOOR AREAS	0.000	0.000	3257.83	302.66	3,257.83	302.66	MAX FLOOR AREA	302.66 sq.m.	21.56%	

TO	ISSUED	DATE
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19

NO	REVISION	DATE
1	AS PER COMMENTS	DEC. 23/19
2	AS PER COMMENTS	JAN. 04/20

1

705 NASHVILLE RD., VAUGHAN

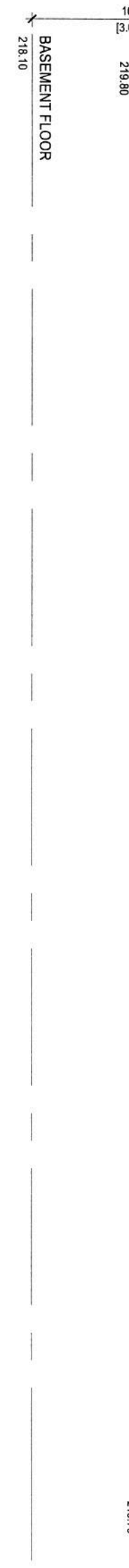
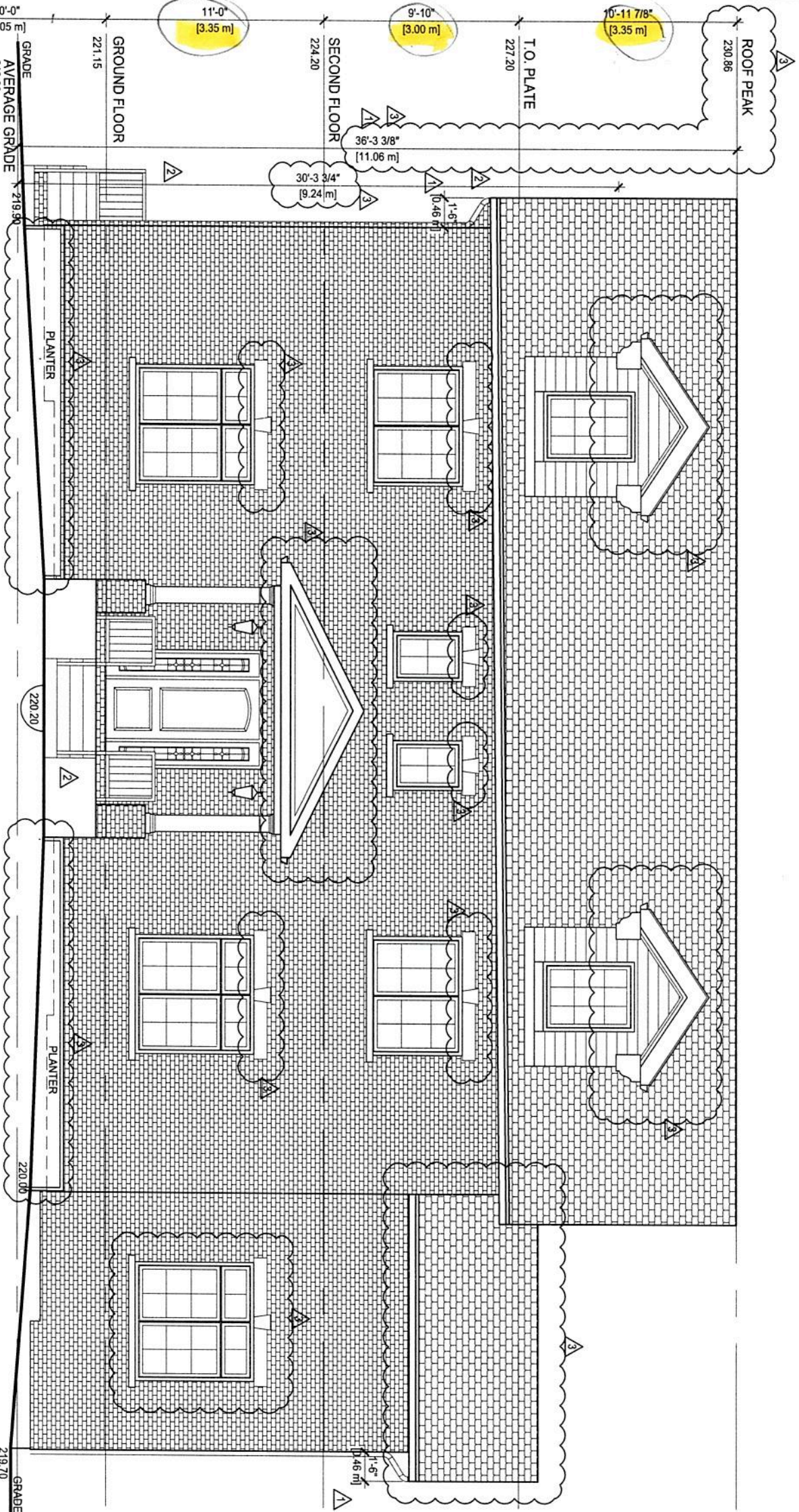
DESCRIPTION
SITE PLAN AND SITE
STATS

PLOTTER DATA

DRAWING NO.

TO	ISSUED	DATE
CITY	PRELIMINARY REVIEW	MAR 04/18
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	SEP. 28/19
REVISION		
NO	REVISION	DATE
1	AS PER COMMENTS	DEC. 22/19
2	AS PER COMMENTS	JAN. 21/20
3	AS PER COMMENTS	MAR. 02/20

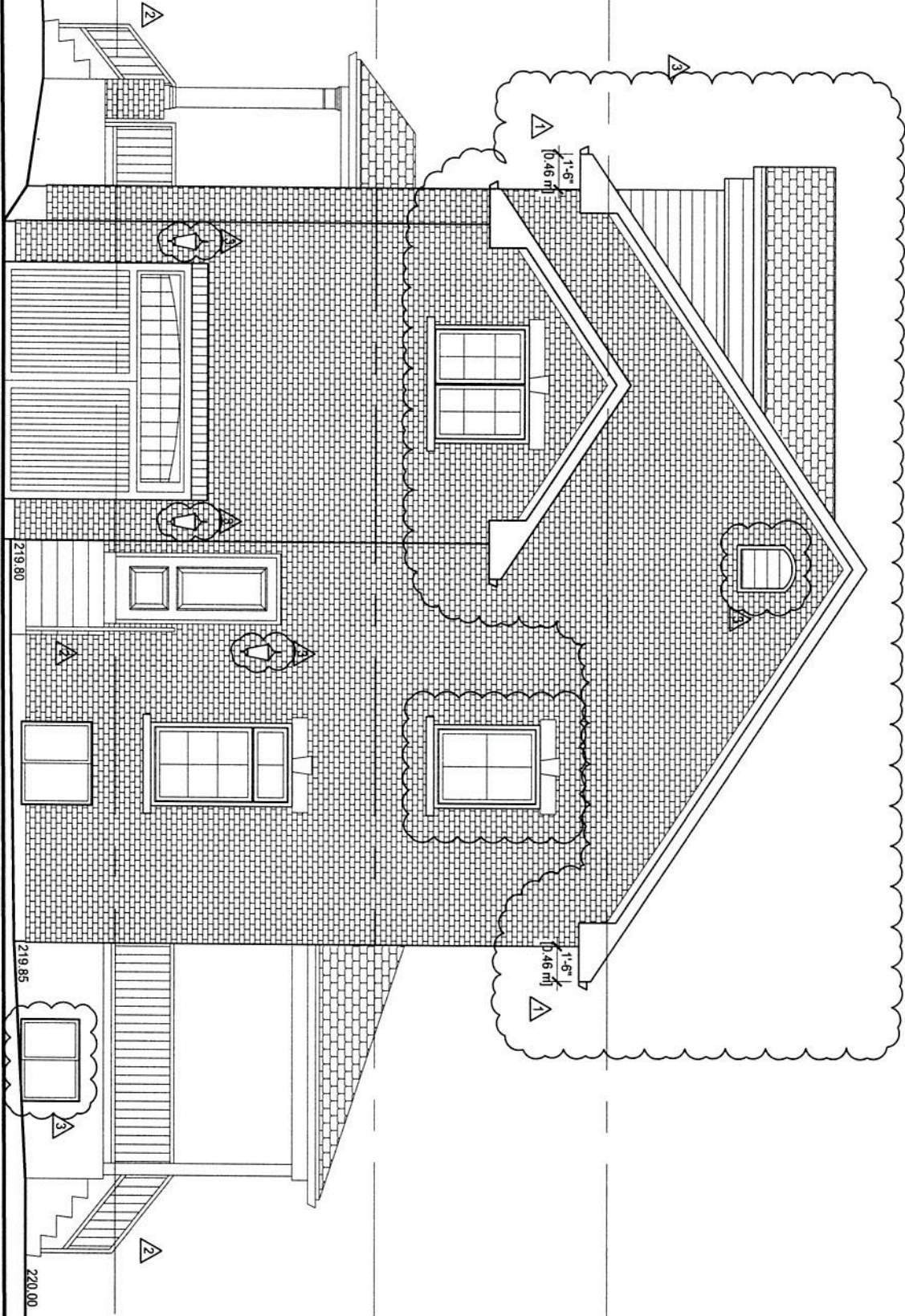
PROJECT	
PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD., VAUGHAN	
DESCRIPTION	
FRONT ELEVATION	
DRAWN	CHECKED
P.V.	-
PLOTTED DATE	DRAWING No.



TO	ISSUED	DATE
CITY	PRELIMINARY REVIEW	MAR 04/18
CITY	REVIEW	JUN 11/18
CITY	REVIEW	SEP 29/19

Nº	REVISION	DATE
1	AS PER COMMENTS	DEC 22/19
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3	AS PER COMMENTS	MAR 02/20

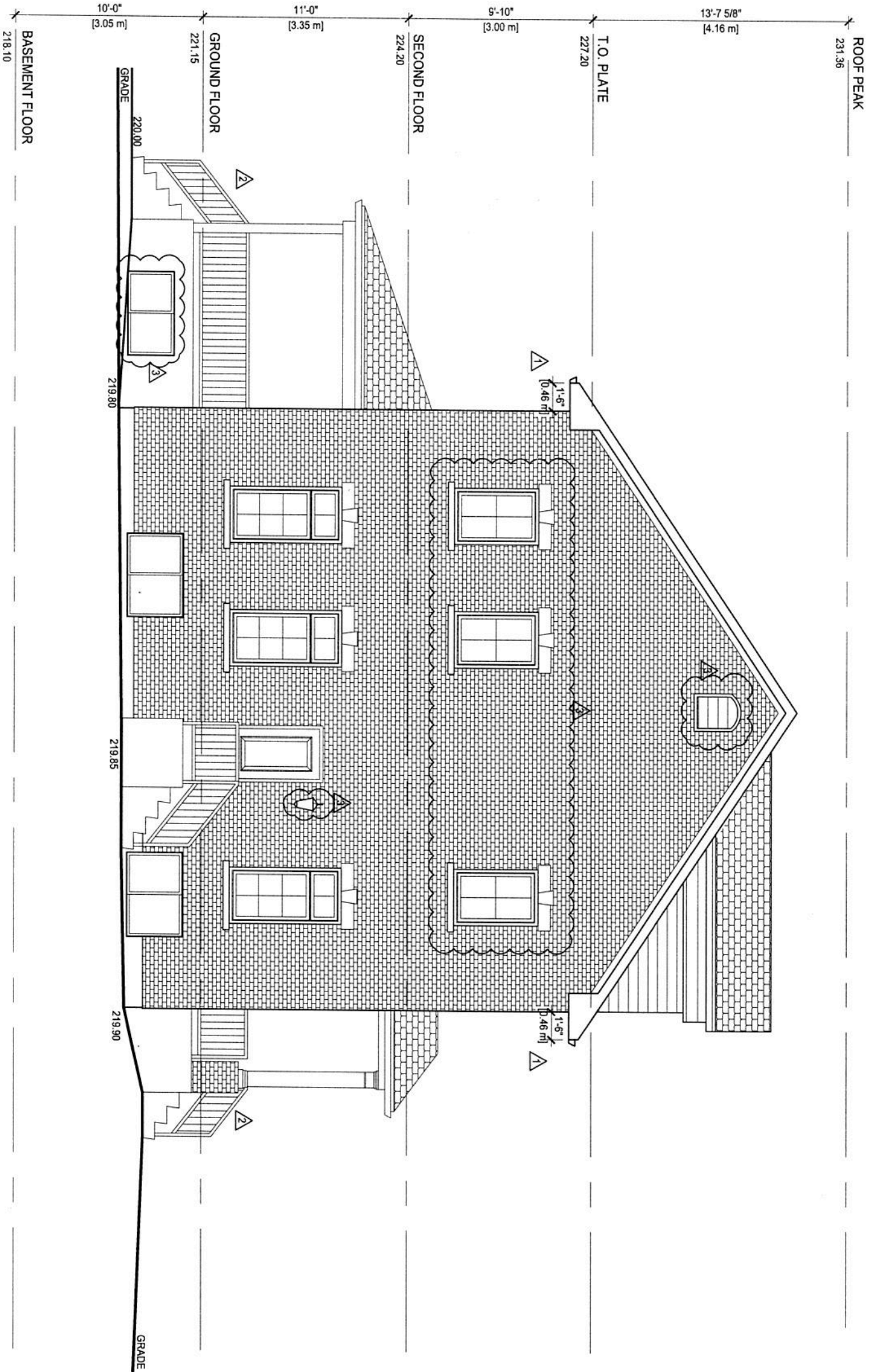
PROJECT	
PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD., VAUGHAN	
DESCRIPTION	
SIDE ELEVATION	
DRAWN P.V.	CHECKED
PLOTTED DATE	DRAWING No.

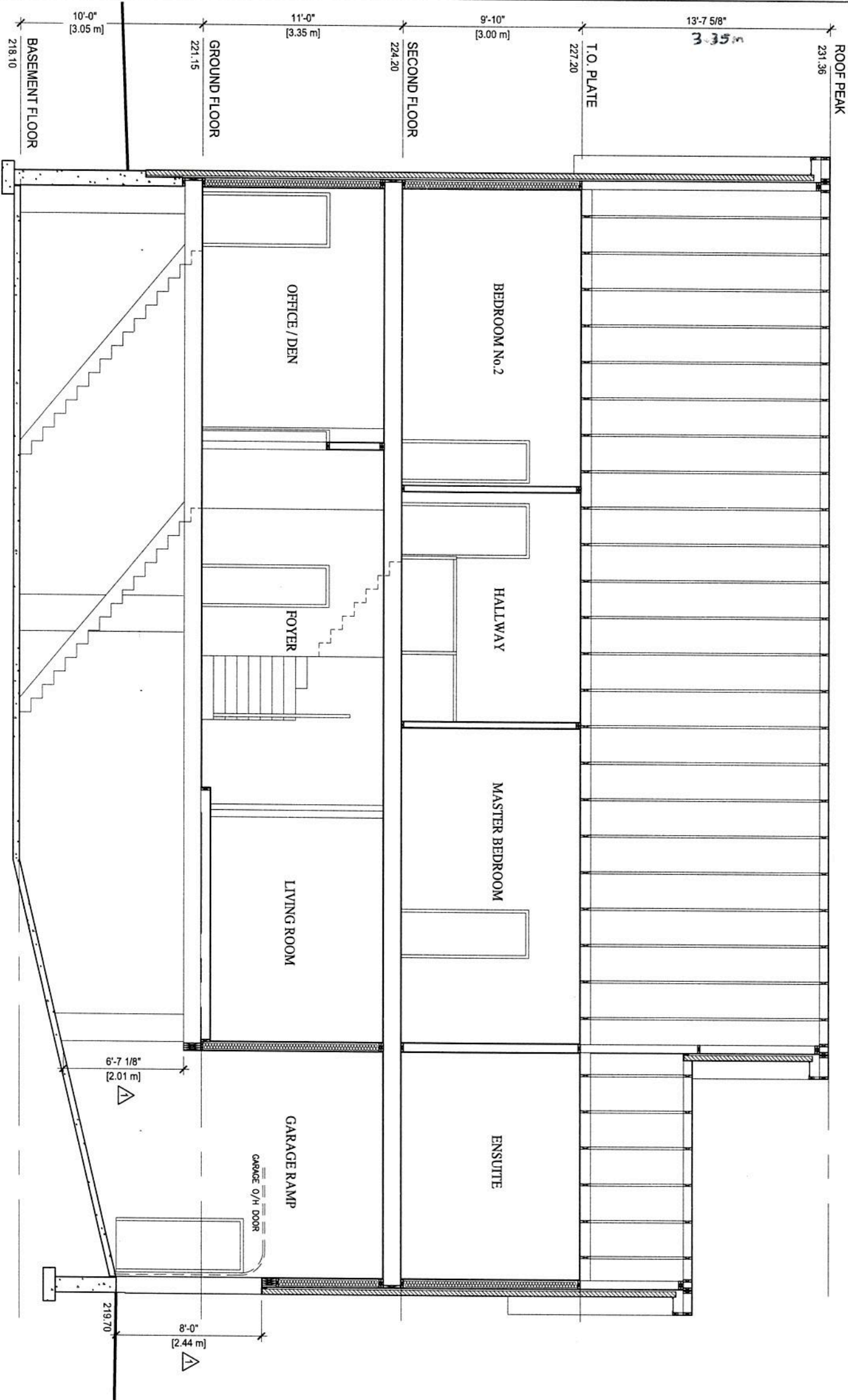


TO	ISSUED	DATE
CITY	PRELIMINARY REVIEW	MAR 04/18
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CITY	REVIEW	SEP. 29/19

NO	REVISION	DATE
1	AS PER COMMENTS	DEC. 22/19
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3	AS PER COMMENTS	MAR. 02/20

PROJECT	
PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD., VAUGHAN	
DESCRIPTION	
SIDE ELEVATION	
DRAWN	CHECKED
P.V.	-
PLOTTED DATE	DRAWING No.





TO	ISSUED	DATE
CITY	PRELIMINARY REVIEW	MAR 04/18
CITY	REVIEW	JUN 11/18
CITY	REVIEW	SEP 29/19

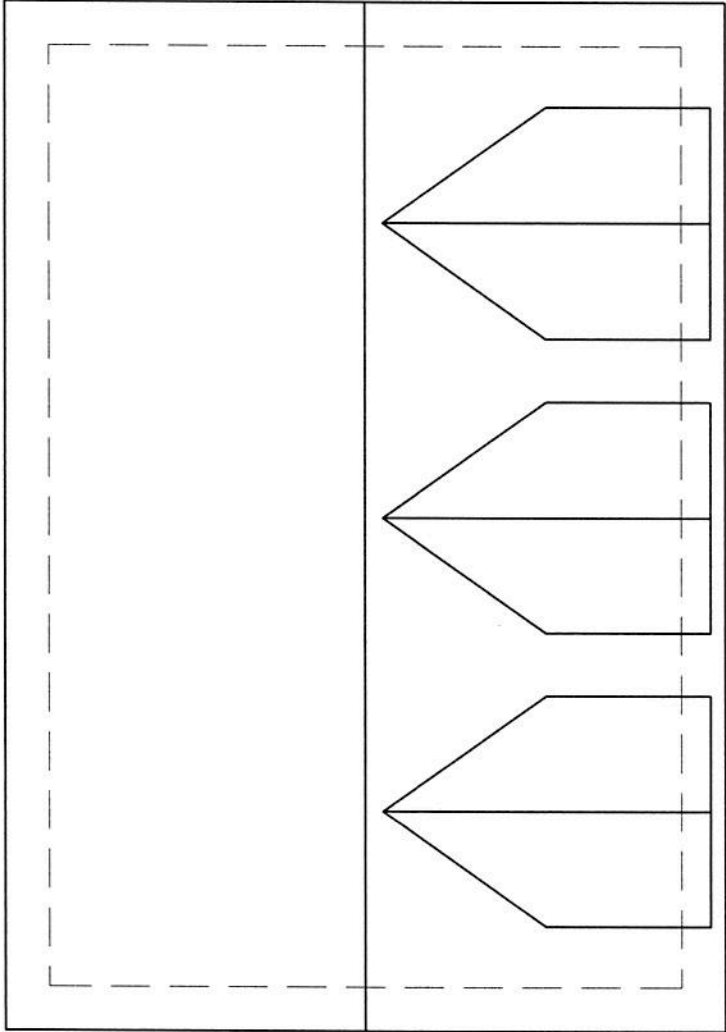
NO	REVISION	DATE
1	AS PER COMMENTS	JAN 04/20

PROJECT	
PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD., VAUGHAN	
DESCRIPTION	
CROSS SECTION	
DRAWN	CHECKED
P.V.	
PLOTTED DATE	DRAWING NO.

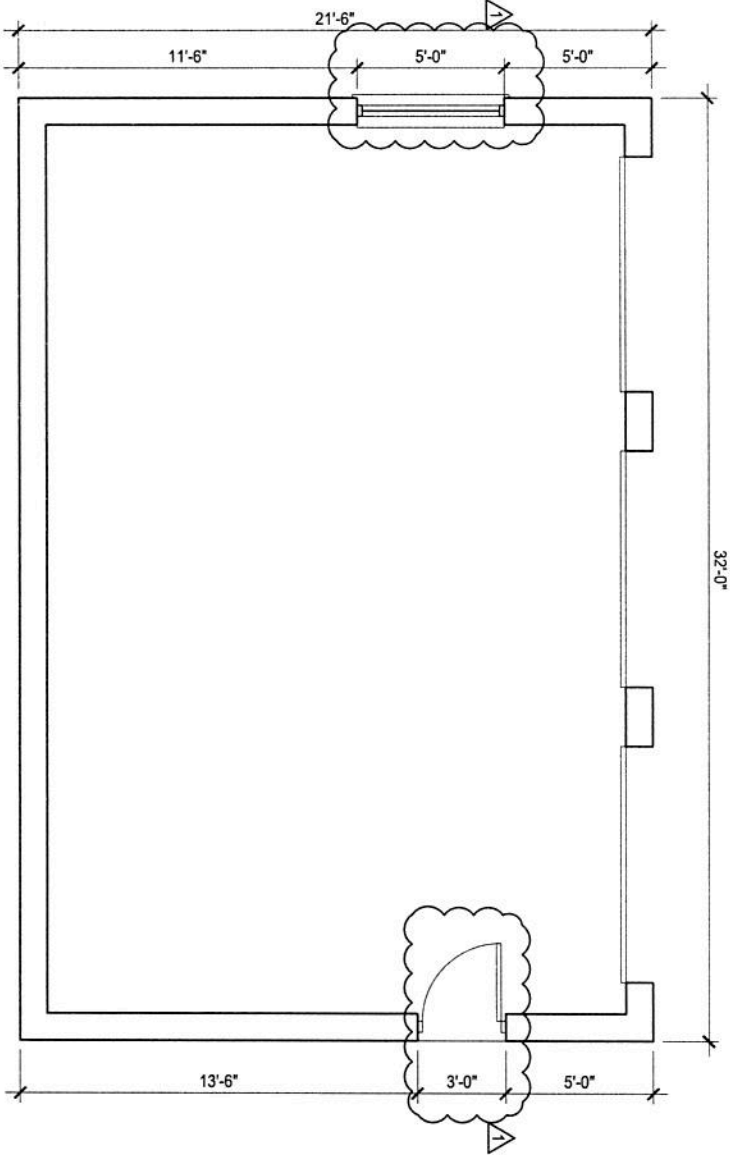


NORTH

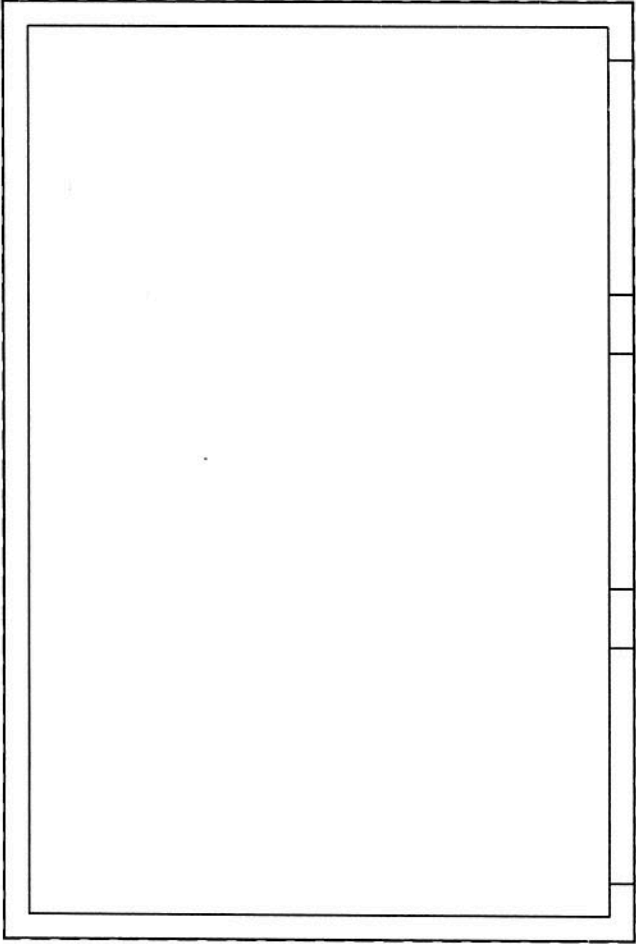
TO	ISSUED	DATE
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	SEP. 29/19
NO	REVISION	DATE
1	AS PER COMMENTS	MAR. 02/20



ROOF PLAN



FLOOR PLAN



PROJECT	
PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD., VAUGHAN	
DESCRIPTION	
DETACHED GARAGE PLANS	
DRAWN	CHECKED
P.V.	-
PLOTTED DATE	DRAWING No.

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
- MTO – Located outside of MTO permit control area

Providence, Lenore

Subject: FW: A034/16 - REQUEST FOR COMMENTS - 705 Nashville Rd., (full circulation)

From: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

Sent: August-28-20 3:43 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A034/16 - REQUEST FOR COMMENTS - 705 Nashville Rd., (full circulation)

Good Afternoon Lenore,

MTO has reviewed the subject land(s) located at 705 Nashville Rd. in the City of Vaughan. The subject lands are outside the MTO permit control area and therefore do not require a permit from this office.

Best Regards,

Alexander Hajjar

Transportation Technician

Highway Corridor Management Section

Ministry of Transportation, MTO

416.235.4504

From: Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>

Sent: August 28, 2020 2:52 PM

To: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

Cc: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>

Subject: FW: A034/16 - REQUEST FOR COMMENTS - 705 Nashville Rd., (full circulation)

Dan Della Mora

Senior Project Manager

Dan.DellaMora@ontario.ca



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).

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 PowerStream 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 PowerStream'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. Barry N. Stephens
Commercial & Industrial Services Supervisor
Phone: 1-877-963-6900 ext. 4425
Fax: 905-532-4401
E-mail: barry.stephens@powerstream.ca

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@powerstream.ca

Providence, Lenore

Subject: FW: A034/16 - REQUEST FOR COMMENTS - 705 Nashville Rd., (full circulation)

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: September-03-20 10:19 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: A034/16 - REQUEST FOR COMMENTS - 705 Nashville Rd., (full circulation)

Good morning Lenore,

The Regional Municipality of York has reviewed the above minor variance and has **no comment**.

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | 1-877 464 9675 ext 71538 |
Gabrielle.hurst@york.ca | www.york.ca

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A230/13

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A230/13**APPLICANT:** BRYAN GROULX**PROPERTY:** Lot 25, Concession 9 (Lot 3, Registered Plan No. 4258 municipally known as 705 Nashville Road, Kleinburg)**ZONING:** The subject lands are zoned A Agricultural under By-law 1-88 as amended.**PURPOSE:** To permit the construction of a two-story rear addition to an existing dwelling including a detached carport structure.**PROPOSAL:** To permit a lot coverage of 17.9%. (6.1% for the dwelling, 8.3% for the addition, 3.5% for the carport)**BY-LAW REQUIREMENT:** A maximum lot coverage of 10% is permitted.

Sketches are 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. **A230/13, BRYAN GROULX**, be **APPROVED**, in accordance with the sketches attached and following conditions:

1. That a report by a Professional Engineer or licensed on site sewage system contractor be submitted, if required, satisfactory to the Building Standards Dept. which provides details of the on site sewage system with the proposed house and increased lot coverage. The report is to show that there is adequate area on the subject lot for the treatment of the on site sewage from the proposed house as per the requirements of the Ontario Building Code.
2. That proposed building materials be reviewed, if required and approved by Cultural Services staff.
3. 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.

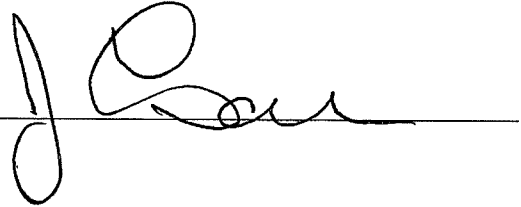
COMMITTEE OF ADJUSTMENT VARIANCE

A230/13

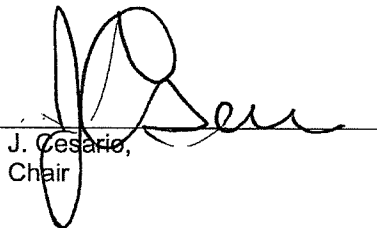
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

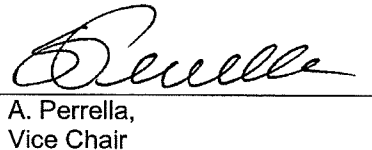
CHAIR:



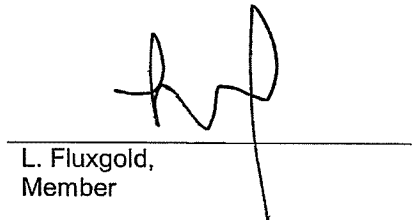
Signed by all members present who concur in this decision:



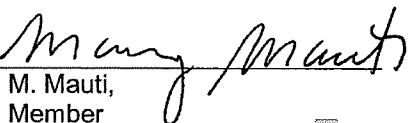
J. Cesario,
Chair



A. Perrella,
Vice Chair



L. Fluxgold,
Member



M. Mauti,
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: **AUGUST 15, 2013**

Last Date of Appeal: **SEPTEMBER 4, 2013**

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. 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:
SEPTEMBER 4, 2014

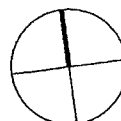
NASHVILLE ROAD
REGIONAL ROAD No.49

APPROX. CENTER LINE OF ROAD

A230/13



6.1% for the dwelling
8.3% for the addition
3.5% for the carport





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

	FILE NUMBER:	A230/13
	APPLICANT:	BRYAN GROULX
		Subject Area Municipally known as 705 Nashville Road, Kleinburg