



**File:** A145/20

**Applicant:** OH (New Kleinburg) Inc.

**Address:** 13 Stilton Avenue, Kleinburg ON

**Agent:** Aaron Hershoff - TACC Developments Inc.

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"/>
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
CP Rail	<input checked="" type="checkbox"/>	
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: February 4, 2021 (see next page for details)

Background History: None.

Staff Report Prepared By: Lenore Providence  
Hearing Date: Thursday, March 18, 2021

*\*Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



**Minor Variance Application**

Agenda Item: 15

**A145/20**

Ward: 1

**Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, March 18, 2021 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:** OH (New Kleinburg) Inc.
- Agent:** Aaron Hershoff - TACC Developments Inc.
- Property:** **13 Stilton Avenue, Kleinburg ON**
- Zoning:** The subject lands are zoned RD3 Residential Detached Zone Three and subject to the provisions of Exception No. 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 By-law 1-88, as amended, 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
1. A minimum lot frontage of 12.0 metres is required.	1. To permit a minimum lot frontage of 11.63 metres.
2. A maximum garage width of 5.0 metres is permitted.	2. To permit a maximum garage width of 5.59 metres.

**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:**

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
Feb. 4, 2021	None	Adjourn to March 18/21	Council approval required. ZBA approved October 2019.

**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 March 3, 2021

Applicant confirmed posting of signage on February 24, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	Proposed

Applicant has advised that they cannot comply with By-law for the following reason(s): The lot is comprised of two clocks, on two separate registered plans. The width of the lot is fixed and cannot be adjusted to conform. This is an error caused by all parties when the zoning by-law was adopted.

Adjournment Request: N/A

Vaughan Council, on June 19, 2018, approved Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007. Zoning By-law 142-2019 was adopted by Vaughan Council on October 23, 2019. At the February 9, 2021 Committee of the Whole adopted the following motion:

THAT the Council approved Recommendations contained in Item 40, Report No. 21 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Development Inc.) dated June 19, 2018, be amended to include the following recommendation:

“THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.”

**Building Standards (Zoning Review):**

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

Building Permit No. 20-110382 for Single Detached Dwelling - Not Yet Issued

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

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

The Owner is requesting to permit a minimum lot frontage of 11.63m and maximum garage width of 5.59m.

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 Owner is requesting to permit a minimum lot frontage of 11.63m and maximum garage width of 5.59m.

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 subject to the following condition of approval:

The Owner of the land shall make an Application to Annex Restrictive Covenants S118 of the Land Titles Act for the registration of a restriction that no Transfer or Charge of the lands described as Block 119, Plan 65M-4556 and Block 227, Plan 65M-4672 (collectively, the “Restricted Lands”) shall be registered unless such Transfer or Charge includes all of the Restricted Lands, and if such Transfer or Charge is registered against title to part of the Restricted Lands then the written consent from the Corporation of the City of Vaughan is required, which consent may be arbitrarily withheld.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A145/20.

**Parks Development - Forestry:**

No comments.

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

No comments.

**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 Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific 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

CPR – Standard comments requesting that the recommended guidelines be followed.

**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:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Roberto Simbana  905-832-8585 x 8810 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	The Owner of the land shall make an Application to Annex Restrictive Covenants S118 of the Land Titles Act for the registration of a restriction that no Transfer or Charge of the lands described as Block 119, Plan 65M-4556 and Block 227, Plan 65M-4672 (collectively, the “Restricted Lands”) shall be registered unless such Transfer or Charge includes all of the Restricted Lands, and if such Transfer or Charge is registered against title to part of the Restricted Lands then the written consent from the Corporation of the City of Vaughan is required, which consent may be arbitrarily withheld.

**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.

**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**

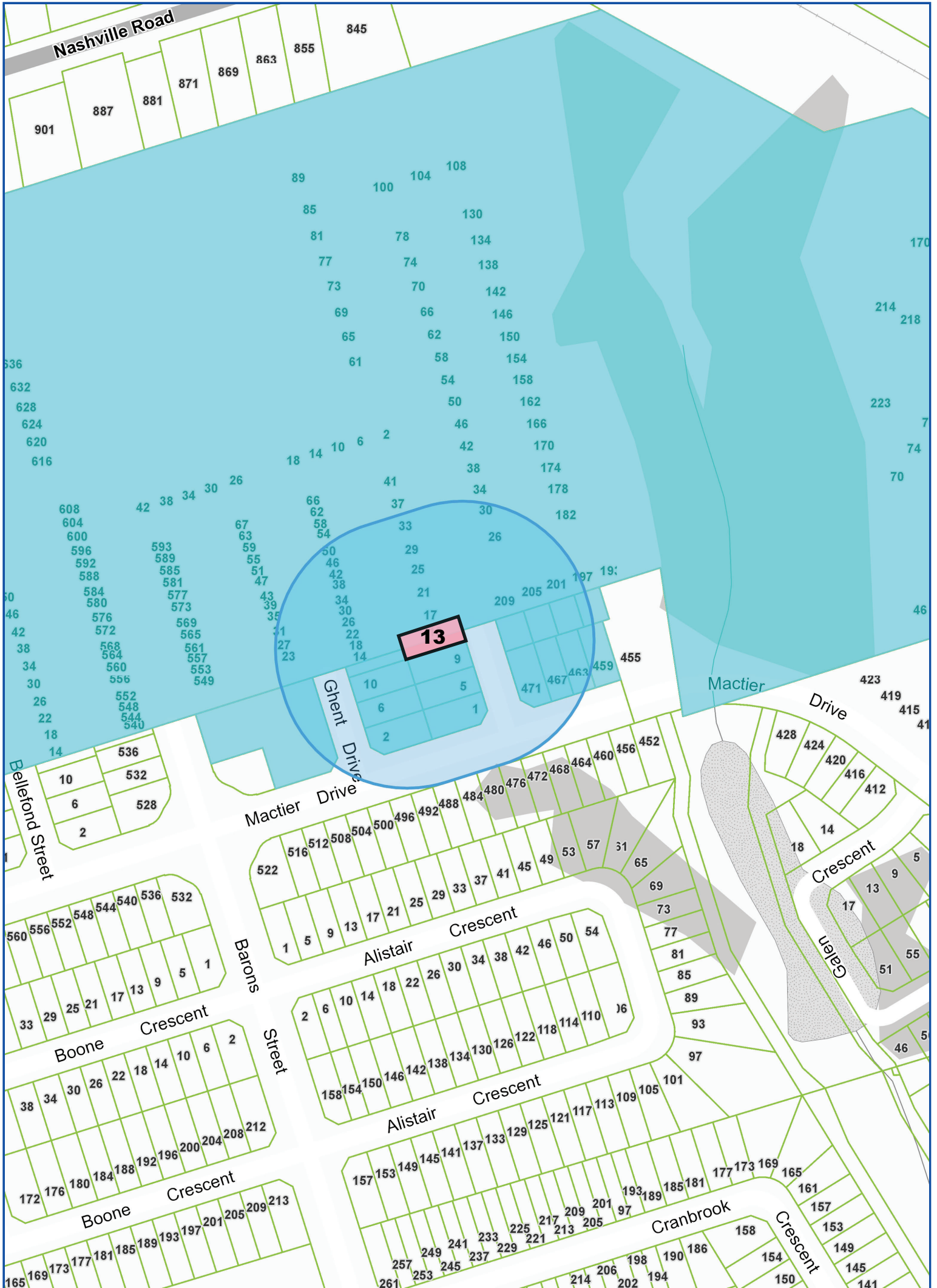
T 905 832 8585 Extension 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## **Schedule A: Plans & Sketches**

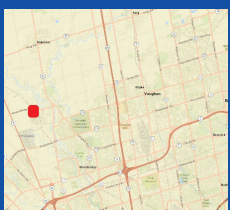
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

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





**Map Information:**



**Title:**

**13 STILTON AVENUE, KLEINBURG**

**NOTIFICATION MAP - A145/20**

**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 the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



**Scale:** 1:2,472

0 0.04 km



**Created By:**

Infrastructure Delivery  
Department  
January 18, 2021 12:54 PM

**Projection:**  
NAD 83  
UTM Zone  
17N





ELEVATION 'A'

ELEVATION 'B'

# THE ROSEBUD - UNIT MIZU3808

## SB-12 ENERGY EFFICIENCY DESIGN MATRIX

COMPLIANCE METHOD		SPACE HEATING FUEL	
ENERGY STAR <sup>V12.6</sup>		<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> OIL
		<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE
		<input type="checkbox"/> EARTH	<input type="checkbox"/> SOLID FUEL
		BUILDING COMPONENT	
<b>INSULATION RSI (R) VALUE</b>			
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	
<b>WINDOWS &amp; DOORS (U-VALUE)</b>			
WINDOWS/SLIDING GLASS DOORS		ENERGYSTAR - ZONE2	
SKYLIGHTS		ENERGYSTAR - ZONE2	
<b>APPLIANCE EFFICIENCY</b>			
SPACE HEATING EQUIP. (AFUE%)		96%	
HRV EFFICIENCY (%)		75%	
DHW HEATER (EF)		0.80 (TE 90%)	

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

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

AREA CALCULATIONS	EL. 'A'		EL. 'B'			
	STD. PLAN	STD. PLAN	STD. PLAN	STD. PLAN		
GROUND FLOOR AREA	933 sq. ft.	933 sq. ft.				
SECOND FLOOR AREA	1188 sq. ft.	1196 sq. ft.				
SUBTOTAL	2121 sq. ft.	2129 sq. ft.				
DEDUCT ALL OPEN AREAS	14 sq. ft.	14 sq. ft.				
TOTAL NET AREA	2107 sq. ft.	2115 sq. ft.				
	(195.75 sq. m.)	(196.49 sq. m.)				
FINISHED BASEMENT AREA	0 sq. ft.	0 sq. ft.				
COVERAGE W/OUT PORCH	1346 sq. ft.	1346 sq. ft.				
	(125.05 sq. m.)	(125.05 sq. m.)				
COVERAGE W/ PORCH	1412 sq. ft.	1412 sq. ft.				
	(131.18 sq. m.)	(131.18 sq. m.)				
<b>WINDOW / WALL AREA CALCULATIONS</b>	EL. 'A'	EL. 'B'	EL. 'A' - LOD	EL. 'B' - LOD	EL. 'A' - WOB	EL. 'B' - WOB
	STD. PLAN	STD. PLAN	STD. PLAN	STD. PLAN	STD. PLAN	STD. PLAN
GROSS WALL AREA	3279 sq. ft.	3278 sq. ft.	3393 sq. ft.	3393 sq. ft.	3521 sq. ft.	3521 sq. ft.
	(304.63 sq. m.)	(304.54 sq. m.)	(315.22 sq. m.)	(315.22 sq. m.)	(327.11 sq. m.)	(327.11 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	273 sq. ft.	275 sq. ft.	282 sq. ft.	284 sq. ft.	325 sq. ft.	327 sq. ft.
	(25.36 sq. m.)	(25.55 sq. m.)	(26.20 sq. m.)	(26.38 sq. m.)	(30.19 sq. m.)	(30.38 sq. m.)
TOTAL WINDOW %	8.33 %	8.39 %	8.31 %	8.37 %	9.23 %	9.29 %

FOR OFFICE USE ONLY

CITY OF VAUGHAN  
BUILDING STANDARDS DEPARTMENT  
PLANS EXAMINATION

RECEIVED JAN 14 2020

ZONING	DATE REVIEWED	INITIAL
	Jan 29 2020	FG
GRADING		
BUILDING CODE		
MECHANICAL	MAR 04 2020	[Signature]
PLUMBING		
FIRE		

**New Kleinburg**  
An Impassioned Community

7. -	-	-
6. -	-	-
5. -	-	-
4. ISSUED FOR FINAL	REV.2019.09.30	SP
3. STRUCT. ENGINEER COMMENTS, FLOOR & ROOF COORDINATION	REV.2019.09.20	SP
2. REVISED AS PER CLIENT COMMENTS. ISSUED FOR PRICING, F&R, PRELIM REVIEW.	REV.2019.07.12	SP
1. ISSUED FOR CLIENT REVIEW	REV.2019.05.08	SP
REVISIONS		DATE (mm/mmdd) BY

SPETHAWADU | PROJECTS | 101201647 | K:\PROJECTS\2019\101201647\ACCOMMODATIONS\SS\2019\101201647\SS3808.DWG

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  
36047  
BCN

HUNT DESIGN ASSOCIATES INC.  
19695

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

ARISTA HOMES, DECO HOMES, OPUS HOMES - 218047  
NEW KLEINBURG, VAUGHAN, ON

**TITLE PAGE**  
MIZU3808  
REV.2019.09.30

Drawn By: SP, Checked By: JL, Scale: 3/16"=1'-0", File Number: 215107WS3808.DWG, Page Number: 1 of 19  
8966 Woodbine Ave., Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326

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**A145/20**

**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 2.00%. 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 3:1 TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.60 m 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.
- DOWNSPOUT DRAINAGE TO THE FRONT OF THE HOUSE.

- 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 13mm LIMESTONE SCREENING, OVERLAID BY A PATIO SLAB WALKWAY.
- BRICK LINE SHALL BE 0.15m ABOVE SOD ELEVATION.
- ALL FENCES ABUTTING 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.
- 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**

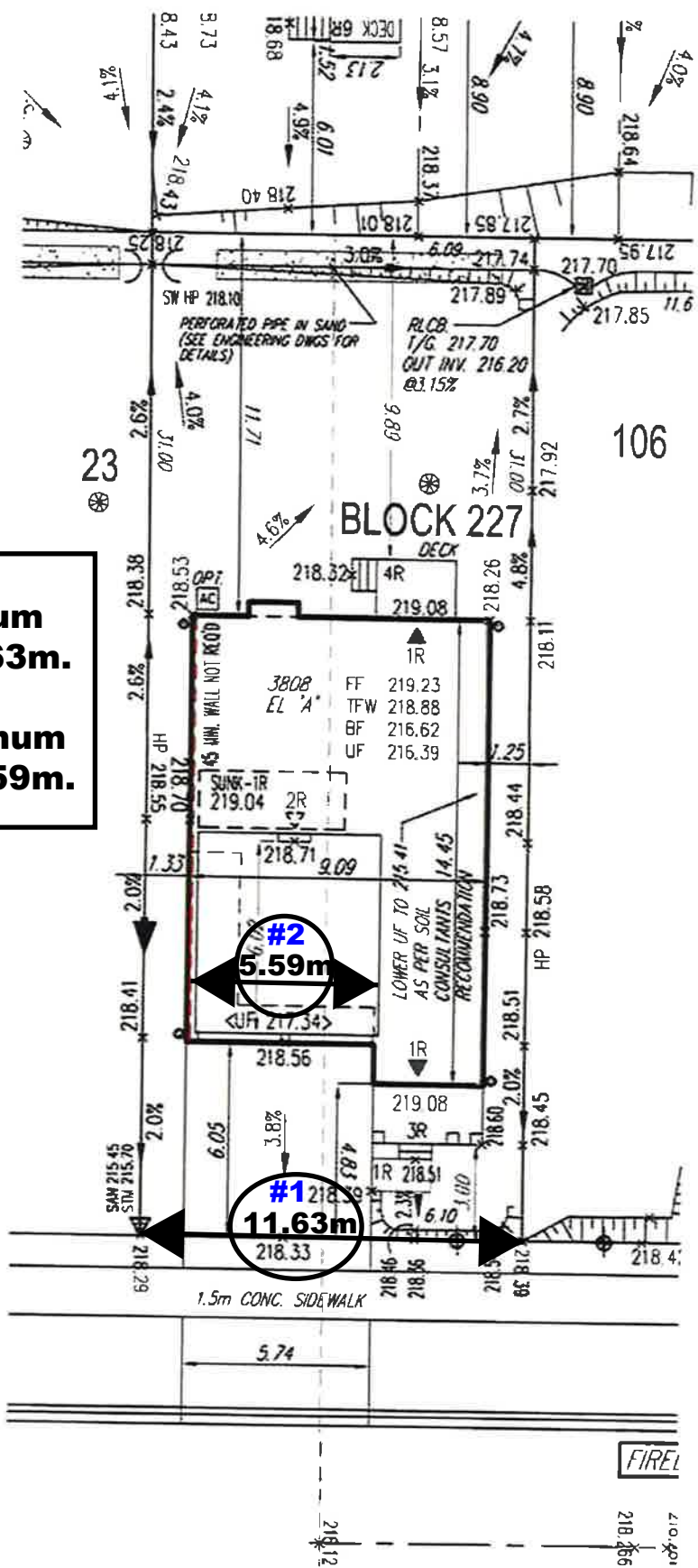
I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND HEREBY CERTIFY THAT:

- THE PROPOSED GRADING AND APPURTENANT 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.
- SEWER SERVICE TO BE LOCATED IN THE GRASSED PORTION OF THE YARD.



**REVISED**  
**FEBRUARY 5, 2021**

- #1 To permit a minimum lot frontage of 11.63m.**
- #2 To permit a maximum garage width of 5.59m.**



**STILTON AVENUE**

**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 ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S 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 TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

ISSUED FOR FINAL APPROVAL	JL	-
ISSUED FOR PRELIMINARY APPROVAL	JL	2020 08 05

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 (lotting) 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.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: [Signature]  
DATE: AUG 20 2020

**City of Vaughan**  
**GRADING APPROVED BY**  
**Brad Steeves**  
**PROCEEDING AT OWN RISK**  
**PRIOR TO SUBDIVISION**  
**GRADING PLAN APPROVAL**  
**September 09 2020**

ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	SW - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRACES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.3m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRACES	HYDRO LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	FENCE AND GATE	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	TRAFFIC SIGNAL POWER PEDESTAL	STREET SIGN	2.0% SWALE DIRECTION	GAS LINE		PRIVACY FENCE	WOB WALKOUT BASEMENT
			COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE		ACOUSTIC FENCE	MOD MODIFIED
					BELL			REV REVERSED
					HYDRO GAS BELL CABLE LINE			ND NO DOOR
								XXX 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 Jermaine L.** 218078  
NAME SIGNATURE BCN

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

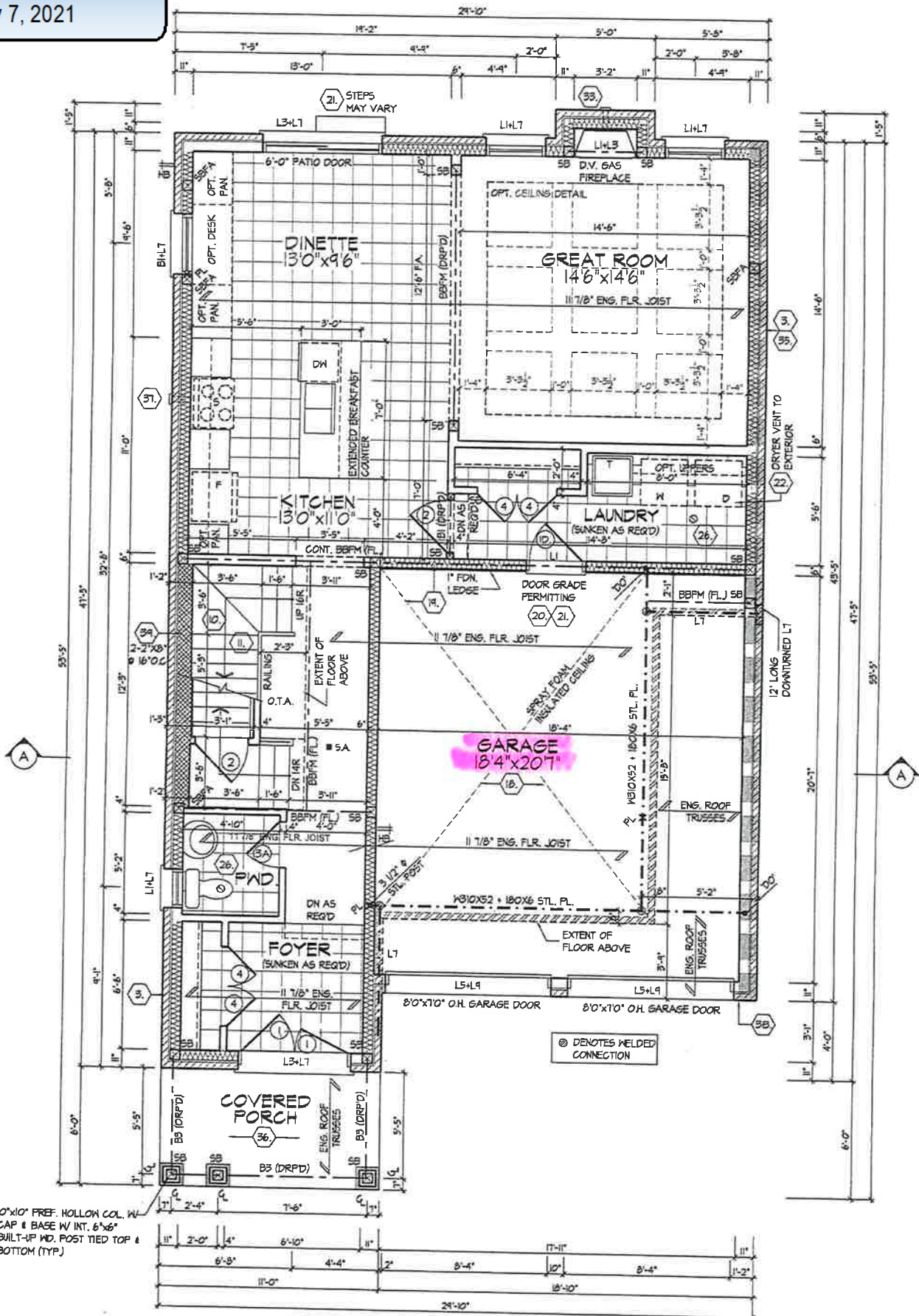
Plan No: 65M- BLOCK 227  
Street Name: STILTON AVENUE

**ARISTA HOMES, DECO HOMES, OPUS HOMES - 218078**  
**NEW KLEINBURG, VAUGHAN ON**

Drawn By: JL Checked By: JL Scale: 1:250 File Number: 218078WSP-01 Lot / Page Number: BLOCK 227  
3966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326



**NEW**  
January 7, 2021



**GROUND FLOOR PLAN, EL. 'A'**

PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS



**SWS #19203**  
**STRUCTURAL**  
**ONLY**

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 Architect is not responsible in any way for examining or approving site (lotting) 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.

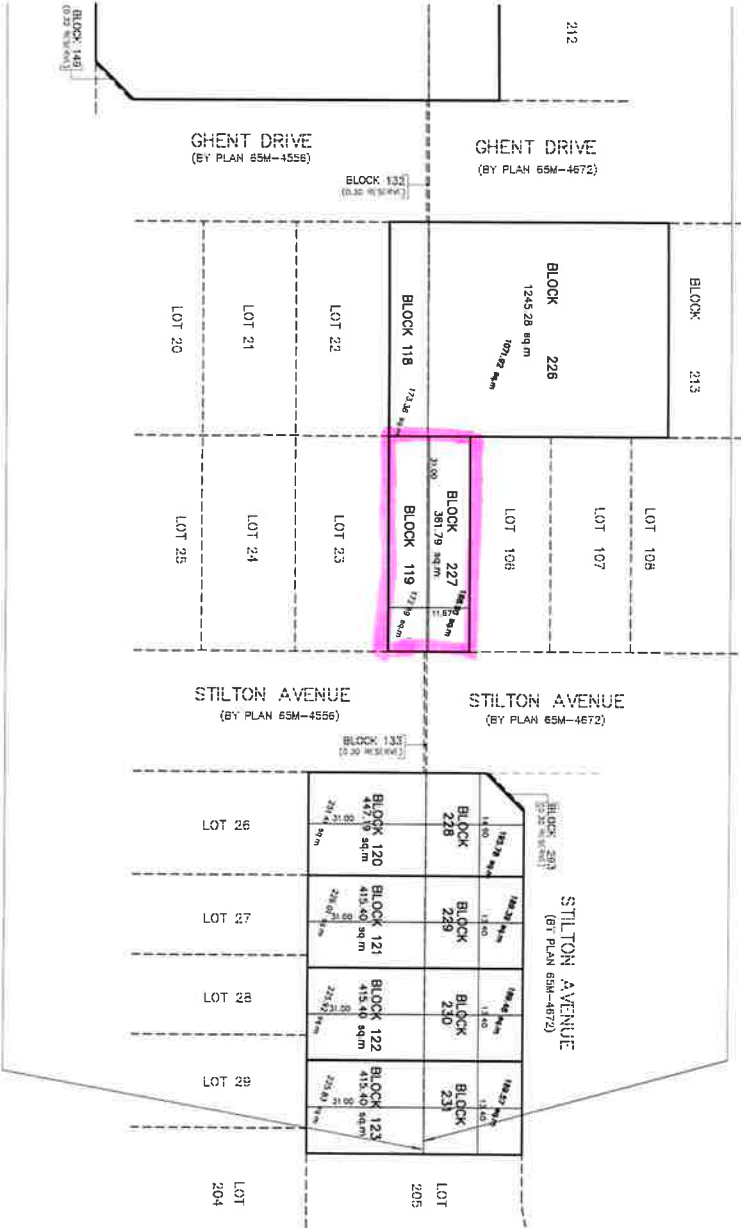
ARCHITECTURAL REVIEWER'S PASSPORT  
007-11-04  
John G. Wilson Limited, Inc.

**GROUND FLOOR PLAN, EL. 'A'**

**NEW**

January 7, 2021

**A145/20**



BARONS (65M-4672)		NASHVILLE (65M-4670)		COMBINED(TOTAL)	
AREA sqm	AREA sqm	AREA sqm	FRONTAGE m	DEPTH m	
BLK. 215	412.09	BLK.107	160.62	572.71	31.35
BLK. 216	229.09	BLK.108	129.16	358.25	30.88
BLK. 217	210.63	BLK.109	148.26	358.89	30.94
BLK. 218	193.59	BLK.110	179.83	373.42	31.01
BLK. 219	182.20	BLK.111	204.28	368.48	31.04
BLK. 220	179.17	BLK.112	180.43	359.60	31.00
BLK. 221	215.53	BLK.113	231.66	447.19	31.00
BLK. 222	225.43	BLK.114	134.17	359.60	31.00
BLK. 223	225.90	BLK.115	133.70	359.60	31.00
BLK. 224	213.83	BLK.116	145.77	359.60	31.00
BLK. 225	741.30	BLK.117	90.14	831.44	
BLK. 226	1071.92	BLK.118	173.36	1245.28	
BLK. 227	188.90	BLK.119	172.89	361.79	31.00
BLK. 228	195.78	BLK.120	251.41	447.19	31.00
BLK. 229	189.39	BLK.121	226.01	415.40	31.00
BLK. 230	189.48	BLK.122	225.92	415.40	31.00
BLK. 231	189.57	BLK.123	225.83	415.40	31.00
BLK. 245	628.99	BLK.106	2364.76	2993.75	

**rpe** R-PE SURVEYING LTD.  
 ONTARIO LAND SURVEYORS  
 643 Christie Road, Suite 6A3  
 Windsor, Ontario N9A 6K1  
 Tel: (519) 253-5000 Fax: (416) 535-5001  
 Tel: (905) 264-0881 Fax: (905) 264-2099  
 Website: www.r-pe.ca

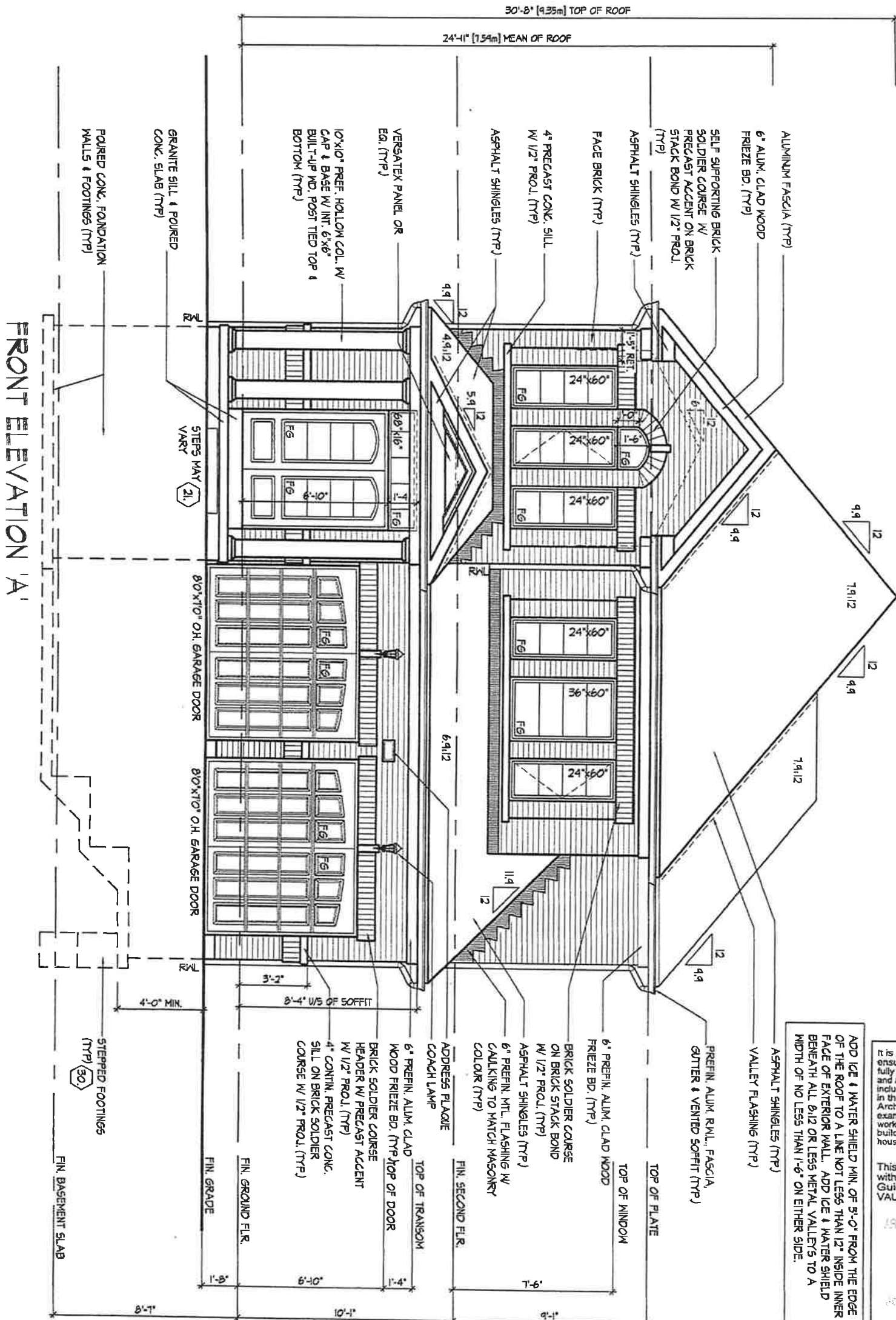
DRAWN: C.D.S. CHECKED:  
 JOB No. 17-114 CAD FILE No. 17114 lot exchange  
 Sept. 18, 2020 - 10:10:33



# A145/20

NOTE:  
ALL BRICK DETAILING IS TO PROJECT 1/2" MIN. ON ALL ELEVATIONS

ROOT OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



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 (lotting) 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.

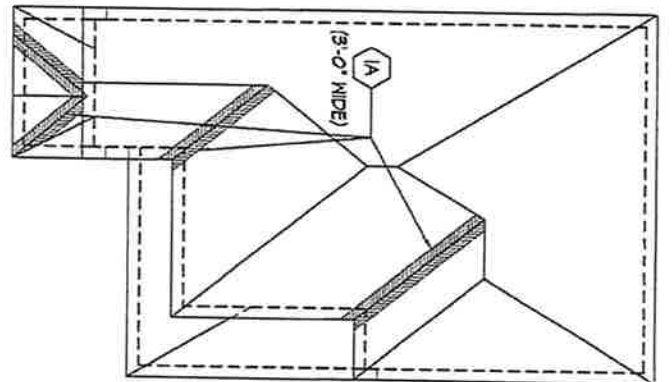
ARCHITECTURAL REVIEW APPROVAL

OCT 11 2019

John G. Williams Limited, Architect

ADD ICE & WATER SHIELD MIN. OF 5'-0" FROM THE EDGE OF THE ROOF TO A LINE NOT LESS THAN 12" INSIDE INNER FACE OF EXTERIOR WALL. ADD ICE & WATER SHIELD BENEATH ALL 8/12 OR LESS METAL VALLEYS TO A WIDTH OF NO LESS THAN 1'-6" ON EITHER SIDE.

ROOF PLAN  
ELEV. 'A'  
N.T.S.



FRONT ELEVATION 'A'

SPETHAWADU | FR OCT 019 10:28 AM | K:\PROJECTS\2018\218047\MCC\WORKING\SHINGLES\SP1218647\MS3808.DWG

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 36047  
NAME SIGNATURE BCN  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19655

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

ARISTA HOMES, DECO HOMES, OPUS HOMES - 218047  
NEW KLEINBURG, VAUGHAN, ON

Drawn By SP Checked By JL Scale 3/16"=1'-0"

File Number 215107WS3808.DWG

MIZU3808  
REV.2019.09.30

Page Number 7 of 19

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## **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**

**CPR – Standard comments requesting that the recommended guidelines be followed.**





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)

## Providence, Lenore

---

**Subject:** FW: A145/20 - REQUEST FOR COMMENTS - 13 Stilton Avenue, Kleinburg (Full Circulation)

**From:** CP Proximity-Ontario <[CP\\_Proximity-Ontario@cpr.ca](mailto:CP_Proximity-Ontario@cpr.ca)>

**Sent:** December-11-20 6:18 PM

**To:** Providence, Lenore <[Lenore.Providence@vaughan.ca](mailto:Lenore.Providence@vaughan.ca)>

**Subject:** [External] RE: A145/20 - REQUEST FOR COMMENTS - 13 Stilton Avenue, Kleinburg (Full Circulation)

Good Afternoon,

**RE: A145/20 - REQUEST FOR COMMENTS - 13 Stilton Avenue, Kleinburg (Full Circulation)**

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company.

CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. Those guidelines are found at the following website address:

<http://www.proximityissues.ca/>

The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change.

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

CP Proximity Ontario



**CP Proximity\_Ontario**

**[CP\\_Proximity-Ontario@cpr.ca](mailto:CP_Proximity-Ontario@cpr.ca)**

7550 Ogden Dale Road SE, Building 1  
Calgary AB T2C 4X9

## Providence, Lenore

---

**Subject:** FW: A145/20 - REQUEST FOR \*\*REVISED\*\* COMMENTS - 13 Stilton Avenue, Kleinburg (Full Circulation)

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

**Sent:** January-19-21 10:33 AM

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

**Subject:** [External] RE: A145/20 - REQUEST FOR \*\*REVISED\*\* COMMENTS - 13 Stilton Avenue, Kleinburg (Full Circulation)

Good morning Lenore,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Regards,

*Gabrielle*

**Gabrielle Hurst MCIP RPP** | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)