



File: A151/21

Applicant: Renato and Giuseppina Ventura

Address: 118 Hedgerow Lane, Kleinburg

Agent: Max Lagace

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

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, August 12, 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: 14

A151/21

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, August 12, 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](https://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: Renato and Giuseppina Ventura

Agent: Max Lagace

Property: **118 Hedgerow Lane, Kleinburg**

Zoning: The subject lands are zoned RR 9(191) and subject to the provisions of Exception 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 an addition to the existing dwelling an expansion of the driveway and to permit an existing cabana located in the rear yard.

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 interior side yard setback of 4.5m is required. (Schedule 'A')	1. To permit a minimum side yard setback of 2.97m.
2. A maximum lot coverage of 10% is permitted. (Schedule 'A')	2. To permit a maximum lot coverage of 12.74%.
3. A maximum curb cut of 6.0m is permitted. (4.1.4.f.i)	3. To permit a maximum curb cut of 6.10m.

Background (previous applications approved by the Committee on the subject land): None

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: None

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 July 28, 2021

Applicant confirmed posting of signage on July 20, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1978
Cabana	1979
Addition to dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The owners are looking for additional living space and also to modernize an older house. The proposed covered outdoor areas (wide front porch and rear loggia) are required to be calculated as lot coverage, which further expand coverage beyond the allowable 10%. Additional 2 car garage is added to the side of the existing structure, and the existing 2 car garage is rotated to face the side lot line, in order to minimize visual impact as seen from the front, while providing more parking for owners.

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. 17-003903 for Single Detached Dwelling - Alteration, Issue Date: Jan 16, 2020
Building Permit No. 17-003903 for Single Detached Dwelling - Alteration, Issue Date: Jan 16, 2020
Building Permit No. 17-003903 for Single Detached Dwelling - Alteration, Issue Date: Jan 16, 2020
Building Permit No. 17-003904 for Single Detached Dwelling - Residential Demolition, Issue Date: Dec 19, 2017
Building Permit No. 17-003904 for Single Detached Dwelling - Residential Demolition, Issue Date: Jul 22, 2019
Building Permit No. 17-003903 for Single Detached Dwelling - New Housing with Septic Approval, Issue Date: Jan 23, 2018

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"

The Owner is proposing to construct one and two-storey additions to an existing singlefamily detached dwelling with the above-noted variances. The proposed additions to the existing one-storey dwelling include a two-storey addition, the expansion of the basement, ground floor, front and rear porches, and a new garage. The existing pool and cabana in the rear yard are planned to remain.

The requested interior side yard setback of 2.97 m is a result of the new garage on the east side of the dwelling and is considered to be minor as appropriate access and drainage is provided along the side yard. The Committee of Adjustment previously approved Minor Variance Application A408/16 to permit a maximum lot coverage of 15.5% on the subject lands for a proposed two storey detached dwelling which was not built. The Development Planning Department has no concern with the requested maximum lot coverage of 12.74%, as the proposed dwelling is compatible with the character and scale of the existing residential neighbourhood and is within the range of approved lot coverages along Hedgerow Lane.

The maximum curb cut width of 6.10 m is a small deviation from the requirements of the Zoning By-law and will not have a noticeable impact on the streetscape.

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. Recommendation:

The Development Planning Department recommends approval of the application

Development Engineering:
Currently there is a pool in the subject property, but our record shows no pool permit for it. The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. 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 the pool permit.

The owner/applicant shall apply and obtain the necessary curb cut/ reinstating permit through the Transportation and Fleet Management Services. Please visit

https://www.vaughan.ca/services/residential/transportation/roads/curb_cuts_and_driveway_widening/Pages/default.aspx to learn how to apply for the curb cut/ reinstating permit.

As the proposed structures (House addition and existing cabana) in the subject property are over 10 sq. m, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City’s Development Engineering Department. Please note any in ground structure over 10 sq. m. requires a grading permit. (Condition attached)

The proposed work in the subject property increased the lot coverage which will create increased run off to the municipal storm water system. Development Engineering recommends the owner/ applicant to introduce Low-impact Development (LID) measures to mitigate potential impacts on the municipal storm water system.

The Development Engineering (DE) Department does not object to variance application A151/21 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. 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 Development - Forestry:
Applicant/owner to maintain the tree protection hoarding as per the arborist report prior to any site works. Applicant/owner shall be liable for any tree damages as a result of construction as per By-law 052-2018.

By-Law and Compliance, Licensing and Permit Services:
No comments received to date

Development Finance:
No comment no concerns

Fire Department:
No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
None

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – 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, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@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. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit

Department/Agency		Condition
		https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

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.

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 Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

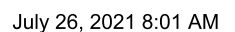
For further information please contact the City of Vaughan, Committee of Adjustment
Adriana MacPherson
T 905 832 8585 Extension 8360
E CofA@vaughan.ca

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.

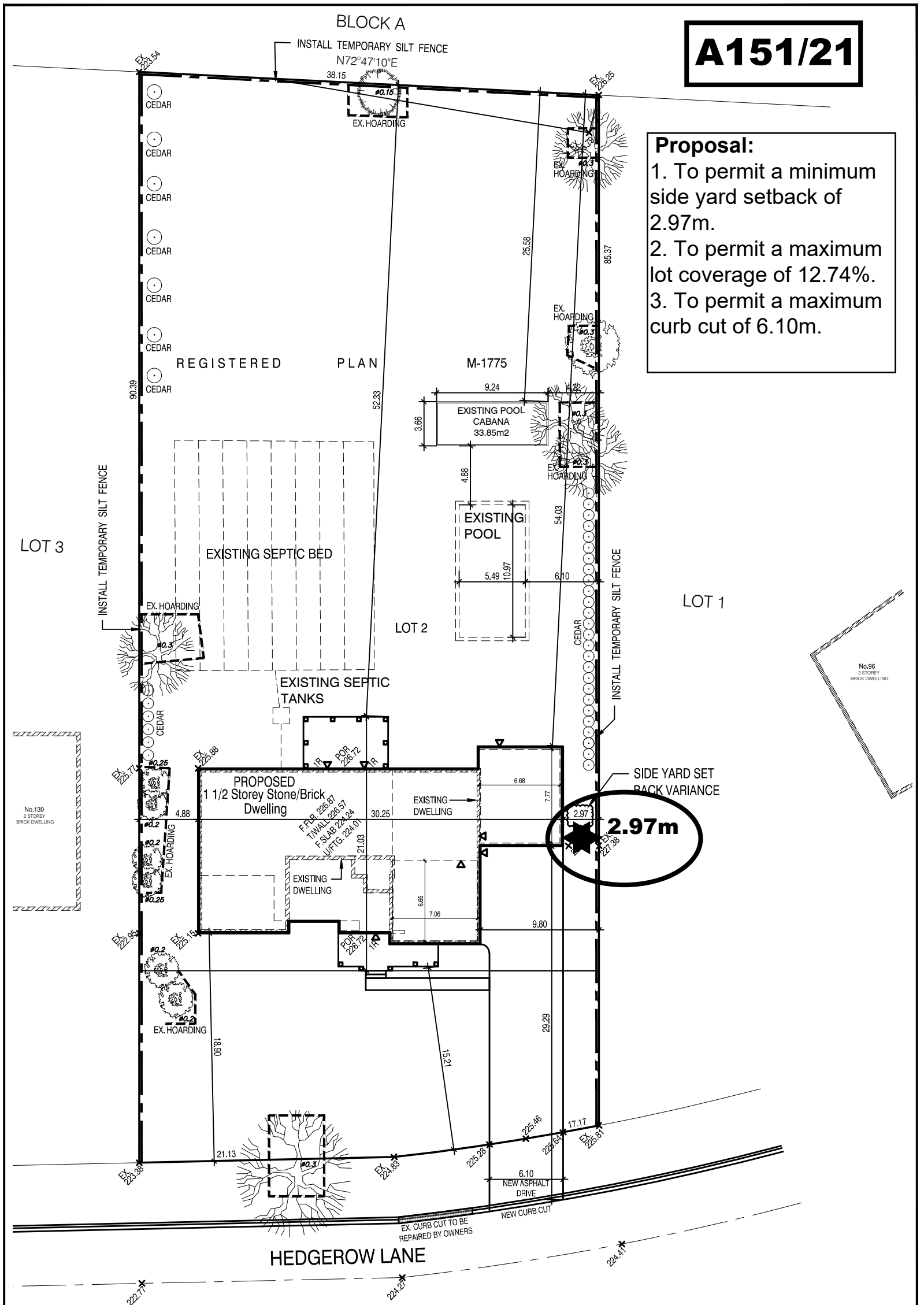
Location Map
Plans & Sketches

Kirby Road



A151/21

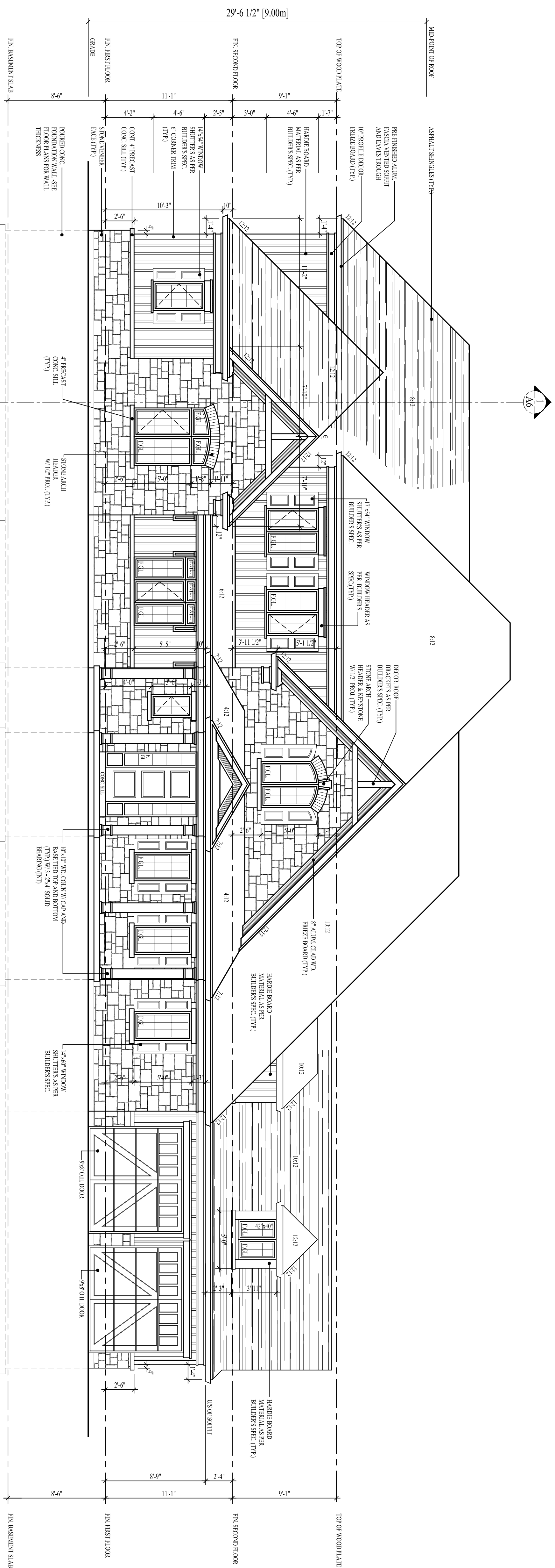
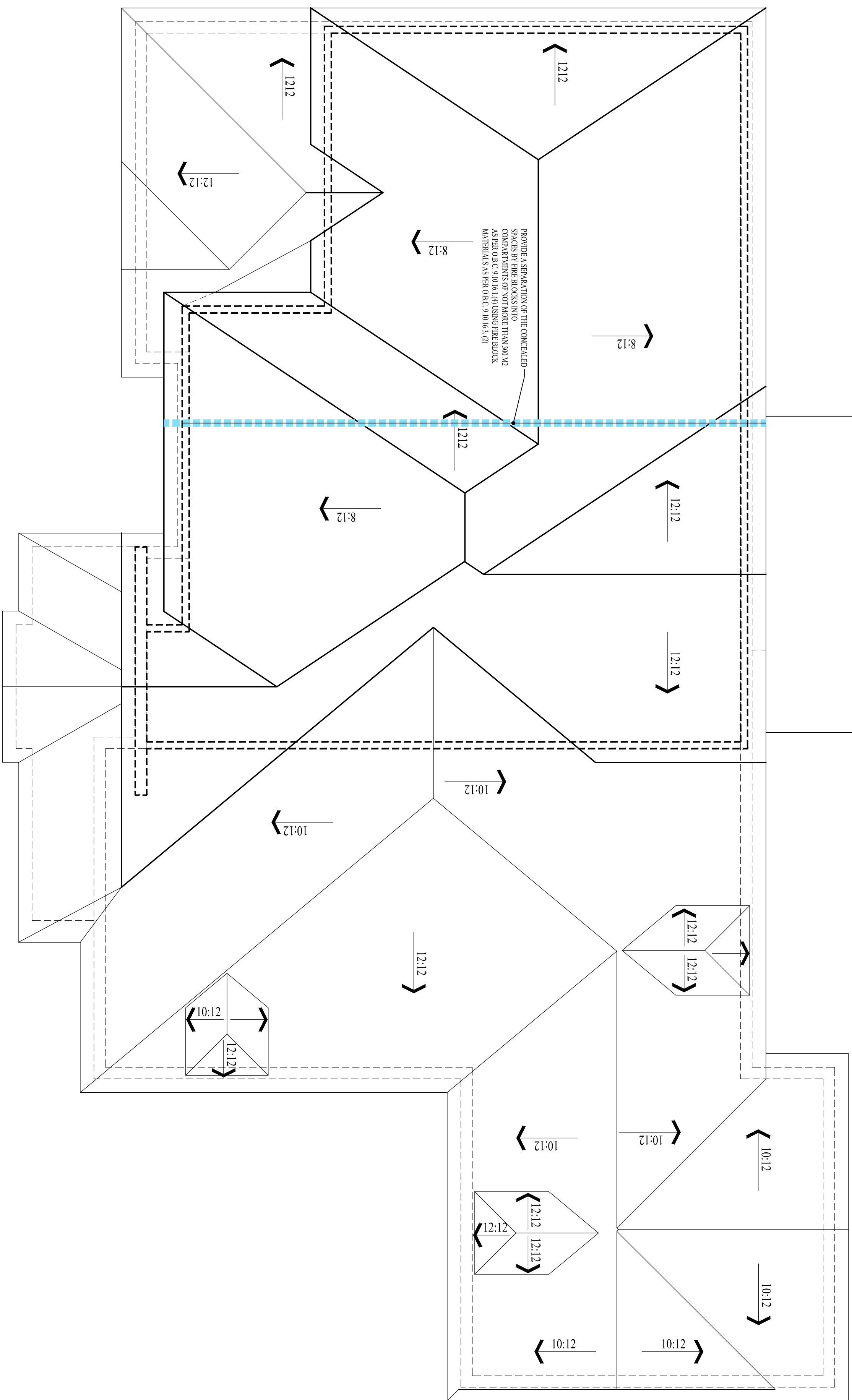
- Proposal:**
1. To permit a minimum side yard setback of 2.97m.
 2. To permit a maximum lot coverage of 12.74%.
 3. To permit a maximum curb cut of 6.10m.



LOT COVERAGE CALCULATIONS	
EXISTING COVERAGE :	9%
PROPOSED COVERAGE:	12.74%
REQUIRED VARIANCE:	2.74% LOT AREA

SITE PLAN - 118 HEDGEROW LANE
N.T.S.

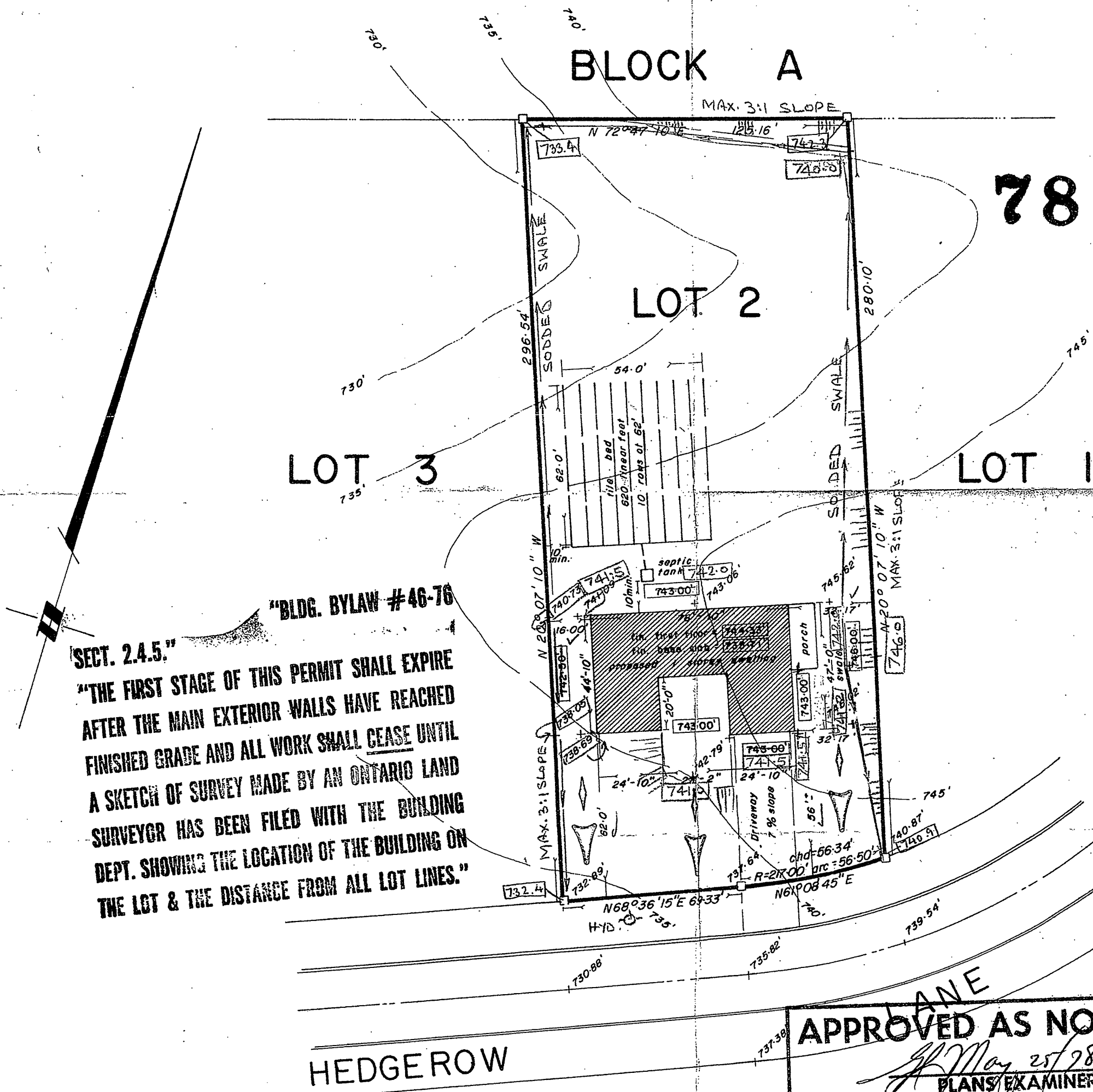
i-DESIGN CAD
SERVICE INC.
6 DUNCAN BULL DRIVE
BRAMPTON ONT. L6W 1H3
TEL: 416-399-7697
E: marco.g.campagna@gmail.com



PLAN SHOWING
 LOT 2
 REGISTERED PLAN N^o M-1775
TOWN OF VAUGHAN
 (FORMERLY THE TOWNSHIP OF VAUGHAN - COUNTY OF YORK)
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1" = 40'
 1978

Existing elevations shown thus 745.62
 Proposed elevations shown thus 743.00

NOTE
 A 1,000 GALLON WATER STORAGE
 TANK TO BE INSTALLED TO INCREASE
 WATER QUANTITY



"BLDG. BYLAW #46-76"
"SECT. 2.4.5."
 "THE FIRST STAGE OF THIS PERMIT SHALL EXPIRE
 AFTER THE MAIN EXTERIOR WALLS HAVE REACHED
 FINISHED GRADE AND ALL WORK SHALL CEASE UNTIL
 A SKETCH OF SURVEY MADE BY AN ONTARIO LAND
 SURVEYOR HAS BEEN FILED WITH THE BUILDING
 DEPT. SHOWING THE LOCATION OF THE BUILDING ON
 THE LOT & THE DISTANCE FROM ALL LOT LINES."

78-190

APPROVED AS NOTED
 TOWN OF VAUGHAN
 ENGINEERING DEPT.
 May 24/78
[Signature]
 L.S. well
 info

CONSULTING ENGINEERS
G. M. SERNAS & ASSOC. LTD.
 85 THE EAST MALL, SUITE 111
 TORONTO, ONTARIO M2Z 5W4
 TEL. 259-6323

LOT GRADING REVIEWED

[Signature]
 May 16, 78

Approved subject to a
 complete landscape plan
 to be submitted

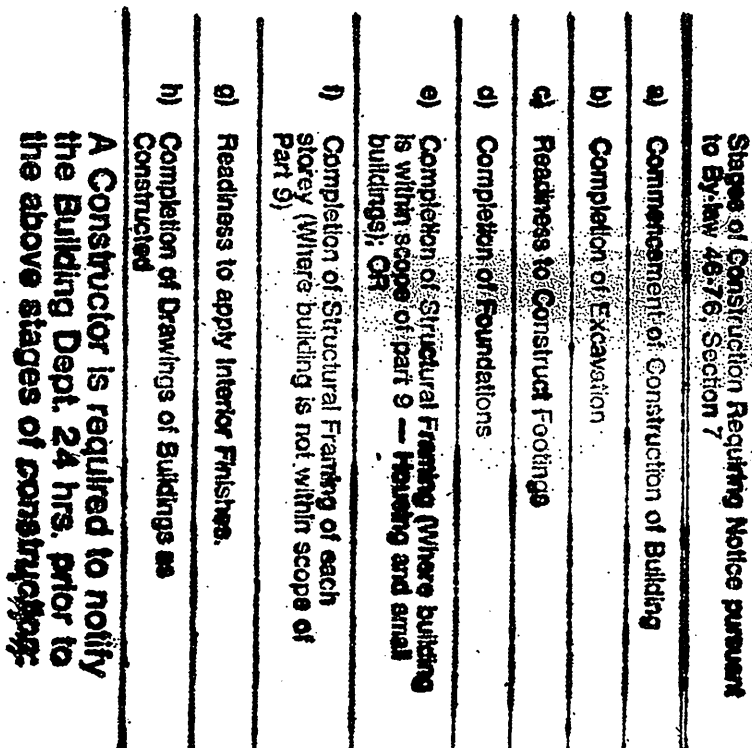
John Developments Ltd
 per. *[Signature]*

APPROVED AS NOTED
 May 25/78
PLANS EXAMINER
[Signature]
CHIEF OFFICIAL

PER *[Signature]* O.L.S.
 DATE May 3, 1978


R. G. McKIBBON LTD.
 ONTARIO LAND SURVEYOR
 264 WELLINGTON ST. W. MARKHAM ONT.
 POSTAL CODE L3P 1B9
 PHONE 294-3754

OFFICE COPY D-78-8



ALL CONSTRUCTION TO COMPLY WITH
THE APPLICABLE REQUIREMENTS OF
THE ONTARIO REG. 925/75
MADE UNDER THE BUILDING CODE
ACT 1974.

061-82



772 KING ST. W.

home planners, inc.

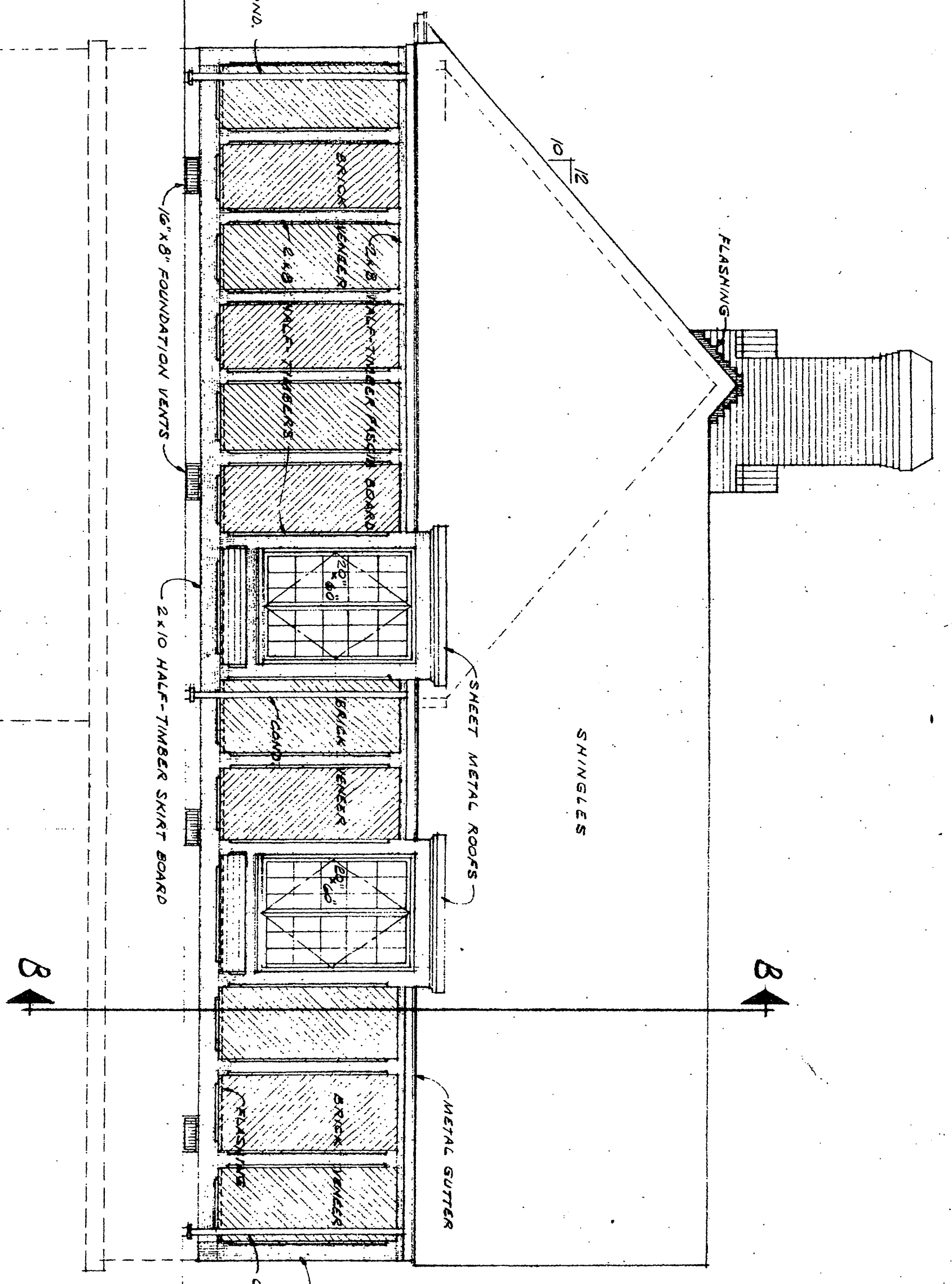
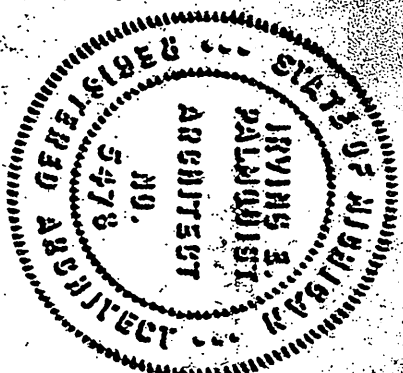
IN CANADA

KITCHENER, ONT. N2G 1E8

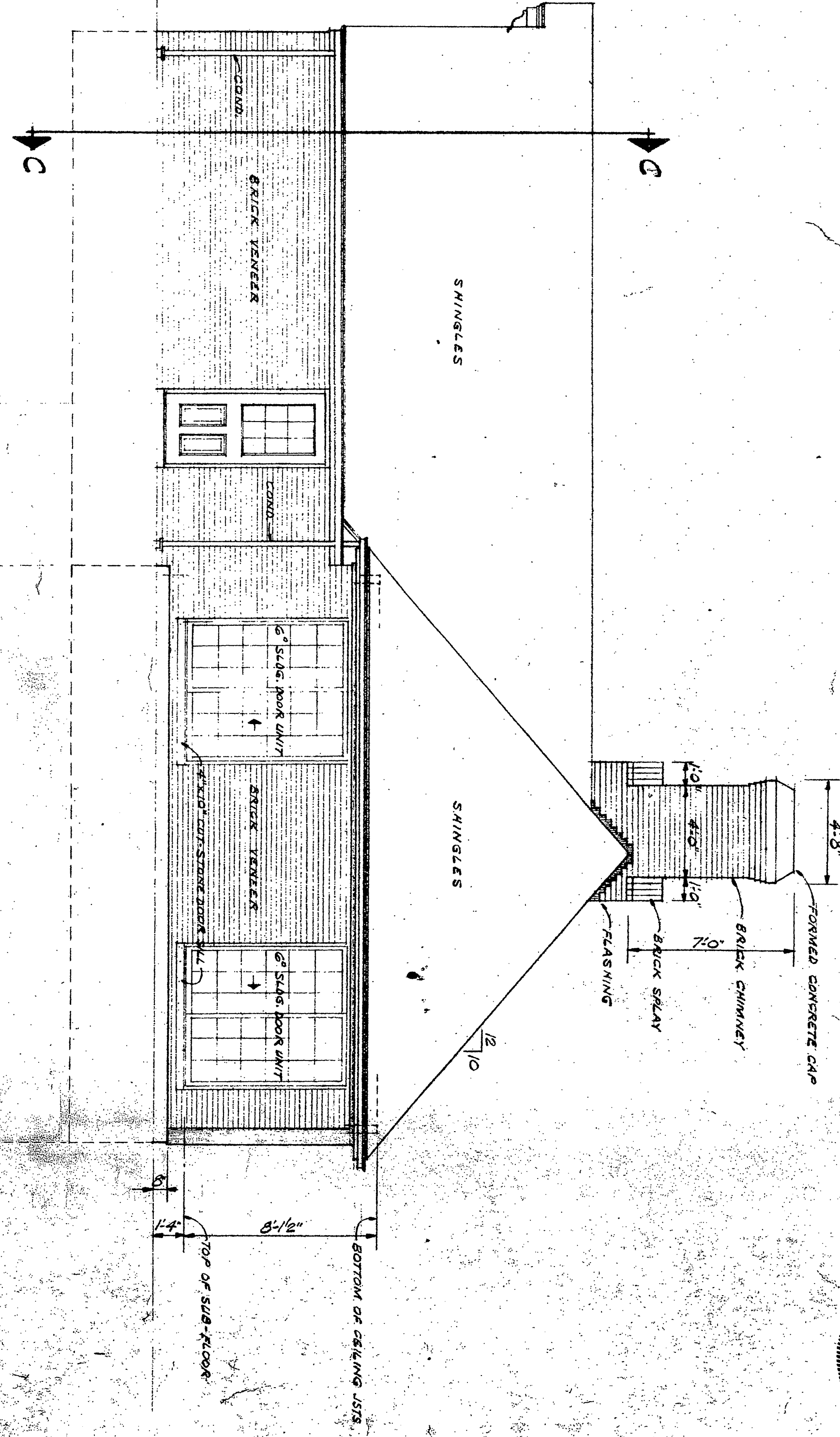
APPROVED AS NOTED

PLANS EXAMINER

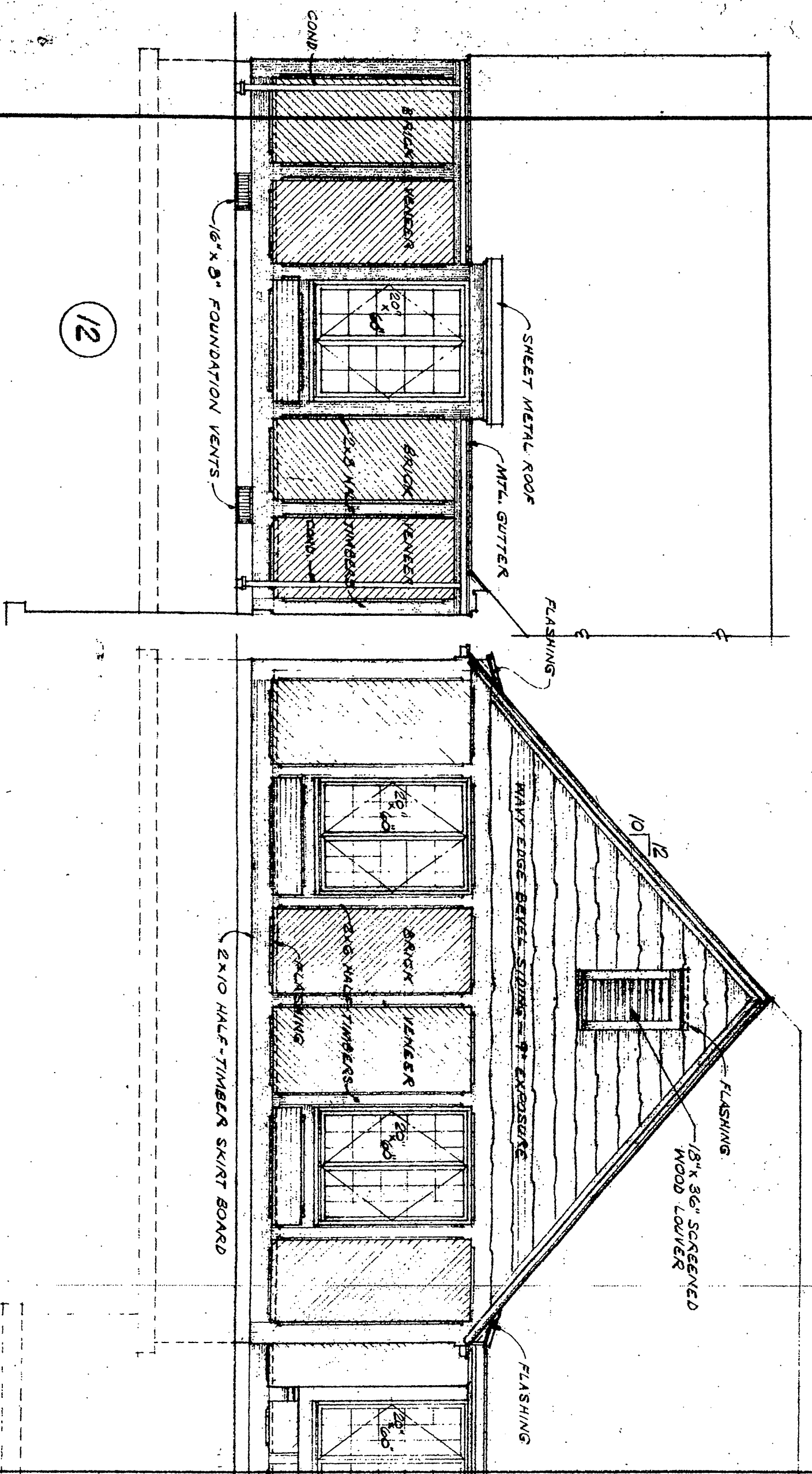
CHIEF OFFICIAL



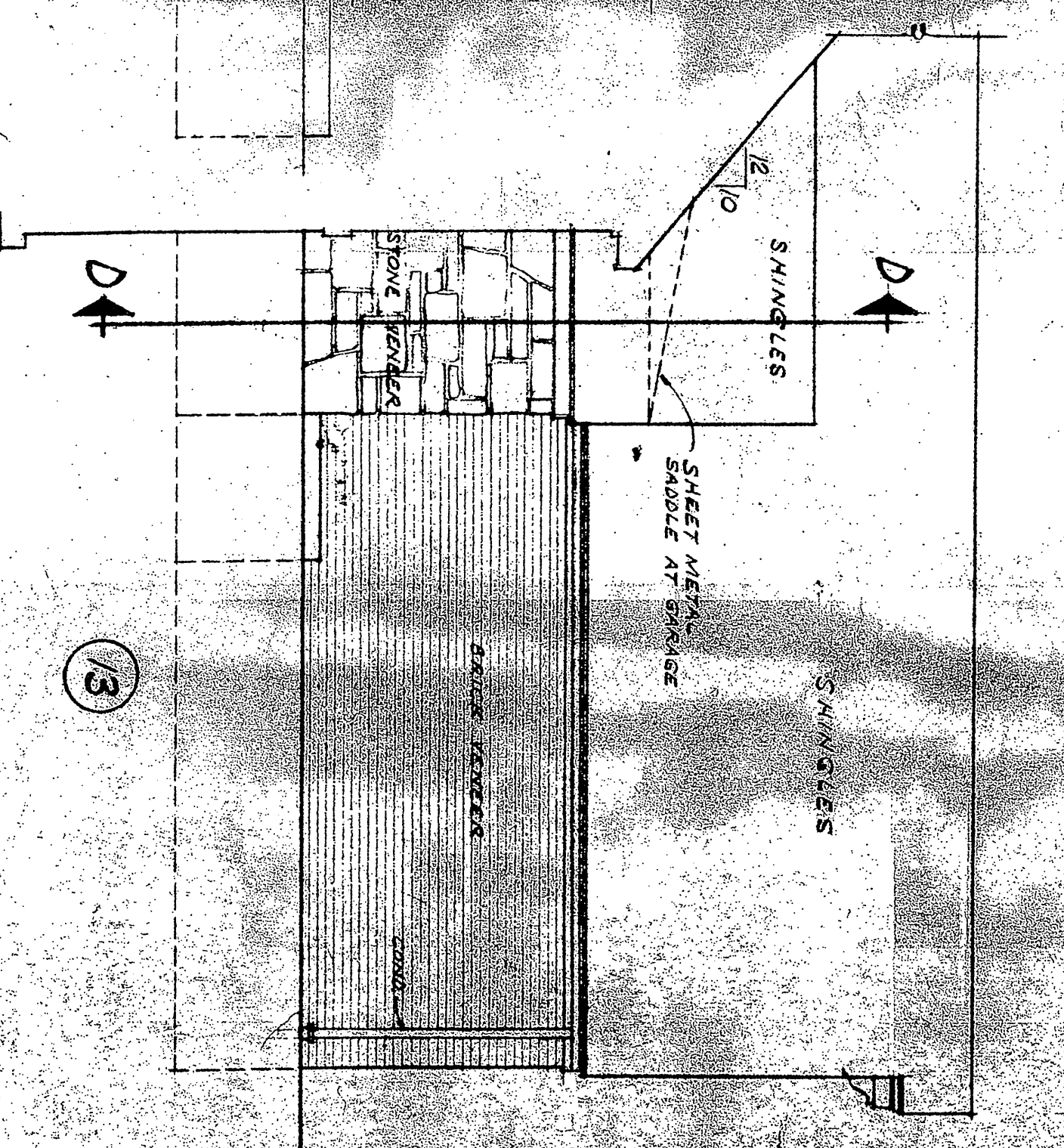
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PRELIMINARY	ISSUED FOR	DATE	REVISIONS BY	DATE
CHECKED	PRELIMINARY			
APPROVED	PRODUCTION			
	ERECTION			

home planners, inc.

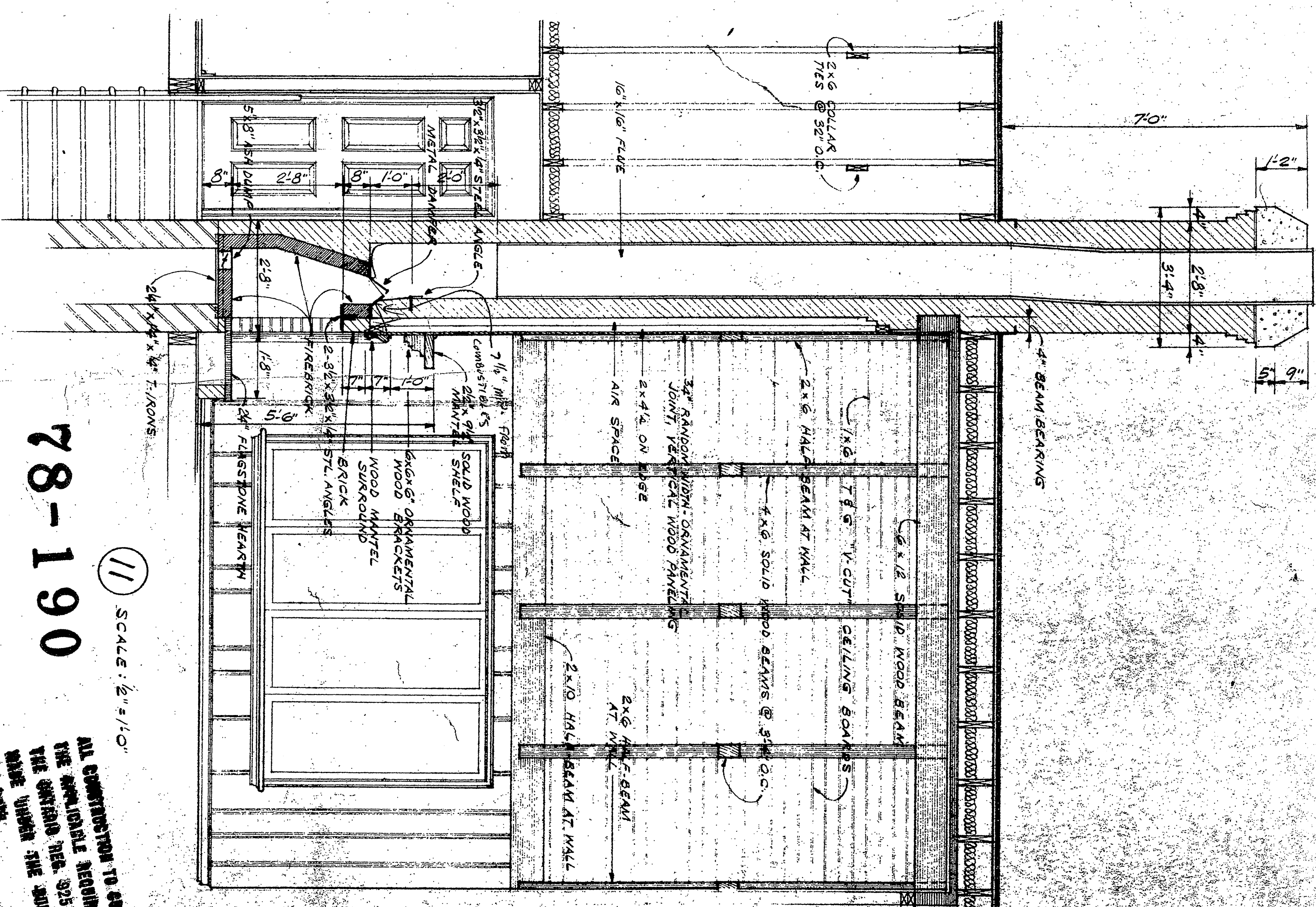
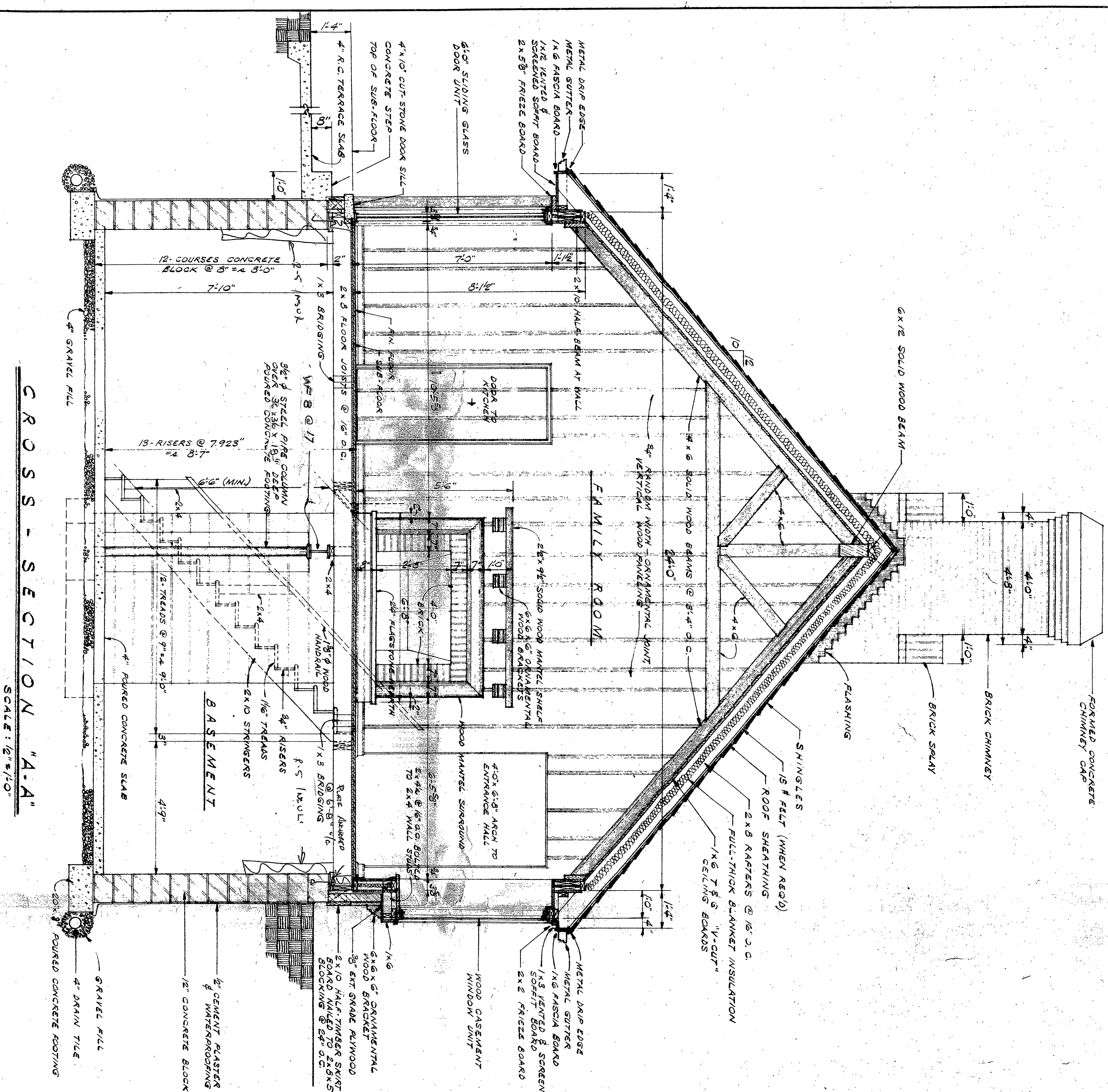
home planners, inc.

IN CANADA

1830 GRAND RIVER AVENUE

DESIGN NO. 2142

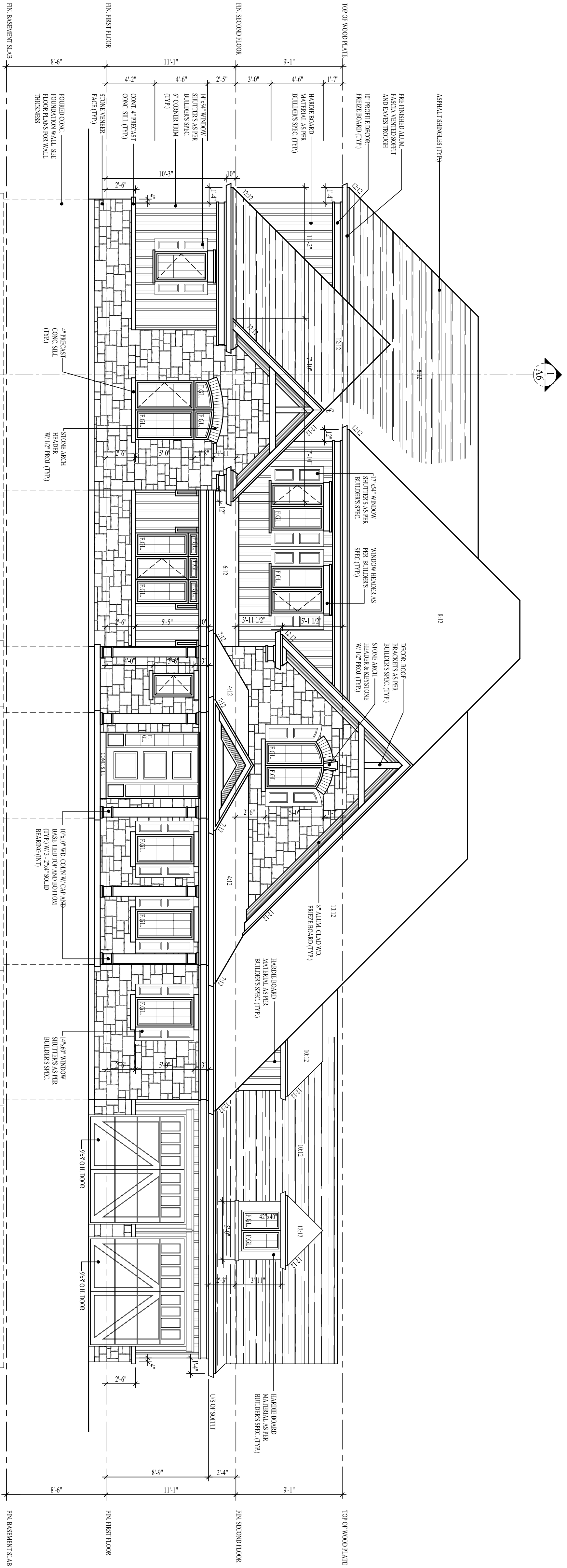
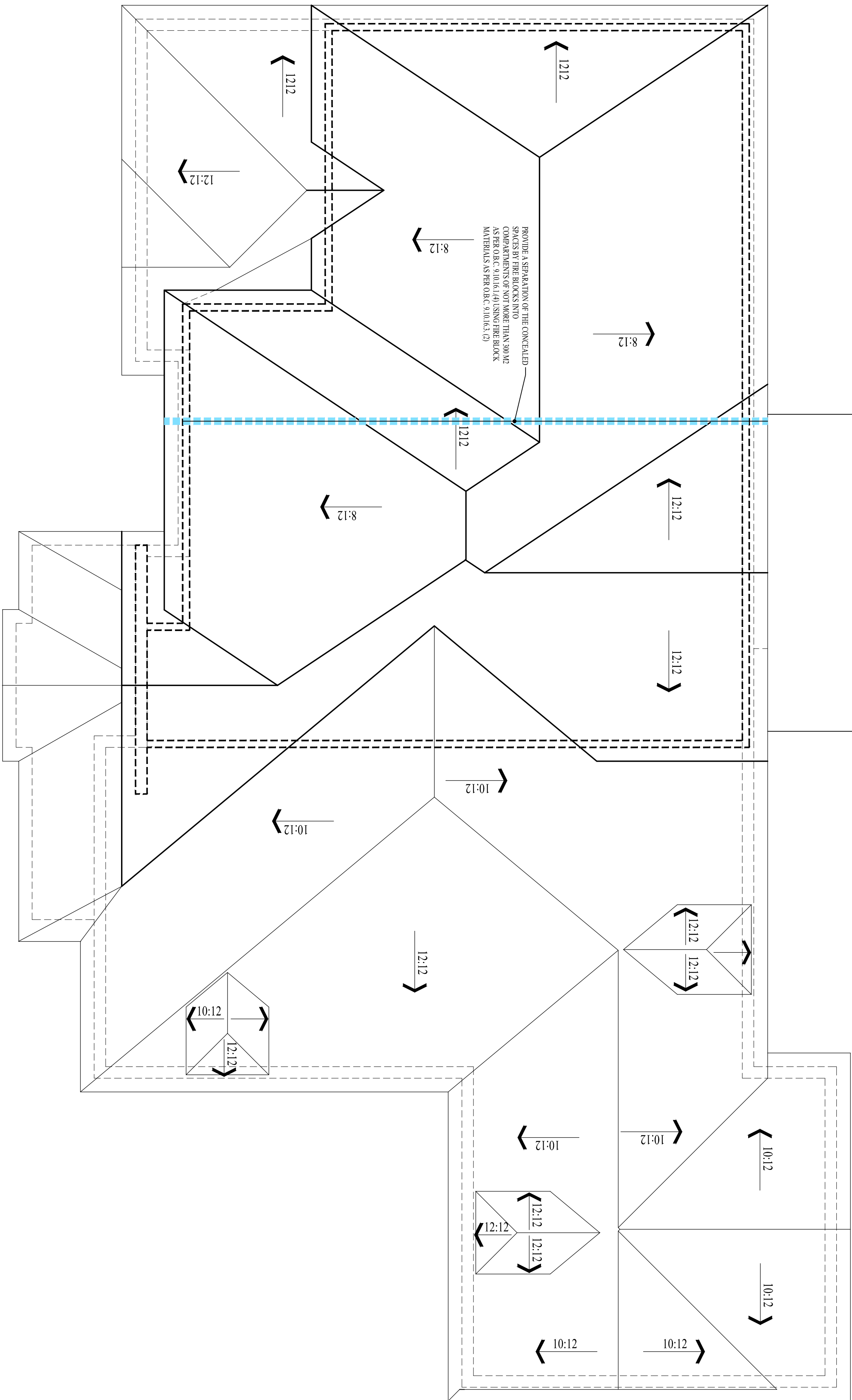
SHEET NO. 3 OF 5

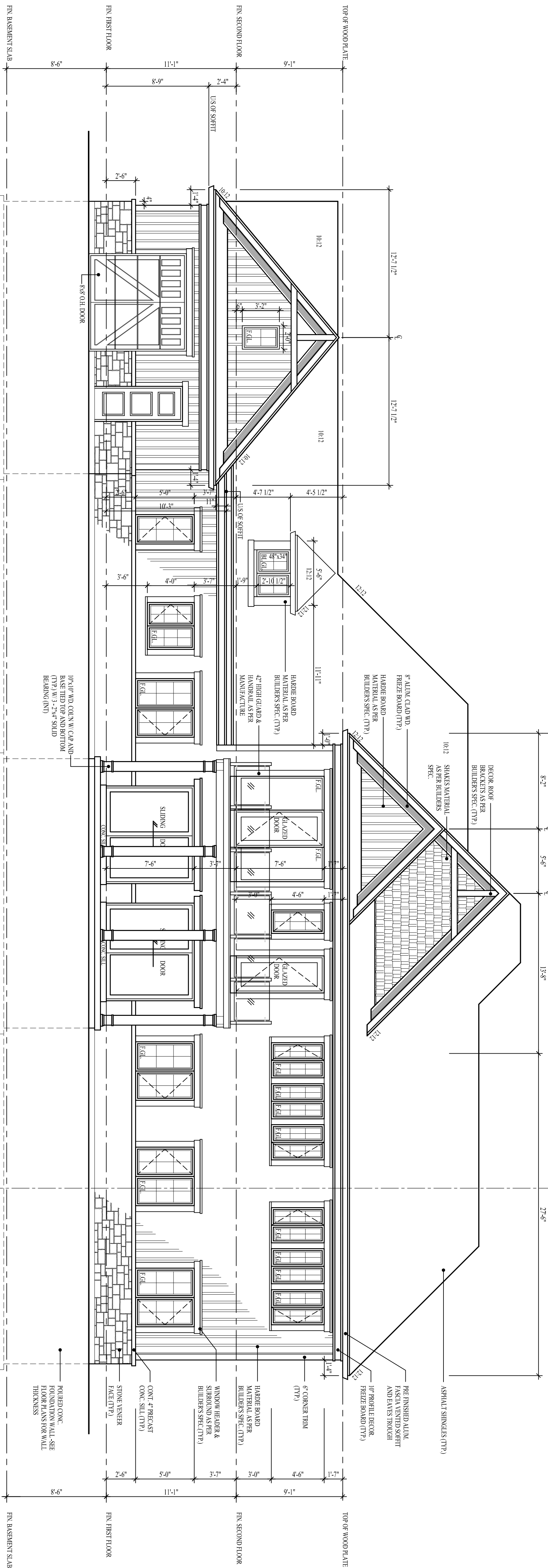
[illegible]

061-82

ALL CONSTRUCTION TO COMPLY WITH
THE APPLICABLE REQUIREMENTS OF
THE ORDINANCE REG. 325175
TAKE UNDER THE BUILDING CODE
NOT FOR.

APPROVED AS NOTED
[Signature]
 PLANS EXAMINER
 CHIEF OFFICIAL





SCALE: AS NOTED
HEDGEROW LANE - NORTH ELEVATION



SCALE: AS NOTED
HEDGEROW LANE - WEST ELEVATION

THIS DOCUMENT IS THE PROPERTY OF HOME DESIGNER MAX. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HOME DESIGNER MAX. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE USER AGREES TO HOLD HOME DESIGNER MAX HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE USER'S OBLIGATION TO HOLD HOME DESIGNER MAX HARMLESS SHALL NOT BE LIMITED BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES THAT MAY BE AWARDED BY A COURT OF LAW. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA. THE USER'S OBLIGATION TO HOLD HOME DESIGNER MAX HARMLESS SHALL NOT BE LIMITED BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES THAT MAY BE AWARDED BY A COURT OF LAW. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA.

Home Designer Max

3	REV. AS PER CLIENTS
4	June 02, 2021
5	May 06, 2021
6	April 18, 2021
7	March 05, 2021
8	February 02, 2021
9	January 01, 2021
10	December 01, 2020
11	November 01, 2020
12	October 01, 2020
13	September 01, 2020
14	August 01, 2020
15	July 01, 2020
16	June 01, 2020
17	May 01, 2020
18	April 01, 2020
19	March 01, 2020
20	February 01, 2020
21	January 01, 2020
22	December 01, 2019
23	November 01, 2019
24	October 01, 2019
25	September 01, 2019
26	August 01, 2019
27	July 01, 2019
28	June 01, 2019
29	May 01, 2019
30	April 01, 2019
31	March 01, 2019
32	February 01, 2019
33	January 01, 2019
34	December 01, 2018
35	November 01, 2018
36	October 01, 2018
37	September 01, 2018
38	August 01, 2018
39	July 01, 2018
40	June 01, 2018
41	May 01, 2018
42	April 01, 2018
43	March 01, 2018
44	February 01, 2018
45	January 01, 2018
46	December 01, 2017
47	November 01, 2017
48	October 01, 2017
49	September 01, 2017
50	August 01, 2017
51	July 01, 2017
52	June 01, 2017
53	May 01, 2017
54	April 01, 2017
55	March 01, 2017
56	February 01, 2017
57	January 01, 2017
58	December 01, 2016
59	November 01, 2016
60	October 01, 2016
61	September 01, 2016
62	August 01, 2016
63	July 01, 2016
64	June 01, 2016
65	May 01, 2016
66	April 01, 2016
67	March 01, 2016
68	February 01, 2016
69	January 01, 2016
70	December 01, 2015
71	November 01, 2015
72	October 01, 2015
73	September 01, 2015
74	August 01, 2015
75	July 01, 2015
76	June 01, 2015
77	May 01, 2015
78	April 01, 2015
79	March 01, 2015
80	February 01, 2015
81	January 01, 2015
82	December 01, 2014
83	November 01, 2014
84	October 01, 2014
85	September 01, 2014
86	August 01, 2014
87	July 01, 2014
88	June 01, 2014
89	May 01, 2014
90	April 01, 2014
91	March 01, 2014
92	February 01, 2014
93	January 01, 2014
94	December 01, 2013
95	November 01, 2013
96	October 01, 2013
97	September 01, 2013
98	August 01, 2013
99	July 01, 2013
100	June 01, 2013
101	May 01, 2013
102	April 01, 2013
103	March 01, 2013
104	February 01, 2013
105	January 01, 2013
106	December 01, 2012
107	November 01, 2012
108	October 01, 2012
109	September 01, 2012
110	August 01, 2012
111	July 01, 2012
112	June 01, 2012
113	May 01, 2012
114	April 01, 2012
115	March 01, 2012
116	February 01, 2012
117	January 01, 2012
118	December 01, 2011
119	November 01, 2011
120	October 01, 2011
121	September 01, 2011
122	August 01, 2011
123	July 01, 2011
124	June 01, 2011
125	May 01, 2011
126	April 01, 2011
127	March 01, 2011
128	February 01, 2011
129	January 01, 2011
130	December 01, 2010
131	November 01, 2010
132	October 01, 2010
133	September 01, 2010
134	August 01, 2010
135	July 01, 2010
136	June 01, 2010
137	May 01, 2010
138	April 01, 2010
139	March 01, 2010
140	February 01, 2010
141	January 01, 2010
142	December 01, 2009
143	November 01, 2009
144	October 01, 2009
145	September 01, 2009
146	August 01, 2009
147	July 01, 2009
148	June 01, 2009
149	May 01, 2009
150	April 01, 2009
151	March 01, 2009
152	February 01, 2009
153	January 01, 2009
154	December 01, 2008
155	November 01, 2008
156	October 01, 2008
157	September 01, 2008
158	August 01, 2008
159	July 01, 2008
160	June 01, 2008
161	May 01, 2008
162	April 01, 2008
163	March 01, 2008
164	February 01, 2008
165	January 01, 2008
166	December 01, 2007
167	November 01, 2007
168	October 01, 2007
169	September 01, 2007
170	August 01, 2007
171	July 01, 2007
172	June 01, 2007
173	May 01, 2007
174	April 01, 2007
175	March 01, 2007
176	February 01, 2007
177	January 01, 2007
178	December 01, 2006
179	November 01, 2006
180	October 01, 2006
181	September 01, 2006
182	August 01, 2006
183	July 01, 2006
184	June 01, 2006
185	May 01, 2006
186	April 01, 2006
187	March 01, 2006
188	February 01, 2006
189	January 01, 2006
190	December 01, 2005
191	November 01, 2005
192	October 01, 2005
193	September 01, 2005
194	August 01, 2005
195	July 01, 2005
196	June 01, 2005
197	May 01, 2005
198	April 01, 2005
199	March 01, 2005
200	February 01, 2005
201	January 01, 2005
202	December 01, 2004
203	November 01, 2004
204	October 01, 2004
205	September 01, 2004
206	August 01, 2004
207	July 01, 2004
208	June 01, 2004
209	May 01, 2004
210	April 01, 2004
211	March 01, 2004
212	February 01, 2004
213	January 01, 2004
214	December 01, 2003
215	November 01, 2003
216	October 01, 2003
217	September 01, 2003
218	August 01, 2003
219	July 01, 2003
220	June 01, 2003
221	May 01, 2003
222	April 01, 2003
223	March 01, 2003
224	February 01, 2003
225	January 01, 2003
226	December 01, 2002
227	November 01, 2002
228	October 01, 2002
229	September 01, 2002
230	August 01, 2002
231	July 01, 2002
232	June 01, 2002
233	May 01, 2002
234	April 01, 2002
235	March 01, 2002
236	February 01, 2002
237	January 01, 2002
238	December 01, 2001
239	November 01, 2001
240	October 01, 2001
241	September 01, 2001
242	August 01, 2001
243	July 01, 2001
244	June 01, 2001
245	May 01, 2001
246	April 01, 2001
247	March 01, 2001
248	February 01, 2001
249	January 01, 2001
250	December 01, 2000
251	November 01, 2000
252	October 01, 2000
253	September 01, 2000
254	August 01, 2000
255	July 01, 2000
256	June 01, 2000
257	May 01, 2000
258	April 01, 2000
259	March 01, 2000
260	February 01, 2000
261	January 01, 2000
262	December 01, 1999
263	November 01, 1999
264	October 01, 1999
265	September 01, 1999
266	August 01, 1999
267	July 01, 1999
268	June 01, 1999
269	May 01, 1999
270	April 01, 1999
271	March 01, 1999
272	February 01, 1999
273	January 01, 1999
274	December 01, 1998
275	November 01, 1998
276	October 01, 1998
277	September 01, 1998
278	August 01, 1998
279	July 01, 1998
280	June 01, 1998
281	May 01, 1998
282	April 01, 1998
283	March 01, 1998
284	February 01, 1998
285	January 01, 1998
286	December 01, 1997
287	November 01, 1997
288	October 01, 1997
289	September 01, 1997
290	August 01, 1997
291	July 01, 1997
292	June 01, 1997
293	May 01, 1997
294	April 01, 1997
295	March 01, 1997
296	February 01, 1997
297	January 01, 1997
298	December 01, 1996
299	November 01, 1996
300	October 01, 1996
301	September 01, 1996
302	August 01, 1996
303	July 01, 1996
304	June 01, 1996
305	May 01, 1996
306	April 01, 1996
307	March 01, 1996
308	February 01, 1996
309	January 01, 1996
310	December 01, 1995
311	November 01, 1995
312	October 01, 1995
313	September 01, 1995
314	August 01, 1995
315	July 01, 1995
316	June 01, 1995
317	May 01, 1995
318	April 01, 1995
319	March 01, 1995
320	February 01, 1995
321	January 01, 1995
322	December 01, 1994
323	November 01, 1994
324	October 01, 1994
325	September 01, 1994
326	August 01, 1994
327	July 01, 1994
328	June 01, 1994
329	May 01, 1994
330	April 01, 1994
331	March 01, 1994
332	February 01, 1994
333	January 01, 1994
334	December 01, 1993
335	November 01, 1993
336	October 01, 1993
337	September 01, 1993
338	August 01, 1993
339	July 01, 1993
340	June 01, 1993
341	May 01, 1993
342	April 01, 1993
343	March 01, 1993
344	February 01, 1993
345	January 01, 1993
346	December 01, 1992
347	November 01, 1992
348	October 01, 1992
349	September 01, 1992
350	August 01, 1992
351	July 01, 1992
352	June 01, 1992
353	May 01, 1992
354	April 01, 1992
355	March 01, 1992
356	February 01, 1992
357	January 01, 1992
358	December 01, 1991
359	November 01, 1991
360	October 01, 1991
361	September 01, 1991
362	August 01, 1991
363	July 01, 1991
364	June 01, 1991
365	May 01, 1991
366	April 01, 1991
367	March 01, 1991
368	February 01, 1991
369	January 01, 1991
370	December 01, 1990
371	November 01, 1990
372	October 01, 1990
373	September 01, 1990
374	August 01, 1990
375	July 01, 1990
376	June 01, 1990
377	May 01, 1990
378	April 01, 1990
379	March 01, 1990
380	February 01, 1990
381	January 01, 1990
382	December 01, 1989
383	November 01, 1989
384	October 01, 1989
385	September 01, 1989
386	August 01, 1989
387	July 01, 1989
388	June 01, 1989
389	May 01, 1989
390	April 01, 1989
391	March 01, 1989
392	February 01, 1989
393	January 01, 1989
394	December 01, 1988
395	November 01, 1988
396	October 01, 1988
397	September 01, 1988
398	August 01, 1988
399	July 01, 1988
400	June 01, 1988
401	May 01, 1988
402	April 01, 1988
403	March 01, 1988
404	February 01, 1988
405	January 01, 1988
406	December 01, 1987
407	November 01, 1987
408	October 01, 1987
409	September 01, 1987
410	August 01, 1987
411	July 01, 1987
412	June 01, 1987
413	May 01, 1987
414	April 01, 1987
415	March 01, 1987
416	February 01, 1987
417	January 01, 1987
418	December 01, 1986
419	November 01, 1986
420	October 01, 1986
421	September 01, 1986
422	August 01, 1986
423	July 01, 1986
424	June 01, 1986
425	May 01, 1986
426	April 01, 1986
427	March 01, 1986
428	February 01, 1986
429	January 01, 1986
430	December 01, 1985
431	November 01, 1985
432	October 01, 1985
433	September 01, 1985
434	August 01, 1985
435	July 01, 1985
436	June 01, 1985
437	May 01, 1985
438	April 01, 1985
439	March 01, 1985
440	February 01, 1985
441	January 01, 1985
442	December 01, 1984
443	November 01, 1984
444	October 01, 1984
445	September 01, 1984
446	August 01, 1984
447	July 01, 1984
448	June 01, 1984

118 Hedgerow Lane, Kleinburg



Front yard looking west.



Left sideyard (west side) looking towards rear



Large Maple in Street R.O.W.



Tree at 9.0m from rear left corner of house.



Tree at northeast corner of property , near rear lot line.



Trees behind cabana along east (right side) lot line.



Rear yard view towards rear lot line



Side view of pool. Looking eastward.

118 Hedgerow Lane, Kleinburg



Front view of existing house



Rear view of the existing house.

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

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com