



File: A158/21

Applicant: Station Gate Homes Inc

Address: 2 Enclave Court, Kleinburg

Agent: Nick Menonna

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"/>	<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		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
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, September 30, 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:11

A158/21

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, September 30, 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](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:** Station Gate Homes Inc

**Agent:** Nick Menonna

**Property:** 2 Enclave Ct, Kleinburg

**Zoning:** The subject lands are zoned RD1, Residential Detached Zone One, and subject to the provisions of Exception 9(1414) under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "KN Low-Rise Residential I" by VOP 2010, Volume 2, Section 11.8 – North Kleinburg-Nashville Secondary Plan.

**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 with attached 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 maximum building height of 11 metres is permitted (Schedule A3)	1. To permit a Maximum building height of 13.38 metres.
2. A maximum interior garage width of 9 metres is permitted (Schedule A3, General Note A).	2. To permit a maximum Interior garage width of 13.56 metres.

**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](https://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 September 15, 2021

Applicant confirmed posting of signage on August 23, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s):  
Home buyer is customizing the construction of their new home to suit their current family needs.

Adjournment Request: N/A

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.

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "KN Low-Rise Residential I" by VOP 2010, Volume 2, Section 11.8 – North Kleinburg-Nashville Secondary Plan.

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

1. The Owner shall submit a Landscape Plan to the satisfaction of the Development Planning Department.
2. The Owner shall provide a letter from the Control Architect that states their acknowledgement of the application with no further comments.

Development Engineering: Prepared by: Farzana Khan

The Development Engineering (DE) Department does not object to variance application A158/21 subject to the following condition(s):

1. 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. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures and include the measures in the lot grading drawing to the satisfaction of DE to mitigate the impacts of additional storm runoff.  
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](https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx) to learn how to apply for lot grading and/or servicing approval.

Additional comments:

1. As the proposed dwelling in the subject property is 323.97m2, 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 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)
2. 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](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.

Parks Development - Forestry:

Forestry has no comment at this time.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

1. 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.
2. 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.
3. 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
4. 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 comments received to date

**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  
TRCA – comments with conditions

**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 Planning Michael Torres 905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a>	1. The Owner shall submit a Landscape Plan to the satisfaction of the Development Planning Department. 2. The Owner shall provide a letter from the Control Architect that states their acknowledgement of the application with no further comments.
2	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	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. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures and include the measures in the lot grading drawing to the satisfaction of DE to mitigate the impacts of additional storm run off. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
3	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

## **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](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](https://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](mailto:CofA@vaughan.ca)

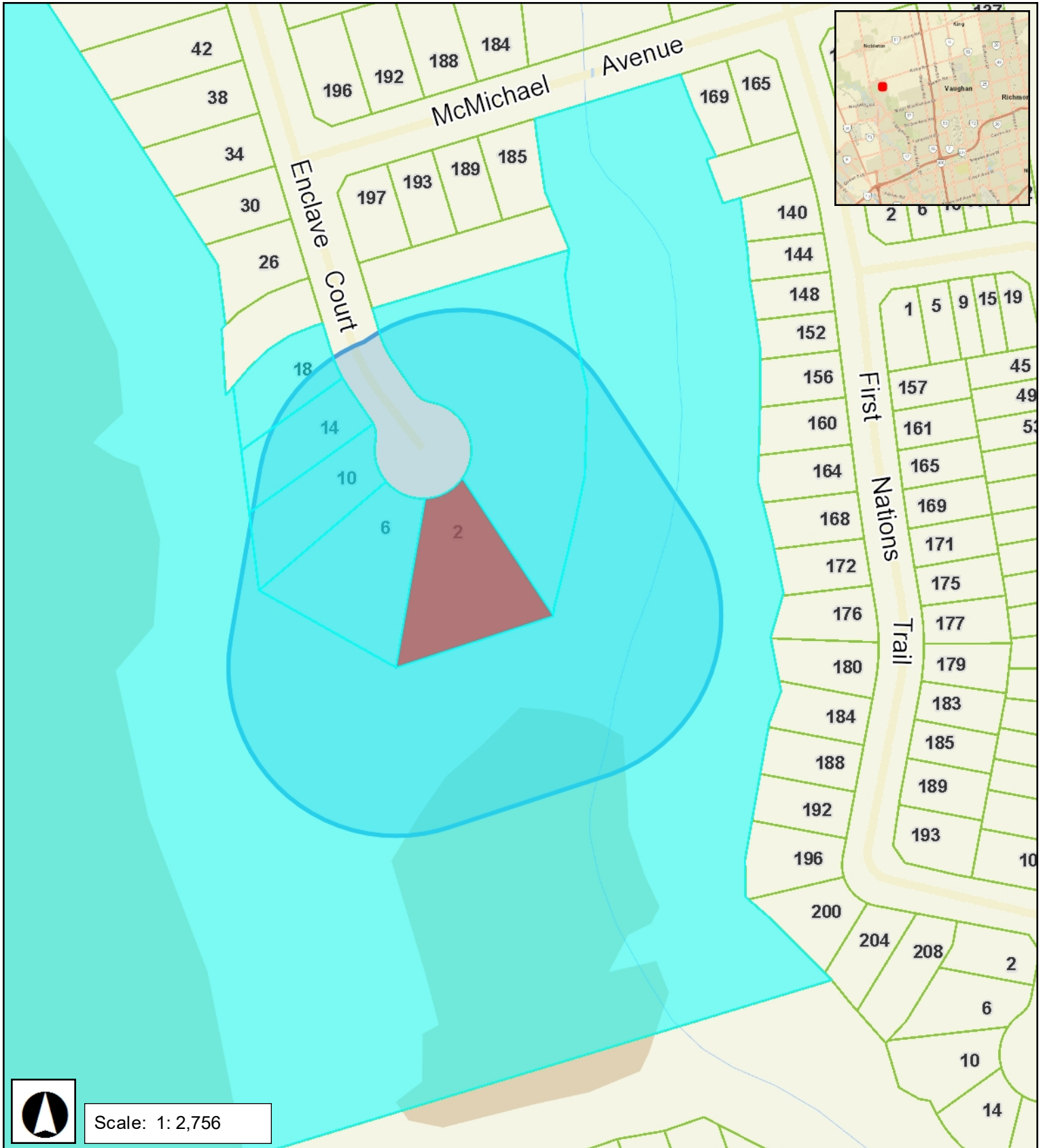
Schedule A: Plans & Sketches

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

2 Enclave Court, Kleinburg

**Kirby Road**





Proposal:

- 1. To permit a Maximum building height of 13.38 metres.
- 2. To permit a maximum Interior garage width of 13.56 metres.

LEGAL DESCRIPTION

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM:  
TOPOGRAPHICAL SURVEY OF  
PLAN OF SUBDIVISION OF PART OF LOTS 28 & 29  
REGISTERED PLAN 65M-4606  
CITY OF VAUGHAN  
(REGIONAL MUNICIPALITY OF YORK)

AS PREPARED BY:  
GUIDO PAPA SURVEYING  
A DIVISION OF J.D. BARNES LIMITED  
140 RENFREW DRIVE, SUITE 100  
MARKHAM, ON L3R 6B3  
T: 905-477-3600  
W: JDBARNES.COM  
DATED: JANUARY 11, 2018

Lot 35 Enclave Court  
Special

SITE INFORMATION:

ZONING:	ZONING BY-LAW 147-2014 & 1-88 RESIDENTIAL DETACHED ZONE ONE (RD1(H))	PROPOSED/ACTUAL
LOT AREA:	MIN. REQ. = 540m <sup>2</sup> (5,812.51ft <sup>2</sup> )	ACTUAL 2,369.37m <sup>2</sup> (25,503.68ft <sup>2</sup> )
LOT FRONTAGE:	MIN. REQ. 18.0m (59'-0 <sup>3</sup> / <sub>4</sub> "	ACTUAL 22.22m (72'-10 <sup>3</sup> / <sub>4</sub> "
SETBACKS:		
FRONT (NORTH) YARD	MIN. REQ. = 4.50m (14'-9") (BYLAW 1-88) MIN. REQ. = 3.00m (9'-10") (BY-LAW 147-2014)	PROPOSED = 13.24m (43'-5") TO DWELLING 11.90m (39'-0 <sup>3</sup> / <sub>4</sub> ") TO PORCH
SIDE (EAST) YARD	MIN. REQ. = 1.2m (3'-11") MIN. REQ. = 6.0m (19'-8") FOR GARAGE	PROPOSED = 11.78m (38'-7 <sup>3</sup> / <sub>4</sub> ") TO DWELLING PROPOSED = 7.25m (23'-9 <sup>3</sup> / <sub>4</sub> ") TO GARAGE
SIDE (WEST) YARD	MIN. REQ. = 1.2m (3'-11")	PROPOSED = 1.85m (6'-0 <sup>3</sup> / <sub>4</sub> ") TO DWELLING PROPOSED = 3.49m (11'-5 <sup>3</sup> / <sub>4</sub> ") TO EXTERIOR STAIRS
REAR (SOUTH) YARD	MIN. REQ. = 7.50m (24'-7 <sup>1</sup> / <sub>2</sub> ")	PROPOSED = 19.08m (62'-7") TO DWELLING PROPOSED = 15.30m (50'-2") TO LOGGIA

BUILDING HEIGHT:	MAX. 11.0m (45'-6") AVG. GRADE TO MID-POINT OF ROOF AVG. GRADE TO PEAK OF ROOF (MANSARD ROOF)	PROPOSED = 14.89m (48'-10 <sup>3</sup> / <sub>4</sub> ") TO PEAK OF ROOF
PARKING SPACES:	3.0 PARKING SPACES PER DWELLING FOR LOTS GREATER THAN 11.0m FRONTAGE MIN. PARKING SPACE: 3.0m X 6.0m TOTAL INTERIOR GARAGE WIDTH = 9.0m	PROPOSED = 4 PARKING SPACES PROPOSED INTERIOR GARAGE WIDTH = 13.56m (44'-8") PROPOSED DRIVEWAY WIDTH @ GARAGE = 13.87m (45'-6")

LOT 34

BLOCK 36

LOT 35

1 SITE PLAN  
SP1 1:200

**AVERAGE GRADE CALCULATIONS**

1.	220.88
2.	221.10
3.	221.01
4.	220.97
TOTAL	883.96/4
AVERAGE GRADE	220.99

**13.38m**

Architectural elevation drawing of a building facade. The drawing shows a multi-story building with a mansard roof, dormers, and various window types. Key dimensions and labels include:

- Overall height dimension: 13.38m (43'-10 1/8" [13.35m] [MAX. 11.0m (36'-1")])
- Roof slope: 24:12
- Window dimensions: 6'-0" x 1'-0", 6'-0" x 1'-6", 6'-0" x 2'-0", 6'-0" x 2'-6", 6'-0" x 3'-0", 6'-0" x 3'-6", 6'-0" x 4'-0", 6'-0" x 4'-6", 6'-0" x 5'-0", 6'-0" x 5'-6", 6'-0" x 6'-0", 6'-0" x 6'-6", 6'-0" x 7'-0", 6'-0" x 7'-6", 6'-0" x 8'-0", 6'-0" x 8'-6", 6'-0" x 9'-0", 6'-0" x 9'-6", 6'-0" x 10'-0", 6'-0" x 10'-6", 6'-0" x 11'-0", 6'-0" x 11'-6", 6'-0" x 12'-0", 6'-0" x 12'-6", 6'-0" x 13'-0", 6'-0" x 13'-6", 6'-0" x 14'-0", 6'-0" x 14'-6", 6'-0" x 15'-0", 6'-0" x 15'-6", 6'-0" x 16'-0", 6'-0" x 16'-6", 6'-0" x 17'-0", 6'-0" x 17'-6", 6'-0" x 18'-0", 6'-0" x 18'-6", 6'-0" x 19'-0", 6'-0" x 19'-6", 6'-0" x 20'-0", 6'-0" x 20'-6", 6'-0" x 21'-0", 6'-0" x 21'-6", 6'-0" x 22'-0", 6'-0" x 22'-6", 6'-0" x 23'-0", 6'-0" x 23'-6", 6'-0" x 24'-0", 6'-0" x 24'-6", 6'-0" x 25'-0", 6'-0" x 25'-6", 6'-0" x 26'-0", 6'-0" x 26'-6", 6'-0" x 27'-0", 6'-0" x 27'-6", 6'-0" x 28'-0", 6'-0" x 28'-6", 6'-0" x 29'-0", 6'-0" x 29'-6", 6'-0" x 30'-0", 6'-0" x 30'-6", 6'-0" x 31'-0", 6'-0" x 31'-6", 6'-0" x 32'-0", 6'-0" x 32'-6", 6'-0" x 33'-0", 6'-0" x 33'-6", 6'-0" x 34'-0", 6'-0" x 34'-6", 6'-0" x 35'-0", 6'-0" x 35'-6", 6'-0" x 36'-0", 6'-0" x 36'-6", 6'-0" x 37'-0", 6'-0" x 37'-6", 6'-0" x 38'-0", 6'-0" x 38'-6", 6'-0" x 39'-0", 6'-0" x 39'-6", 6'-0" x 40'-0", 6'-0" x 40'-6", 6'-0" x 41'-0", 6'-0" x 41'-6", 6'-0" x 42'-0", 6'-0" x 42'-6", 6'-0" x 43'-0", 6'-0" x 43'-6", 6'-0" x 44'-0", 6'-0" x 44'-6", 6'-0" x 45'-0", 6'-0" x 45'-6", 6'-0" x 46'-0", 6'-0" x 46'-6", 6'-0" x 47'-0", 6'-0" x 47'-6", 6'-0" x 48'-0", 6'-0" x 48'-6", 6'-0" x 49'-0", 6'-0" x 49'-6", 6'-0" x 50'-0", 6'-0" x 50'-6", 6'-0" x 51'-0", 6'-0" x 51'-6", 6'-0" x 52'-0", 6'-0" x 52'-6", 6'-0" x 53'-0", 6'-0" x 53'-6", 6'-0" x 54'-0", 6'-0" x 54'-6", 6'-0" x 55'-0", 6'-0" x 55'-6", 6'-0" x 56'-0", 6'-0" x 56'-6", 6'-0" x 57'-0", 6'-0" x 57'-6", 6'-0" x 58'-0", 6'-0" x 58'-6", 6'-0" x 59'-0", 6'-0" x 59'-6", 6'-0" x 60'-0", 6'-0" x 60'-6", 6'-0" x 61'-0", 6'-0" x 61'-6", 6'-0" x 62'-0", 6'-0" x 62'-6", 6'-0" x 63'-0", 6'-0" x 63'-6", 6'-0" x 64'-0", 6'-0" x 64'-6", 6'-0" x 65'-0", 6'-0" x 65'-6", 6'-0" x 66'-0", 6'-0" x 66'-6", 6'-0" x 67'-0", 6'-0" x 67'-6", 6'-0" x 68'-0", 6'-0" x 68'-6", 6'-0" x 69'-0", 6'-0" x 69'-6", 6'-0" x 70'-0", 6'-0" x 70'-6", 6'-0" x 71'-0", 6'-0" x 71'-6", 6'-0" x 72'-0", 6'-0" x 72'-6", 6'-0" x 73'-0", 6'-0" x 73'-6", 6'-0" x 74'-0", 6'-0" x 74'-6", 6'-0" x 75'-0", 6'-0" x 75'-6", 6'-0" x 76'-0", 6'-0" x 76'-6", 6'-0" x 77'-0", 6'-0" x 77'-6", 6'-0" x 78'-0", 6'-0" x 78'-6", 6'-0" x 79'-0", 6'-0" x 79'-6", 6'-0" x 80'-0", 6'-0" x 80'-6", 6'-0" x 81'-0", 6'-0" x 81'-6", 6'-0" x 82'-0", 6'-0" x 82'-6", 6'-0" x 83'-0", 6'-0" x 83'-6", 6'-0" x 84'-0", 6'-0" x 84'-6", 6'-0" x 85'-0", 6'-0" x 85'-6", 6'-0" x 86'-0", 6'-0" x 86'-6", 6'-0" x 87'-0", 6'-0" x 87'-6", 6'-0" x 88'-0", 6'-0" x 88'-6", 6'-0" x 89'-0", 6'-0" x 89'-6", 6'-0" x 90'-0", 6'-0" x 90'-6", 6'-0" x 91'-0", 6'-0" x 91'-6", 6'-0" x 92'-0", 6'-0" x 92'-6", 6'-0" x 93'-0", 6'-0" x 93'-6", 6'-0" x 94'-0", 6'-0" x 94'-6", 6'-0" x 95'-0", 6'-0" x 95'-6", 6'-0" x 96'-0", 6'-0" x 96'-6", 6'-0" x 97'-0", 6'-0" x 97'-6", 6'-0" x 98'-0", 6'-0" x 98'-6", 6'-0" x 99'-0", 6'-0" x 99'-6", 6'-0" x 100'-0", 6'-0" x 100'-6", 6'-0" x 101'-0", 6'-0" x 101'-6", 6'-0" x 102'-0", 6'-0" x 102'-6", 6'-0" x 103'-0", 6'-0" x 103'-6", 6'-0" x 104'-0", 6'-0" x 104'-6", 6'-0" x 105'-0", 6'-0" x 105'-6", 6'-0" x 106'-0", 6'-0" x 106'-6", 6'-0" x 107'-0", 6'-0" x 107'-6", 6'-0" x 108'-0", 6'-0" x 108'-6", 6'-0" x 109'-0", 6'-0" x 109'-6", 6'-0" x 110'-0", 6'-0" x 110'-6", 6'-0" x 111'-0", 6'-0" x 111'-6", 6'-0" x 112'-0", 6'-0" x 112'-6", 6'-0" x 113'-0", 6'-0" x 113'-6", 6'-0" x 114'-0", 6'-0" x 114'-6", 6'-0" x 115'-0", 6'-0" x 115'-6", 6'-0" x 116'-0", 6'-0" x 116'-6", 6'-0" x 117'-0", 6'-0" x 117'-6", 6'-0" x 118'-0", 6'-0" x 118'-6", 6'-0" x 119'-0", 6'-0" x 119'-6", 6'-0" x 120'-0", 6'-0" x 120'-6", 6'-0" x 121'-0", 6'-0" x 121'-6", 6'-0" x 122'-0", 6'-0" x 122'-6", 6'-0" x 123'-0", 6'-0" x 123'-6", 6'-0" x 124'-0", 6'-0" x 124'-6", 6'-0" x 125'-0", 6'-0" x 125'-6", 6'-0" x 126'-0", 6'-0" x 126'-6", 6'-0" x 127'-0", 6'-0" x 127'-6", 6'-0" x 128'-0", 6'-0" x 128'-6", 6'-0" x 129'-0", 6'-0" x 129'-6", 6'-0" x 130'-0", 6'-0" x 130'-6", 6'-0" x 131'-0", 6'-0" x 131'-6", 6'-0" x 132'-0", 6'-0" x 132'-6", 6'-0" x 133'-0", 6'-0" x 133'-6", 6'-0" x 134'-0", 6'-0" x 134'-6", 6'-0" x 135'-0", 6'-0" x 135'-6", 6'-0" x 136'-0", 6'-0" x 136'-6", 6'-0" x 137'-0", 6'-0" x 137'-6", 6'-0" x 138'-0", 6'-0" x 138'-6", 6'-0" x 139'-0", 6'-0" x 139'-6", 6'-0" x 140'-0", 6'-0" x 140'-6", 6'-0" x 141'-0", 6'-0" x 141'-6", 6'-0" x 142'-0", 6'-0" x 142'-6", 6'-0" x 143'-0", 6'-0" x 143'-6", 6'-0" x 144'-0", 6'-0" x 144'-6", 6'-0" x 145'-0", 6'-0" x 145'-6", 6'-0" x 146'-0", 6'-0" x 146'-6", 6'-0" x 147'-0", 6'-0" x 147'-6", 6'-0" x 148'-0", 6'-0" x 148'-6", 6'-0" x 149'-0", 6'-0" x 149'-6", 6'-0" x 150'-0", 6'-0" x 150'-6", 6'-0" x 151'-0", 6'-0" x

AVERAGE GRADE CALCULATIONS	
1.	220.88
2.	221.10
3.	221.01
4.	220.97
TOTAL	883.96/4
AVERAGE GRADE	220.99

**13.38m**

FRONT ELEVATION

 $3\frac{3}{16}" = 1'-0"$ 

Stationgate Homes Inc.  
McMichael Estates  
Kleinburg, ON  
20921  
Proposed Front Elevation  
As Noted  
\$k4

96 Skyway Ave Toronto ON | M9W 4Y9 | 416.675.5596 | [verusdesign.ca](http://verusdesign.ca)

**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
- TRCA – comments with conditions

**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](mailto:stephen.cranley@alectrautilities.com)

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

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

## Adriana MacPherson

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**Subject:** FW: A158/21 - Request for Comments

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** August-27-21 2:08 PM  
**To:** Adriana MacPherson <Adriana.MacPherson@vaughan.ca>  
**Cc:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: A158/21 - Request for Comments

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

*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)

September 20, 2021

CFN 64195.25

**SENT BY E-MAIL: Christine.Vigneault@vaughan.ca**

Ms. Christine Vigneault, Secretary Treasurer  
Committee of Adjustment, City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

**Re: Minor Variance Application A158.21  
2 Enclave Court, PLAN 65M4606 Lot 35  
City of Vaughan, Region of York  
Owner: Station Gate Homes Inc.  
Agent: Verus Design Inc. c/o Nick Menonna**

This letter acknowledges receipt of the above noted application circulated by the City of Vaughan, Committee of Adjustment. The materials were received by Toronto and Region Conservation Authority (TRCA) on August 16, 2021. TRCA staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice related to provincial plans.

**Purpose of the Applications**

It is our understanding that the purpose of the above noted application is to permit the construction of a single-family dwelling. Specifically,

1. To permit a Maximum building height of 14.89 metres.
2. To permit a maximum Interior garage width of 13.56 metres.

**Ontario Regulation 166/06:**

The subject property is partially located within the TRCA's Regulated Area of the Humber River Watershed due to the presence of a valley corridor associated with a tributary of Humber River located on the southeast corner of the lot. In accordance with *Ontario Regulation 166/06 (Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses)*, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

**Application-Specific Comments**

As noted above, a portion of the subject property is located within TRCA's Regulated Area. Based on a review of the submitted materials, the proposed works are not located within TRCA's Regulated Area. As such, it is the opinion of TRCA staff that the current proposal will not impact any natural features or associated hazards and TRCA's policy interests are not affected. TRCA staff have no concerns with the proposed variances.

**Fees**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$610.00 (Variance-Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

**Recommendation**

Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A158.21, subject to the following condition:

1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at extension 5256 or at [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)

Sincerely,



Hamedeh Razavi  
Planner I  
Development Planning and Permits

HR/sb

Cc: Simbana, Roberto [Roberto.Simbana@vaughan.ca](mailto:Roberto.Simbana@vaughan.ca)  
Holyday, Margaret [Margaret.Holyday@vaughan.ca](mailto:Margaret.Holyday@vaughan.ca)  
Michael Torres [Michael.Torres@vaughan.ca](mailto:Michael.Torres@vaughan.ca)



Schedule D: Previous Approvals (Notice of Decision)

None