

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

**6                                ZONING BY-LAW AMENDMENT FILE Z.13.030**  
**1321362 ONTARIO INC., 11336 HIGHWAY 27 G. P. INC., KLEINVIT ESTATES INC.,**  
**AND 11220 HIGHWAY 27 HOLDINGS INC.**  
**WARD 1 - VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved;
- 2) That the following deputations be received:
  1. Mr. Jeff Solly, Director of Land Development, Sorbara Developmemnt Group, Steeles Avenue West, Vaughan, on behalf of the applicant; and
  2. Mr. Ken Nieuwhot, Kleinburg and Area Ratepayers' Association, Kleinburg, PO Box 202, Kleinburg; and
- 3) That Communication C8 from Mr. Ken Schwenger, President, Kleinburg and Area Ratepayers' Association, dated November 25, 2013, be received.

1. THAT the Public Hearing report for File Z.13.030 (1321362 Ontario Inc., 11336 Highway 27 G. P. Inc., Kleinvit Estates Inc., and 11220 Highway 27 Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

The Owner has submitted Zoning By-law Amendment File Z.13.030 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the R1 Residential Zone subject to site-specific Exceptions 9(1377), 9(1378), 9(1379) and 9(1393) to facilitate the development of detached dwelling units within Plan of Subdivision Files 19T-03V02 (Registered Plan 65M-4371), 19T-08V04 (Registered Plan 65M-4377), and 19T-08V05 (Registered Plan 65M-4370) and Draft Approved Plan of Subdivision File 19T-08V06, as shown on Attachments #3 to #9, in consideration of the following site-specific zoning exceptions:

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

Item 6, CW(PH) Report No. 54 – Page 2

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, R1 Residential Zone, subject to site-specific Exceptions 9(1377), 9(1378), 9(1379) and 9(1393) Requirements</b>	<b>Proposed Exceptions to the R1 Residential Zone, Exceptions 9(1377), 9(1378), 9(1379) and 9(1393)</b>
a.	Maximum Lot Coverage (42 lots for detached dwelling units)	35%	35.89% to 41.53% (Subject lots are shown on Attachment #3 and the specific lots where an increase in the maximum lot coverage is proposed are identified on Attachments #5, #6 and #7)
b.	Maximum Building Height (99 lots and 7 blocks for detached dwelling units)	9.5 m	9.51 m to 11.3 m (Subject lots are shown on Attachment #3 and the specific lots where an increase to the maximum permitted building height is proposed are shown on Attachments #4, #5, #6 and #7)

**Background - Analysis and Options**

On September 25, 2012, Zoning By-law 153-2012 (Exception 9(1377)), Zoning By-law 154-2012 (Exception 9(1378)), and Zoning By-law 155-2012 (Exception 9(1379)), and on June 25, 2013, Zoning By-law 105-2013 (Exception 9(1393)) were passed by Vaughan Council to facilitate Draft Plan of Subdivision Files 19T-08V05, 19T-08V04, 19T-03V02 and 19T-08V06, respectively. The Owners have requested modifications to the R1 Residential Zone standards in Zoning By-law 1-88, in order to address site grading conditions and Low Impact Development Design (LID) measures that have been implemented in each Plan to achieve sustainable site designs. This has resulted in rear to front draining lots where the grade is lower at the front of the lot, as shown on Attachment #9 and other grading requirements. Zoning By-law 1-88 requires that the building height be calculated between the average elevation of the finished grade at the front of the dwelling (front being defined as the wall containing the main entrance to the dwelling). As a result, the building is higher than the maximum permitted building height in the R1 Zone compared to the standard grading shown on Attachment #8. The Owner has also requested an increase to the maximum lot coverage provision due to the design of the proposed detached dwelling units providing large covered and unenclosed porches at the front and the rear of the dwelling in order to accommodate appropriate seating and outdoor amenity areas, in accordance with the North Humber Extension Area Architectural Design Guidelines, which were approved by Vaughan Council on December 11, 2012. Through the detailed design work for each Plan of Subdivision, it has become apparent that exceptions to the maximum lot coverage and maximum building height requirements of Zoning By-law 1-88 are appropriate.

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 6, CW(PH) Report No. 54 – Page 3

Location	<ul style="list-style-type: none"> <li>West of Regional Road 27, and south of Kirby Road, shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>“Residential Area - Humber North Extension” and “Residential Area “A” - Humber North Extension” by in-effect OPA #601 (Kleinburg -Nashville Community Plan), as amended by site-specific OPA #719 and “Residential Area - Humber North Extension” by OPA #601 (Kleinburg-Nashville Community Plan), as further amended by site-specific OPA #738. The Official Plan permits detached dwelling units on the subject lands and does not prescribe a maximum lot coverage or building height. The residential Plan of Subdivision conforms to the in-effect Official Plan.</li> <li>“Low-Rise Residential” by the new Vaughan Official Plan (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by the Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. The “Low-Rise Residential” designation permits detached dwellings and does not prescribe a maximum building height or lot coverage. The application conforms to VOP 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, subject to site-specific Exceptions 9(1377), 9(1378), 9(1379) and 9(1393).</li> <li>The proposed zoning exceptions, as identified in the “Purpose” section of this report, do not comply with Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Proposed Zoning and Development Standards	<ul style="list-style-type: none"> <li>The appropriateness of increasing the maximum lot coverage on the lots shown on Attachments #5, #6 and #7, and maximum building height on the lots shown on Attachments #4, #5, #6 and #7 on the subject lands will be reviewed in consideration of the technical merits related to topographical conditions, and compatibility with other lots within the Plans of Subdivision and the surrounding land use context.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

Item 6, CW(PH) Report No. 54 – Page 4

b.	Urban Design and Architectural Guidelines	▪ The proposed development must conform to and be consistent with the applicable North Humber Extension Area Urban Design Guidelines and Architectural Design Guidelines approved by Vaughan Council
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**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Overall Plan - Lots/Blocks for Proposed Building Heights and Lot Coverage Exceptions
4. Registered Plan 65M-4370 / Draft Plan of Subdivision File 19T-08V05: Proposed Maximum Building Heights
5. Registered Plan 65M-4377 / Draft Plan of Subdivision File 19T-08V04: Proposed Maximum Building Heights and Maximum Lot Coverages
6. Registered Plan 65M-4371 / Draft Plan of Subdivision File 19T-03V02: Proposed Maximum Building Heights and Maximum Lot Coverages
7. Draft Plan of Subdivision File 19T-08V06: Proposed Maximum Building Heights and Maximum Lot Coverages
8. Cross Section - Standard Grading
9. Cross Section - Back to Front Grading Change

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0  
Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

November 25, 2013

To: Clerk's Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

<u>C</u>	<u>8</u>
COMMUNICATION	
CW (PH) -	Nov. 26/13
ITEM -	6

Attn: Mayor; Members of Council; John Mackenzie; Grant Uyeyama

cc: Jeff Solly, Sorbara Group

**Re: Committee of the Whole (Public Hearing) November 26, 2013 Item 6. - File Z.13.030 – "Kleinburg North"**

Dear Mayor, Members of Council, and planning staff,

KARA met with a representative of the developers for the subject developments on October 17, 2013 to review the exceptions being sought for height and lot coverage. We greatly appreciated the opportunity to meet again with the developer and provide input on the proposed changes.

It is our understanding that the exceptions being sought for maximum building height arises solely from the low impact design of this development and the associated grading to achieve the low impact design. Due to this non-standard grading and the way in which building height is measured, exceptions are being sought on a site by site basis. It is also our understanding, that if this were not a low impact design, the maximum height for all these lots would be within the 9.5 m maximum allowed. We do appreciate the merits of the low impact design and therefore will not object to the lot specific height variances.

Regarding the maximum lot coverage exemptions requested, KARA believes that inclusion of the covered decks/porches in the determination of lot coverage is appropriate in that these areas could easily be enclosed in the future. We do not support the exceptions requested. Rather, we believe that the footprint of the homes should be reduced slightly to allow for the decks and porches, keeping the lot coverage at 35% maximum.

Sincerely,



Ken Schwenger  
President – Kleinburg & Area Ratepayers' Association, on behalf of the KARA Board

6.      **ZONING BY-LAW AMENDMENT FILE Z.13.030** **P.2013.49**  
**1321362 ONTARIO INC., 11336 HIGHWAY 27 G. P. INC., KLEINVIT**  
**ESTATES INC., AND 11220 HIGHWAY 27 HOLDINGS INC.**  
**WARD 1 - VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1.      THAT the Public Hearing report for File Z.13.030 (1321362 Ontario Inc., 11336 Highway 27 G. P. Inc., Kleinvit Estates Inc., and 11220 Highway 27 Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Hearing was circulated: November 1, 2013
- b)      Circulation Area: 150 m and to the Kleinburg & Area Ratepayers' Association
- c)      Comments Received as of November 12, 2013: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.13.030 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the R1 Residential Zone subject to site-specific Exceptions 9(1377), 9(1378), 9(1379) and 9(1393) to facilitate the development of detached dwelling units within Plan of Subdivision Files 19T-03V02 (Registered Plan 65M-4371), 19T-08V04 (Registered Plan 65M-4377), and 19T-08V05 (Registered Plan 65M-4370) and Draft Approved Plan of Subdivision File 19T-08V06, as shown on Attachments #3 to #9, in consideration of the following site-specific zoning exceptions:

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, R1 Residential Zone, subject to site-specific Exceptions 9(1377), 9(1378), 9(1379) and 9(1393) Requirements</b>	<b>Proposed Exceptions to the R1 Residential Zone, Exceptions 9(1377), 9(1378), 9(1379) and 9(1393)</b>
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Location	<ul style="list-style-type: none"> <li>West of Regional Road 27, and south of Kirby Road, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
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	<ul style="list-style-type: none"> <li>▪ “Low-Rise Residential” by the new Vaughan Official Plan (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by the Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. The “Low-Rise Residential” designation permits detached dwellings and does not prescribe a maximum building height or lot coverage. The application conforms to VOP 2010.</li> </ul>
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Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Proposed Zoning and Development Standards	<ul style="list-style-type: none"> <li>▪ The appropriateness of increasing the maximum lot coverage on the lots shown on Attachments #5, #6 and #7, and maximum building height on the lots shown on Attachments #4, #5, #6 and #7 on the subject lands will be reviewed in consideration of the technical merits related to topographical conditions, and compatibility with other lots within the Plans of Subdivision and the surrounding land use context.</li> </ul>
b.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to and be consistent with the applicable North Humber Extension Area Urban Design Guidelines and Architectural Design Guidelines approved by Vaughan Council</li> </ul>

### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.



## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

## **Attachments**

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3. Overall Plan - Lots/Blocks for Proposed Building Heights and Lot Coverage Exceptions
4. Registered Plan 65M-4370 / Draft Plan of Subdivision File 19T-08V05: Proposed Maximum Building Heights
5. Registered Plan 65M-4377 / Draft Plan of Subdivision File 19T-08V04: Proposed Maximum Building Heights and Maximum Lot Coverages
6. Registered Plan 65M-4371 / Draft Plan of Subdivision File 19T-03V02: Proposed Maximum Building Heights and Maximum Lot Coverages
7. Draft Plan of Subdivision File 19T-08V06: Proposed Maximum Building Heights and Maximum Lot Coverages
8. Cross Section - Standard Grading
9. Cross Section - Back to Front Grading Change

## **Report prepared by:**

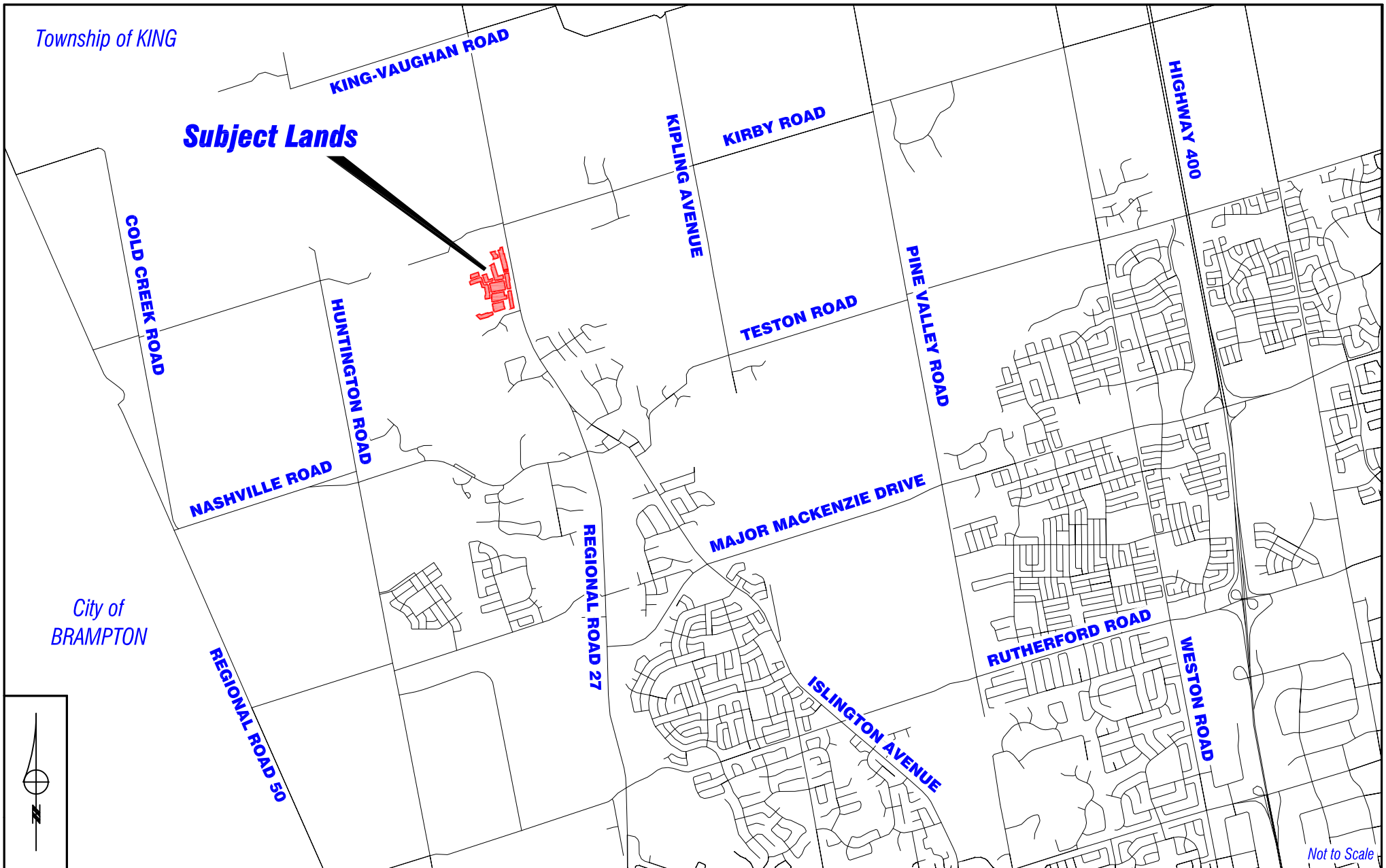
Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



# Context Location Map

LOCATION:  
Part of Lots 29 & 30, Concession 9

APPLICANT:  
1321362 Ontario Inc., 11336 Highway 27 G.P. Inc.,  
Kleinvit Estates Inc., and 11220 Highway 27 Holdings Inc.

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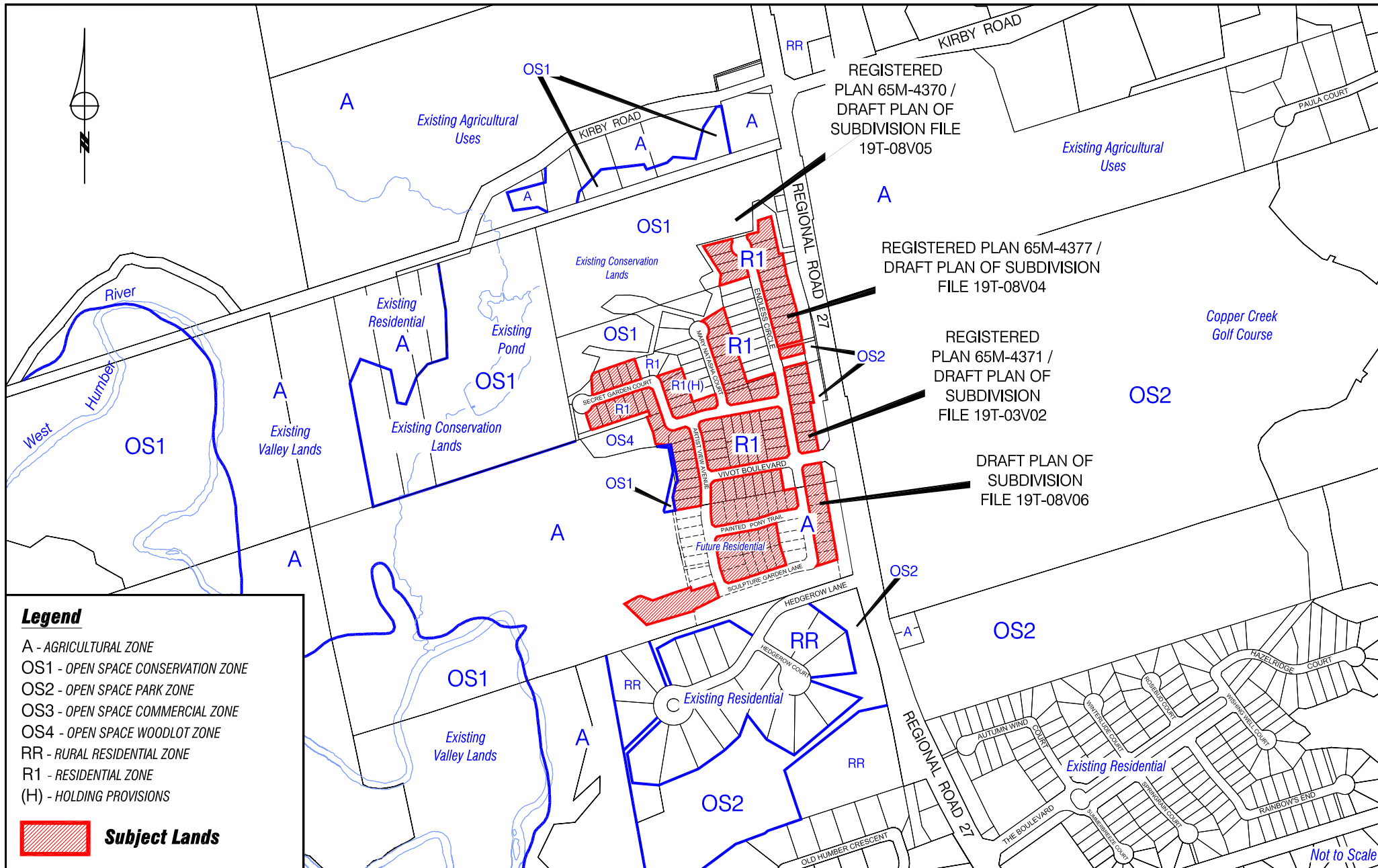
# Attachment

RELATED FILES:  
Z.03.008 / 19T-03V02  
Z.08.035 / 19T-08V04  
Z.08.036 / 19T-08V05  
Z.08.037 / 19T-08V06

FILE:  
Z.13.030

DATE:  
November 26, 2013

1



# Location Map

**LOCATION:**  
Part of Lots 29 & 30, Concession 9

**APPLICANT:**  
1321362 Ontario Inc., 11336 Highway 27 G.P. Inc.,  
Kleinvit Estates Inc., and 11220 Highway 27 Holdings Inc.

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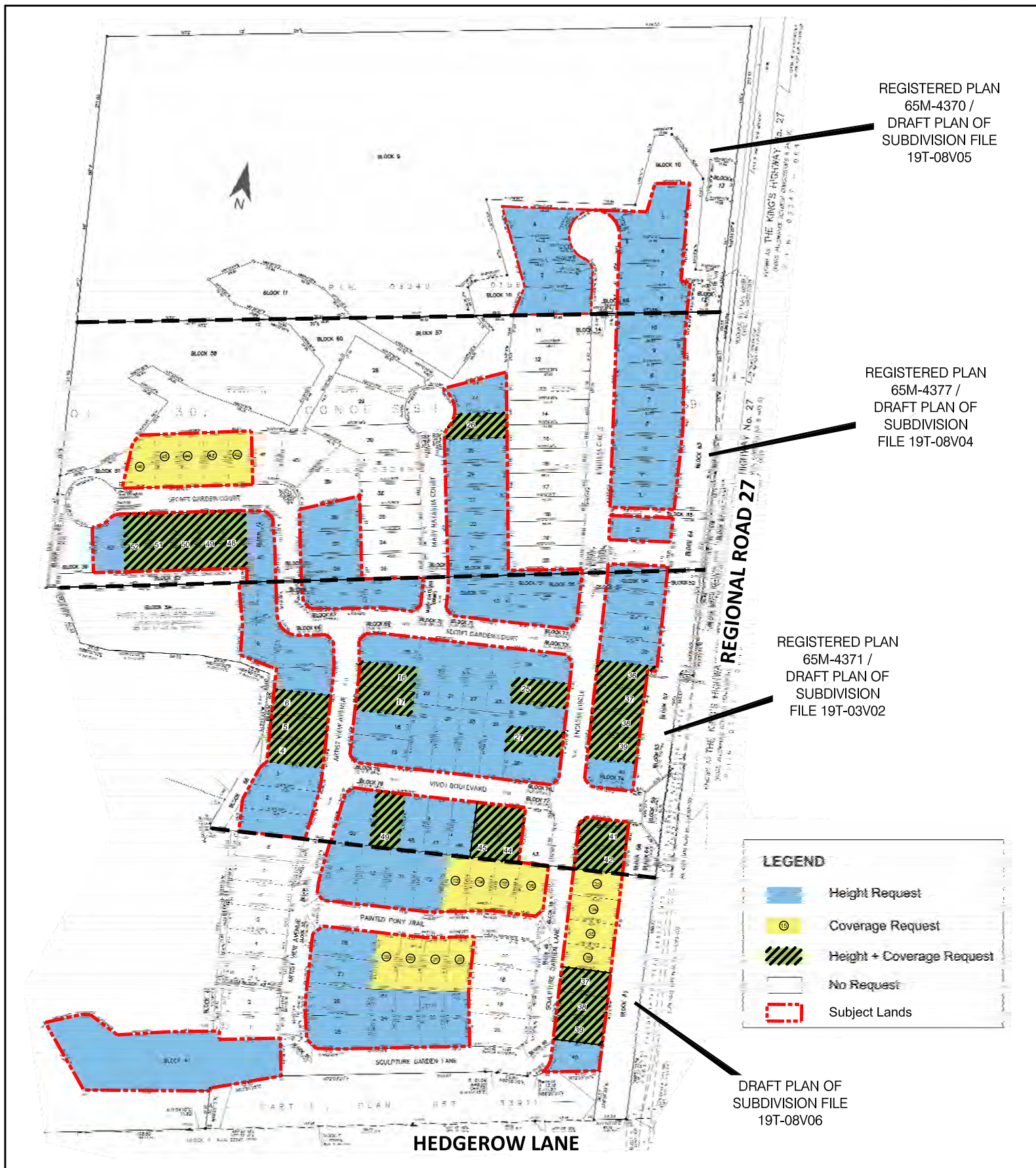
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Z.08.036 / 19T-08V05  
Z.08.037 / 19T-08V06

**FILE:**  
Z.13.030

**DATE:**  
November 26, 2013

**2**



# Overall Plan - Lots/Blocks for Proposed Building Heights and Lot Coverage Exceptions

APPLICANT: 1321362 Ontario Inc.,  
11336 Highway 27 G.P. Inc., Kleinvit  
Estates Inc., and 11220 Highway 27  
Holdings Inc.

LOCATION: Part of Lots  
29 & 30, Concession 9

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Development Planning Department

Attachment

RELATED FILES:  
Z.03.008 / 19T-03V02  
Z.08.035 / 19T-08V04  
Z.08.036 / 19T-08V05  
Z.08.037 / 19T-08V06

FILE:  
Z.13.030

DATE:  
November 26, 2013

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65M-4370 (DRAFT PLAN OF SUBDIVISION FILE 19T-08V05)	Height (m)	Coverage (%)
Lot 1	9.94	
Lot 2	9.66	
Lot 3	9.75	
Lot 4	9.66	
Lot 5	9.92	
Lot 6	10.12	
Lot 7	9.98	
Lot 8	10.08	

Registered Plan 65M-4370 / Draft Plan  
of Subdivision File 19T-08V05:  
Proposed Maximum Building Heights

APPLICANT: 1321362 Ontario Inc., 11336  
Highway 27 G.P. Inc., Kleinvit Estates Inc.,  
and 11220 Highway 27 Holdings Inc.

LOCATION: Part of Lots  
29 & 30, Concession 9



Development Planning Department

Attachment

RELATED FILES:  
Z.03.008 / 19T-03V02  
Z.08.035 / 19T-08V04  
Z.08.036 / 19T-08V05  
Z.08.037 / 19T-08V06

FILE:  
Z.13.030

DATE:  
November 26, 2013

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65M-4377 (DRAFT PLAN OF SUBDIVISION FILE 19T-08V04)	Height (m)	Coverage (%)
Lot 2	9.80	
Lot 3	9.82	
Lot 4	9.82	
Lot 5	9.82	
Lot 6	9.82	
Lot 7	9.84	
Lot 8	9.85	
Lot 9	9.85	
Lot 10	10.22	
Lot 21	10.55	
Lot 22	10.16	
Lot 23	10.08	
Lot 24	9.85	
Lot 25	9.75	
Lot 26	9.80	37.06
Lot 27	9.75	
Lot 36	10.21	
Lot 37	10.11	
Lot 38	9.99	
Lot 42		40.00
Lot 43		40.00
Lot 44		40.00
Lot 45		40.00
Lot 46		37.70
Lot 47	9.98	
Lot 48	10.05	37.13
Lot 49	10.15	37.11
Lot 50	10.08	37.11
Lot 51	9.95	37.11
Lot 52	9.87	37.11
Lot 53	9.85	
Block 54 of 65M-4377 & Block 52 of 65M-4371	10.55	
Block 55 of 65M-4377 & Block 51 of 65M-4371	10.55	
Block 56 of 65M-4377 & Block 53 of 65M-4371	10.55	

Registered Plan 65M-4377 / Draft Plan of  
Subdivision File 19T-08V04: Proposed  
Maximum Building Heights & Maximum  
Lot Coverages

APPLICANT: 1321362 Ontario Inc., 11336  
Highway 27 G.P. Inc., Kleinvit Estates Inc.,  
and 11220 Highway 27 Holdings Inc.

LOCATION: Part of Lots  
29 & 30, Concession 9

N:\DFT\1 ATTACHMENTS\Z\z.13.030.dwg



Development Planning Department

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RELATED FILES:  
Z.03.008 / 19T-03V02  
Z.08.035 / 19T-08V04  
Z.08.036 / 19T-08V05  
Z.08.037 / 19T-08V06

FILE:  
Z.13.030

DATE:  
November 26, 2013

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65M-4371 (DRAFT PLAN OF SUBDIVISION FILE 19T-03V02)	Height (m)	Coverage (%)
Lot 1	10.55	
Lot 2	10.55	
Lot 3	10.55	
Lot 4	9.66	36.13
Lot 5	9.64	36.01
Lot 6	9.58	35.89
Lot 7	9.69	
Lot 8	10.00	
Lot 9	9.96	
Lot 10	10.55	
Lot 11	10.55	
Lot 12	10.55	
Lot 13	10.55	
Lot 14	9.52	
Lot 15	10.09	
Lot 16	10.33	35.90
Lot 17	10.15	36.06
Lot 18	10.55	
Lot 19	10.55	
Lot 20	10.16	
Lot 21	10.24	
Lot 22	10.55	
Lot 23	10.55	
Lot 24	10.55	
Lot 25	10.55	36.06
Lot 26	10.55	
Lot 27	9.77	36.06
Lot 28	9.54	
Lot 29	10.55	
Lot 30	10.55	
Lot 31	9.95	
Lot 32	9.79	
Lot 33	10.55	
Lot 34	10.55	
Lot 35	9.94	
Lot 36	9.97	40.00
Lot 37	9.97	40.70
Lot 38	10.55	38.37
Lot 39	10.55	38.55
Lot 40	10.55	
Lot 41	9.90	35.96
Lot 42	9.94	41.53
Lot 44	9.97	38.38
Lot 45	10.15	38.39
Lot 46	10.55	
Lot 47	10.55	
Lot 48	10.55	
Lot 49	10.50	40.00
Lot 50	10.55	

Registered Plan 65M-4371 / Draft Plan of Subdivision File 19T-03V02: Proposed Maximum Building Heights & Maximum Lot Coverages

APPLICANT: 1321362 Ontario Inc., 11336 Highway 27 G.P. Inc., Kleinvit Estates Inc., and 11220 Highway 27 Holdings Inc.

LOCATION: Part of Lots 29 & 30, Concession 9

N:\DFT\1 ATTACHMENTS\Z\z.13.030.dwg



Development Planning Department

Attachment

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Z.08.036 / 19T-08V05  
Z.08.037 / 19T-08V06

FILE:  
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6

(DRAFT PLAN OF SUBDIVISION FILE 19T-08V06)	Height (m)	Coverage (%)
Lot 9	10.55	
Lot 10	10.55	
Lot 11	10.55	
Lot 12	10.55	
Lot 13		32.28
Lot 14		40.00
Lot 15		40.00
Lot 16		35.94
Lot 21	10.55	
Lot 22	10.55	
Lot 23	10.55	
Lot 24	10.55	
Lot 25	11.30	
Lot 26	10.55	
Lot 27	10.37	
Lot 28	9.91	
Lot 29		38.39
Lot 30		39.56
Lot 31		40.00
Lot 32		39.43
Lot 33		39.95
Lot 34		40.00
Lot 35		40.00
Lot 36		40.00
Lot 37	10.55	39.13
Lot 38	10.55	39.16
Lot 39	10.55	39.19
Lot 40	10.55	
Block 42	10.50	

Draft Plan of Subdivision File  
19T-08V06: Proposed Maximum  
Building Heights & Maximum  
Lot Coverages

APPLICANT: 1321362 Ontario Inc., 11336  
Highway 27 G.P. Inc., Kleinvit Estates Inc.,  
and 11220 Highway 27 Holdings Inc.

LOCATION: Part of Lots  
29 & 30, Concession 9



Development Planning Department

Attachment

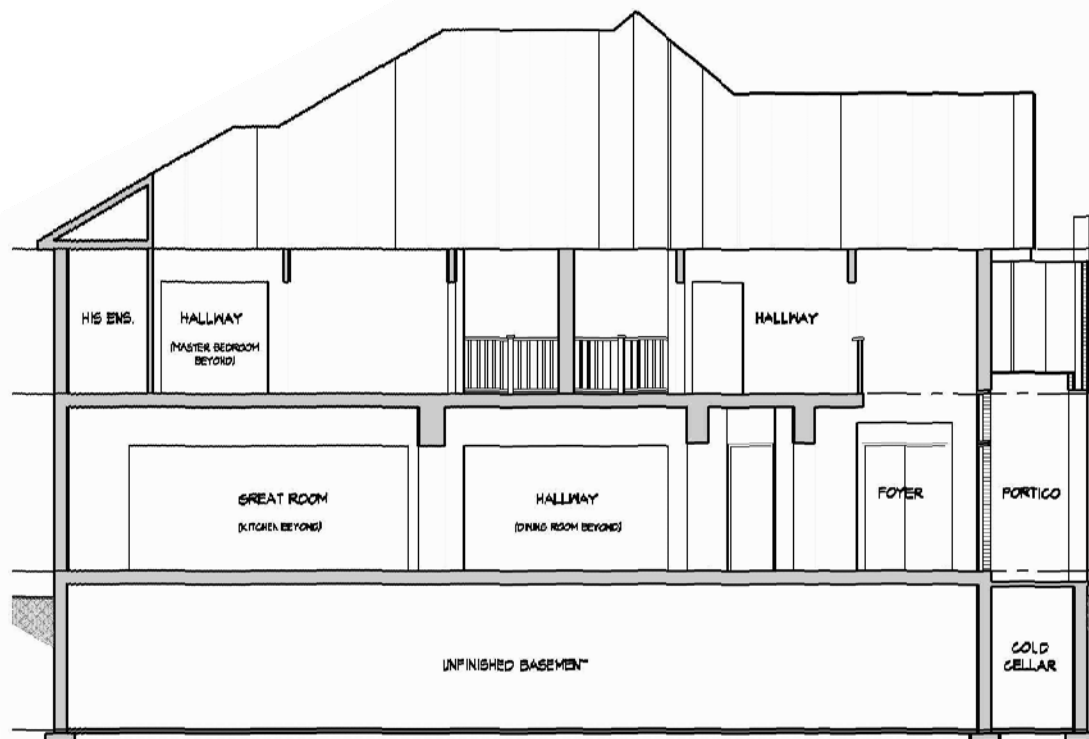
RELATED FILES:  
Z.03.008 / 19T-03V02  
Z.08.035 / 19T-08V04  
Z.08.036 / 19T-08V05  
Z.08.037 / 19T-08V06

FILE:  
Z.13.030

DATE:  
November 26, 2013

7





FRONT ELEVATION 'A'

Not to Scale

## Cross Section - Standard Grading

APPLICANT: 1321362 Ontario Inc., 11336  
Highway 27 G.P. Inc., Kleinvit Estates Inc., and  
11220 Highway 27 Holdings Inc.

LOCATION: Part of Lots  
29 & 30, Concession 9



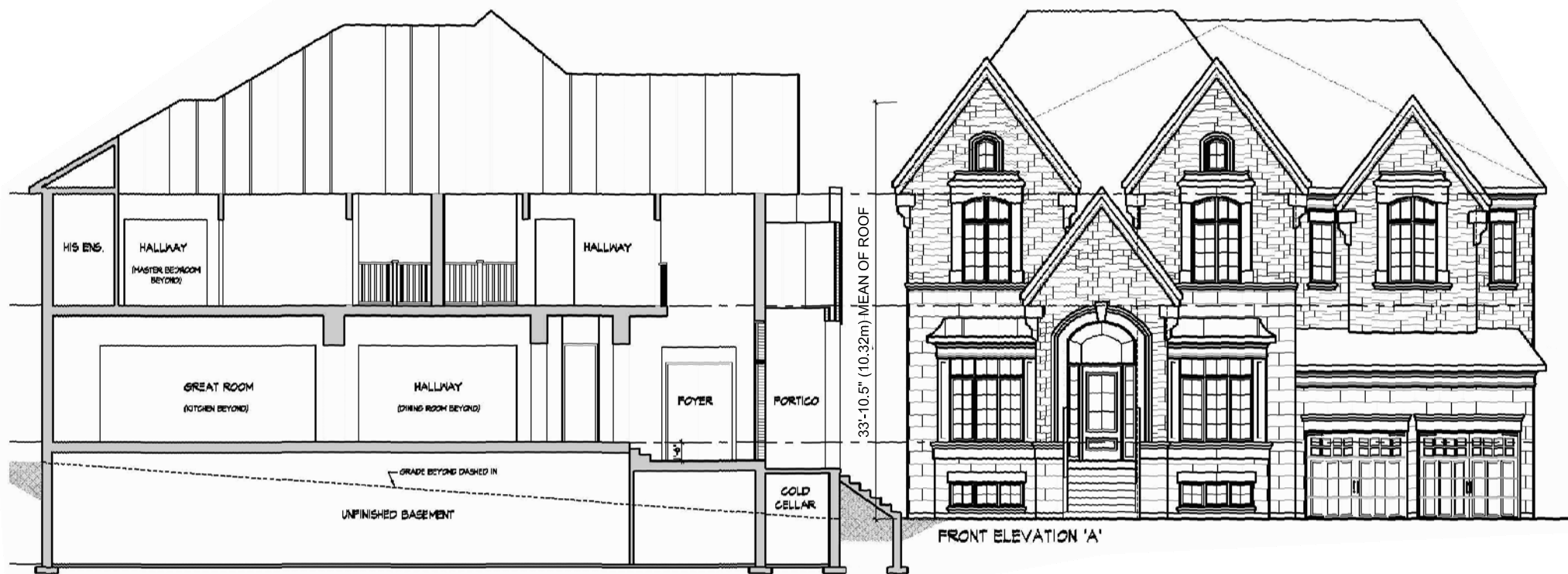
## Attachment

RELATED FILES:  
Z.03.008 / 19T-03V02  
Z.08.035 / 19T-08V04  
Z.08.036 / 19T-08V05  
Z.08.037 / 19T-08V06

FILE:  
Z.13.030

DATE:  
November 26, 2013

8



Not to Scale

## Cross Section - Back to Front Grading Change



## Attachment

RELATED FILES:  
Z.03.008 / 19T-03V02  
Z.08.035 / 19T-08V04  
Z.08.036 / 19T-08V05  
Z.08.037 / 19T-08V06

FILE:  
Z.13.030

DATE:  
November 26, 2013

9

APPLICANT: 1321362 Ontario Inc., 11336 Highway 27 G.P. Inc., Kleinvit Estates Inc., and 11220 Highway 27 Holdings Inc.

LOCATION: Part of Lots 29 & 30, Concession 9

Development Planning Department