



NOTICE OF PUBLIC HEARING
Minor Variance Application File No. A-24-39
(The *Planning Act*, 1990, as amended subsection 45(5))
This public meeting will be held Hybrid (In-person and virtual participation)
Live streamed at: <https://www.king.ca/cofameetings>

NOTICE IS HEREBY GIVEN THAT the following application will be heard before the Committee of Adjustment on:

WEDNESDAY, JANUARY 15, 2025 AT 6:00 P.M.

PUBLIC PARTICIPATION

We ask for written correspondence to be submitted by noon on the Friday prior to the scheduled hearing. Written submissions can be emailed to cofa@king.ca, please quote file number in subject line.

Anyone wishing to speak to the Committee of Adjustment virtually, must register by contacting the Secretary Treasurer at cofa@king.ca no later than noon on the Friday prior to the scheduled hearing. When your request to speak is received, a confirmation message and instructions for providing a deputation virtually at the meeting will be provided.

Anyone wishing to speak to the Committee of Adjustment in-person, should register by contacting the Secretary Treasurer at cofa@king.ca. You may also register at the hearing in Council Chambers by completing a deputation registration form and providing it to the Secretary Treasurer.

You can watch a live stream of the hearing at king.ca/cofameetings (this link will not allow you to speak during the meeting).

SUBJECT APPLICATION:

Address: 56 Noblewood Drive, Nobleton
Lot 32, Plan 562

Ward: 2

Owner: 16080693 Canada Inc.

Agent: Dragan (Dan) Acmovic

Zoning: 'R1B - Residential Single Detached - B' as per Zoning By-law # 2016-71, as amended, the Zoning By-law for the Nobleton Urban Area.

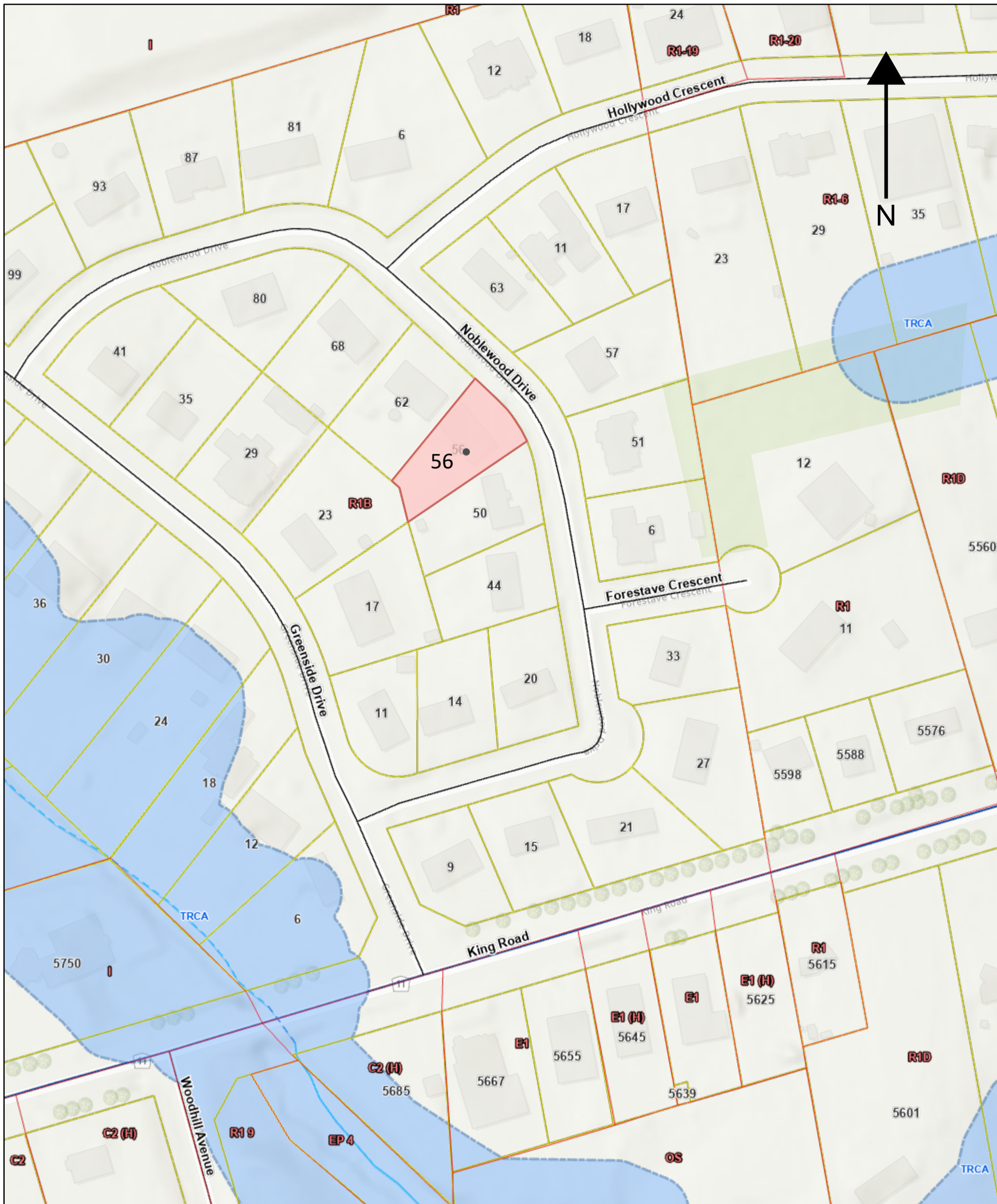
APPLICATION REQUEST:

The applicant is seeking to construct a proposed dwelling. Relief from the Lot Coverage, Minimum Interior Side Yard Setback and Driveway Width requirements of the Zoning By-law are being sought.

#	Zoning By-law #2016-71, as amended	Variance Request:
1	Table 6.3a permits a maximum Lot Coverage of 25%.	To permit a maximum Lot Coverage of 29.21%.
2	Table 6.3a requires a minimum interior side yard setback of 4.0 metres.	To permit a minimum interior side yard setback of 2.71 metres on the east side and 1.90 metres on the west side
3	Table 6.3a permits a maximum Height of 9.0 metres (measured to the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.)	To permit a maximum height of 9.60 metres on the West Side (Rear), 9.11 metres on the South Side.
4	Part 4.4.2 c) the width of a driveway on the lot shall not exceed the width of the attached garage.	The existing legal non-confirming width of the driveway at the street line is 6.97 metres, which exceeds the proposed carport width of 6.79 metres; the driveway is proposed to be expanded to 7.56 metres in width.

PLEASE REFER TO THE ATTACHED SKETCHES FOR THE LOCATION OF THE LAND AND PROPOSED PLANS.

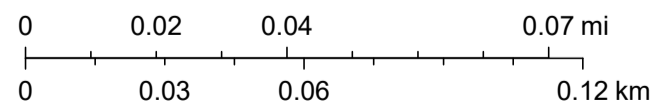
A-24-39 - Location Map



2024-11-20, 12:20:22 p.m.

- Override 1
- TRCA Regulation Limits
- Parcel Fabric
- Zoning By-law

1:2,257



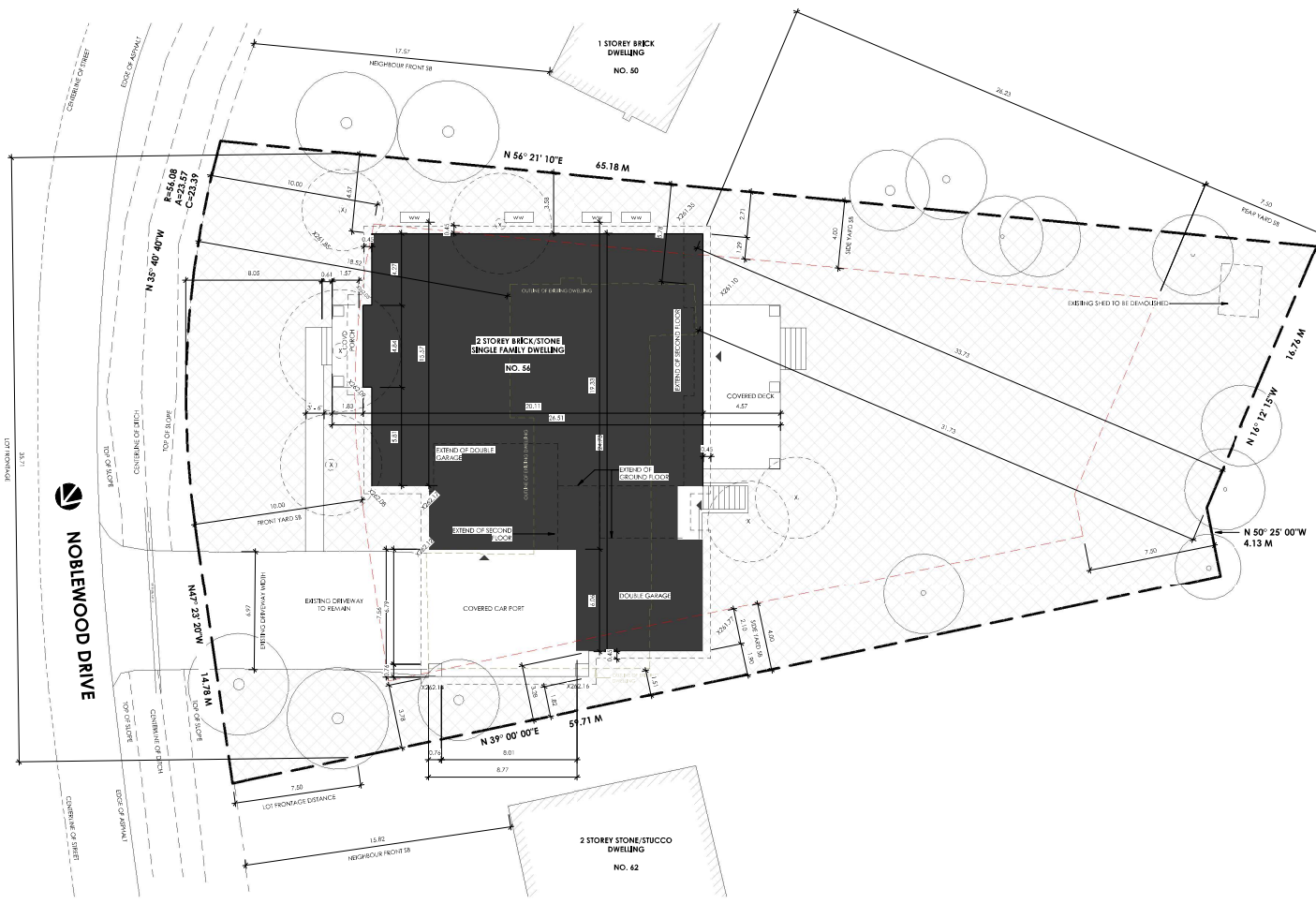
Esri Community Maps Contributors, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA,

PROJECT STATISTICS		
ADDRESS:	36 NOBLEWOOD DR.	
ZONING:	R1B	
MIN. LOT AREA:	B74-LAW	EXISTING
	LEGALLY EXISTING	1798.72 SQM
MIN. LOT FRONTAGE:	30.0 M	35.71 M
GROSS FLOOR AREA		
	PROPOSED (SQM)	PROPOSED (SF)
BASEMENT FLOOR	290.50 SQM	3126.94 SF
GARAGE	107.42 SQM	1156.26 SF
GROUND FLOOR	289.08 SQM	3111.63 SF
SECOND FLOOR	330.16 SQM	3553.81 SF
TOTAL GFA:	619.24 SQM	6665.44 SF

SETBACKS		
	B74-LAW	PROPOSED
FRONT	10.00 M	10.00 M
REAR	7.5 M	33.73 M
INTERIOR (LEFT)	4.0 M	2.71 M
INTERIOR (RIGHT)	4.0 M	1.90 M

ZONING REQUIREMENTS		
	B74-LAW	PROPOSED
MIN FRONT YARD LANDSCAPE	41 %	64.51 %
MIN SOFT LANDSCAPE (PERCENTAGE OF LOT)	40 %	65.26 %
MAX. BUILDING HEIGHT	9.0 M	9.67 M
MAX. LOT COVERAGE (S21.82 SQM)	25 %	29.01 %
MAX. REAR DECK ENCROACHMENT	1.2 M	0.00 M
MAX. FRONT PORCH ENCROACHMENT	2.4 M	1.45 M
MAX. DRIVEWAY WIDTH	6.0 M	7.56 M

AVERAGE GRADE CALCULATION		
	GRADING	
1		262.14 M
2		262.12 M
3		262.17 M
4		262.08 M
5		262.09 M
6		262.05 M
7		261.85 M
8		261.35 M
9		261.10 M
10		261.77 M
11		262.14 M
SUM OF GRADE ELEVATIONS		2880.88 M
AVERAGE GRADE		261.90 M



SITE PLAN
3/32" = 1'-0"

THE DRAWINGS AND THE PROJECT OF THE CONSULTANT AND SHALL BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT. THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.

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 3. THE CONTRACTOR MUST VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE NATIONAL BUILDING CODE, THE ONTARIO BUILDING CODE, LOCAL ZONING REQUIREMENTS, AND ANY OTHER GOVERNING AUTHORITIES.
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 7. DOOR SIZES SHOWN ON DRAWINGS DENOTE DOOR LEAF DIMENSIONS (FRAME EXCLUDED) WHILE WINDOW SIZES DENOTE EXTERIOR FRAME DIMENSIONS UNLESS OTHERWISE NOTED.

DATE	NO.	DESCRIPTION

CONSULTANT: **DA DESIGN INC.**
1185 Queensway East
Suite 2A
Mississauga, Ontario
L4Y 0G4
416-242-0164
dan@dadesigninc.ca



CONSULTANT'S STAMP	ENGINEER'S STAMP
ARCHITECT'S COMMENT	STRUCTURAL COMMENT

OWNER CONTACT INFORMATION:

PROJECT:
NEW RESIDENCE
36 NOBLEWOOD DRIVE
NOBLETON ON L0C
IND

DATE	SCALE
	3/32" = 1'-0"
DRAWN BY	REVIEWED BY
SC	DA
BY	DRAWING NO.

SITE PLAN

THE DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CONSULTANT. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE GOVERNING AUTHORITIES.

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FRONT ELEVATION

1/4" = 1'-0"
 UNFINISHED OPENINGS:
 FINISHING DIFFERENCE = 10.00 MM
 TOTAL EXPOSING BUILDING FACE = 139.38 SM
 OPENING AREA PROPOSED = 35.95 SM (23.66 SQ)
 OPENING AREA ALLOWED = 40.00 SQ

DATE	NO.	DESCRIPTION
CONSULTANT: DA DESIGN INC. 1185 Queensway East Suite 2A Mississauga, Ontario L4Y 0G4 447-242-1164 dan@dadesigninc.ca		
CONSULTANT'S STAMP:	ENGINEER'S STAMP:	

MUSIC CONSULTANT:	STRUCTURAL CONSULTANT:
-------------------	------------------------

OWNER CONTACT INFORMATION:
 PROJECT:
NEW RESIDENCE
 56 NOBLEWOOD DRIVE
 NOBLETON ON L6C
 1N0

DATE: SCALE:
 1/4" = 1'-0"
 DRAWN BY: REVISIONS:
 SC: DA
 BY: DRAWING NO.:
FRONT ELEVATIONS

THE DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE REPRODUCED, OR USED, WITHOUT THE EXPRESS CONSENT OF THE CONSULTANT. THE CONSULTANT IS NOT RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND QUANTITIES AND SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT AND NOT TO THE CLIENT OR TO ANY OTHER GOVERNING BODY.

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DATE	NO.	DESCRIPTION
CONSULTANT:		
DA DESIGN INC. 1185 Queensway East Suite 2A Mississauga, Ontario L4Y 0G4 416-242-0164 dan@daesigninc.ca		
CONSULTANT STAMP:		EXHIBIT STAMP:



ARCHITECT:	STRUCTURAL CONSULTANT:
------------	------------------------

OWNER CONTRACT INFORMATION:

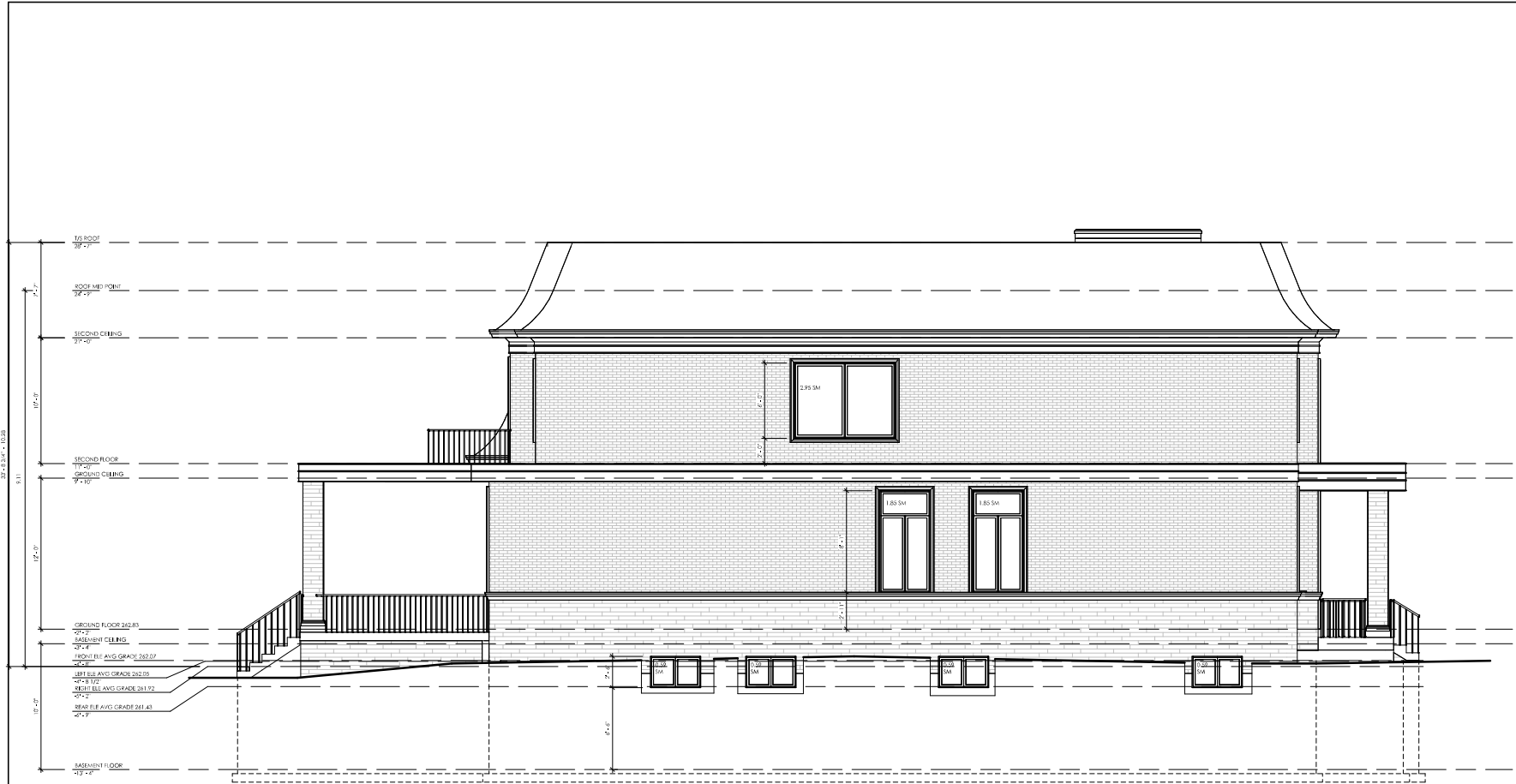
PROJECT:
NEW RESIDENCE
 56 NOBLEWOOD DRIVE
 NOBLETON ON L6C
 1N0

DATE: SCALE:
 1/4" = 1'-0"
 DRAWN BY: EXHIBIT BY:
 SC: DA
 BY: DRAWING NO.
REAR ELEVATIONS

A3.2



REAR ELEVATION
 1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

UNPROTECTED OPENINGS:

OPENING DISTANCE	= 220.31
TOTAL EXPOSING BUILDING FACE	= 148.33 SM
OPENING AREA PROPOSED	= 9.01 SM (6.07 %)
OPENING AREA ALLOWED	= 850.5

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DATE	NO.	DESCRIPTION
26/02		

CONSULTANT:
DA DESIGN INC.
1185 Queensway East
Suite 2A
Mississauga, Ontario
L4Y 0G4
647-542-0164
dan@dadesigninc.ca



CONSULTANT STAMP	EXAMINER STAMP

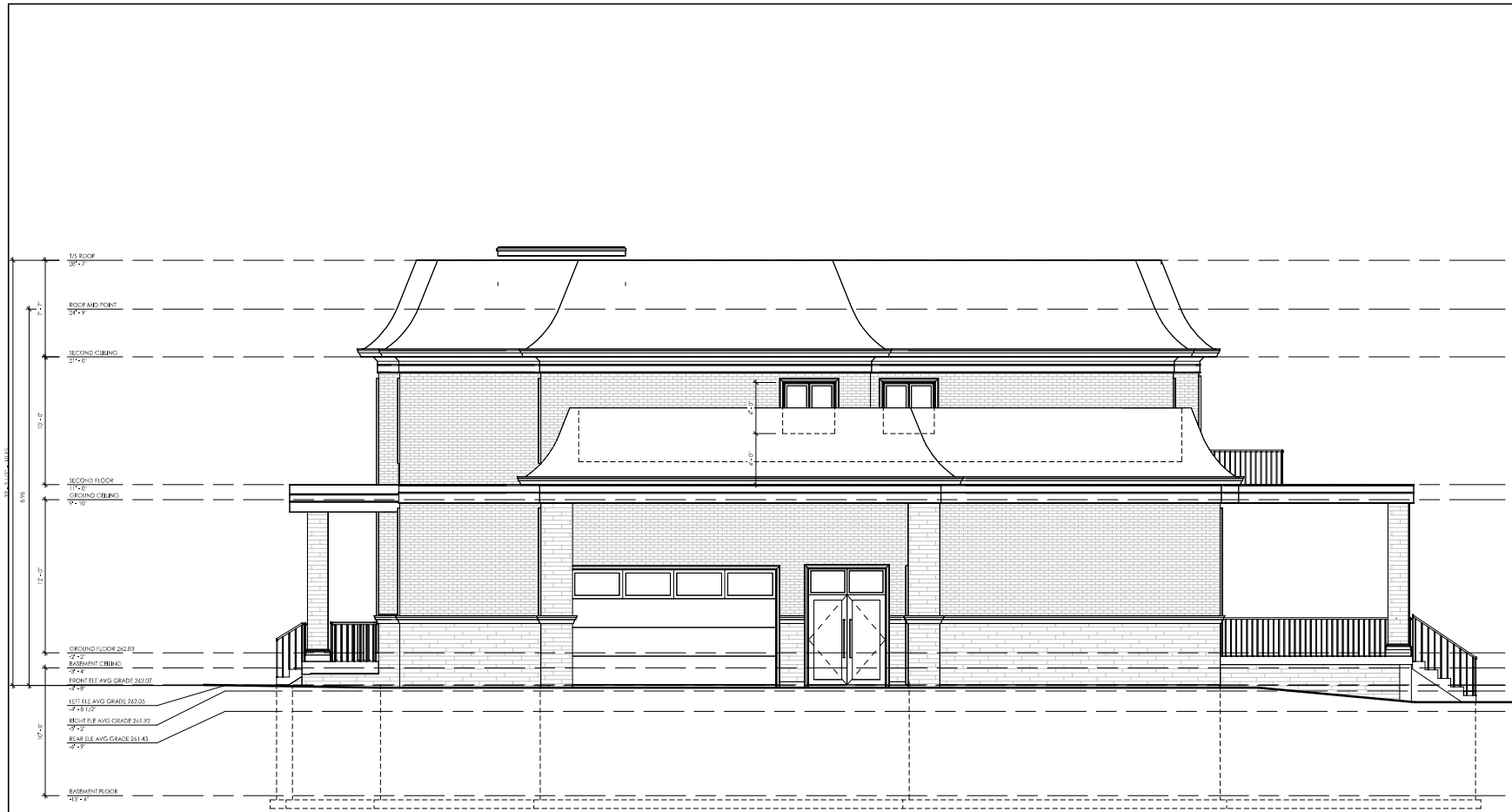
OWNER CONTACT INFORMATION:

PROJECT:
NEW RESIDENCE
56 NOBLEWOOD DRIVE
NOBLETON ON L0C
1N0

DATE	SCALE
	1/4" = 1'-0"
DRAWN BY	REVIEWED BY
DA	
B/E	DRAWING NO.

LEFT ELEVATIONS

A3.3



RIGHT ELEVATION
1/4" = 1'-0"

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DATE	NO.	DESCRIPTION

CONSULTANT:
DA DESIGN INC.
1185 Queensway East
Suite 2A
Mississauga, Ontario
L4Y 0G4
416-242-3164
dan@dadesigninc.ca



CONSULTANT'S STAMP:	EXhibIT STAMP:

OWNER CONTACT INFORMATION:

PROJECT:
NEW RESIDENCE
56 NOBLEWOOD DRIVE
NOBLETON ON L6C
1N0

DATE	SCALE
	1/4" = 1'-0"
DRAWN BY	REVIEWED BY
SC	DA
FILE	DRAWING NO.

RIGHT ELEVATIONS



King Township
2585 King Road
King City, Ontario
Canada L7B 1A1

Phone: 905.833.5321
Fax: 905.833.2300
Website: www.king.ca

Requests for additional information must be emailed to the Secretary-Treasurer at COFA@King.ca or visit the Planning Department at the Municipal Centre from Monday - Friday, 8:30 a.m.–4:30 p.m

IMPORTANT INFORMATION

IMPORTANT NOTICE TO OWNER AND/OR AGENT: It is required that the owner or the authorized agent of the owner make personal representation at the hearing. If you do not attend or are not represented at this hearing, the Committee may: defer the hearing to a date and time convenient to the Committee; may proceed in your absence to make a decision; or may consider the application to have been abandoned or withdrawn and close the file and you will not be entitled to any further notice in the proceedings.

PUBLIC RECORD: Personal information collected because of this public meeting 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.

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 the attached Request for Decision Form and submit to cofa@king.ca. In the absence of a written request to be notified of the Committee's decision you will not receive notice of future hearings on this application.

APPEALING TO THE ONTARIO LAND TRIBUNAL (OLT): *(The Planning Act, R.S.O. 1990, as amended, Section 45)*

To appeal the decision to the Ontario Land Tribunal (OLT) send a letter to the Secretary-Treasurer for the Township of King Committee of Adjustment outlining the reasons for the appeal, along with the OLT A1 Appeal Form. You must enclose the appeal fee of \$400.00 for each application appealed, paid by certified cheque, made payable to the Minister of Finance. In addition, please note that there is an Appeal Processing Fee of \$824.00 (per application) which is payable to King Township.

Only the applicant/owner, the municipality, or certain public bodies may no later than 20 days of the making of the decision appeal to the Ontario Land Tribunal (OLT). When no appeal is lodged within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

For further information, please contact the Secretary-Treasurer, Township of King Committee of Adjustment at cofa@king.ca or 905-833-5321 from 8:30 a.m. to 4:30 p.m.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building. In accordance with the Condominium Act, a corporation that is served with a notice under the Planning Act shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: January 02, 2025

Adriana Bozzo, Secretary-Treasurer
Committee of Adjustment
Planning Division
King Township



King Township
2585 King Road
King City, Ontario
Canada L7B 1A1

Phone: 905.833.5321
Fax: 905.833.2300
Website: www.king.ca

REQUEST FOR DECISION A-24-39

To be notified of the Committee's decision or a related Ontario Land Tribunal (OLT) hearing you must complete this form and submit to the Secretary Treasurer, Committee of Adjustment at CofA@King.ca

Please provide a copy of the Committee's Decision with respect to :

Name: _____

Address: _____

Postal Code: _____

Phone Number: _____

Email Address: _____

Date Request Submitted: _____

*Please print and ensure form is legible