



NOTICE OF PUBLIC HEARING
Minor Variance Application File No. A-24-57
(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: 132 Curtis Crescent, King City
Plan M-2032, Lot 24

Ward: 5

Applicant: Paul Parikh & Shilpa Parikh

Agent(s): David Small Designs (c/o Peter Giordano & Rebecca Muise)

Zoning: By-law 2017-66, as amended "R1F – Residential Single Detached 'F'"

APPLICATION REQUEST:

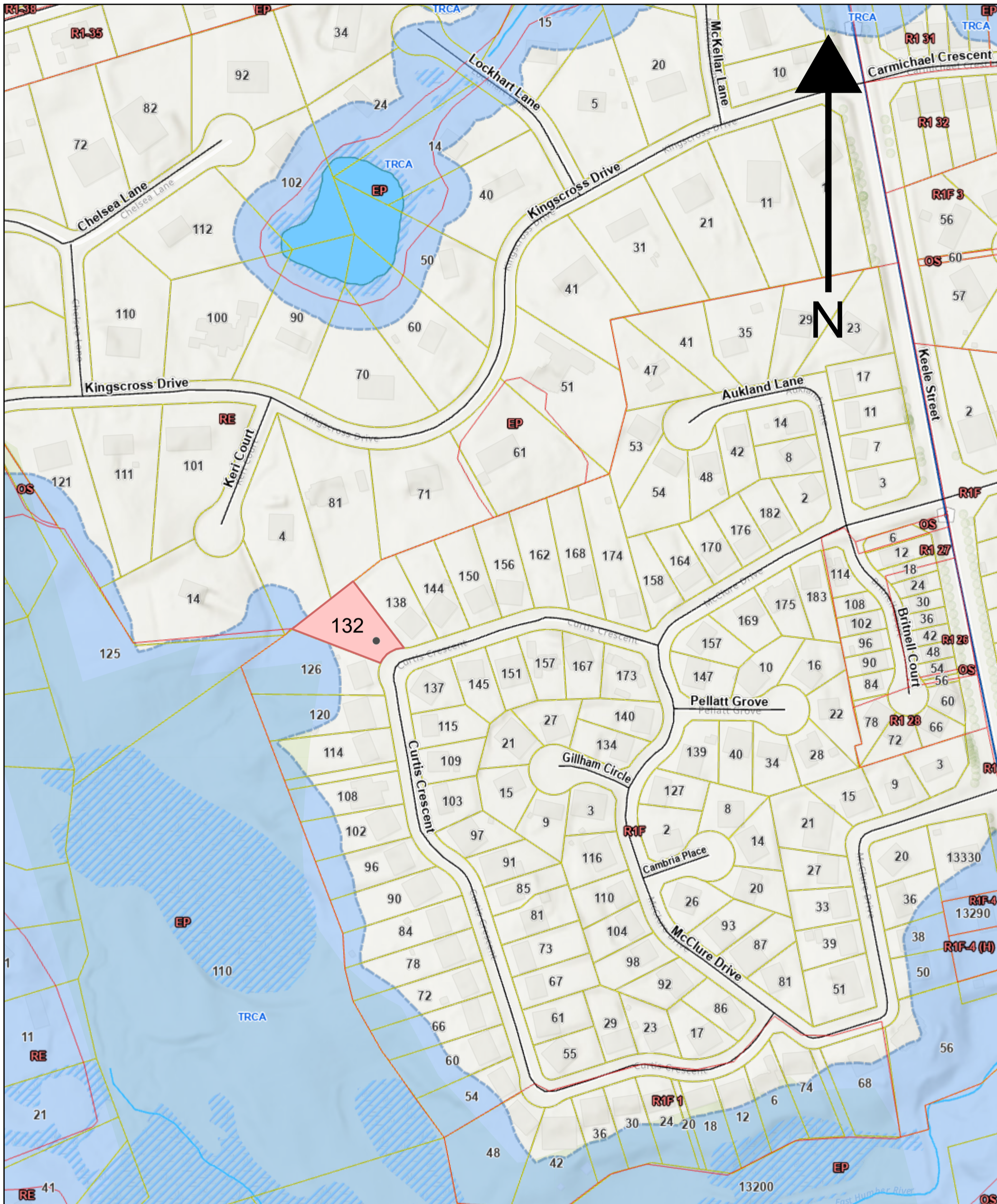
The applicant is seeking relief from height provisions to facilitate the construction of a new replacement dwelling.

#	Zoning By-law #2017-66, as amended	Variance request:
1	Table 6.3b – Lot and Building Requirements for the Residential Zones (Single Detached Dwellings) establishes 11.0 metres as the Maximum Height permitted for the R1F – Residential Single Detached 'F' zone.	Relief from Table 6.3b of the By-law to permit a Maximum Height of 12.09 metres for the North (rear) Elevation.
2	Table 6.3b – Lot and Building Requirements for the Residential Zones (Single Detached Dwellings) establishes 11.0 metres as the Maximum Height permitted for the R1F – Residential Single Detached 'F' zone.	Relief from Table 6.3b of the By-law to permit a Maximum Height of 12.11 metres for the West (left) Elevation.

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

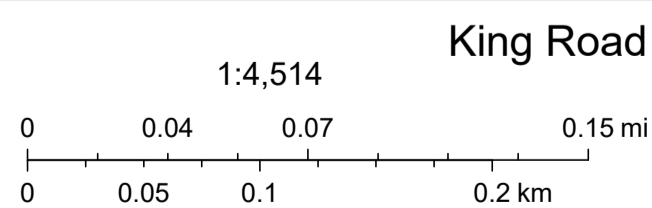
Requests for additional information must be emailed to the Secretary-Treasurer at COFA@King.ca or visit the Planning Department at the Municipal Centre from Monday - Friday, 8:30 a.m.–4:30 p.m

A-24-57 - Location Map



2024-12-13, 10:39:37 a.m.

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



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,

Drawing Legend

1.0. Materials

- 1 Brick Veneer
- 2 Smooth Face Cut Stone
- 3 Prefinished Aluminum Panel
- 4 ACM Panel

2.0. Roofing

- 1 Flaux Slate Shingles
- 2 2-Ply Trenched On Rubber Membrane Roof
Shipped To Site Outside Edge On 1/2" Trusses/Joists

3.0. Trim, Cornice, Moulding, & Gutter Notes

- 4 Prefinished Aluminum Gutter on 6" Prefinished Aluminum Folds
- 5 Prefinished Metal Scupper Collector

Typical Cornice Trim
3" Flat Stone Trim on Flat w/ 2" High x 1-1/4" Deep Bottom Trim (Total 12" High)

Typical Cornice Trim
3" Flat Stone Trim on Flat w/ 2" High x 1-1/4" Deep Bottom Trim (Total 14" High)

6 Recessed Cut Stone Trim

8 Cut Stone Lintel

4" Cut Stone Cap w/ 2" Projection

4" Cut Stone Cap w/ 2" Projection

4.0. Railing, Post

10 1/2" x 1/2" Exotic Clad Site-Painted Wood Post & Beam

Frameless Tempered Glass Panels Min. 42" High x 1-1/4" Deep Bottom Trim
Please Note: Shop Drawing To Provide Installation To Ensure They Meet All Aspect Of CBC, S.B. & S.B.-15 Of The Supplement



DATE: November 28, 2024

BY: D. Shah

TOWNSHIP OF KING
GROWTH MANAGEMENT SERVICES DEPARTMENT - PLANNING DIVISION

The Parikh Home
132 Curtis Crescent

Lot 24
Registered Plan M-2032
Township of King,
Regional Municipality of York

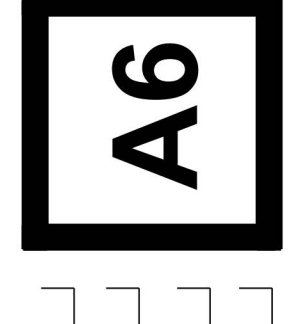
Rear & Left-Side Elevations

Scale: 1/4" = 1'-0"
Date: Oct. 2024
Dwn. by: RC
Prof. no.: 24-2112

Unprotected Openings Calculations (Left-Side)

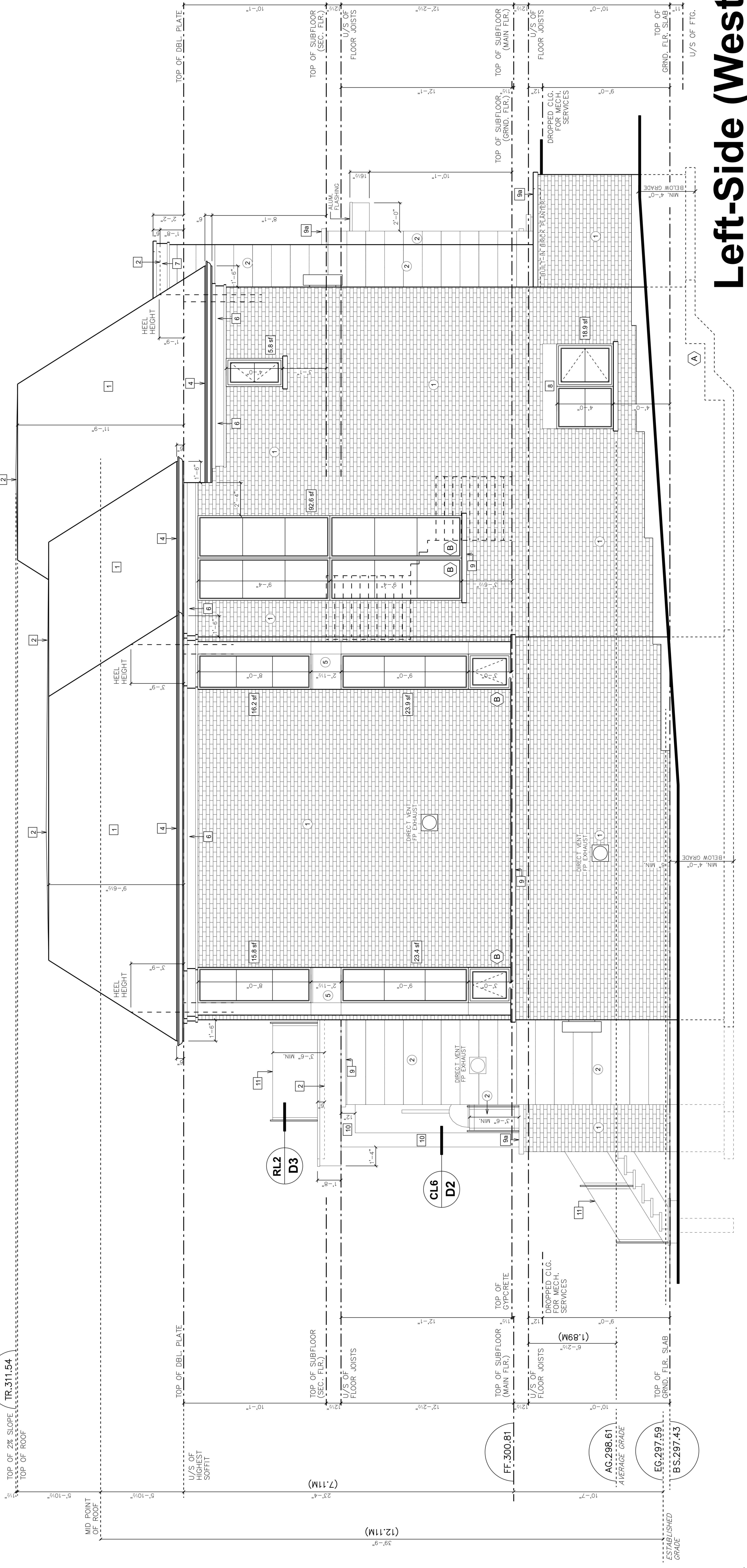
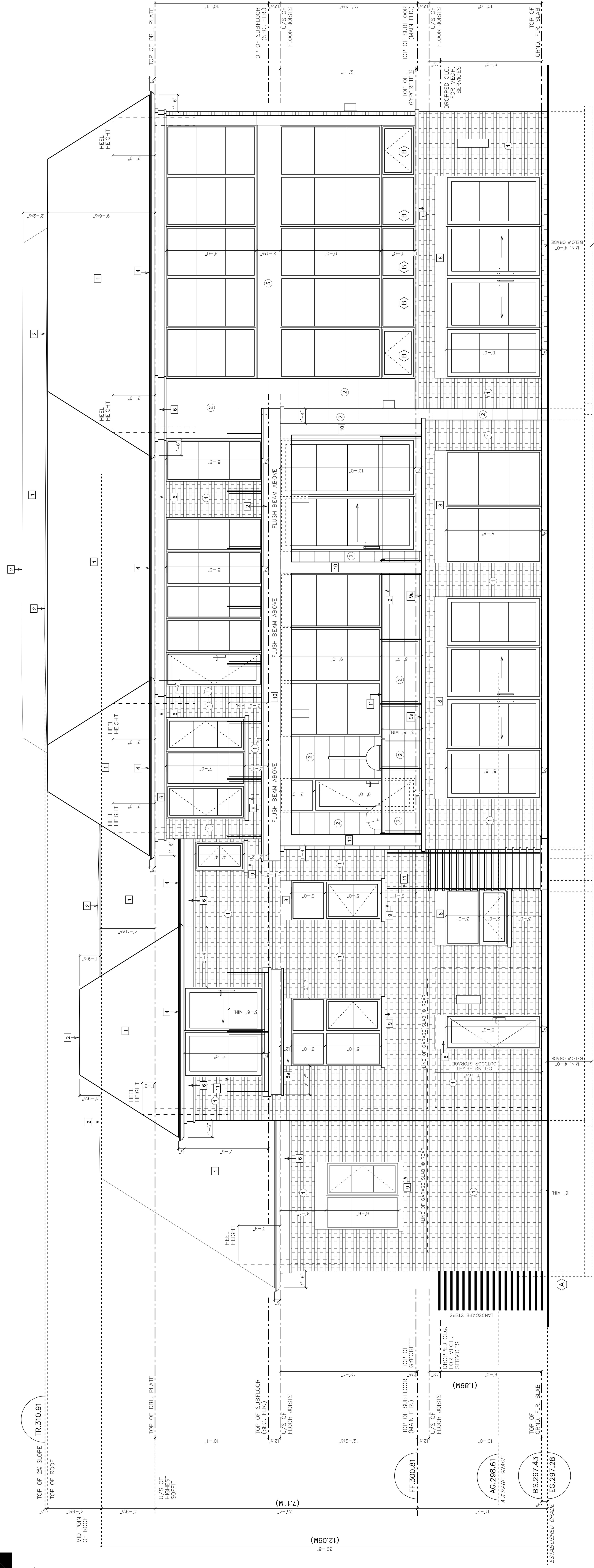
Limiting Distance	3.60m
Wall Area	2034.9 sf (189.0 sm)
Opening Area Allowed	227.9 sf (11.2 %)
Opening Area Proposed	225.7 sf (11.1 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glaze Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.



Rear (North) Elevation

Left-Side (West) Elevation





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

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

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

A handwritten signature in black ink, appearing to read "A. Bozzo".

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-24-57

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