



NOTICE OF PUBLIC HEARING
Minor Variance Application File No. A-24-59
(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: 99 Noblewood Drive, Nobleton
Plan 562, Lot 21

Ward: 2

Applicant: Daniel Di Giovanni

Agent: Schillerco Ltd., (c/o Lucas Cocomello)

Zoning: By-law 2016-71, as amended “R1B – Residential Single Detached ‘B’”

APPLICATION REQUEST:

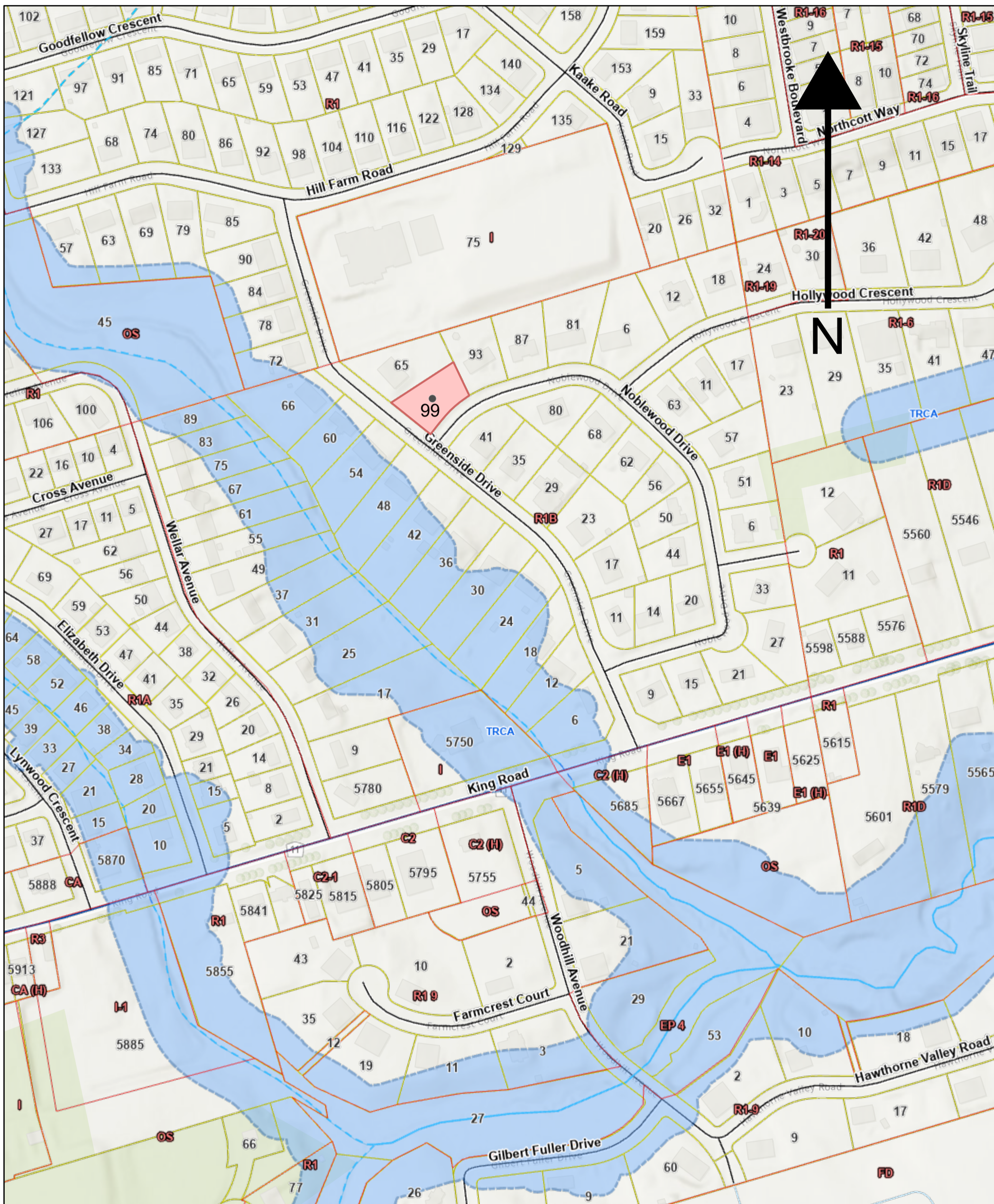
The applicant is seeking relief from interior side yard setback provisions to facilitate the construction of a proposed cabana (accessory structure).

#	Zoning By-law #2016-71, as amended	Variance request:
1	<p>Section 3.2.2 a) requires that no accessory building or structure shall be built closer to the front lot line or side lot line than the minimum distance required by the By-law for the main building on the lot.</p> <p>Table 6.3a – Lot and Building Requirements for the Residential Zones (Single Detached Dwellings) requires a minimum interior side yard of 4.0 metres for the main building on the lot in the R1B zone.</p>	Relief from Section 3.2.2 a) of Zoning By-Law 2016-71 to permit an interior side yard setback of 2.65 metres for the proposed cabana (accessory structure), whereas the By-law establishes a minimum interior side yard setback of 4.0 metres as prescribed in Table 6.3a .

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-24-59 - Location Map

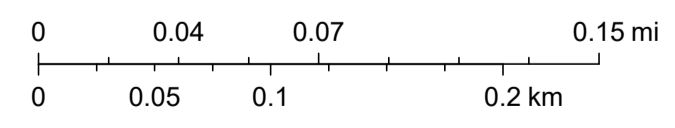


Highway 27

2024-12-13, 11:15:08 a.m.

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

1:4,514



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,

NOTES

THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DATE:	REVISION
1.	DEC. 23, 2022	ISSUED FOR BUILDING PERMIT
2.	JUN. 8, 2023	ISSUED FOR CONSTRUCTION

SCOPE OF WORK

NEW SHED

SITE STATISTICS

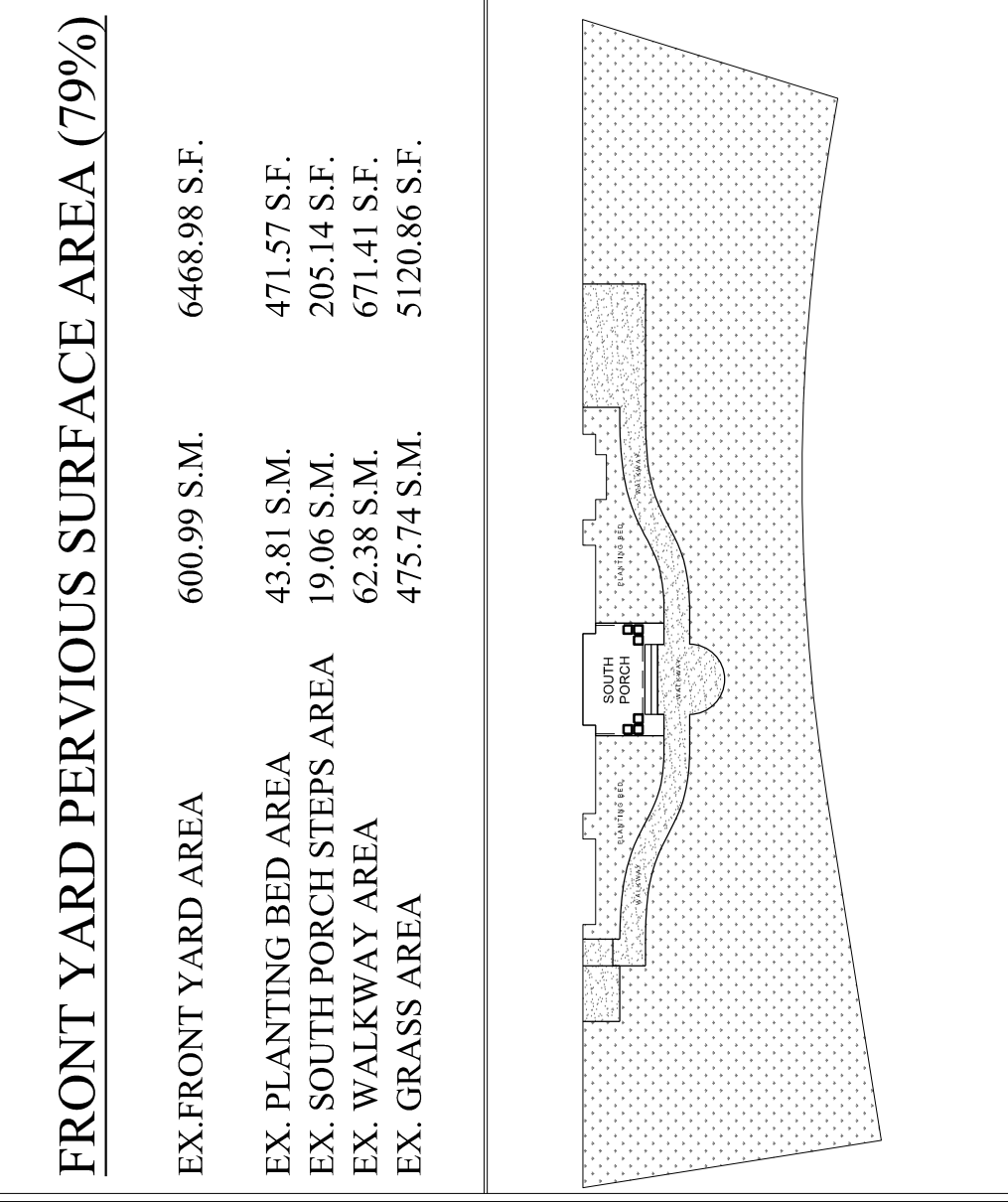
METRIC	IMPERIAL
LOT AREA	23281.96 S.M.
EX. MAIN FLOOR AREA	3339.76 S.F.
EX. SECOND FLOOR AREA	3129.08 S.F.
EX. GFA	6468.84 S.F.
EX. BASEMENT AREA	3095.93 S.F.
EX. BASEMENT WALKOUT AREA	122.78 S.F.
EX. LOGGIA AREA	570.00 S.F.
EX. POOL AREA	648.00 S.F.
EX. SOUTH PORCH AREA	152.56 S.F.
EX. WEST PORCH AREA	315.42 S.F.
PROPOSED CABANA	420.00 S.F.
NEW COVERAGE*	5132.53 S.F.

ZONING INFORMATION

ZONING	PROPOSED
RIB	AS LEGALLY EXISTING
LOT AREA	30.00M
FRONTAGE	11.67M
FRONT YARD	4.50M
SIDE YARD EXTERIOR	9.70M
SIDE YARD INTERIOR	4.00M
REAR YARD	7.50M
COVERED	25.00%
MAX HEIGHT	9.00M
FRONT YARD PERVIOUS AREA	45%

FRONT YARD PERVIOUS SURFACE AREA (79%)

EX. FRONT YARD AREA	600.99 S.M.	6468.98 S.F.
EX. PLANTING BED AREA	43.81 S.M.	471.57 S.F.
EX. SOUTH PORCH STEPS AREA	19.06 S.M.	205.14 S.F.
EX. WALKWAY AREA	62.38 S.M.	671.41 S.F.
EX. GRASS AREA	475.74 S.M.	5120.86 S.F.

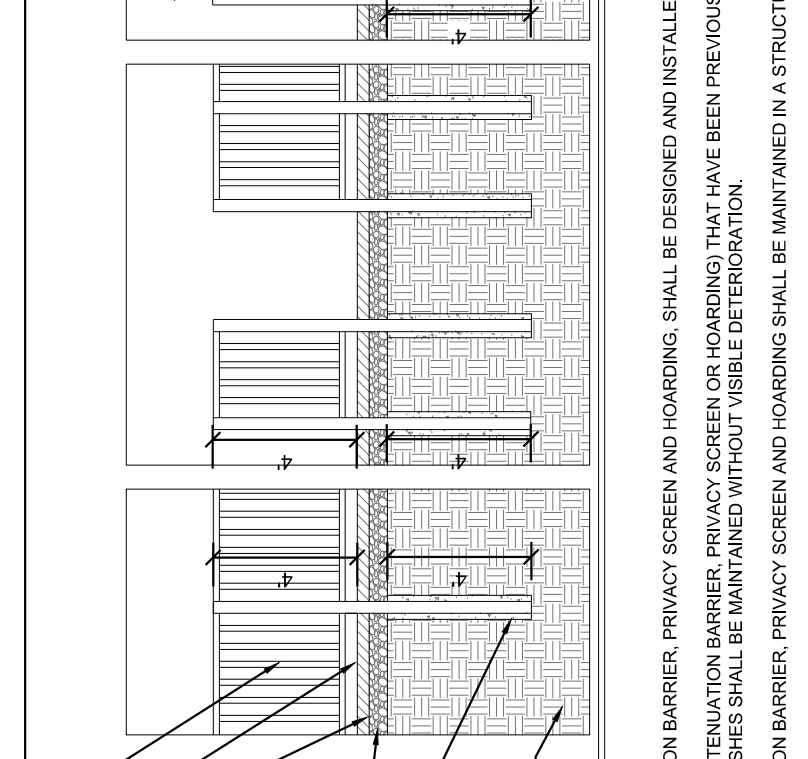
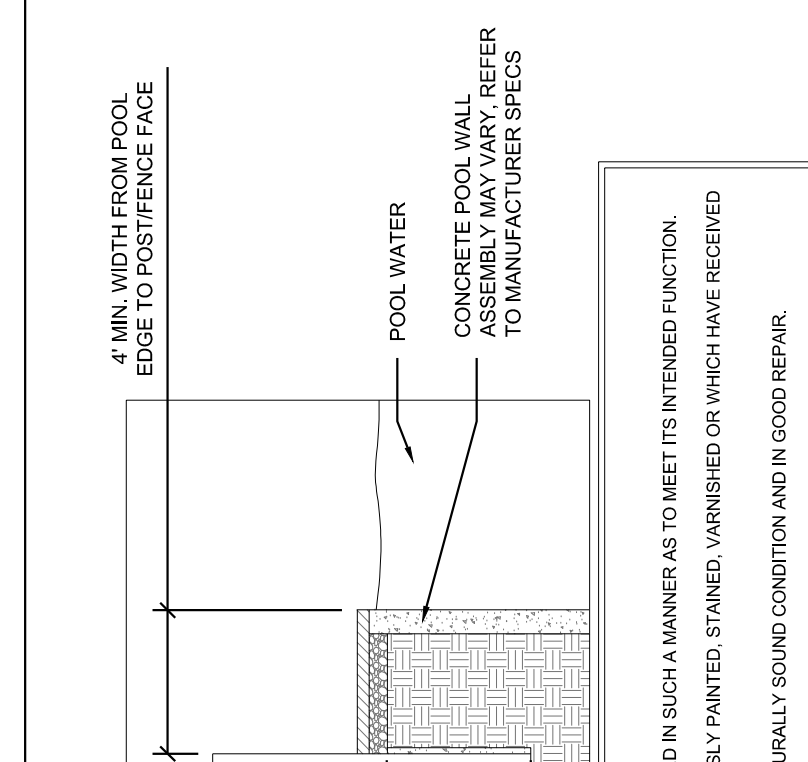
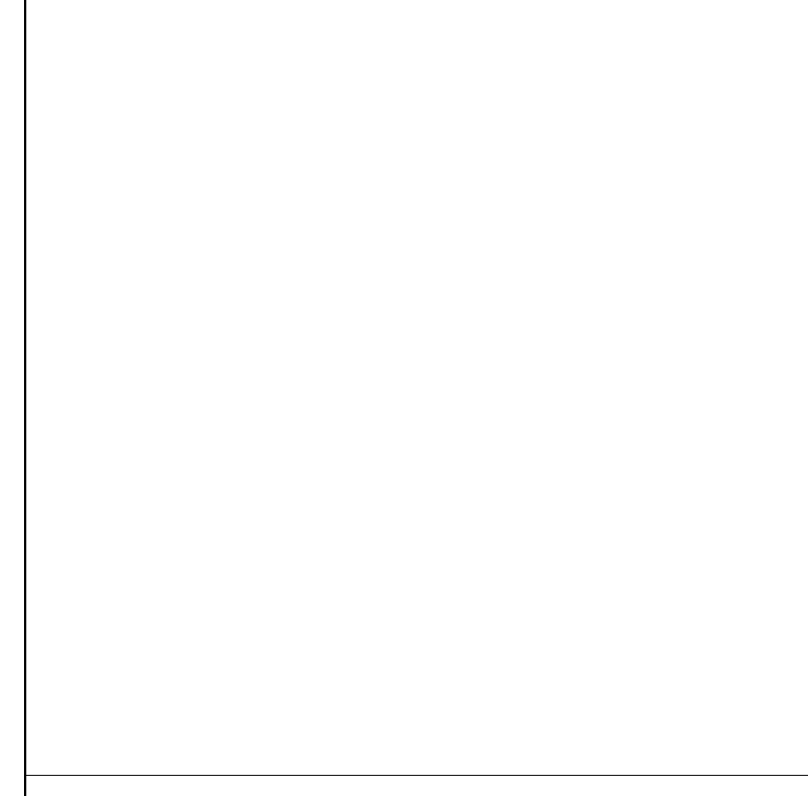
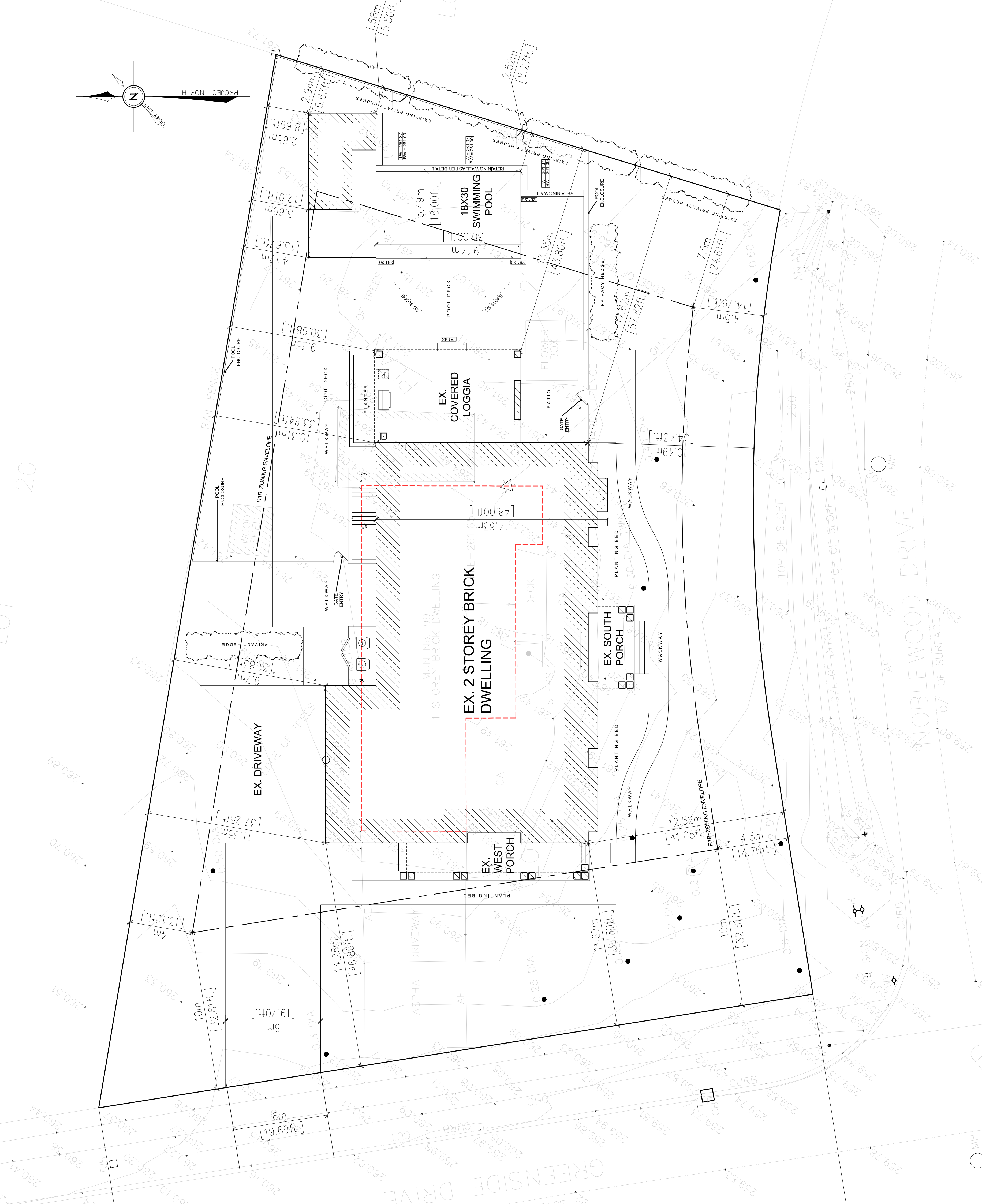


TOTAL YARD PERVIOUS SURFACE AREA (45.74%)

LOT AREA	2162.96 S.M.	23281.96 S.F.
EX. HOUSE FOOTPRINT	380.38 S.M.	4094.55 S.F.
EX. PLANTING BED AREA1	10.13 S.M.	109.08 S.F.
EX. PLANTING BED AREA2	43.81 S.M.	471.57 S.F.
EX. SOUTH PORCH STEPS AREA	19.06 S.M.	205.14 S.F.
EX. WEST PORCH AREA	29.30 S.M.	315.42 S.F.
EX. BASEMENT WALKOUT AREA	11.41 S.M.	122.78 S.F.
EX. LOGGIA AREA	52.95 S.M.	570.00 S.F.
EX. POOL AREA	49.24 S.M.	530.00 S.F.
EX. WALKWAY AREA	538.21 S.M.	5793.20 S.F.
PROPOSED CABANA	39.02 S.M.	420.00 S.F.
EX. GRASS AREA	988.87 S.M.	10649.75 S.F.

COVERAGE CALCULATIONS

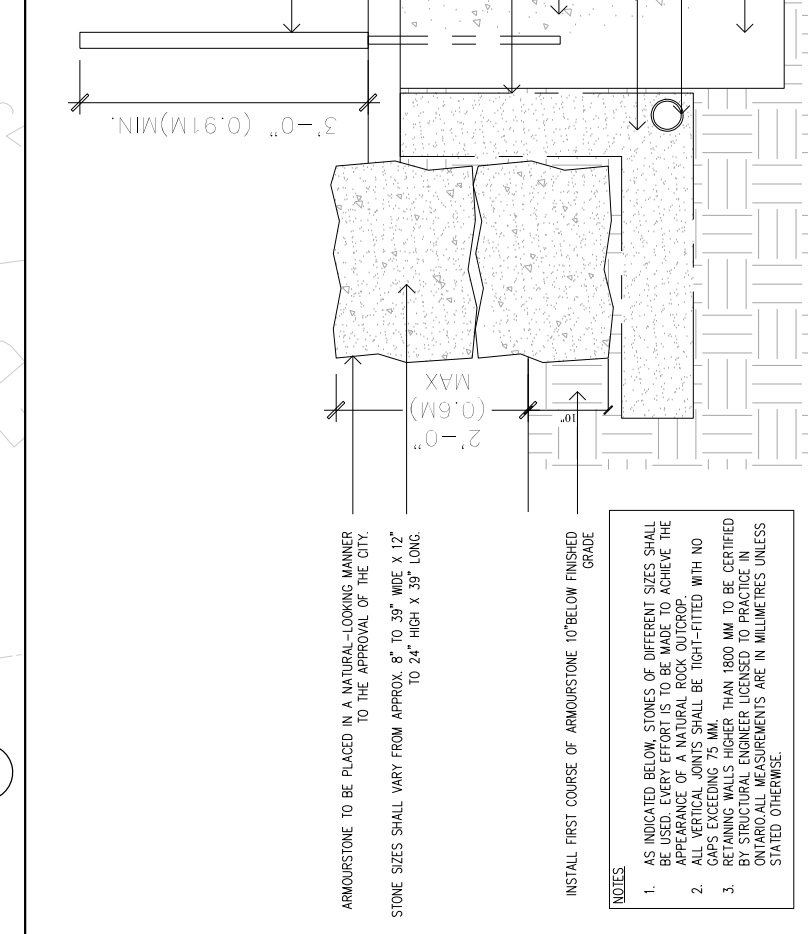
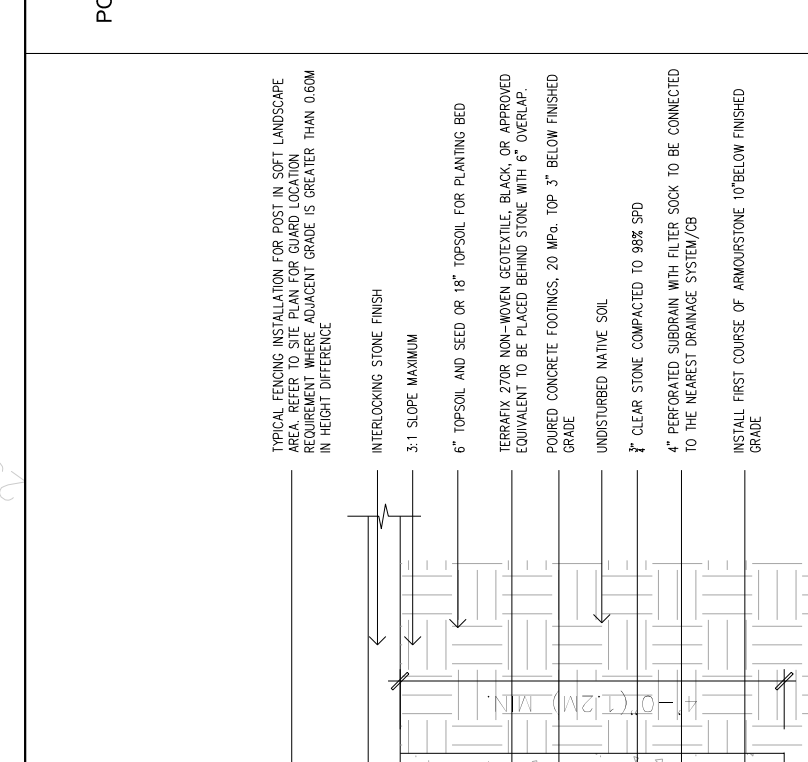
LOT AREA	METRIC	IMPERIAL
	2162.96 S.M.	23281.96 S.F.
EX. HOUSE FOOTPRINT	380.38 S.M.	4094.55 S.F.
EX. SOUTH PORCH AREA	14.17 S.M.	152.56 S.F.
EX. WEST PORCH AREA	29.30 S.M.	315.42 S.F.
EX. COVERED LOGGIA	52.95 S.M.	570.00 S.F.
PROPOSED CABANA	39.02 S.M.	420.00 S.F.
TOTAL BUILDING COVERAGE	515.82 S.M.	5552.53 S.F.
	23.85% COVERAGE	



GENERAL NOTES

EVERY FENCE, NOISE ATTENUATION BARRIER, PRIVACY SCREEN AND HOARDING SHALL BE DESIGNED AND INSTALLED IN SUCH A MANNER AS TO MEET ITS INTENDED FUNCTION. ALL SURFACES/FENCES, NOISE ATTENUATION BARRIER, PRIVACY SCREEN OR HOARDING THAT HAVE BEEN PREVIOUSLY PAINTED, STAINED, VARNISHED OR WHICH HAVE RECEIVED OTHER SIMILAR PROTECTIVE FINISHES SHALL BE MAINTAINED WITHOUT VISIBLE DETERIORATION.

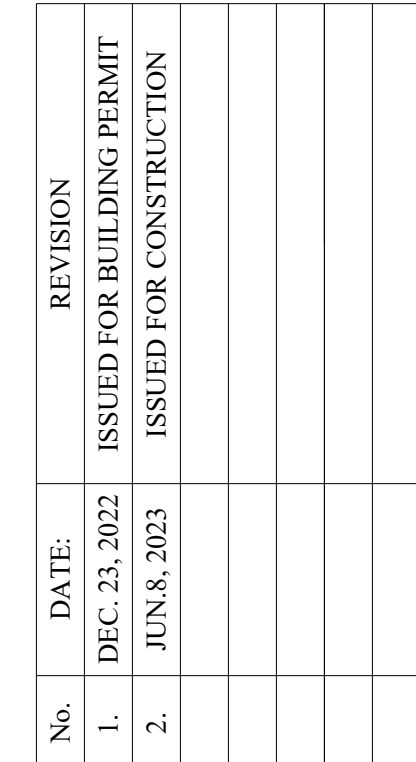
EVERY FENCE, NOISE ATTENUATION BARRIER, PRIVACY SCREEN AND HOARDING SHALL BE MAINTAINED IN A STRUCTURALLY SOUND CONDITION AND IN GOOD REPAIR.



ADDITIONAL NOTES TO BE PLACED IN THE APPROPRIATE DIMENSIONED SPACE:

- AS INDICATED BELOW, STONES OF DIFFERENT SIZES SHALL BE PLACED IN A MANNER AS TO MEET ITS INTENDED FUNCTION.
- ALL SURFACES/FENCES, NOISE ATTENUATION BARRIER, PRIVACY SCREEN OR HOARDING THAT HAVE BEEN PREVIOUSLY PAINTED, STAINED, VARNISHED OR WHICH HAVE RECEIVED OTHER SIMILAR PROTECTIVE FINISHES SHALL BE MAINTAINED WITHOUT VISIBLE DETERIORATION.
- EVERY FENCE, NOISE ATTENUATION BARRIER, PRIVACY SCREEN AND HOARDING SHALL BE MAINTAINED IN A STRUCTURALLY SOUND CONDITION AND IN GOOD REPAIR.

SEALS



SE SCHILLER ENGINEERING

340 CHURCH ST.
OAKVILLE, ON L7L 1P1
PHONE: 905-822-1666
EMAIL: TRAVIS@SCHILLERCOCA

CLIENT

PRIVATE RESIDENCE

PROJECT

99 NOBLEWOOD DRIVE,
NOBLETON, ON.

PAGE

SITE PLAN
&
SITE STATISTICS

APPROVED BY: TS
DATE: AUG 2024
SCALE: 3/32" = 1'-0"
PROJECT No. 2020SE276

A0.1



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-24-59

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