

DECISION AND ORDER

Decision Issue Date Thursday, January 25, 2018

PROCEEDING COMMENCED UNDER subsection 45(12) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): CITY OF TORONTO

Applicant: LORNE ROSE ARCHITECT INC

Property Address/Description: 89 HILLCREST AVE

Committee of Adjustment Case File Number: 17 123861 NNY 23 MV

TLAB Case File Number: **17 234814 S45 23 TLAB**

Hearing date: Tuesday, January 16, 2018

DECISION DELIVERED BY S. Makuch

INTRODUCTION

This is an appeal by the City of Toronto of a decision by the Committee of Adjustment, dated June 8, 2017, granting the following variances:

Chapter 10.5.40.10.(5), By-law No. 569-2013. A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall. The proposed first floor area is 6.78m² and is within 6.70m of the main front wall.

Chapter 10.5.40.60.(3), By-law No. 569-2013. Exterior stairs may encroach into a required setback provided they are no wider than 2.00m. The proposed stairs are 3.50m wide.

Chapter 10.20.30.40.(1), By-law No. 569-2013. The maximum permitted lot coverage is 30.00% of the lot area. The proposed lot coverage is 38.60% of the lot area (32% for the dwelling, the remainder is for the deck/terrace).

Chapter 10.20.40.20.(1), By-law No. 569-2013. The maximum permitted building length is 17.00m. The proposed building length is 19.89m (including the proposed deck/terrace).

Chapter 10.20.40.30.(1), By-law No. 569-2013. The maximum permitted building depth is 19.00m. The proposed building depth is 19.89m (including the proposed deck/terrace).

Chapter 10.20.40.10.(1), By-law No. 569-2013. The maximum permitted building height is 10.00m. Decision Notice - MV.doc Page 2. The proposed building height is 10.125m.

Chapter 900.3.10.(5), By-law No. 569-2013. The minimum required side yard setback is 1.80m. The proposed east side yard setback is 1.20m for the first 10m of the dwelling only.

Chapter 900.3.10.(5), By-law No. 569-2013. The minimum required side yard setback is 1.80m. The proposed west side yard setback is 1.50m.

Section 13.2.3(b), By-law No. 7625. The minimum required side yard setback is 1.80m. The proposed east side yard setback is 1.20m for the first 10m of the dwelling only.

Section 13.2.3(b), By-law No. 7625. The minimum required side yard setback is 1.80m. The proposed west side yard setback is 1.50m.

Section 13.2.5(A), By-law No. 7625. The maximum permitted building length is 16.80m. The proposed building length is 19.89m.

BACKGROUND

The appeal, filed on the last day for appeals, was with respect to all the variances. Council approved a motion for continuation of the appeal on July 4, 2017 (Disclosure 16). That motion also instructed the City Solicitor to attempt to negotiate a settlement and failing such, authorized the retaining of outside consultants as necessary.

The notice of motion contains the reason for the authorization and instructions:

“On Thursday, June 8, 2017, the North York Panel of the Committee of Adjustment approved an application (A0205/17NY) for minor variances related to the property municipally known as 89 Hillcrest Avenue. The application sought to permit the construction of a new two-storey dwelling including a deck/terrace. The existing dwelling would be demolished. The application proposes a lot coverage of 38.60 percent where 30 percent is the allowed under the Bylaw. This lot coverage is out of character with the neighbourhood. The last day to appeal the Committee's decision to the Toronto Local Appeal Body was June 28, 2017. In order to preserve the City's rights to appeal, the City Solicitor has already appealed the Committee's decision to the Toronto Local

Appeal Body. The City Solicitor requires further instructions and direction to proceed with this appeal.”(Disclosure 16)

On the day on which the appeals were to be heard The TLAB was informed that a settlement had been reached. The Minutes of Settlement (the Minutes) are Attachment 1 to this decision.

MATTERS IN ISSUE

As a result of the settlement there are no matters in issue between the parties. Paragraph 5 of the Minutes provides;

At the Hearing, the City shall advise the TLAB that it has no objection to an order from the TLAB granting the Appeal in part and approving the amended Application and the Revised Variances subject to the Conditions of Approval for Revised Variances.

The TLAB was so advised at the hearing. The Minutes provide for an alteration to the Application that results in a reduction in the length of the rear terrace by .43 m. (17 inches).

The following revisions to the granted variances are sought, as set out in the Minutes, Exhibit 1:

3. Chapter 10.20.30.40.(1), By-law No. 569-2013. The maximum permitted lot coverage is 30.00% of the lot area. The proposed lot coverage is 37.60% of the lot area.

4. Chapter 10.20.40.20.(1), By-law No. 569-2013. The maximum permitted building length is 17.00m. The proposed building length is 19.46m (including the proposed deck/terrace).

5. Chapter 10.20.40.30.(1), By-law No. 569-2013. The maximum permitted building depth is 19.00m. The proposed building depth is 19.46m (including the proposed deck/terrace

11. Section 13.2.5(A), By-law No. 7625. The maximum permitted building length is 16.80m. The proposed building length is 19.46m.

The TLAB notes that substantive changes are sought only in four revised variances: variance 3 a reduction in lot coverage from 38.6% to 37.6% as a result of the

reduction in the length of the terrace; and variances 4,5, and 11, all as a result of the .43 m. reduction in the length of the terrace.

The Conditions of Approval for the Revised Variances found at page 18 of the Minutes are similar to those imposed by the Committee of Adjustment and are as follows:

1. The variance to Chapter 10.20.30.40.(1) of By-law 569-2013 is permitted provided that the lot coverage attributable to the dwelling shall not exceed 32% of the area of the lot and the lot coverage attributable to the excavated deck/terrace shall not exceed 5.6% of the area of the lot.
2. The new two-storey dwelling shall be built substantially in accordance with the following drawings: (a) Proposed Site Plan; (b) Front (North) Elevation; (c) East Elevation; (d) Rear (South) Elevation; and (e) West Elevation prepared by Lorne Rose Architects Inc., dated January 11, 2018, and filed as Exhibit 1.
3. Submission of a complete application to injure or remove privately owned trees.
4. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

The only issue raised in the Council motion was the lot coverage of the proposed development and there appears to be confusion on the part of the City with respect to the coverage of the dwelling unit itself which at no time was to be greater than 32%. It is, indeed, unfortunate that the development was delayed for many months as a result of such an error when the City's planning staff did not oppose the original variances, the City had no evidence to present in opposition to the original application. A reduction of .43 m. in the length of the terrace was all that was required to obtain the City's acquiescence to the proposal.

In any event, settlements are to be encouraged and costs are not sought in this case.

JURISDICTION

In considering the applications for variances from the Zoning By-laws, the TLAB Panel must be satisfied that the applications meet all of the four tests under s. 45(1) of the Planning Act. The tests are whether the variances:

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

1. It is noted that the Committee of Adjustment and thus the TLAB may impose such terms and conditions it considers advisable s.45 (9). The TLAB's decision should also conform to the Growth Plan for the Greater Golden Horseshoe and

be consistent with the Provincial Policy Statements ('PPS') when they are relevant.

EVIDENCE

The only evidence presented was by Jane McFarlane, who was qualified as an expert planning witness, and who prepared Exhibit 3, a Witness Statement setting out her evidence. She also provided oral evidence which was almost entirely unchallenged and uncontroverted. The evidence was that the revisions to the variances were minor and that each of the variances as set out in Exhibit 1 met all 4 test of the Planning Act. Her evidence further provided that the conditions set out in the Minutes were appropriate to ensure that the dwelling unit met the 4 tests, fit with the physical character of the neighbourhood, and reinforced and was compatible with the built form of the neighbourhood. Moreover her overall conclusion was that the variances as revised represented good planning, all in accord with applicable provincial policies.

ANALYSIS, FINDINGS, REASONS

On the basis of the evidence presented, and having heard legal counsel for both the City and the applicants, the TLAB finds that the variances, as revised and contained in the Minutes of Settlement, Attachment 1, meet applicable provincial policies and the 4 tests and should be approved, subject to the conditions set out in the Minutes.

ORDER AND DECISION

The TLAB grants the Appeal in part and approves the amended Application and the Revised Variances subject to the Conditions of Approval for the Revised Variances, all as set out in the Minutes of Settlement appended to this decision as Attachment 1 and so orders.

X 

S. Makuch

Panel Chair, Toronto Local Appeal

TORONTO LOCAL APPEAL BODY

IN THE MATTER OF subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Applicant:	Jing Jiang
Appellant:	City of Toronto
Subject:	Minor Variance
Variance from By-law No.:	City of Toronto By-law No. 569-2013 and former City of North York By-law No. 7625
Property Address:	89 Hillcrest Avenue
Municipality:	City of Toronto
Municipal File No.:	A205/17NY
TLAB Case No.:	17 234814 S45 23 TLAB

MINUTES OF SETTLEMENT

B E T W E E N :

JING JIANG

(hereinafter referred to as the "**Applicant**")

-and-

CITY OF TORONTO

(hereinafter referred to as the "**City**")

WHEREAS the Applicant is the owner of the property municipally known as 89 Hillcrest Avenue in the City of Toronto (hereinafter referred to as the "**Property**");

AND WHEREAS the Applicant's agent, Lorne Rose Architects Inc., made an application to the Committee of Adjustment (hereinafter referred to as the "**Committee**") pursuant to subsection 45(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (hereinafter referred to as the "**Planning Act**") for variances from City of Toronto By-law No. 569-2013 and former City of North York By-law No. 7625 in order to demolish an existing dwelling on the Property and to construct a new two-storey dwelling on the Property (hereinafter, the above- described application for variances is referred to as the "**Application**");

AND WHEREAS the Application was heard by the North York Panel of the Committee on June 8, 2017, at which time the Committee granted the Application subject to conditions;

AND WHEREAS the City appealed the Committee's decision to the Toronto Local Appeal Body (hereinafter referred to as the "**TLAB**") pursuant to subsection 45(12) of the Planning Act (hereinafter referred to as the "**Appeal**");

AND WHEREAS the Applicant and the City (collectively, hereinafter referred to as the "**Parties**" and the Parties shall individually be referred to as "**Party**") have engaged in settlement discussions in an attempt to resolve the issues in the Appeal;

AND WHEREAS the Applicant, has amended the Application and prepared, or caused to be prepared, plans dated January 11, 2018 and attached hereto as Schedule "A" (hereinafter referred to as the "**Revised Plans**");

AND WHEREAS the Revised Plans require the approval of modifications to variances originally requested by the Application;

AND WHEREAS the Applicant chooses to proceed with a hearing of the Appeal without having received from the Building Division for the City a zoning examiner's notice in respect of the Revised Plans;

AND WHEREAS a list of variances for the Revised Plans, have been prepared by the Applicant are attached hereto as Schedule "B" (hereinafter referred to as the "**Revised Variances**");

AND WHEREAS conditions for the approval of the Revised Variances are attached hereto as Schedule "C" (hereinafter referred to as the "**Conditions of Approval for Revised Variances**");

AND WHEREAS the hearing of the Appeal by the TLAB is scheduled for January 16, 2018 (hereinafter referred to as the "**Hearing**");

AND WHEREAS the Parties have reached an agreement to resolve the issues that are the subject of the Appeal subject to and in accordance with the terms contained in these Minutes of Settlement (hereinafter referred to as the "**Minutes**");

AND WHEREAS the Parties are desirous of resolving all outstanding issues with respect to the Appeal in a mutually advantageous manner that recognizes and respects the interests of the Parties without any of the Parties conceding the positions that they have advanced as at the date hereof;

NOW THEREFORE, in consideration of the mutual exchange of covenants herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties wish to resolve their differences including the Appeal by agreeing to the following:

1. The above Recitals are true and correct.
2. At the Hearing the Parties shall jointly notify the TLAB of this settlement, file a copy of these Minutes with the TLAB, and ask that these Minutes be marked as an exhibit to the proceedings.
3. The Applicant shall submit the Revised Plans as evidence in support of the Parties' settlement of the Appeal, which are individually identified as follows:
 - (i) Proposed Site Plan;
 - (ii) Site Statistics;
 - (iii) Basement Floor Plan;
 - (iv) Ground Floor Plan;
 - (v) Second Floor Plan;
 - (vi) Roof Plan;
 - (vii) Front (North) Elevation;
 - (viii) East Elevation;
 - (ix) Rear (South) Elevation; and
 - (x) West Elevation.
4. At the Hearing the Applicant shall
 - (a) lead evidence in support of the Revised Plans,
 - (b) request the TLAB approve the amended Application and the Revised Variances subject to the Conditions of Approval for Revised Variances.
5. At the Hearing the City shall advise the TLAB that it has no objection to an order from the TLAB granting the Appeal in part and approving the amended Application and the Revised Variances subject to the Conditions of Approval for Revised Variances. The Parties agree the City shall not otherwise have any obligation to lead any evidence in support of the Parties' settlement.
6. The following schedules are attached hereto, are incorporated herein, and form part of these Minutes:
 - (a) Schedule "A" – Revised Plans;
 - (b) Schedule "B" – Revised Variances; and
 - (c) Schedule "C" – Conditions for Approval for Revised Variances.

7. The Applicant acknowledges and agrees it wishes to proceed with the settlement of the Appeal without prior confirmation from a zoning examiner employed by the Building Division of the City that the approval of the Revised Variances is sufficient for the purpose of building permit issuance in order to build substantially in accordance with the Revised Plans. The Applicant agrees to assume sole responsibility for identifying, correctly and completely, all variances required to construct substantially in accordance with the Revised Plans. The Applicant acknowledges and agrees that any error contained in the Revised Variances or omission therein may result in delays in obtaining a building permit from the City and/or the refusal of a building permit and the Applicant acknowledges and agrees they shall not make any pleadings in a court of competent jurisdiction that the City is liable in such event. By entering into these Minutes the City does not warrant nor represent to the Applicant the accuracy, correctness, nor completeness of the Revised Variances for the purpose of constructing in substantial accordance with the Revised Plans. Without limiting the foregoing, it is acknowledged by and agreed to between the Parties that the intent of these Minutes is to have the TLAB approve variances necessary for the development of the Property in substantial accordance with the Revised Plans.
8. The Parties agree that the changes disclosed by the amended Application, as shown on the Revised Plans and set out in the Revised Variances, are minor and shall jointly request that the TLAB exercise its discretion pursuant to subsection 45(18.1.1) of the Planning Act such that no further notice is required.
9. The Parties agree that these Minutes constitute the entire agreement between the Parties pertaining to the subject matter described herein and supercedes any and all prior agreements, undertakings, negotiations, and discussions, whether written or oral, pertaining to the subject matter described herein. Any amendment to or waiver of any provision of these Minutes must be in writing and signed by the Parties.
10. The Parties shall bear their own costs of the Appeal and the Hearing.
11. The Parties agree to do nothing that would be contrary to the spirit and intent of these Minutes.
12. The Parties agree that they are contractually bound to the terms of these Minutes, that the obligations and benefits herein are immediately enforceable by civil action should a Party be in breach of them and that these Minutes may be raised as an estoppel.
13. If any provision of these Minutes is determined by a Court of competent jurisdiction to be illegal or beyond the power, jurisdiction or capacity of any Party bound hereby, such provision shall be severed from these Minutes and the remainder of these Minutes shall continue in full force and effect and in such case the Parties agree to negotiate in good faith to amend these Minutes in order to implement the intentions as set out herein.
14. The Parties agree that they shall not question the capacity or legality of any portion hereof, nor question the legality of any obligation created hereunder, and the Parties, their successors and assigns are and shall be estopped from contending otherwise in any proceeding before a Court of competent jurisdiction or any administrative tribunal.
15. These Minutes shall be governed by, and be construed in accordance with, the laws of the Province of Ontario.
16. These Minutes are effective as of the date they are executed by the City.

[continued on next page]

17. These Minutes may be executed in counterparts, each of which so executed shall be deemed to be an executed original copy of these Minutes, and such counterparts together will constitute one and the same instrument. The counterparts may be executed either in original or electronically-transmitted form, and the Parties adopt any signatures received by facsimile or other means of electronic communication as original signatures of the Parties; provided, however, that any Party providing its signature in such manner shall promptly forward to the other Party an originally-executed version of these Minutes which were so delivered.

IN WITNESS THEREOF the Parties have signed these Minutes.

Dated January 15, 2018

Jing Jiang

Dated January 15, 2018

City of Toronto

Per: Mark Piel, counsel to and with authority
to bind the City

17. These Minutes may be executed in counterparts, each of which so executed shall be deemed to be an executed original copy of these Minutes, and such counterparts together will constitute one and the same instrument. The counterparts may be executed either in original or electronically-transmitted form, and the Parties adopt any signatures received by facsimile or other means of electronic communication as original signatures of the Parties; provided, however, that any Party providing its signature in such manner shall promptly forward to the other Party an originally-executed version of these Minutes which were so delivered.

IN WITNESS THEREOF the Parties have signed these Minutes.

Dated January 15, 2018

Jing Jiang

Dated January 15, 2018

City of Toronto



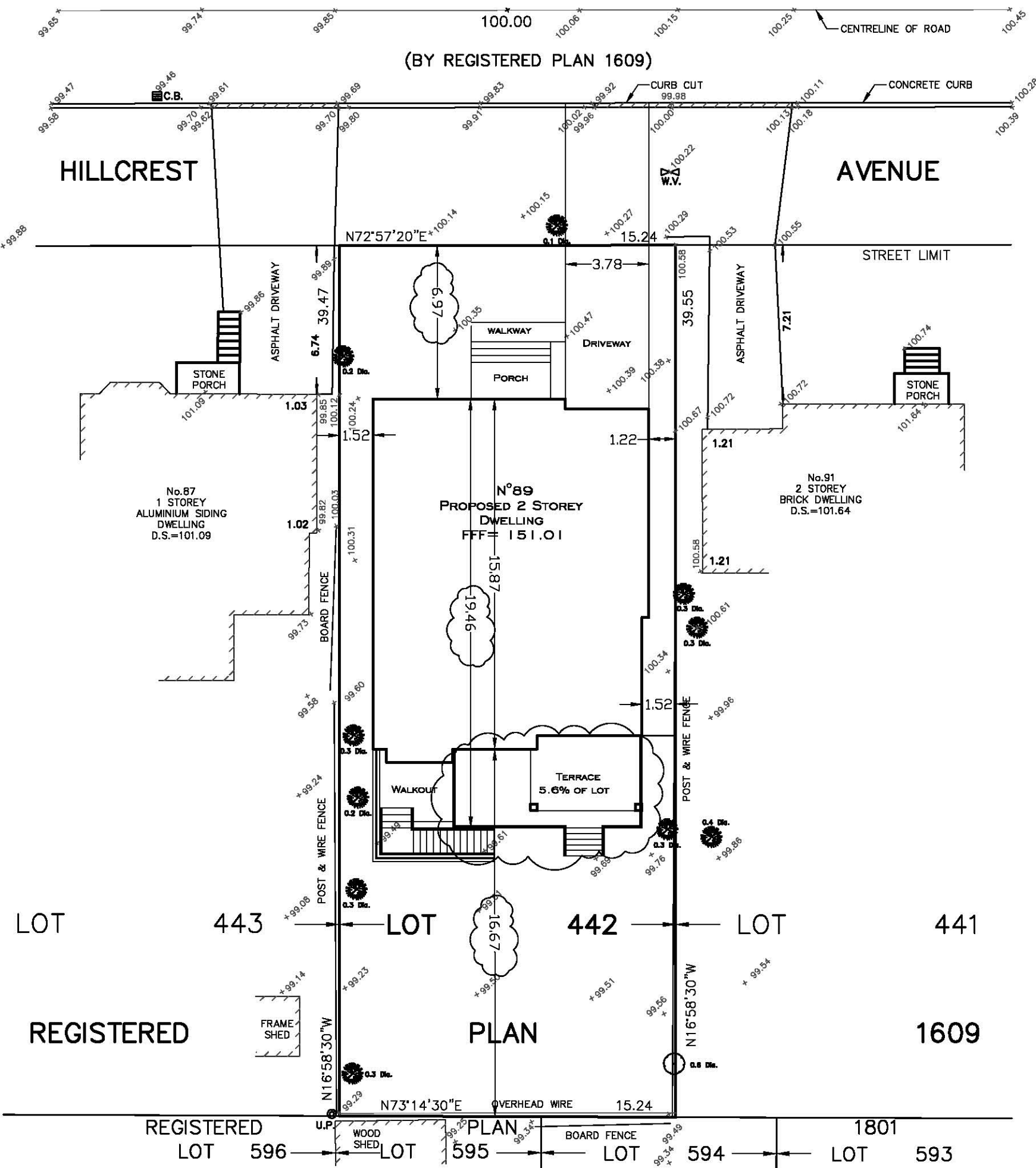
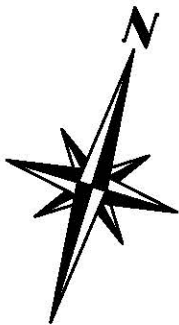
Per: Mark Piel, counsel to and with authority
to bind the City

SCHEDULE "A"

REVISED PLANS

[see next page]

TOPOGRAPHIC SURVEY OF
LOT 442
REGISTERED PLAN 1609
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)



MANDARIN SURVEYORS LIMITED

ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR

WWW.MANDARINSURVEYOR.COM

42 RAVENCLIFF CRESCENT PHONE: (647)430-1366 FAX: (647)799-4068

TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

PROPOSED SITE PLAN

SCALE: 1:200

RESIDENCE
89 HILLCREST BLVD.
North York, Ontario
Project # 15-01

FRONT YARD LANDSCAPING AND SOFT LANDCAPING

ZONING: RD SINGLE FAMILY DWELLING
SITE AREA: 6481.5 S.F. (602.13 S.M.)

GROSS FLOOR AREA:
GROUND FLOOR AREA 1823 S.F. (169.35 s.m.)
SECOND FLOOR AREA 2065 S.F. (191.8 s.m.)
TOTAL G.F.A. 3888 S.F. (361.2 s.m.)

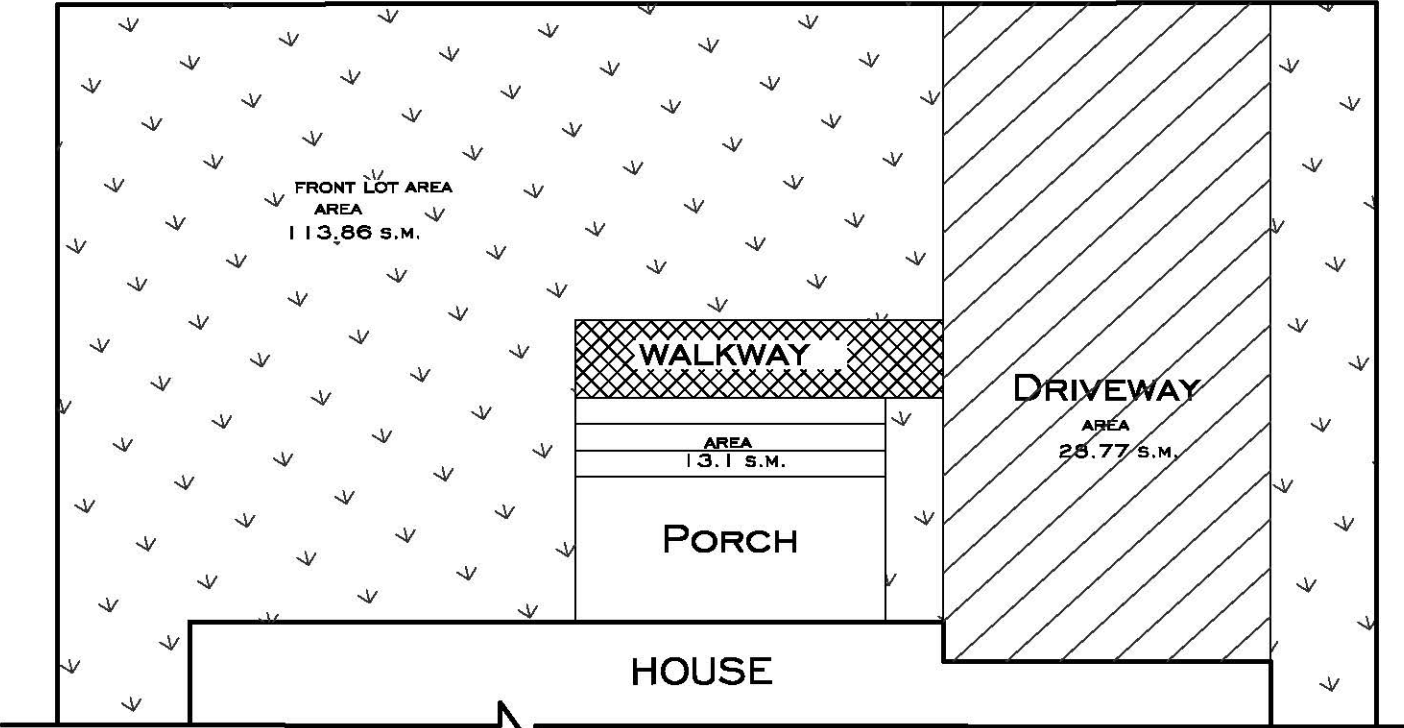
COVERAGE:
OLD BYLAW MAXIMUM 1944.45 S.F. (180.64 s.m.)
30.0 %
PROPOSED 2065 S.F. (191.8 s.m.)
31.9 %
PROPOSED 2427.13 S.F. (225.48 s.m.)
37.6 %
INCLUDING REAR TERRACE

SETBACKS:
NORTH (FRONT) 6.0 M ± 1 M AVERAGE 6.97 M
SOUTH (REAR) 9.5 M 7.5 M / 25% 16.67 M
EAST SIDE 1.2 M 1.5 M 1.2 M
WEST SIDE 1.2 M 1.5 M 1.5 M

LENGTH OF DWELLING:
OLD BYLAW MAXIMUM 15.30 M
NEW BYLAW MAXIMUM 16.8 M
PROPOSED 15.89 M
PROPOSED 19.46 M
INCLUDING REAR TERRACE

HEIGHT OF DWELLING:
OLD BYLAW MAXIMUM 8.80 M
NEW BYLAW MAXIMUM 10.0 M
PROPOSED 28.85' [8.80 M]
PROPOSED 33.18' [10.12 M]

SITE STATISTICS

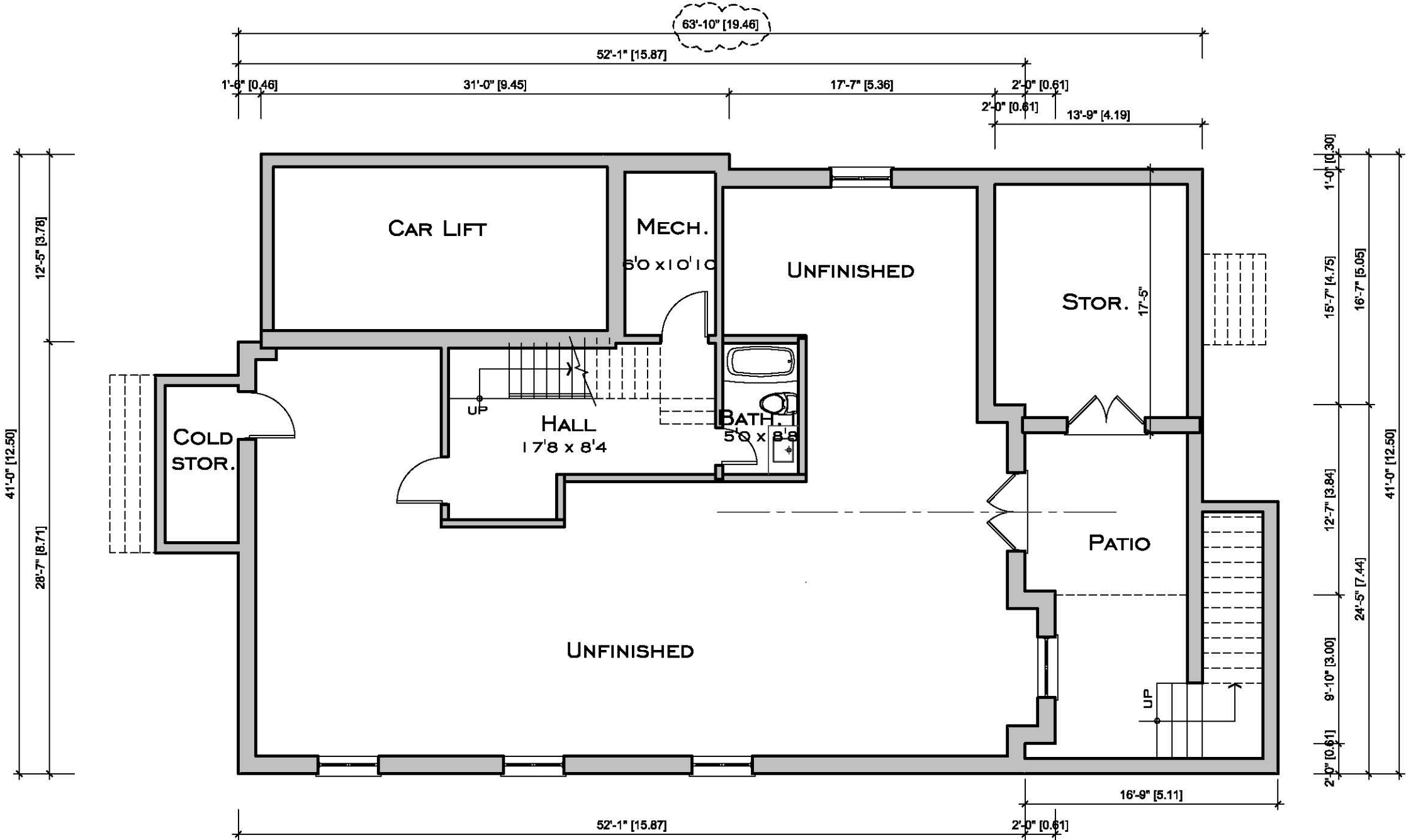


FRONT LOT AREA 113.86 s.m.
DRIVEWAY AREA 28.77 s.m.
85.09 = 74.7 %
SOFT FRONT LOT AREA 85.09 s.m.
PORCH & WALKWAY 13.1 s.m.
71.99 = 84.6 %

FRONT YARD LANDSCAPING:
MINIMUM 60%
PROPOSED 85.09 S.M.
74.7 %
FRONT YARD SOFT LANDSCAPING:
MINIMUM 75%
EXISTING 71.99.M.
84.6 %

NOTE : STATISTICS ARE FOR GENERAL REVIEW AND SHOULD BE REVIEWED BY EXAMINER

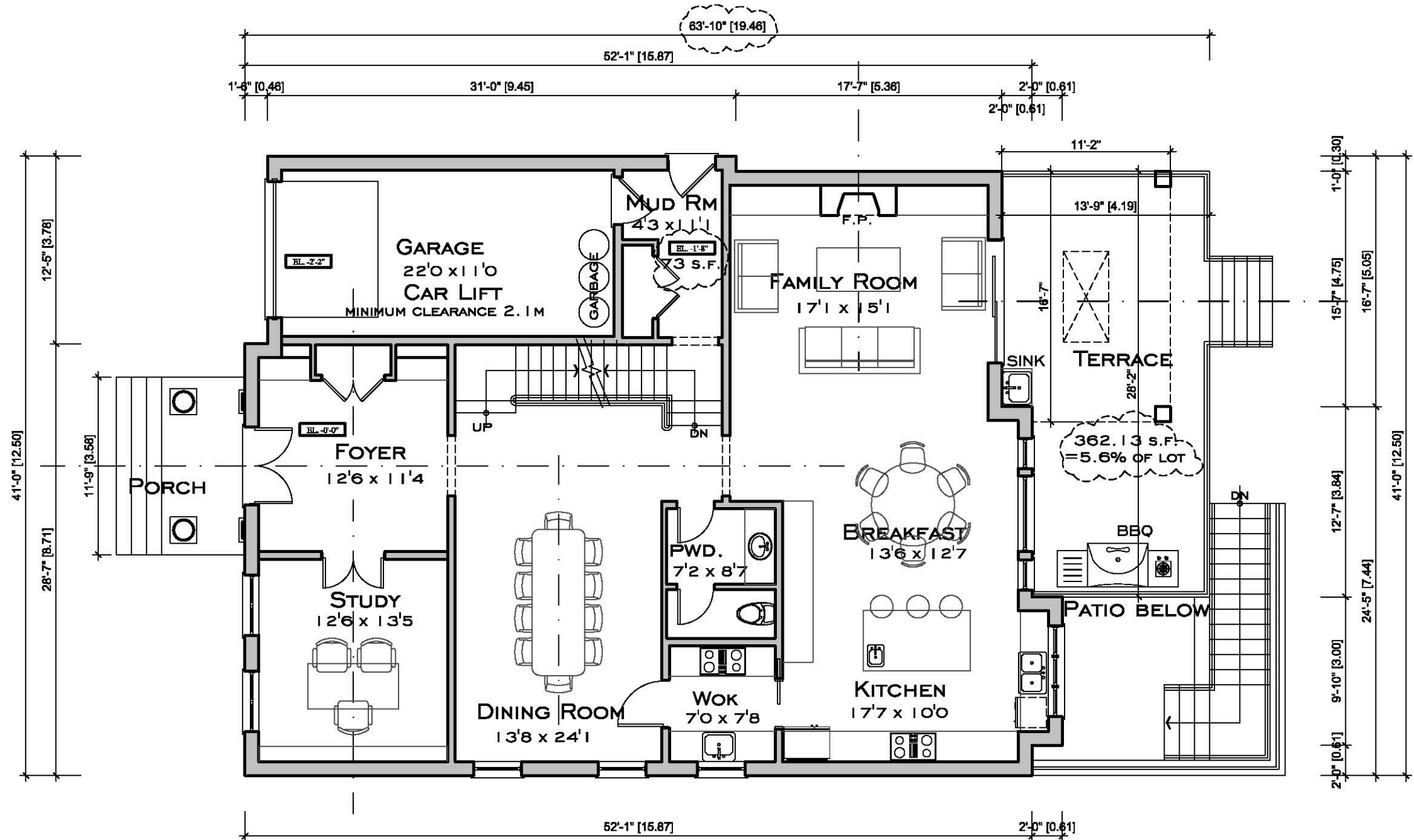
RESIDENCE
89 HILLCREST BLVD.
North York, Ontario
Project # 15-01



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



RESIDENCE
89 HILLCREST BLVD.
North York, Ontario
Project # 15-01



GROUND FLOOR PLAN

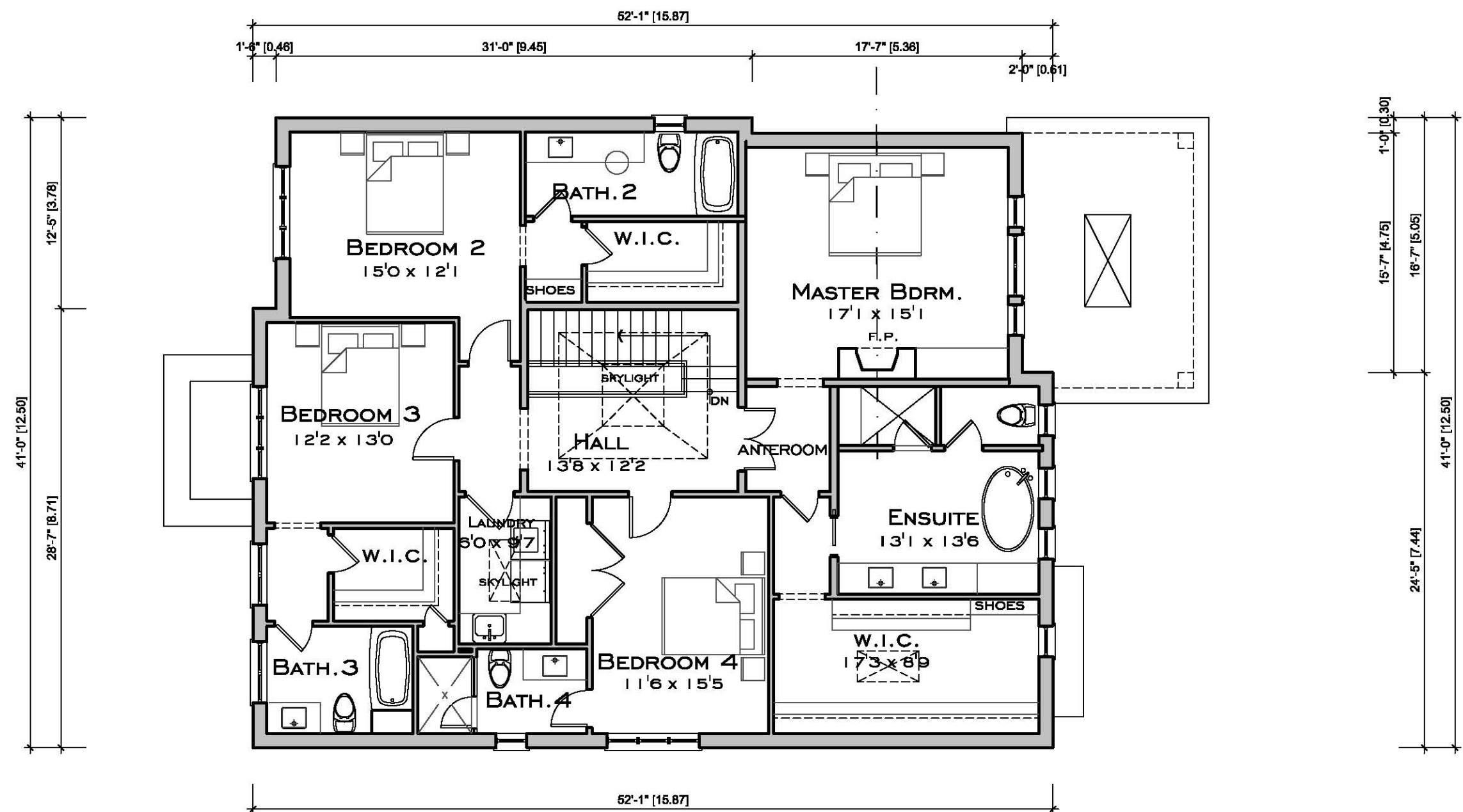
SCALE: 1/8" = 1'-0"

GFA = 1 823 S.F.

FOOTPRINT = 2 065 S.F. (31.89 %)

LOT AREA = 6 481.5 S.F.

RESIDENCE
89 HILLCREST BLVD.
North York, Ontario
Project # 15-01



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
GFA = 2 065 S.F.



RESIDENCE
89 HILLCREST BLVD.
North York, Ontario
Project # 15-01

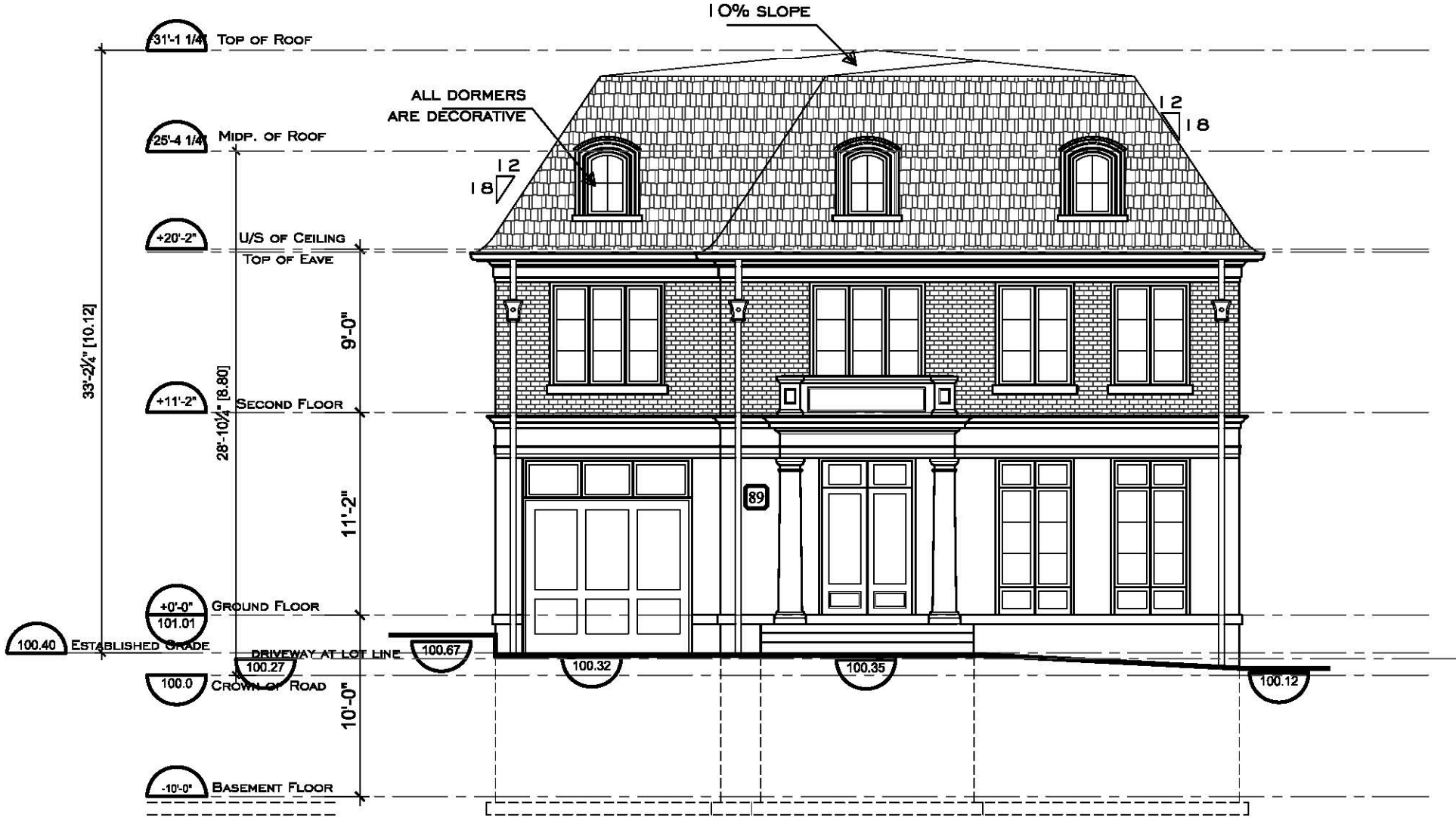


SCALE: $1/8" = 1'-0"$

ROOF AREA= 2256.22 S.F.

FLAT ROOF AREA= 1121.3 S.F.(49.7 %)

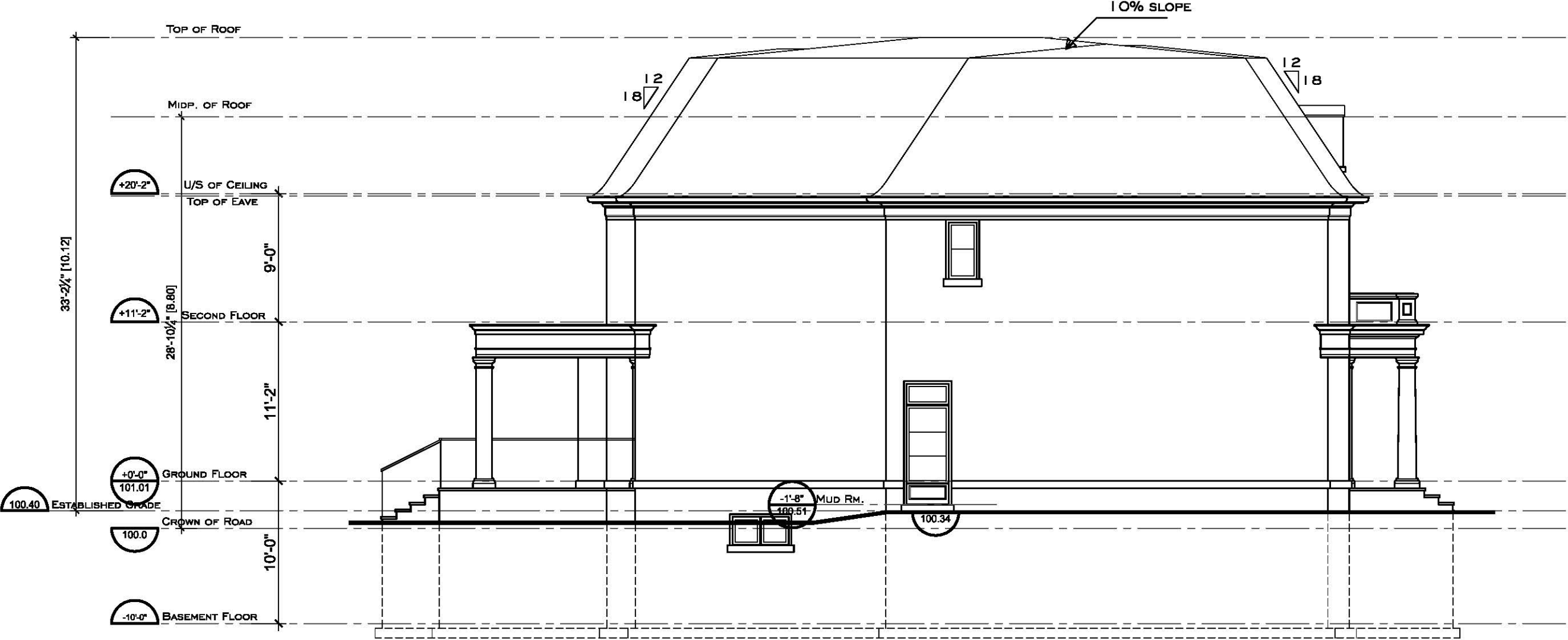
RESIDENCE
89 HILLCREST BLVD.
North York, Ontario
Project # 15-01



FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

RESIDENCE
89 HILLCREST BLVD.
North York, Ontario
Project # 15-01



EAST ELEVATION

SCALE: 1/8" = 1'-0"



RESIDENCE
89 HILLCREST BLVD.
North York, Ontario
Project # 15-01



REAR (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



RESIDENCE
89 HILLCREST BLVD.
North York, Ontario
Project # 15-01



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SCHEDULE "B"**REVISED VARIANCES**

1. **Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 6.78m² and is within 6.70m of the main front wall.
2. **Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs may encroach into a required setback provided they are no wider than 2.00m.
The proposed stairs are 3.50m wide.
3. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 37.60% of the lot area.
4. **Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 19.46m (including the proposed deck/terrace).
5. **Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
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6. **Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.125m.
7. **Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m for the first 10m of the dwelling only.
8. **Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m for the first 10m of the dwelling only.
10. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.
11. **Section 13.2.5(A), By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 19.46m.

SCHEDULE "C"

CONDITIONS OF APPROVAL FOR REVISED VARIANCES

1. The variance to Chapter 10.20.30.40.(1) of By-law 569-2013 is permitted provided that the lot coverage attributable to the dwelling shall not exceed 32% of the area of the lot and the lot coverage attributable to the excavated deck/terrace shall not exceed 5.6% of the area of the lot.
2. The new two-storey dwelling shall be built substantially in accordance with the following drawings:
 - (a) Proposed Site Plan;
 - (b) Front (North) Elevation;
 - (c) East Elevation;
 - (d) Rear (South) Elevation; and
 - (e) West Elevation

prepared by Lorne Rose Architects Inc., dated January 11, 2018, and filed as Exhibit _____.