

**COMMUNICATION C4.**  
**ITEM NO. 14**  
**COMMITTEE OF THE WHOLE (2)**  
**May 10, 2022**

**Assunta Ferrante**

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**From:** Clerks@vaughan.ca  
**Sent:** Monday, May 9, 2022 8:49 AM  
**To:** Assunta Ferrante  
**Subject:** FW: [External] Zoning by-law 001-2021  
**Attachments:** 545577\_432222\_22103553.pdf

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**From:** Tanzeela Mahmood [REDACTED]  
**Sent:** Saturday, May 07, 2022 9:07 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Shahbaz Mughal [REDACTED] Brandon Correia <Brandon.Correia@vaughan.ca>  
**Subject:** [External] Zoning by-law 001-2021

Hello Respected Council Members/Brandon

I am writing this email regarding Zoning by-law 001-2021. I am trying to get permit from city of Vaughan for building a legal basement apartment at my property [REDACTED] Anthony Lane Concord. I have received a letter from the city that my property has 1.5 meters of side yard where as by law requires 1.8 meters of side yard. Please see attached letter from city. I have been advised to go to committee of adjustments. Going to committee will cost me additional time and fee which is \$3500 considering that I have already been waiting for 2 months just for my application to be looked at by city. I want to request to reconsider this by law so that residents do not go through lengthy and costly procedures. I feel that city of Vaughan's by laws are very strict and fees are higher than other cities in GTA e.g. Mississauga, Brampton, Milton Etc. Please consider relaxing these by laws and fees like other cities so that we as residents of Vaughan do not feel that we are being treated unfairly compared to other cities residents.

Thanks

Tanzeela Mahmood

April 22, 2022

Muhammad Shahbaz  
 ■ Baha Cr.  
 Brampton ON

Re: Permit No. 22 105565 000 00 SS  
 PLAN 65M2246 Lot 60  
 ■ Anthony Lane

### **ZONING REVIEW NOTICE**

The subject property is zoned R4 (EN), Fourth Density Residential Zone (Established Neighbourhood) subject to the provisions of Exception 14.289 under By-law 001-2021 as amended and zoned R4 Residential Zone subject to the provisions of Exception 9(489) under By-law 1-88, as amended.

The building permit application has been reviewed for compliance with the zoning by-law(s). Please review the list of outstanding items below and take the appropriate action(s) so that we may complete the zoning examination of your permit application.

#### **Zoning By-law 001-2021**

Item	Deficiency	Remedy
1	The entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width, or from a driveway. [Section 5.20.10.b] Whereas the submitted site plan doesn't depict the required width of the unobstructed hard landscaped surface walkway.	Applicant is to revise the site plan or contact Development Planning at <a href="mailto:developmentplanning@vaughan.ca">developmentplanning@vaughan.ca</a> to seek relief from the bylaw.

#### **Zoning By-law 1-88**

Item	Deficiency	Remedy
1	An entrance to a Secondary Suite shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a	Applicant is to revise the site plan or contact Development Planning at <a href="mailto:developmentplanning@vaughan.ca">developmentplanning@vaughan.ca</a> to seek relief from the bylaw.

	minimum of 1.2m in width, or a driveway. [Section 4.1.8.vi.B] Whereas the submitted site plan doesn't depict the required width of the unobstructed hard landscaped surface walkway.	
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The applicant is also advised to consider Table 4-1: Permitted Encroachments into Required Yards, particularly related to hard landscape while revising the site plan.

The above request for remedial action pertains to zoning matters only. The building permit application review is undertaken by various specialist examination sections and a delay in providing the information requested may result in a delay of the review process. Your timely attention to these matters is required, so that we may continue to process your building permit application.

*Please note, where an application for a permit remains incomplete or inactive for six months after it is made, the application may be deemed by the Chief Building Official to have been abandoned without any further notice to the applicant (By-law Number 050-2018 Section 3.6 as amended).*

Regards,

Punya Marahatta  
Zoning Plans Examiner II  
Building Standards Department  
(905) 832-8510 Ext.

Punya.Marahatta@vaughan.ca

cc:  Anthony Ln.  
Concord ON