

ITEM #: 6.7	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A093/22 4 Whitetail Court, Woodbridge
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COA REPORT SUMMARY

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X			General Comments
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X		Recommend Partial Approval/No Conditions
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X	X		General Comments
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X	X		General Comments
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

Hearing Date (05/26/2022)	To permit time to address staff comments.
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A093/22**

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER:	CITY WARD #: 3
APPLICANT:	Vittoria Pileggi
AGENT:	Joseph Pileggi
PROPERTY:	4 Whitetail Ct Woodbridge ON
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the installation of a proposed pool in the rear yard and increased maximum driveway width.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.277 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling [Section 4.21.5]	To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling in the location as shown on the site plan.
2	In a Residential zone, the maximum driveway width for a lot with a frontage of 12.0 metres or greater is 9.0 metres [Table 6-11].	To permit a maximum driveway width of 12.8 metres for a lot with a frontage of 12.0 metres or greater.

The subject lands are zoned R3, Residential Zone, and subject to the provisions of Exception 9(476) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A private swimming pool shall be not nearer to any exterior side lot line than the required setback of the main dwelling unit on the lot (4.5 metres). [Section 4.1.1 i)]	To permit a private swimming pool to be located a minimum of 2.62 metres to the exterior side lot line.
4	The maximum permitted driveway width for a lot with a frontage of 12.0 metres or greater is 9.0 metres [Section 4.1.4 f)v)]	To permit a maximum driveway width of 12.8 metres for a lot with a frontage of 12.0 metres or greater.
5	The maximum width of a driveway at the street curb and a curb cut shall be 6 metres [Section 4.1.4 f)i)]	To permit a maximum width of a driveway at the street curb and curb cut of 10.1 metres.
6	The portion of the driveway between the street line and the street curb shall not exceed 6 metres [Section 4.1.4 f)iii)]	To permit the portion of the driveway between the street line and the street curb to be 10.1 metres.

HEARING INFORMATION

DATE OF MEETING: June 16, 2022

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.

That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	June 2, 2022
Date Applicant Confirmed Posting of Sign:	May 30, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	TO PERMIT CORNER SIDE YARD TO BE 2.62M FROM LOT LINE. IF REQUIRED TO CONFORM TO BY LAW IT WOULD MEAN THAT SHALLOW END OF POOL WOULD HAVE NO ROOM FOR SEATING TO WATCH OVER SMALL KIDS IN POOL. THIS WOULD BE A SAFETY ISSUE. ALSO THERE WOULD BE NO ROOM TO HAVE A CONFORMING CABANA AS WELL. THE OWNER HAS A HEART CONDITION AND THE LONGER HE HAS THE POOL FOR EXERCISE AND LAPS, THE BETTER FOR HIS HEALTH.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None

COMMITTEE OF ADJUSTMENT COMMENTS

Committee of Adjustment Recommended Conditions of Approval:	None
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BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule C for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

The Development Engineering (DE) Department does not object to variance application A093/22.

The Owner/applicant shall obtain for a pool permit from the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the pool permit link provided above to learn how to apply for the pool permit.

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks:
Forestry:
Horticulture:

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

Owner to ensure permits process prior to construction.
Reviewed submitted application package for minor variance in back yard for a inground pool.
Standard requirements for owner's to go through the permit process before construction and obtain all necessary inspections and associated documents. All construction to be in compliance with the OBC as amended and applicable standards.

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
None		

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

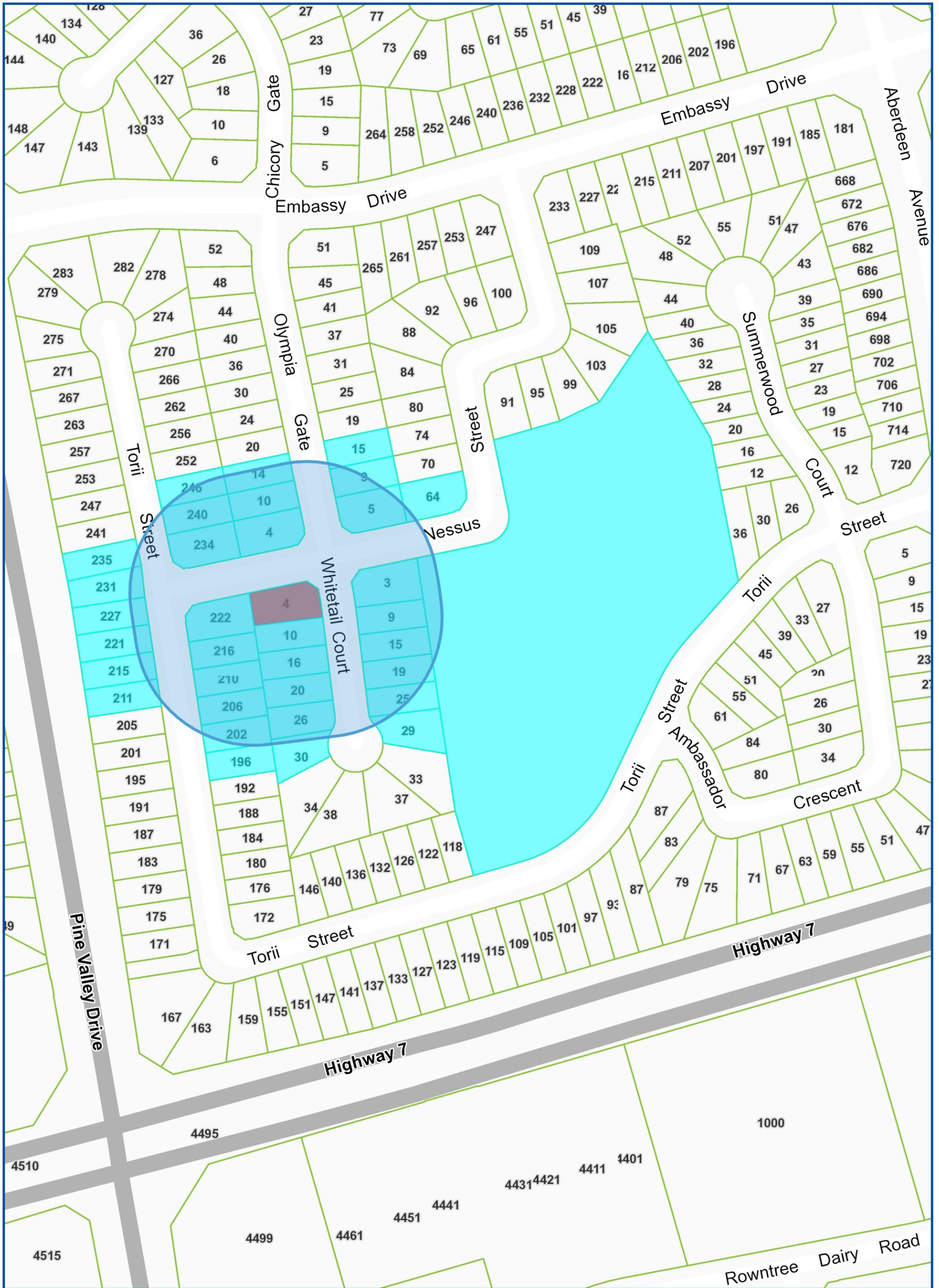
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

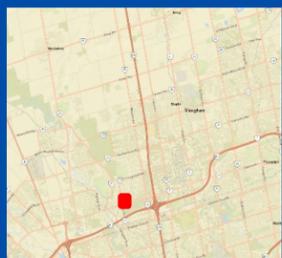
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

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 a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

4 WHITETAIL COURT, WOODBRIDGE

NOTIFICATION MAP - A093/22

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:2,663

0 0.04 km



Created By:

Infrastructure Delivery
Department
May 1, 2022 6:47 PM

Projection:
NAD 83
UTM Zone
17N

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X	X		General Comments
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Partial Approval/No Conditions
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Lindsay Haviland, Building Standards Department
Date: May 25, 2022
Applicant: Vittoria Pileggi
Location: PLAN 65M2344 Lot 1 municipally known as 4 Whitetail Court
File No.(s): A093/22

Zoning Classification:

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.277 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling [Section 4.21.5]	To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling in the location as shown on the site plan.
2	In a Residential zone, the maximum driveway width for a lot with a frontage of 12.0 metres or greater is 9.0 metres [Table 6-11].	To permit a maximum driveway width of 12.8 metres for a lot with a frontage of 12.0 metres or greater.

The subject lands are zoned R3, Residential Zone, and subject to the provisions of Exception 9(476) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A private swimming pool shall be not nearer to any exterior side lot line than the required setback of the main dwelling unit on the lot (4.5 metres). [Section 4.1.1 i)]	To permit a private swimming pool to be located a minimum of 2.62 metres to the exterior side lot line.
4	The maximum permitted driveway width for a lot with a frontage of 12.0 metres or greater is 9.0 metres [Section 4.1.4 f)v)]	To permit a maximum driveway width of 12.8 metres for a lot with a frontage of 12.0 metres or greater.
5	The maximum width of a driveway at the street curb and a curb cut shall be 6 metres [Section 4.1.4 f)i)]	To permit a maximum width of a driveway at the street curb and curb cut of 10.1 metres.
6	The portion of the driveway between the street line and the street curb shall not exceed 6 metres [Section 4.1.4 f)iii)]	To permit the portion of the driveway between the street line and the street curb to be 10.1 metres.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 6, 2022
Name of Owner: Vittoria Pileggi & Domenico Pileggi
Location: 4 Whitetail Court
File No.(s): A093/22

Proposed Variance(s) (By-law 001-2021):

1. To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling in the location as shown on the site plan.
2. To permit a maximum driveway width of 12.8 m for a lot with a frontage of 12.0 m or greater.

By-Law Requirement(s) (By-law 001-2021):

1. In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling.
2. In a Residential zone, the maximum driveway width for a lot with a frontage of 12.0 m or greater is 9.0 m.

Proposed Variance(s) (By-law 1-88):

3. To permit a private swimming pool to locate a minimum of 2.62 m to the exterior side lot line.
4. To permit a maximum driveway width of 12.8 m for a lot with a frontage of 12.0 m or greater.
5. To permit a maximum width of a driveway at the street curb and curb cut of 10.1 m.
6. To permit the portion of the driveway between the street line and the street curb to be 10.1 m.

By-Law Requirement(s) (By-law 1-88):

3. A private swimming pool shall be not nearer to any exterior side lot line than the required setback of the main dwelling unit on the lot (4.5 m).
4. The maximum permitted driveway width for a lot with a frontage of 12.0 m or greater is 9.0 m.
5. The maximum width of a driveway at the street curb and a curb cut shall be 6.0 m.
6. The portion of the driveway between the street line and the street curb shall not exceed 6.0 m.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Comments:

The Owners are requesting to permit the existing driveway width and the construction of a pool with the above noted variances. The subject property is a corner lot that contains a single detached dwelling with an attached two-car garage.

The Development Planning Department has no objection to Variances 1 and 3 as the proposed pool is located in what is effectively used as the rear yard. The north (exterior side) lot line is also fenced, providing additional screening and privacy between the proposed pool and Nessus Street. The exterior side yard setback of 2.62 m to the pool also allows for safe access around the pool area.

The Development Planning Department is not in position to support Variances 2, 4, 5 and 6 for the existing driveway. The intent of the By-laws is to limit the width of driveways on residential lots to a width a comparable to the garage. The limit maintains a balance between hardscaping and soft landscaping. Some of the functions of this intent include providing sufficient soft landscaping space for snow storage and stormwater attenuation/infiltration, along with maintaining neighbourhood character

through attractive streetscapes. The By-laws identify that a parking space is 2.7 m in width. The By-laws permit a driveway width of up to 9.0 m, sufficient to accommodate three side-by-side spaces plus an additional 0.9 m of maneuvering room. The driveway extends well beyond either side of the existing two-car garage, reaching from the interior side lot line in the south to the north wall of the dwelling. At its narrowest point, the driveway is 10.1 m, sufficient space for 4 vehicles side-by-side. The driveway also creates an adverse visual impact to the streetscape due to the absence of sufficient soft landscaping in relation to hardscaping and is not consistent with other driveways in the neighbourhood.

Accordingly, the Development Planning Department cannot support Variances 2, 4, 5 and 6, and is of the opinion that the proposal is not minor in nature, does not maintain the general intent and purpose of the Zoning By-laws, and is not desirable for the appropriate development of the land.

The Development Planning Department can support Variances 1 and 3 and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends **refusal** of Variances 2, 4, 5 and 6, and **approval** of Variances 1 and 3.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

Date: May 2nd , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A093-22**

Related Files:

Applicant Seema Ahitan Gurmit Singh

Location 4 Whitetail Court



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

Lenore Providence

Subject: FW: [External] RE: A093/22, REQUEST FOR COMMENTS - Vaughan - 4 Whitetail Court, Woodbridge

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: May-03-22 9:48 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A093/22, REQUEST FOR COMMENTS - Vaughan - 4 Whitetail Court, Woodbridge

Good morning Lenore,
The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Lenore Providence

Subject: FW: [External] RE: A093/22 - REQUEST FOR **REVISED** COMMENTS, CITY OF VAUGHAN

From: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Sent: May-30-22 3:54 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A093/22 - REQUEST FOR **REVISED** COMMENTS, CITY OF VAUGHAN

Hi Lenore,

The subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit and TRCA's Planning and Regulatory policy interests are not impacted.

TRCA has no comments and no objection to the application.

Regards,

Hamedeh Razavi MURP

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:4166616600) ext. 5256

E: Hamedeh.Razavi@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



TRCA's Offices are closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that all development planning and permit applications and materials be submitted digitally in PDF format only. Paper submissions are discouraged and may result in extended timeframes for review. All documents should be submitted via an on-line file sharing service (e.g. OneDrive, Dropbox or corporate file sharing services) or via email in PDF format. Documents can be submitted directly to me at Hamedeh.Razavi@trca.ca We thank you for your cooperation as we respond to the current situation.

Lenore Providence

Subject: FW: [External] RE: A093/22 - REQUEST FOR **REVISED** COMMENTS, CITY OF VAUGHAN

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: May-26-22 8:51 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A093/22 - REQUEST FOR **REVISED** COMMENTS, CITY OF VAUGHAN

Hello Lenore

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
None.				