

ITEM #: 6.10	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A100/22 99 Vaughan Blvd. Thornhill
---------------------	---

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	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 Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
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
B031/15	08/27/2015	Approved by COA

ADJOURNMENT HISTORY

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

Hearing Date (05/26/2022)	To accommodate statutory public notice.
---------------------------	---



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A100/22**

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

AGENDA ITEM NUMBER: 6.10	CITY WARD #: 5
APPLICANT:	Alexandre and Debbie Chabachevitch
AGENT:	Pavlo Tourko - VArchitect Inc.
PROPERTY:	99 Vaughan Boulevard Thornhill 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 construction of a proposed shed to be located in the rear yard.

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

The subject lands are zoned R4(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.386 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum rear yard setback required is 2.4 metres. Section 4.1.2 b	To permit a minimum rear yard setback of 1.56 metres to an accessory building (shed).
2	The minimum interior side yard setback required is 2.4 metres. Section 4.1.2 b	To permit a minimum interior side yard setback of 0.93 metres to an accessory building (shed).
3	The maximum lot coverage permitted is 30%. Exception 9(641), T-61	To permit a maximum lot coverage of 38.66%. (+/- Dwelling 34.3%, Shed 2.2%, Covered Porch 1.2%, +/- Eaves/Soffits 0.96%)

The subject lands are zoned R4 – Residential Zone and subject to the provisions of Exception 9(641) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
1	The minimum rear yard setback required is 7.5 metres. Exception 9(641), T-61	To permit a minimum rear yard setback of 1.56 metres to an accessory building (shed).
2	The minimum interior side yard setback required is 1.2 metres. Exception 9(641), T-61	To permit a minimum interior side yard setback of 0.93 metres to an accessory building (shed).
3	The maximum lot coverage permitted is 30%. Exception 9(641), T-61	To permit a maximum lot coverage of 37.73% ' (+/- Dwelling 34.3%, Shed 2.2%, Covered Porch 1.2%)

HEARING INFORMATION

<p>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</p>
<p>PUBLIC PARTICIPATION</p> <p>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:</p>

HEARING INFORMATION

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, and June 7, 2022
Date Applicant Confirmed Posting of Sign:	May 30, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The rear yard setback of 1.52m to the proposed pool equipment shed, encroaches into the minimum rear yard setback of 7.5m.
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 Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS

**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS

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

The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. (Condition attached)

As the proposed dwelling in the subject property is 13.94m², the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m² requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)

The Development Engineering (DE) Department does not object to variance application A100/22 subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:

The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 30% to 37.73% in order to mitigate potential impacts on the municipal storm water system.

The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks:

Forestry: Forestry conducted a site inspection on 5/3/2022 to verify if any impacts occurred to protected trees during the construction of the existing pool or pool house. Any negative impacts to protected trees would be extremely minor/negligible. Forestry has no additional comments at this time.

Horticulture:

PFH Recommended Conditions of Approval:

None

DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:

None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

BCLPS Recommended Conditions of Approval:

None

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:

None

FIRE DEPARTMENT COMMENTS

No comments received to date.

FIRE DEPARTMENT COMMENTS

Fire Department Recommended Conditions of Approval:	None
--	------

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
1	Development Engineering ian.reynolds@vaughan.ca	<p>The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 30% to 37.73% in order to mitigate potential impacts on the municipal storm water system.</p> <p>The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.</p>

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.

IMPORTANT INFORMATION – PLEASE READ

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.

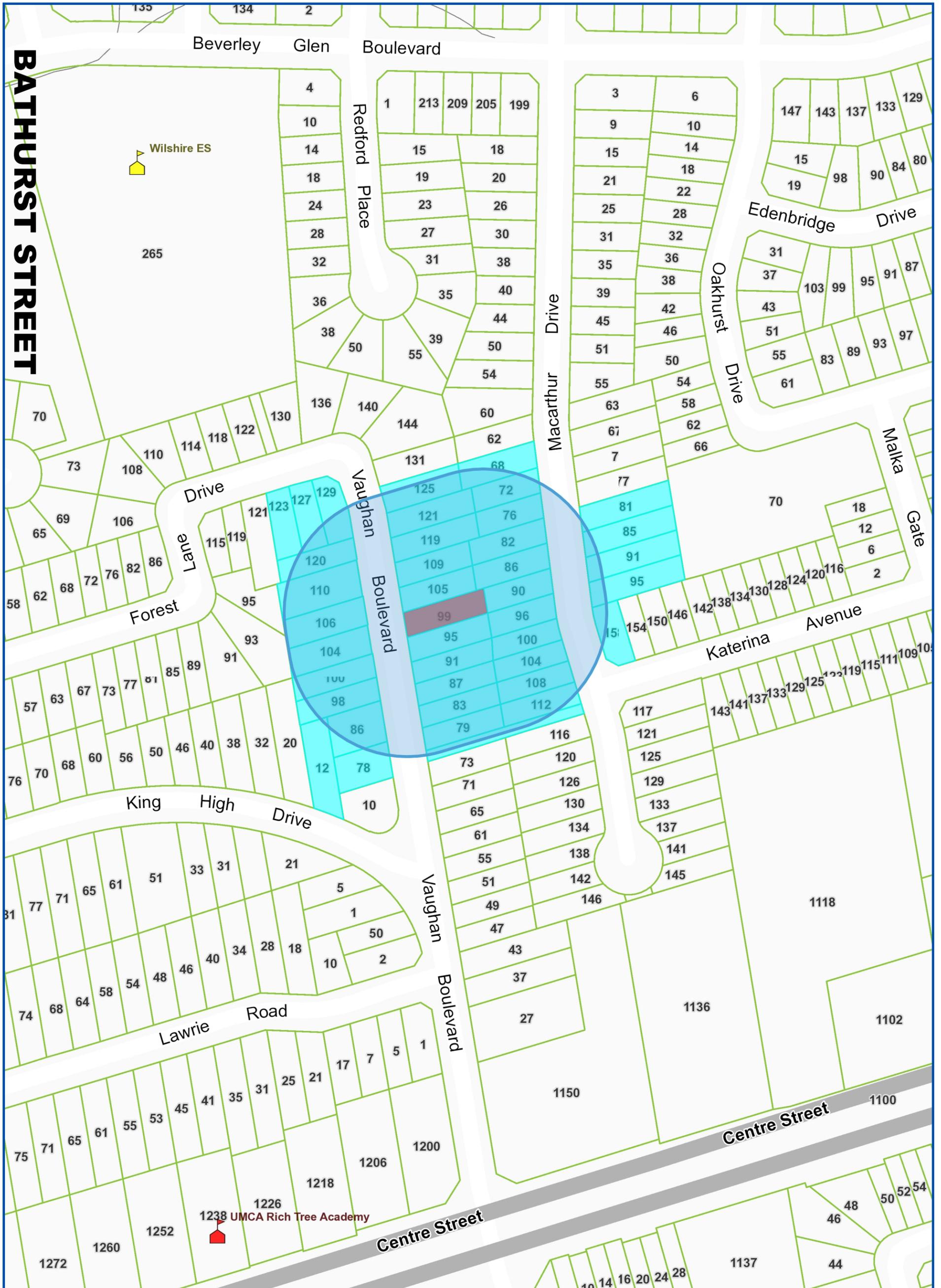
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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.

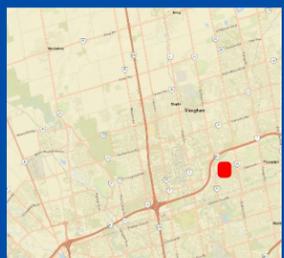
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



BATHURST STREET

Map Information:



Title: **99 Vaughan Blvd, Thornhill**

NOTIFICATION MAP - A100/22

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: **1:2,673**
 0 0.04 km



Created By:
 Infrastructure Delivery
 Department
 April 19, 2022 4:02 PM

Projection:
 NAD 83
 UTM Zone
 17N

Revised
April 26, 2022

INDEX SHEET:

- A-1 SITE PLAN & COVER PAGE
- A-2 POOL CABANAS FLOOR PLAN
- A-3 POOL CABANAS ROOF PLAN
- A-4 FRONT ELEVATION
- A-5 SIDE ELEVATION
- A-6 BACK ELEVATION
- A-7 SIDE ELEVATION
- A-8 SECTION A-A

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

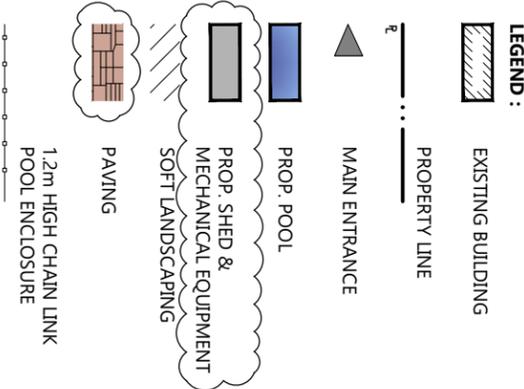
PERMITTED EXTERIOR SWIMMING POOL 62.20m²
SHED & MECHANICAL EQUIPMENT 7.92m²

SCOPE OF WORK:
Subject to Revision Permit No.: 21 109809

SHED & MECHANICAL EQUIPMENT AREA OF WORK 13.94 m²

PAVING AREA OF WORK 66.29 m²

SURVEY INFORMATION TAKEN FROM:
VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
DONE ON: MAY 07th, 2016
LOT NUMBER: PART OF LOT 31
REGISTERED PLAN: 3541
CITY OF VAUGHAN



GENERAL NOTES:

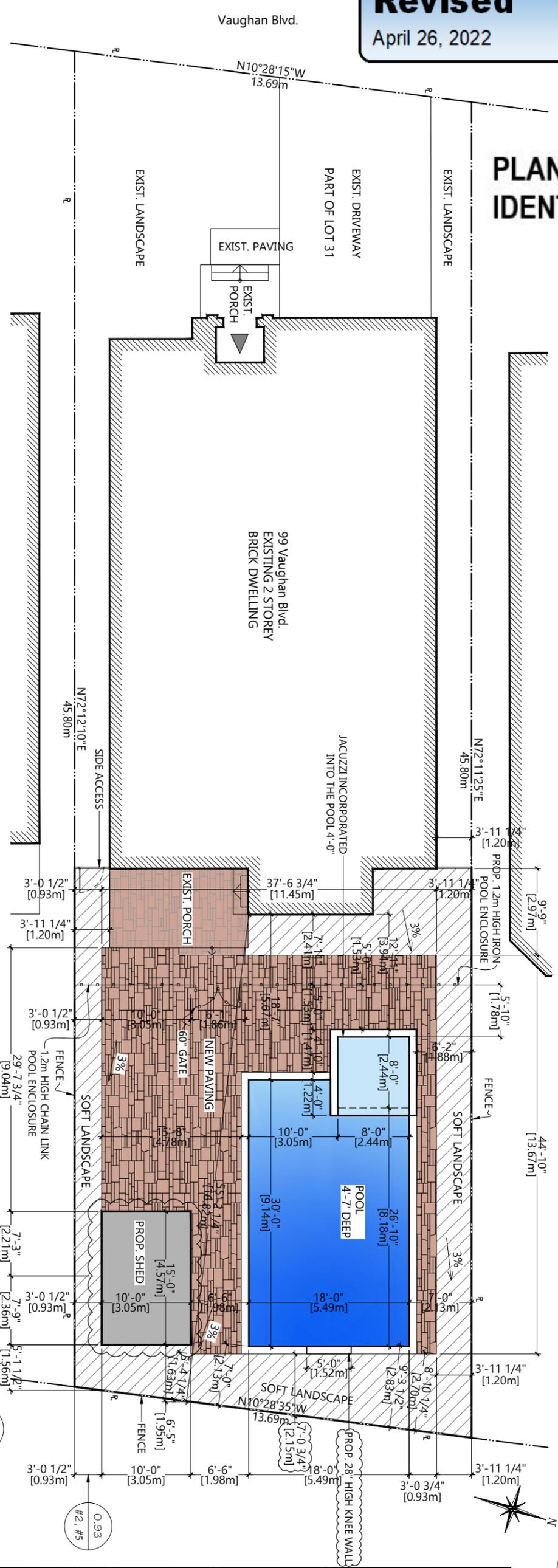
ALL CONSTRUCTION TO CONFORM TO THE CONSTRUCTION REQUIREMENTS OF THE ONTARIO BUILDING CODE REGULATION (403/97). PART 9 DRAWINGS MUST NOT BE SCALED HANDWRITTEN NOTES WHICH APPEAR ON THE DRAWINGS HAVE PRECEDENCE. MANUFACTURED ITEMS, MATERIALS, AND CONSTRUCTION MUST COMPLY WITH ALL REQUIREMENTS OF THE MORTGAGE AND HOUSING CORPORATION (CMHC)

ALL REFERENCES TO AND FINISHED GRADE LINES AS INDICATED ON THE ARCHITECTURAL WORKING DRAWINGS ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS OF ANY PARTICULAR LOT.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL JOB CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

BOTH THE CONTRACTOR AND THE PROPERTY OWNER(S) ARE RESPONSIBLE TO INSTALL ALL ADEQUATELY DESIGNED TEMPORARY SHORING, BRACING AND NEEDLE BEAM SYSTEM PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK, EXCAVATION, UNDERPINNING, OR OTHER CONSTRUCTION ACTIVITIES. TO ENSURE THE SAFE EXECUTION OF THIS WORK FOR THE PROTECTION FOR ALL BUILDING OCCUPANTS, CONSTRUCTION WORKERS, ADJACENT BUILDINGS/STRUCTURES AND THIS BUILDING UNDERGOING CONSTRUCTION.

ALL LUMBER TO BE PRESSURE TREATED.



ZONING REQUIREMENTS

ZONING CATEGORY - Residential Zone R4
BUILDING AND SITE STATISTICS: 99 Vaughan Blvd, Thornhill,
Part of Lot 31, Registered Plan 3541

	sq/m	sq/ft
LOT AREA	621.89	6694
BACK AREA	100.0	246.42
SOFT LANDSCAPE	31.2	76.77
SHED & MECHANICAL EQUIPMENT	5.7	13.94
REAR PORCH & STAIRS-HARD LANDSCAPING	5.5	13.45
POOL	25.2	62.20
PAVING-Hard Landscaping	32.5	80.06
LANDSCAPE	94.3	237.48
LOT COVERAGE		
EXISTING FOOT PRINT	34.3	213.45
PORCH & STAIRS	1.2	7.24
SHED & MECHANICAL EQUIPMENT	2.2	13.94
Total	37.7	234.62
		2525

1 July 12, 2021 Issued for Building Permit

Project Name: Proposed Pool Cabanas

Project Address: 99 Vaughan Blvd, Thornhill, ON L4J 3N8

Drawing Title: SITE PLAN & COVER PAGE

Date: July 01, 2021

Scale: 1:150

Project Name: 99 Vaughan Blvd, Thornhill, ON L4J 3N8

Drawing Title: SITE PLAN & COVER PAGE

Date: July 01, 2021

Scale: 1:150

10 Plasticks Avenue
Toronto, ON M8Z 4B7

Phone: 416-895-8835
Email: pavlo@architecta.com

ARCHITECTS
PAVLO TOURKO
LICENCE 6386

ONTARIO ASSOCIATION OF ARCHITECTS

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 Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: April 25, 2022
Applicant: Alexandre and Debbie Chabachevitch
Location: PLAN RP3541 Lot 31 municipally known as 99 Vaughan Boulevard
File No.(s): A100/22

Zoning Classification:

The subject lands are zoned R4(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.386 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum rear yard setback required is 2.4 metres. Section 4.1.2 b	To permit a minimum rear yard setback of 1.56 metres to an accessory building (shed).
2	The minimum interior side yard setback required is 2.4 metres. Section 4.1.2 b	To permit a minimum interior side yard setback of 0.93 metres to an accessory building (shed).
3	The maximum lot coverage permitted is 30%. Exception 9(641), T-61	To permit a maximum lot coverage of 38.66%.

The subject lands are zoned R4 – Residential Zone and subject to the provisions of Exception 9(641) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The minimum rear yard setback required is 7.5 metres. Exception 9(641), T-61	To permit a minimum rear yard setback of 1.56 metres to an accessory building (shed).
5	The minimum interior side yard setback required is 1.2 metres. Exception 9(641), T-61	To permit a minimum interior side yard setback of 0.93 metres to an accessory building (shed).
6	The maximum lot coverage permitted is 30%. Exception 9(641), T-61	To permit a maximum lot coverage of 37.73%.

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.
2	Air Conditioner and/or Heat Pump Units shall be permitted in the interior side yard with a minimum setback of 0.6 metres and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

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
From: Treasurer Nancy Tuckett, Director of Development Planning
Date: May 18, 2022
Name of Owner: Debbie Chabachevitch & Alexandre Chabachevitch
Location: 99 Vaughan Boulevard
File No.(s): A100/22

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

1. To permit a minimum rear yard setback of 1.56 metres to an accessory building (shed).
2. To permit a minimum interior side yard setback of 0.93 metres to an accessory building (shed).
3. To permit a maximum lot coverage of 38.66%.

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

1. The minimum rear yard setback required is 2.4 metres.
2. The minimum interior side yard setback required is 2.4 metres.
3. The maximum lot coverage permitted is 30%.

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

4. To permit a minimum rear yard setback of 1.56 metres to an accessory building (shed).
5. To permit a minimum interior side yard setback of 0.93 metres to an accessory building (shed).
6. To permit a maximum lot coverage of 37.73%.

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

4. The minimum rear yard setback required is 2.4 metres.
5. The minimum interior side yard setback required is 2.4 metres.
6. The maximum lot coverage permitted is 30%.

Official Plan:

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

Comments:

The Owner is requesting permission to construct a shed with the above noted variances.

The Development Planning Department has no objection to Variance 1, 2, 4 and 5, as the reduction to the rear and interior side yard setbacks will not pose a significant visual impact to nor impact the function of the abutting uses. The rear yard setback of 1.56 m and side yard setback of 0.93 m also maintains an appropriate area for access and drainage and will not impact the abutting properties.

The existing dwelling and its eaves have a lot coverage of 35.5% and 0.96% respectively, while the proposed shed will have a lot coverage of 2.2%. The dwelling's footprint, which is larger than what the by-law permits, was approved by the Ontario Municipal Board, case PL150901, in March 2016. There are no proposed changes to the existing single detached dwelling, however, the maximum lot coverage is proposed to increase to recognize the shed and the dwelling's eaves. By-law 001-2021 now includes eaves as part of lot coverage. The dwelling coverage is consistent with previous approvals in the neighbourhood and will not pose a significant visual impact to the adjacent properties or streetscape. In addition, the shed's coverage does not present significant mass within the rear yard for either the subject property or abutting lots. The increase in total lot coverage is minor in nature relative to the requirement under Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in-effect. As such, the Development Planning Department has no objection to Variances 3 and 6 for the increase in lot coverage.

Accordingly, the Development Planning Department can support the required variances 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-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None

Comments Prepared by:

Michelle Perrone, Planner 1
Chris Cosentino, Senior Planner
David Harding, Senior Planner

Date: May 2nd , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A100-22**

Related Files:

Applicant Debbie Chabachevitch and Alexandre Chbachevitch

Location 99 Vaughan Boulevard



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: A100/22, REQUEST FOR COMMENTS - Vaughan - 99 Vaughan Boulevard, Thornhill

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

Sent: May-03-22 12:11 PM

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

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

Subject: [External] RE: A100/22, REQUEST FOR COMMENTS - Vaughan - 99 Vaughan Boulevard, Thornhill

Good afternoon 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: A100/22, REQUEST FOR COMMENTS - Vaughan - 99 Vaughan Boulevard, Thornhill

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

Sent: May-02-22 7:46 AM

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

Subject: [External] RE: A100/22, REQUEST FOR COMMENTS - Vaughan - 99 Vaughan Boulevard, Thornhill

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

Lenore Providence

Subject: FW: [External] RE: A100/22, REQUEST FOR COMMENTS - Vaughan - 99 Vaughan Boulevard, Thornhill

From: York Plan <yorkplan@trca.ca>

Sent: May-02-22 9:19 AM

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

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

Subject: [External] RE: A100/22, REQUEST FOR COMMENTS - Vaughan - 99 Vaughan Boulevard, Thornhill

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property. Furthermore, the site is not within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, so no water balance would be required.

Should further clarification be required, please contact the undersigned at your convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Manager – Toronto, Durham & York East Review Areas

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

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



SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
B031/15	08/27/2015	Approved by COA

NOTICE OF DECISION

CONSENTS

FILE NUMBER: B031/15

APPLICANT: CIRO & RITA POLSINELLI

PROPERTY: Part of Lot 6, Concession 2 (Lot 31, Registered Plan 3541) municipally known as 99 Vaughan Blvd, Thornhill.

ZONING: The subject lands are zoned R4, Residential Zone 4 subject to Exception 9(641) under By-law 1-88 as amended.

PURPOSE: The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketch for the creation of a new lot, together with all required easements and right of ways, for residential purposes, and retain the lands marked "B" on the attached sketch for residential purposes.

Currently there is one residential dwelling on the subject lands with the retained lands being vacant.

BACKGROUND INFORMATION Minor Variance Applications A220/15 & A221/15 to be heard with this application

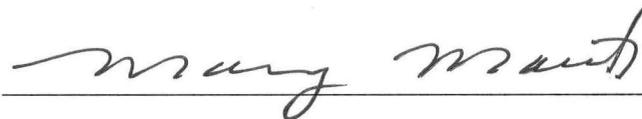
Sketches are attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **AUGUST 27, 2015.**

MOVED BY:



SECONDED BY:



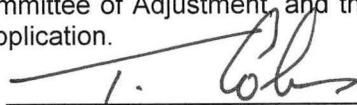
THAT Application No. **B031/15, CIRO & RITA POLSINELLI**, be **APPROVED**, in accordance with the sketch attached and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Development Finance and Investments Department (contact Terry Liuni to have this condition cleared).
2. The owner shall pay all taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Development Finance and Investments Department (contact Terry Liuni to have this condition cleared).
3. That the applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
4. That the Owner demolish the existing dwelling to the satisfaction of the Building Standards Department.
5. The Owner shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject land to the satisfaction of the Development Engineering and Infrastructure Planning Services Department. The Owner shall submit a draft reference plan to the Development Engineering and Infrastructure Planning Services Department for review prior to deposit, if required to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.
6. The Owner shall provide a conceptual site grading and servicing plan for the severed and retained lands, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department. The conceptual plan should identify all existing and proposed services,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	AUGUST 27, 2015
Date of Notice:	SEPTEMBER 4, 2015
Last Date of Appeal:	SEPTEMBER 24, 2015

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the **\$690.00** processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of **\$125.00** for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

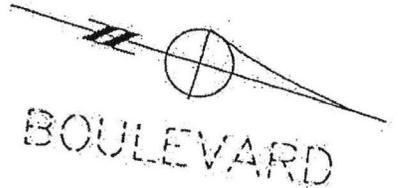
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

NOTES

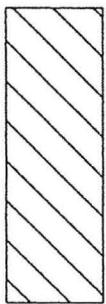
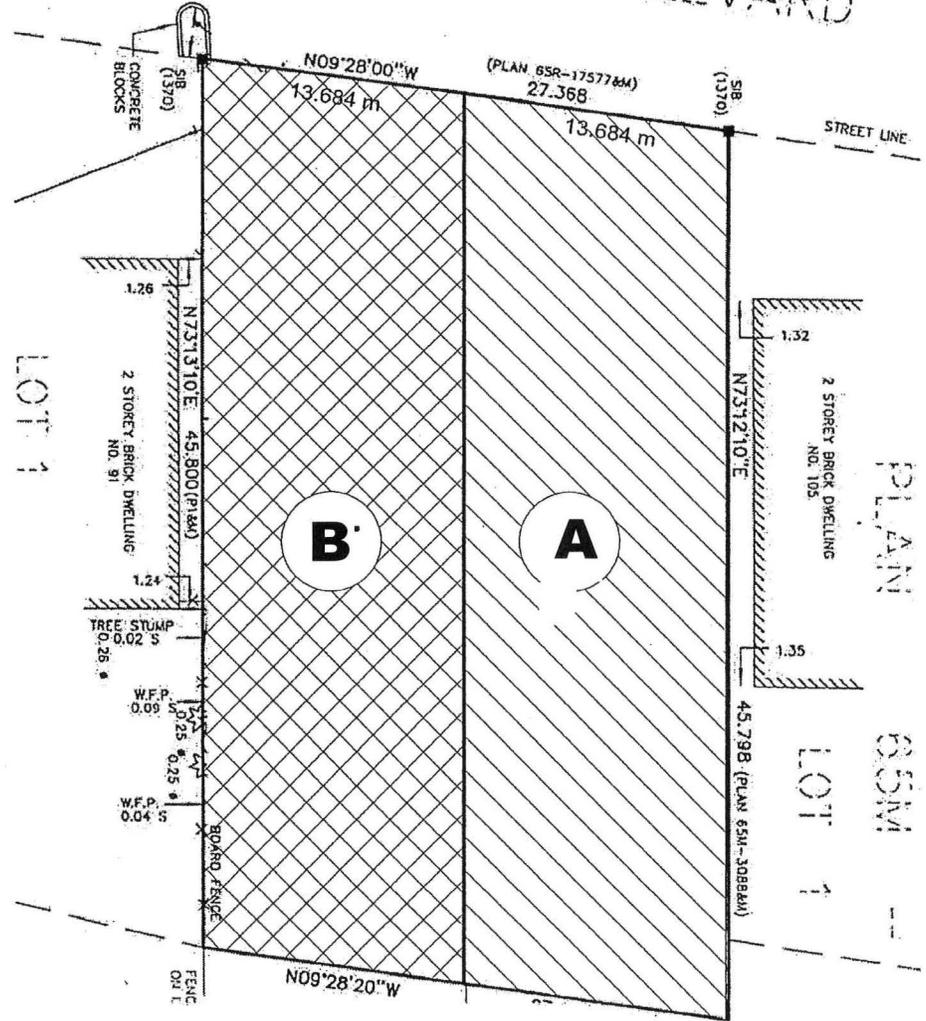
1. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.
2. A Certificate pursuant to Subsection 53(21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

B031/15

99 VAUGHAN BLVD.



VAUGHAN BOULEVARD



LAND TO BE RETAINED
619.28 sq.m.
(6665.89 SQ.FT.)



LAND TO BE SEVERED
620.17 sq.m.
(6675.48 SQ.FT.)

Location Map

B031/15, A220/15, A221/15 - 99 Vaughan Boulevard, Thornhill



Sources: Esri, HERE, DeLorme, Intermap, increment P

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

CONSENTSPlease refer to the file number: **B031/15**

Address all correspondence to the Secretary-Treasurer

NOTICE TO THE OWNER

The Committee of Adjustment has approved your application for consent, subject to certain conditions.

A copy of the "Notice of Decision" is attached, together with relevant information concerning appeal procedures for the decision.

If the decision is not appealed, you will receive a notice that it is "Final and Binding", when the appeal period has expired. When the application is Final and Binding it will be appropriate for you to fulfil the conditions of approval.

All conditions must be fulfilled before a Certificate of Official can be issued by the Secretary-Treasurer certifying that consent has been given. These conditions must be fulfilled not later than the date set out in the decision.

The period for fulfilling conditions cannot be extended.

Although you may have appointed an agent to act on your behalf in the application, it is your responsibility, as the owner, to ensure that all conditions are fulfilled in time. Failure to do so will result in the decision being deemed to have been refused, pursuant to subsection 53(41) of The Planning Act, and your application file will be closed.

NO FURTHER NOTICE OF THE LAST DAY FOR FULFILLING CONDITIONS WILL BE GIVEN.

Respectfully,



Todd Coles, BES, MCIP, RPP
Manager of Development Services and
Secretary-Treasurer to Committee of Adjustment
City of Vaughan

CONSENTSPlease refer to the file number: **B031/15**

Address all correspondence to the Secretary-Treasurer

TO: OWNER/AGENT/SOLICITOR**SUBJECT: FULFILMENT OF CONDITIONS OF APPROVAL****Please note carefully the following:**

1. All conditions of approval must be fulfilled before a Certificate of Official pursuant to subsection 42 of Section 53 of The Planning Act can be issued. Unnecessary delay in the issue of the Certificate can be avoided by observing the following procedures:

(a) **CONDITIONS CONCERNING THE MUNICIPALITY IN WHICH THE SUBJECT LAND IS LOCATED:**

Payment of lot levy, fees, deed for road widening requests for written advice, agreements, etc., must be forwarded directly to the Municipality, together with a request that a certificate that such conditions have been fulfilled, be forwarded to the Secretary-Treasurer (standard certificate forms have been provided to the Municipality for the purpose).

(b) **CONDITIONS CONCERNING THE REGIONAL MUNICIPALITY OF YORK:**

- (i) Deed for road widening - must be forwarded directly to the Regional Solicitors,

17250 Yonge Street
P. O. Box 147
Newmarket, Ontario
L3Y 6Z1

together with necessary certification that the land described in the deed is free of all encumbrances. The deed must be accompanied by a white print of the deposited Reference Plan referred to in the deed.

- (ii) Payment of a Regional Development Charge is payable to the City of Vaughan and is to be deposited with the City Treasurer in accordance with the Development Charges Act and Regional By-law DC1-91-136.

(c) **CONDITIONS CONCERNING OTHER AGENCIES:**

(i.e. Conservation Authorities, Ministry of Transportation, railways, etc.)

Requests for written advice, permits, etc., must be forwarded directly to the Agency concerned, together with a request that the information required by the Committee be forwarded to the Secretary-Treasurer.

PLEASE INCLUDE OWNER'S NAME AND APPLICATION NUMBER WITH ANY MATERIAL FORWARDED TO THE ABOVE MUNICIPALITIES AND AGENCIES.

2. It is the owner's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision not later than the date set out in the decision. Failure to do so will result in a lapse of the consent and the file will be closed. Time limits set out in the decision **CANNOT** be extended. **NO FURTHER NOTICE WITH REGARD TO THE LAST DAY FOR FULFILLING CONDITIONS OF APPROVAL WILL BE GIVEN.**

CONSENTS**Committee of Adjustment Requirements
Electronic Registration
Planning Act
Consents - Section 53(42)**

Prior to electronic registration, a consent under Section 53(42) of the Planning Act could be issued in certificate form or be stamped directly on the document (Transfer/Deed, Transfer of Easement, Charge/Mortgage). Our usual practice was to stamp the consent on the document. Since the document itself had insufficient space to place the stamp, our practice was to stamp the consent on an attached schedule containing the legal description of the property to be severed.

Under electronic registration, since there is no opportunity to place a stamp on a paper document, our practice has been amended to issue the consent in certificate form.

In order to ensure that the legal description in the certificate matches that in the Notice of Decision, **we require a letter and a "Schedule Page" from the Applicant's Solicitor confirming the legal description of the subject lands, sufficient for registration purposes (the "Schedule Page" will be an attachment to the Certificate)**, and four copies of the deposited Reference Plan.

Once we have satisfied ourselves that the legal description provided by the Applicant's Solicitor is correct, and that all other conditions for the consent have been met, we will issue the certificate, and the solicitor may complete the registration of the Transfer or Charge.

To complete our file, we require that the applicant's solicitor provide us with registration particulars after registration has been completed.

For information purposes only:

On a Transfer or Transfer of Easement, one of the following statements on the electronic Transfer must be selected and completed:

Statement 100: a consent from the NAME has been obtained for this severance and contains the following conditions: INSERT CONDITIONS OR 'NONE'

Statement 101: The NAME has consented to this severance herein: IMPORT CONSENT (i.e. scan the consent and attach it or type the consent verbatim).

As neither Statement 100 nor 101 appears in a Charge document, the consent must be typed verbatim or scanned and attached to the document in the Schedules section.

For information on electronic registration, please contact Teranet at 416-360-1190.



Todd Coles, BES, MCIP, RPP
Manager of Development Services and
Secretary-Treasurer to Committee of Adjustment
City of Vaughan

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A220/15

APPLICANT: CIRO & RITA POLSINELLI

PROPERTY: Part of Lot 6, Concession 2 (Lot 31, Registered Plan 3541) municipally known as 99 Vaughan Blvd, Thornhill.

ZONING: The subject lands are zoned R4, Residential Zone 4 subject to Exception 9(641) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a single family dwelling, as follows:

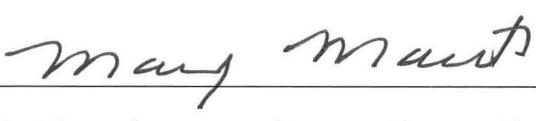
PROPOSAL: 1. To permit a maximum lot coverage of 35%.

BY-LAW REQUIREMENT: 1. A maximum lot coverage of 30% is permitted.

BACKGROUND INFORMATION: Other Planning Act Applications
 The land which is the subject in this application was also the subject of another application under the Planning Act: Consent Application B031/15 & Minor Variance Application A221/15 to be heard with this application.

Sketches are attached illustrating the request.

MOVED BY: 

SECONDED BY: 

THAT the Committee is of the opinion that the variances sought, cannot be considered minor and are not desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will not be maintained.

THAT Application No. **A220/15, CIRO & RITA POLSINELLI**, be **REFUSED**.

CARRIED

CHAIR: 

Signed by all members present who concur in this decision:


 A. Perrella,
 Chair

ABSENT
 H. Zheng,
 Vice Chair


 R. Buckler,
 Member

ABSENT
 J. Cesario,
 Member


 M. Mauti,
 Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: AUGUST 27, 2015

Last Date of Appeal: SEPTEMBER 16, 2015

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

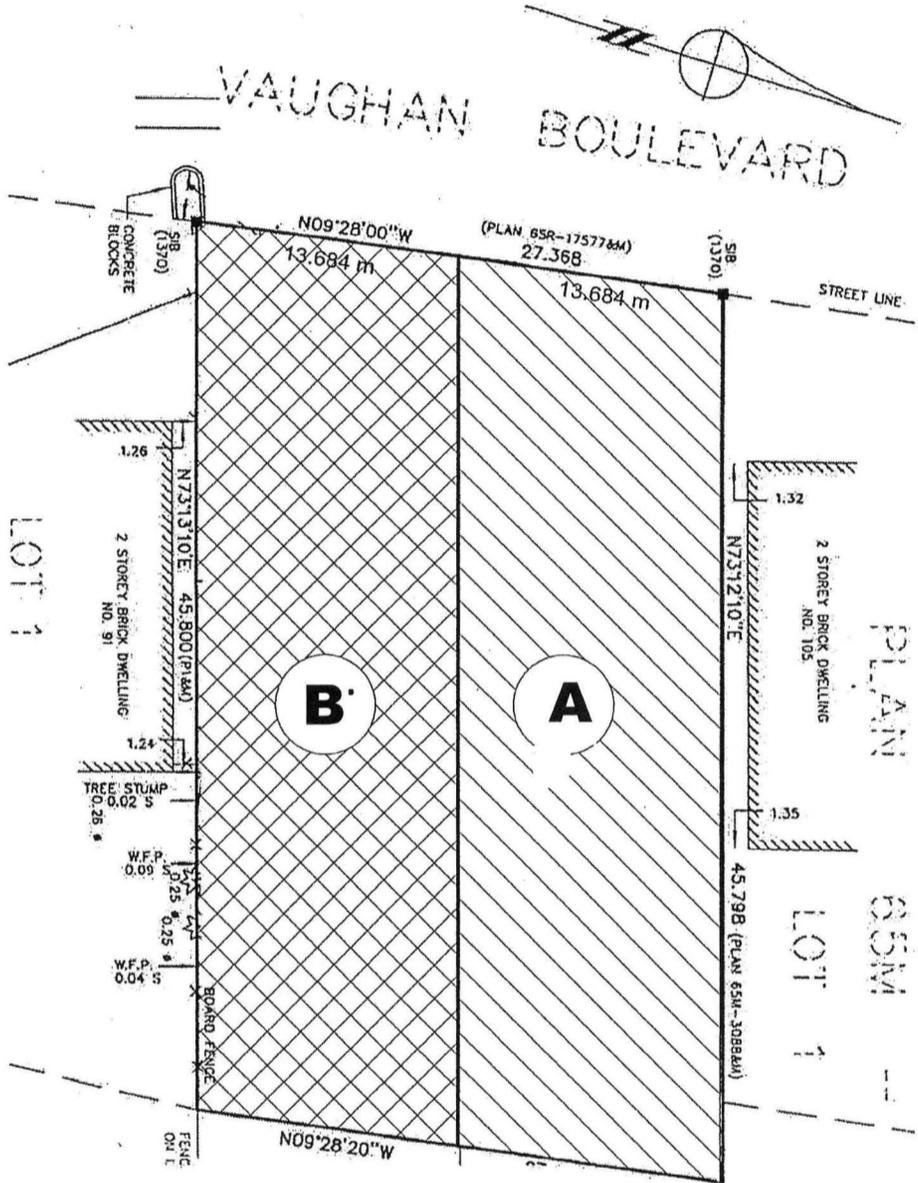
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$690.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

LOT COVERAGE = 35%

A220/15

99 VAUGHAN BLVD.



LAND TO BE SEVERED
620.17 sq.m.
(6675.48 SQ.FT.)



LAND TO BE RETAINED
619.28 sq.m.
(6665.89 SQ.FT.)

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A221/15

APPLICANT: CIRO & RITA POLSINELLI

PROPERTY: Part of Lot 6, Concession 2 (Lot 31, Registered Plan 3541) municipally known as 99 Vaughan Blvd, Thornhill.

ZONING: The subject lands are zoned R4, Residential Zone 4 subject to Exception 9(641) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a single family dwelling, as follows:

PROPOSAL: 1. To permit a maximum lot coverage of 35%.

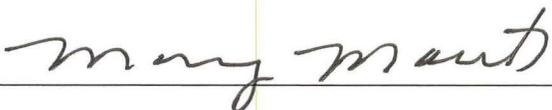
BY-LAW REQUIREMENT: 1. A maximum lot coverage of 30% is permitted.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

Consent Application B031/15 & Minor Variance Application A220/15 to be heard with this application.

Sketches are attached illustrating the request.

MOVED BY: 

SECONDED BY: 

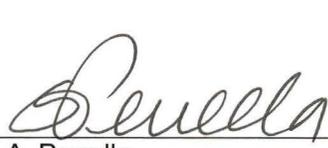
THAT the Committee is of the opinion that the variances sought, cannot be considered minor and are not desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will not be maintained.

THAT Application No. **A221/15, CIRO & RITA POLSINELLI**, be **REFUSED**.

CARRIED

CHAIR: 

Signed by all members present who concur in this decision:


A. Perrella,
Chair

ABSENT
H. Zheng,
Vice Chair

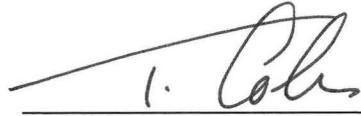

R. Buckler,
Member

ABSENT
J. Cesario,
Member


M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	AUGUST 27, 2015
Last Date of Appeal:	SEPTEMBER 16, 2015

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

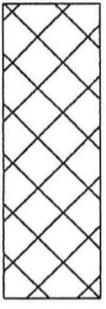
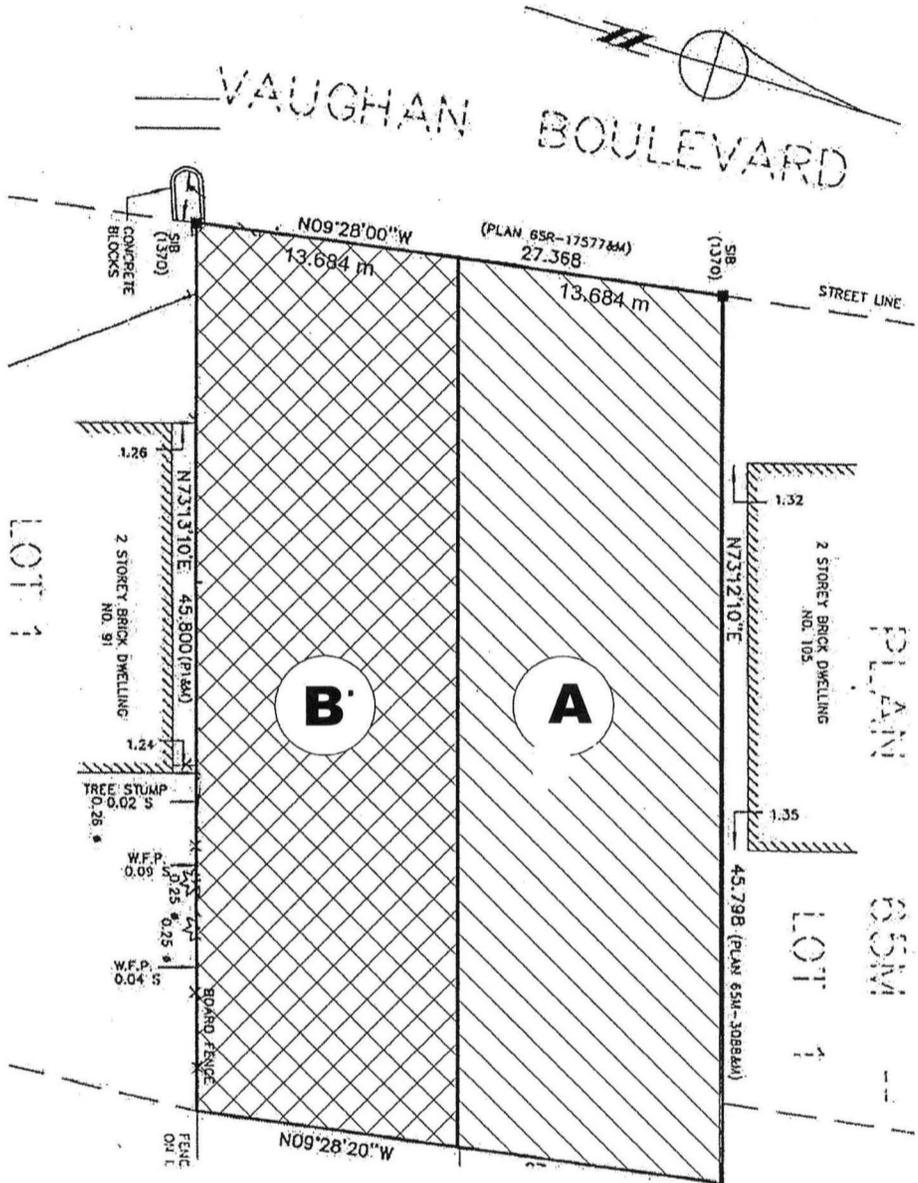
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$690.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

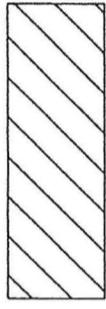
LOT COVERAGE = 35%

A221/15

99 VAUGHAN BLVD.



LAND TO BE SEVERED
620.17 sq.m.
(6675.48 SQ.FT.)



LAND TO BE RETAINED
619.28 sq.m.
(6665.89 SQ.FT.)



Location Map

B031/15, A220/15, A221/15 - 99 Vaughan Boulevard, Thornhill



Sources: Esri, HERE, DeLorme, Intermap, increment P

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.