

**ITEM 6.4:**

**COMMITTEE OF ADJUSTMENT REPORT  
CONSENT APPLICATION  
B012/22  
88 Hurricane Ave Woodbridge**

**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.*

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

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Agent	Alexander Planning Inc.	63 Gunning Crescent	05/30/2022	Cover Letter

**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.

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
CONSENT APPLICATION  
B012/22  
88 Hurricane Ave Woodbridge**

**FILE MANAGER:** Pravina Attwala, Administrative Coordinator - Committee of Adjustment

<b>ITEM NUMBER: 6.4</b>	<b>CITY WARD #: 2</b>
<b>APPLICANT:</b>	Mario Valdo Natale Asta & Michael Anthony Cambareri
<b>AGENT:</b>	Alexander Planning Inc. (Deborah Alexander)
<b>PROPERTY:</b>	88 Hurricane Avenue, Woodbridge
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	B012/22, A172/22 & A173/22
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for residential purposes, approximately 512.00 square metres and retain a parcel of land approximately 455.00 square metres. Both the severed and retained land will have frontage onto Fran Drive and the existing single family dwelling will be required to be demolished as a condition of approval.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday , September 22, 2022  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto: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.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:

- ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conformity to the City of Vaughan Official Plan.
- ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act.

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**

<b>Date Public Notice Mailed:</b>	September 8, 2022
<b>Date Applicant Confirmed Posting of Sign:</b>	September 8, 2022

## COMMITTEE OF ADJUSTMENT COMMENTS

<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant <b>prior</b> to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <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.</small>  <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small>  <small>*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
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	General Comments
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirm the legal description of both the severed and retained land.</li> <li>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</li> <li>3. That the applicant provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>

## BUILDING STANDARDS (ZONING) COMMENTS

<b>**See Schedule B for Building Standards (Zoning) Comments.</b>	
<b>Building Standards Recommended Conditions of Approval:</b>	A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished prior to the issuance of a building permit for any replacement dwelling(s).

## DEVELOPMENT PLANNING COMMENTS

<b>**See Schedule B for Development Planning Comments. Application under review</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	

## DEVELOPMENT ENGINEERING COMMENTS

<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
The Development Engineering (DE) Department does not object to consent application B012/22 subject to the following condition(s):	
<b>Development Engineering Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. The Owner/applicant shall prepare and register a reference plan at their expense showing all easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.</li> <li>2. The Owner/applicant shall contact the Development Inspection and Lot Grading Division of the Development Engineering Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> to apply for the</li> </ol>

## DEVELOPMENT ENGINEERING COMMENTS

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

required service connections for the severed and retained lands as per City Design Criteria Standards, which must include the submission of a servicing and lot grading plan. The Development Inspection and Grading Division will provide a cost estimate for the installation of the required services to the Owner/applicant. The Owner/applicant shall pay all applicable fee(s) including the servicing cost estimate and administrative fees to the Development Inspection and Lot Grading Division. The Owner/applicant shall then provide confirmation to the COA application engineering reviewer that the applicable fees have been paid. (The Owner/applicant is strongly encouraged to initiate the process as early as possible to allow sufficient time to complete the application, as it may take 4-6 weeks)

## PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment at this time.

<b>PFH Recommended Conditions of Approval:</b>	None
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## DEVELOPMENT FINANCE COMMENTS

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

<b>Development Finance Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>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 Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> <li>2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> </ol>
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## REAL ESTATE COMMENTS

General comments

<b>Real Estate Recommended Conditions of Approval:</b>	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 Director of Real Estate. Payment shall be made by certified cheque only.
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## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments no concerns

<b>BCLPS Recommended Conditions of Approval:</b>	None
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## BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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## FIRE DEPARTMENT COMMENTS

No comments received to date

<b>Fire Department Recommended Conditions of Approval:</b>	None
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## SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

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

Should the Committee find it appropriate to approve this application, 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	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant’s solicitor confirm the legal description of both the severed and retained land.</li> <li>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</li> <li>3. That the applicant provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> </ol>
2	Building Standards, Zoning Section <a href="mailto:punya.marahatta@vaughan.ca">punya.marahatta@vaughan.ca</a>	A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished prior to the issuance of a building permit for any replacement dwelling(s).
3	Development Planning <a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>	Application under review
4	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	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

## 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.

		decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
5	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner/applicant shall prepare and register a reference plan at their expense showing all easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.</li> <li>2. The Owner/applicant shall contact the Development Inspection and Lot Grading Division of the Development Engineering Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> to apply for the required service connections for the severed and retained lands as per City Design Criteria Standards, which must include the submission of a servicing and lot grading plan. The Development Inspection and Grading Division will provide a cost estimate for the installation of the required services to the Owner/applicant. The Owner/applicant shall pay all applicable fee(s) including the servicing cost estimate and administrative fees to the Development Inspection and Lot Grading Division. The Owner/applicant shall then provide confirmation to the COA application engineering reviewer that the applicable fees have been paid. (The Owner/applicant is strongly encouraged to initiate the process as early as possible to allow sufficient time to complete the application, as it may take 4-6 weeks)</li> </ol>
6	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>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 Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> <li>2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> </ol>
7	York Region <a href="mailto:niranjan.rajevan@york.ca">niranjan.rajevan@york.ca</a>	Prior to the approval of the consent application, the Region requests that the City of Vaughan confirm through email that adequate water supply and sewage capacity has been allocated for the proposed new lot.

## IMPORTANT INFORMATION – PLEASE READ

**CONDITIONS:** Conditions must be fulfilled within two years from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

**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**

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO URBAN ACCURACY PER SEC 14 (2) OF O.REG. 216/10			
POINT ID	NORTHING	EASTING	
A	4849786.190	612290.201	
B	4849772.641	612355.457	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

**PLAN 65R-**  
RECEIVED AND DEPOSITED

DATE .....

DATE .....

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (No. 65)

JAMES A. AGYEMANG B.Eng.  
REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (No. 65)

PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA M <sup>2</sup>	NAME OF MOST RECENT TRANSFEREE
1				467.1	
2	11	4735	03308-1032 (LT)	453.8	D'AMICO VINCENZO
3				45.1	D'AMICO CATERINA
4				2.1	

PART 3 - SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. WB3395

**LOT 11, REGISTERED PLAN 4735**  
(GEOGRAPHIC TOWNSHIP OF WOODBRIDGE)  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

YOUNG & YOUNG SURVEYING INC.  
ONTARIO LAND SURVEYORS

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE ..... DAY OF ..... 2022

DATE \_\_\_\_\_

JAMES A. AGYEMANG B.Eng.  
ONTARIO LAND SURVEYOR

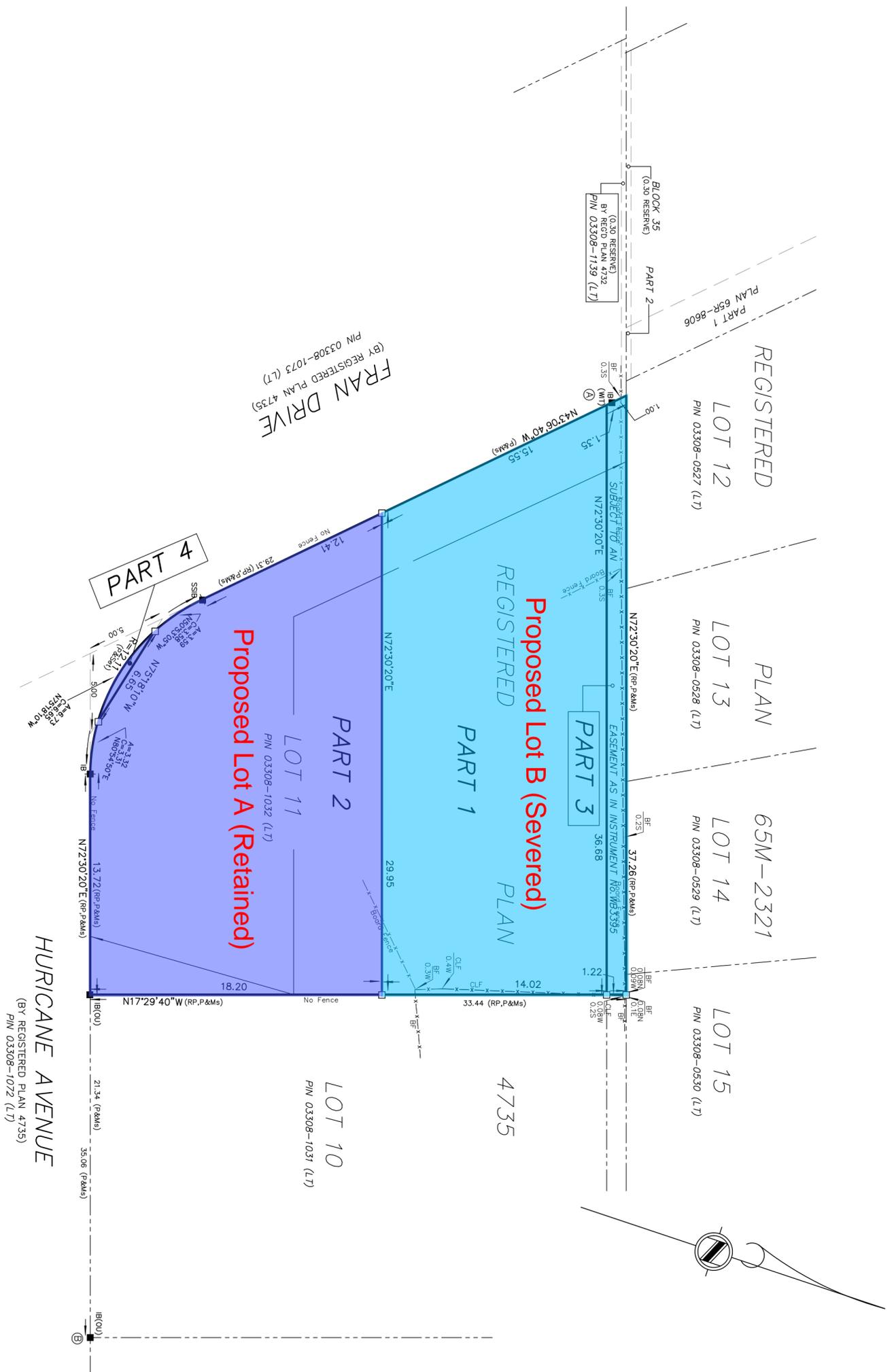


2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1  
PHONE 905.951.6000 - FAX 905.857.4811  
www.youngsurveying.ca - info@youngsurveying.ca

PARTY CHIEF: P DRAWN BY: LV CHECKED BY: JA

CLIENT: \_\_\_\_\_

PROJECT No. 22-B7843-RP



OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO URBAN ACCURACY PER SEC 14 (2) OF O.REG. 216/10			
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DATE \_\_\_\_\_

JAMES A. AGYEMANG B.Eng.  
ONTARIO LAND SURVEYOR



2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1  
PHONE 905.951.6000 - FAX 905.857.4811  
www.youngsurveying.ca - info@youngsurveying.ca

PARTY CHIEF: P DRAWN BY: LV CHECKED BY: JA

CLIENT: \_\_\_\_\_

PROJECT No. 22-B7843-RP

**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (TOPNET) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010).

**BEARING ROTATION NOTE**  
FOR BEARING COMPARISONS, A ROTATION OF 1°35'40" COUNTER CLOCKWISE WAS APPLIED TO REGISTERED PLAN 4735 TO CONVERT TO GRID BEARINGS.

**DISTANCE NOTE**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996548

**LEGEND**

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- Ms DENOTES MEASURED
- P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY YOUNG & YOUNG SURVEYING INC., O.L.S., DATED MARCH 22, 2022.
- RP DENOTES REGISTERED PLAN 4735
- BF DENOTES BOARD FENCE

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO URBAN ACCURACY PER SEC 14 (2) OF O.REG. 216/10			
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2. THE SURVEY WAS COMPLETED ON THE ..... DAY OF ..... 2022

DATE .....

JAMES A. AGYEMANG B.Eng.  
ONTARIO LAND SURVEYOR



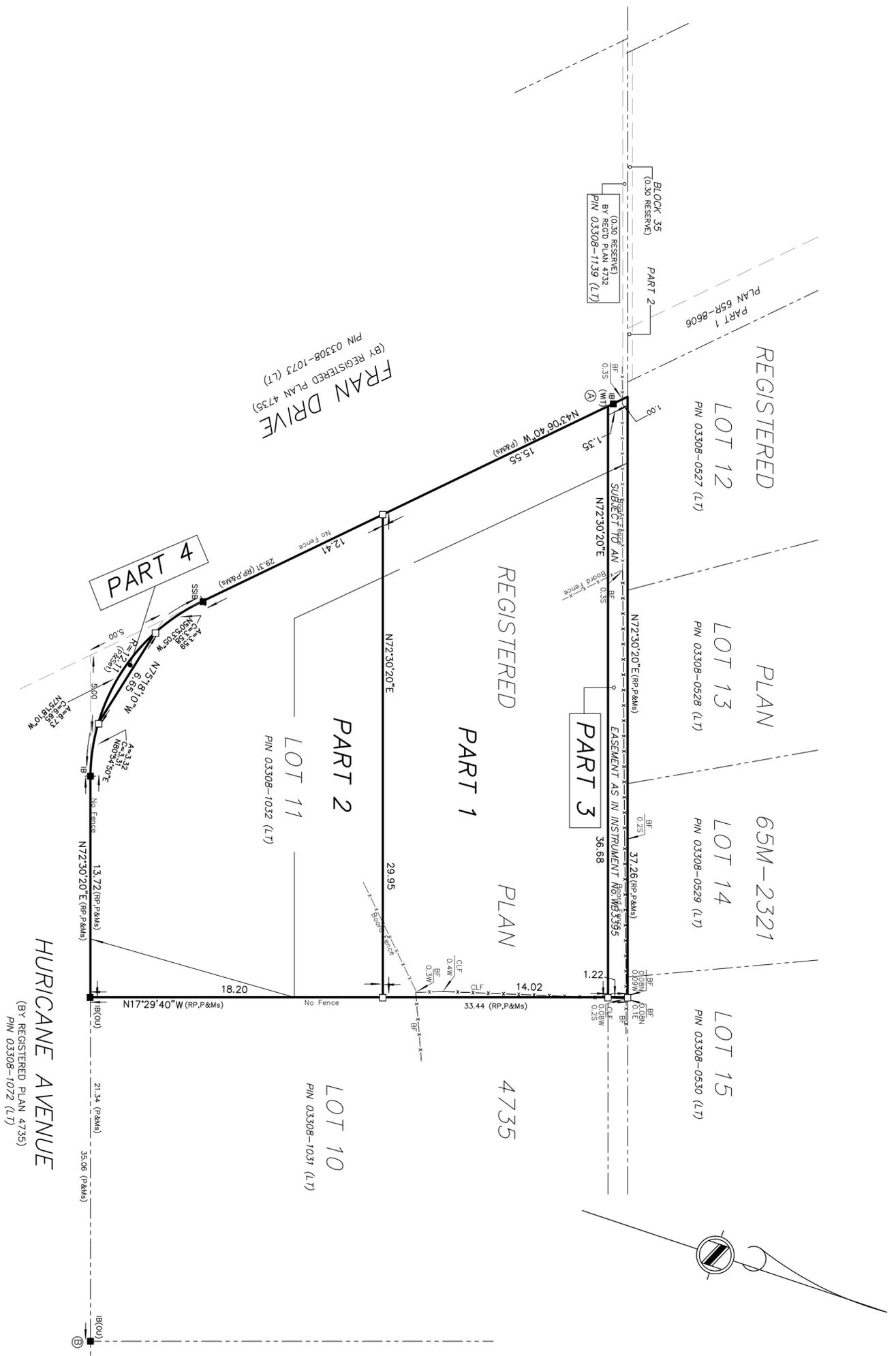
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1  
PHONE 905.951.6000 - FAX 905.857.4811  
www.youngsurveying.ca - info@youngsurveying.ca

PARTY CHIEF: P DRAWN BY: LV CHECKED BY: JA

CLIENT: .....

PAN# = F:\PROJECTS\2022\B7843\WSP\B7843-RP.DWG

**PROJECT No. 22-B7843-RP**



**LEGEND**

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- Ms DENOTES MEASURED
- P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY YOUNG & YOUNG SURVEYING INC., O.L.S., DATED MARCH 22, 2022.
- RP DENOTES REGISTERED PLAN 4735
- BF DENOTES BOARD FENCE

**METRIC**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (TOPNET) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010).

**BEARING ROTATION NOTE**

FOR BEARING COMPARISONS, A ROTATION OF 1°35'40" COUNTER CLOCKWISE WAS APPLIED TO REGISTERED PLAN 4735 TO CONVERT TO GRID BEARINGS.

**DISTANCE NOTE**

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996548



**SURVEYOR'S REAL PROPERTY REPORT (PART 1)**  
**SHOWING TOPOGRAPHIC FEATURES**  
**LOT 11, REGISTERED PLAN 4735**  
 (GEOGRAPHIC TOWNSHIP OF WOODBRIDGE)  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:200  
 0 5 10 METRES

YOUNG & YOUNG SURVEYING INC.  
 ONTARIO LAND SURVEYORS  
 © 2022

**METRIC**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESCRIPTION OF LAND
PART 2
LOT 11, REGISTERED PLAN 4735 (GEOGRAPHIC TOWNSHIP OF WOODBRIDGE) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK
COMPLIANCE WITH MUNICIPAL ZONING
NOT CERTIFIED BY THIS REPORT
REGISTERED EASEMENTS
SUBJECT TO AN EASEMENT AS IN INST. W83395
ADDITIONAL REMARKS
NOTE THE LOCATION OF THE FENCES, DRIVEWAY AND OVERHEAD WIRES IN RELATION TO THE PROPERTY LINES.

**BEARING NOTE**  
 BEARINGS ARE UTM GRID. BY REAL THE NETWORK (TORNET)  
 OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINALD3197.0).

**BEARING ROTATION NOTE**  
 FOR BEARING COMPARISONS, A ROTATION OF 1°35'40" COUNTER CLOCKWISE WAS APPLIED TO REGISTERED PLAN 4735 TO CONVERT TO GRID BEARINGS.

**BENCHMARK NOTE**  
 ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM YORK REGION BENCHMARK #46-70 HAVING AN ELEVATION 187.303 METRES.

**REVISION NOTE**  
 THE PLAN WAS REVISED ON APRIL 14, 2022 TO SHOW 4 ADDITIONAL TREES AND 1 ROOF-TOP ELEVATION.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 22ND DAY OF MARCH, 2022.

DATE: *Apr. 14, 2022*  
 GANESH SUNDAR BÉNGI  
 ONTARIO LAND SURVEYOR

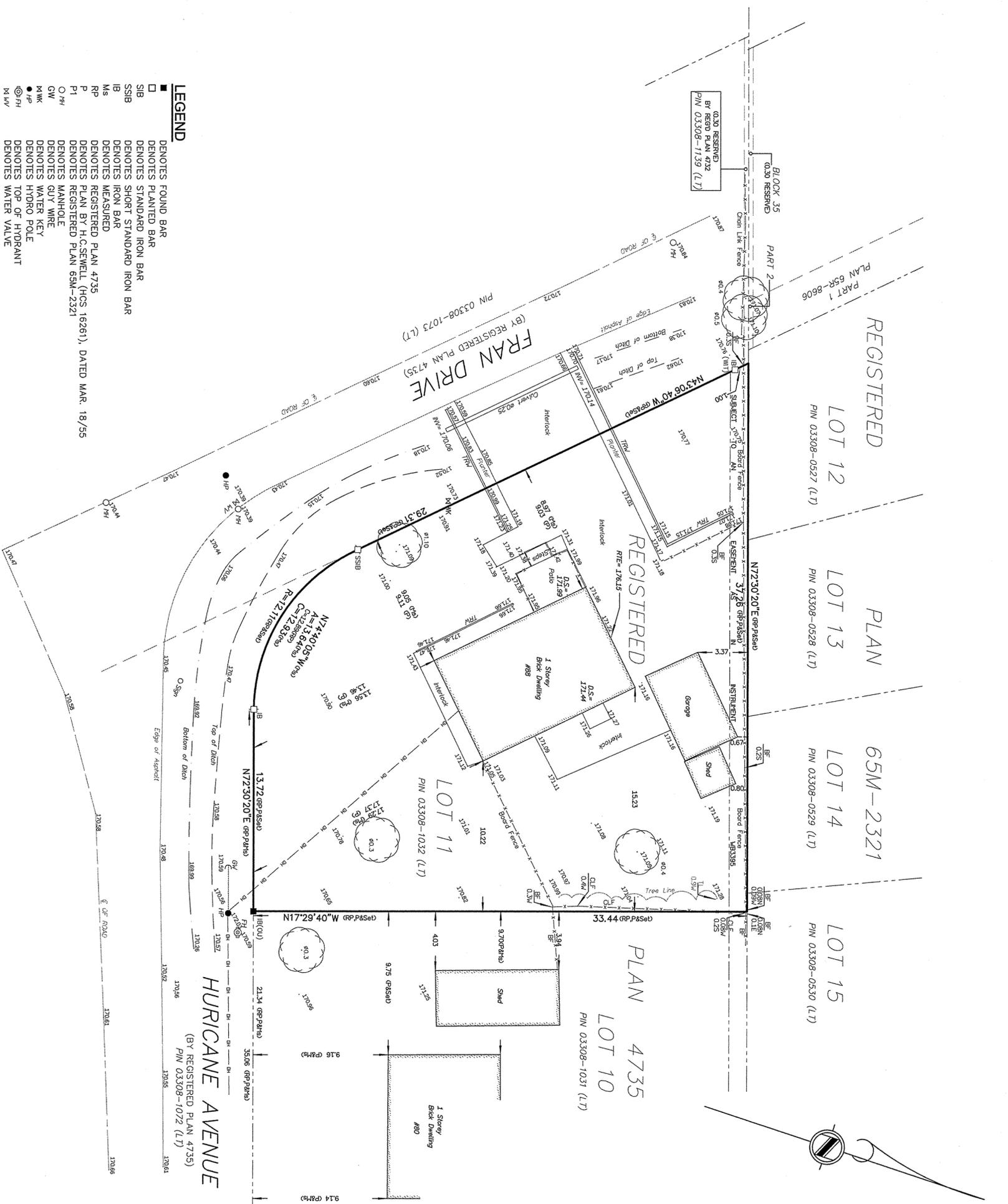


ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-23071

THIS PLAN IS NOT VALID  
 UNLESS IT IS AN UNBROSSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 In accordance with  
 Regulation 1026, Section 29(3).

2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1  
 PHONE 905.951.6000 - FAX 905.857.4811  
 www.youngsurveying.ca - info@youngsurveying.ca  
 CLIENT: MARIO ASTA DRAWN BY: LV CHECKED BY: GS  
 PROJECT No. 22-B7843

- LEGEND**
- DENOTES FOUND BAR
  - DENOTES PLANTED BAR
  - ▣ DENOTES STANDARD IRON BAR
  - ▤ DENOTES SHORT STANDARD IRON BAR
  - ▥ DENOTES IRON BAR
  - ▦ DENOTES MEASURED
  - ▧ DENOTES REGISTERED PLAN 4735
  - P DENOTES PLAN BY H.C. SEWELL (HCS 16261), DATED MAR. 18/55
  - P1 DENOTES REGISTERED PLAN 65M-2321
  - O<sub>1/4</sub> DENOTES MANHOLE
  - GW DENOTES WATER KEY
  - MWK DENOTES WATER KEY
  - HP DENOTES HYDRO POLE
  - DENOTES TOP OF HYDRANT
  - DENOTES WATER VALVE
  - M<sub>1/4</sub> DENOTES BOARD FENCE
  - BF DENOTES CHAIN LINK FENCE
  - CLF DENOTES TREE LINE
  - TL DENOTES TOP RETAINING WALL
  - TRW DENOTES ROOF-TOP ELEVATION
  - N DENOTES NORTH
  - E DENOTES EAST
  - S DENOTES WEST
  - W DENOTES WEST
  - C DENOTES CENTRE LINE
  - DENOTES DECIDUOUS TREE WITH DIAMETER
  - DENOTES OVERHEAD HYDRO LINES



<b>SCHEDULE B: STAFF &amp; AGENCY COMMENTS</b>				
<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X	X	General Comments w/Conditions
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B	X	X		General Comments
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under review
Building Standards (Zoning)	X	X		General Comments

**To:** Committee of Adjustment  
**From:** Punya S Marahatta, Building Standards Department  
**Date:** August 30, 2022  
**Applicant:** Mario Valdo Natale Asta & Michael Anthony Cambareri  
**Location:** PLAN RP4735 Lot 11 municipally known as 88 Hurricane Avenue  
**File No.(s):** B012/22

**Zoning Classification:**

The subject lands are zoned R2A – Second Density Residential under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Consent requested
1	Lot Frontage: The minimum Lot Frontage requirement for the severed lands is 15 metres. [Table 7-4]  The minimum Lot Frontage requirement for the retained lands is 15 metres. [Table 7-4]	The proposed lot frontage of 15.24 m for the severed lands complies with the minimum lot frontage requirement and therefore, no consent was requested.  The proposed lot frontage of 18.68m m for the retained lands complies with the minimum lot frontage requirement and therefore, no consent was requested.
2	Lot Area: The minimum Lot Area requirement for the severed lands is 450 m <sup>2</sup> . [Table 7-4]  The minimum Lot Area requirement for the retained lands is 450 m <sup>2</sup> . [Table 7-4]	The proposed lot area of 512.2 m <sup>2</sup> for the severed lands complies with the minimum lot area requirement therefore, no consent was requested.  The proposed lot area of 455.9 m <sup>2</sup> for the retained lands complies with the minimum lot area requirement therefore, no consent was requested.
3	Lot Depth: There is no requirement for minimum Lot Depth requirement for the conveyed lands and retained lands.	Not applicable.

The subject lands are zoned R3- R3 Residential Zone under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Consent Requested
4	Lot Frontage: The minimum Lot Frontage requirement for the severed lands is 12 metres. [Schedule A]  The minimum Lot Frontage requirement for the retained lands is 12 metres. [Schedule A]	The proposed lot frontage of 15.24 m for the severed lands complies with the minimum lot frontage requirement and therefore, no consent was requested.  The proposed lot frontage of 18.68 m for the retained lands complies with the minimum lot frontage requirement and therefore, no consent was requested.
5	Lot Area: The minimum Lot Area requirement for the severed lands is 360 m <sup>2</sup> . [Schedule A]	The proposed lot area of 512.2 m <sup>2</sup> for the severed lands complies with the

	The minimum Lot Area requirement for the retained lands is 360 m <sup>2</sup> . [Schedule A]	<p>minimum lot area requirement therefore, no consent was requested.</p> <p>The proposed lot area of 455.9 m<sup>2</sup> for the retained lands complies with the minimum lot area requirement therefore, no consent was requested.</p>
6	<p>Lot Depth:</p> <p>There is no requirement for minimum Lot Depth requirement for the conveyed lands and retained lands.</p>	Not applicable.

**Other Comments:**

General Comments	
1	--

**Conditions of Approval:**

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

A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished prior to the issuance of a building permit for any replacement dwelling(s).

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

**Date:** September 1<sup>st</sup> , 2021

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **B012-22**

**Related Files:**

**Applicant:** Asta, Mario Valdo Natale Cambareri, Michael Anthony

**Location** 88 Hurricane Ave



Discover the possibilities

### COMMENTS:

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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:

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

**Phone:** 1-877-963-6900 ext. 31297

**Phone:** 416-302-6215

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

**From:** [CP Proximity-Ontario](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] RE: B012/22, A172/22 & A173/22 (88 HURRICANE AVENUE) - REQUEST FOR COMMENTS  
**Date:** Tuesday, September 6, 2022 5:13:14 PM  
**Attachments:** [image002.png](#)

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Good Afternoon,

**RE: Comments on B012/22, A172/22 & A173/22 (88 HURRICANE AVENUE), within 500m of CP Rail line**

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>.

CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s):

"Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

CP Proximity Ontario



**CP Proximity Ontario**  
**[CP\\_Proximity-Ontario@cpr.ca](mailto:CP_Proximity-Ontario@cpr.ca)**  
7550 Ogden Dale Road SE, Building 1  
Calgary AB T2C 4X9

---

**From:** Pravina Attwala <Pravina.Attwala@vaughan.ca>

**Sent:** August 30, 2022 12:55 PM

**To:** rowcentre@bell.ca; carrie.gordon@bell.ca; developmentservices@york.ca; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca; engineeringadmin@powerstream.ca; TC Energy <TCEnergy@mhbcplan.com>; CP Proximity-Ontario <CP\_Proximity-Ontario@cpr.ca>

**Subject:** B012/22, A172/22 & A173/22 (88 HURRICANE AVENUE) - REQUEST FOR COMMENTS

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

---

Hello,

Please email comments and recommendations on the above noted application to [cofa@vaughan.ca](mailto:cofa@vaughan.ca). If you wish to be notified of the decision, please confirm in writing. Please note due to file size the related minor variance applications will be sent under separate email.

The deadline to submit comments on this application is **September 12, 2022**.

Should you have any questions or require additional information please contact the undersigned.

Regards

**Pravina Attwala**  
**Administrative Co-ordinator, Committee of Adjustment**  
905-832-8585, ext. 8002 [pravina.attwala@vaughan.ca](mailto:pravina.attwala@vaughan.ca)

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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IMPORTANT NOTICE - AVIS IMPORTANT -----

## Pravina Attwala

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**Subject:** FW: [External] RE: B012/22, A172/22 & A173/22 (88 HURRICANE AVENUE) - REQUEST FOR COMMENTS

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**From:** Development Services <developmentsservices@york.ca>  
**Sent:** September-12-22 4:32 PM  
**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>  
**Cc:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: B012/22, A172/22 & A173/22 (88 HURRICANE AVENUE) - REQUEST FOR COMMENTS

Hi Pravina,

The Regional Municipality of York has completed its review of the above minor variances (A172/22 & A173/22) and has no comment.

Additionally, York Region has reviewed the above noted consent application (B012/22) and offers the following condition:

1. Confirmation of Servicing Allocation

“Prior to the approval of the consent application, the Region requests that the City of Vaughan confirm through email that adequate water supply and sewage capacity has been allocated for the proposed new lot.”

Many thanks,  
Niranjan

**Niranjan Rajevan, M.Pl.** | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)  
*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Agent	Alexander Planning Inc.	63 Gunning Crescent	05/30/2022	Cover Letter

May 30, 2022

Ms. Christine Vigneault  
Manager, Development Services and  
Secretary Treasurer to Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Ms. Vigneault,

**Re: Minor Variance and Consent Applications  
88 Hurricane Avenue, Lot 11, Plan 4735**

Alexander Planning Inc. represents Mario Asta and Michael Cambareri, Owners of property located at 88 Hurricane Avenue with regard to planning matters associated with their property. We are pleased to submit an Application for Minor Variance and Consent to divide the existing lot to produce one new lot for single detached residential development. Variances related to minimum driveway distance to an intersection and maximum building height are required.

In support of these applications for Minor Variance and Consent, please find enclosed the following documents:

- Application Form for Minor Variance and Consent (completed electronically)
- Owner's Authorization;
- Site Plan depicting Severed and Retained Parcels with requested Variance marked;
- Lot A & Lot B Architectural Set prepared by Alex Gouldburn dated May 24, 2022;
- Grading and Servicing Plan prepared by ASR Engineers dated March 9, 2022;
- Variance Chart;
- Topographical Survey prepared by Young & Young Surveying dated April 14, 2022;
- Draft Reference Plan prepared by Young & Young Surveying Inc. depicting the proposed severance;
- Arborist Report and Tree Inventory and Protection Plan prepared by Thomson Watson Consulting Arborist dated April 26, 2022;
- Tree Declaration Form completed by Owner;
- Tree Permit Form completed by Owner;
- Planning Justification Brief dated May 2022, prepared by Alexander Planning Inc.;
- The Application Fee of \$10,185.00 representing the fee for Minor Variance of \$3,155.00 for both Lot A and Lot B and the fee for Consent of \$3,875.00 will be provided by the owner separately.

May 30, 2022  
88 Hurricane Avenue

We trust the enclosed documents are satisfactory. Should you require anything further, please do not hesitate to contact the undersigned.

Yours sincerely,  
**Alexander Planning Inc.**



Deborah Alexander, MES, MCIP, RPP  
Principal, Alexander Planning Inc.