

ITEM #: 6.7	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A028/22 236 Firglen Ridge, Woodbridge
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COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X	X	Recommend Approval w/Conditions
Development Engineering	X	X	X	Recommend Approval w/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		General Comments
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X	X	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) <i>*Schedule B</i>	X			No Comments Recieved to Date
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
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		
<i>*Please see Schedule D for a copy of the Decisions listed below</i>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A028/22
236 Firglen Ridge, Woodbridge

FILE MANAGER: Adriana Bozzo, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.7	CITY WARD #: 2
APPLICANT:	Frank and Sofia Bruno
AGENT:	Contempo Studio
PROPERTY:	236 Firglen Ridge, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and increased maximum driveway width.

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

The subject lands are zoned R1B(EN), First Density Residential Zone – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 12 metres is required. [Table 7-3]	To permit a minimum rear yard of 5.39 metres to a dwelling with a covered and excavated concrete deck.
2	Access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 metres into a required rear yard of 12 metres. [4.13] (12 m - 1.8 m = 10.2 m required rear setback)	To permit a maximum encroachment of 7.24 metres to access stairs, open, unenclosed, which provides access to a covered platform (covered concrete deck) into the required rear yard (12 m - 4.76 m rear setback).
3	Access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 metres into a required rear yard of 12 metres. [4.13] (12 m - 1.8 m = 10.2 m required rear setback)	To permit a maximum encroachment of 7.98 metres to access stairs, open, unenclosed (basement walk-up) into the required rear yard. (12 m - 4.02 m rear setback).
4	A maximum driveway width of 9.0 metres is permitted for a lot with a lot frontage 12.0 metres and greater. [Table 6-11]	To permit a maximum driveway width of 11.12 metres on the lot.
5	A maximum lot coverage of 20% is permitted for a two storey dwelling. [Exception 14.67]	To permit a maximum lot coverage of 30.67%.
6	Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping. (228.18 m ² front area x 50% = 114.06 m ² front yard landscape required) [4.19.1 Note 2b]	To permit a minimum of 45.40% (103.57m ²) landscaped front yard.

The subject lands are zoned R1, Residential subject to the provisions of Exception 9(145) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
7	A minimum rear yard setback of 7.5 metres is required. [Schedule A]	To permit a minimum rear yard setback of 5.39 metres to a dwelling with a covered and excavated concrete deck.
8	A maximum lot coverage of 20% is permitted for a two storey dwelling. Exception 9(145).	To permit a maximum lot coverage of 30.60%.
9	A maximum driveway width of 9 metres is permitted for a lot with a lot frontage 12.0 metres and greater. [4.1.4 f v]	To permit a maximum driveway width of 11.12 metres on the lot.
10	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [4.1.4 f i]	To permit a maximum driveway width at the street curb and curb cut of 11.12 metres.
11	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.4 f iii]	To permit the portion of the driveway between the street line and the street curb to be 11.12 metres in width.
12	A maximum building height of 9.5 metres is permitted. [Schedule A]	To permit a maximum building height of 9.80 metres
13	A maximum encroachment of 1.8 metres is permitted (7.5 m -1.8 m = 5.7 m required rear setback). [3.14 c]	To permit a maximum encroachment of 3.48 metres from the rear lot line to the closest part of the basement walkup (7.5 m - 4.02 m setback).
14	A maximum encroachment of 1.8 metres is permitted (7.5 m -1.8 m = 5.7 m required rear setback). [3.14 c]	To permit a maximum encroachment of 2.74 metres from the rear lot line to the closest part of the closest step of an uncovered and unexcavated stairway attached to a covered and excavated concrete deck. (7.5 m - 4.76 m setback).
15	The lot frontage for lots 12.0 m and greater shall be comprised of a Minimum of 50% landscaped front yard, and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping (228.18 m2 front area x 50% = 114.06 m2 front yard landscape required) [4.1.4 f v, Note 2]	To permit a minimum of 45.40% (103.57m2) landscaped front yard.

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
PUBLIC PARTICIPATION
If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the Request to Speak Form and submit to cofa@vaughan.ca If you would like to submit written comments, please quote file number above and submit by mail or email to: Email: cofa@vaughan.ca Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1 THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee. Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following: That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature. Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	September 8, 2022	
Date Applicant Confirmed Posting of Sign:	September 8, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	The family requires more room to accommodate their growing family.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:		No
*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.		
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 B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That the final Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
As the proposed dwelling in the subject property is 277.4 m2, 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 proposed work by the owner/ applicant is increasing the lot coverage area from 20% to 30.60% in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff suggests the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts.	
The Development Engineering (DE) Department does not object to variance application A028/22 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit the final 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 Permit prior to any work being undertaken on the property. To apply for a Grading and/or Servicing Permit, please visit City of Vaughan website or contact the Development Engineering Department through email at DEPermits@vaughan.ca .

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: Applicant has obtained a private tree permit.	
PFH Recommended Conditions of Approval:	None

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.	
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 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	Staff & 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 Planning joshua.cipolletta@vaughan.ca	That the final Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.
2	Development Engineering farzana.khan@vaughan.ca ian.reynolds@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
		Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. To apply for a Grading and/or Servicing Permit, please visit City of Vaughan website or contact the Development Engineering Department through email at DEPermits@vaughan.ca.
3	TRCA hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

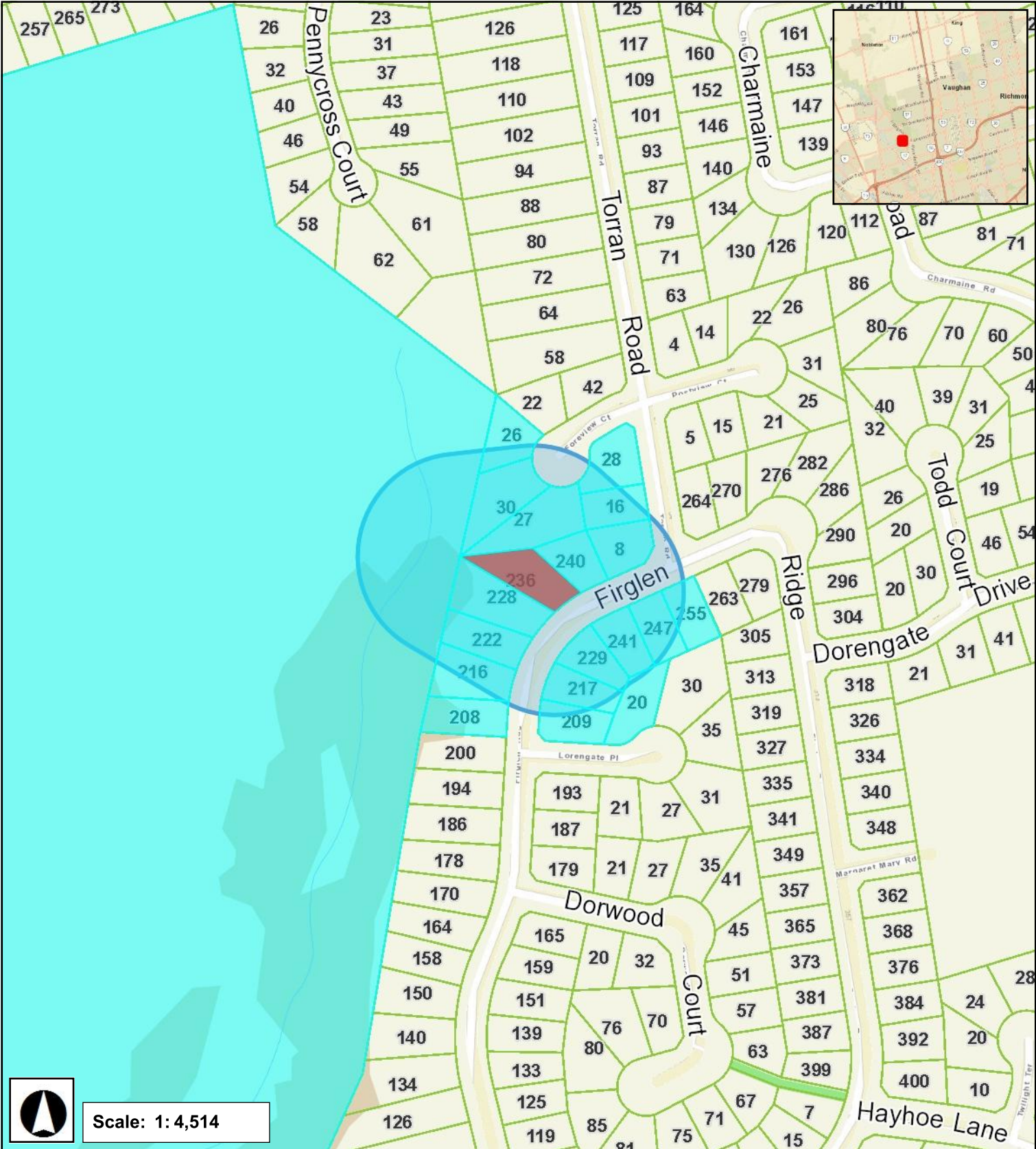
IMPORTANT INFORMATION – PLEASE READ		
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision. An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval. A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law. Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application. Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.		
DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment. That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment. That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.		
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will not receive notice.		

SCHEDULE A: DRAWINGS & PLANS



A028/22 - Notification Map

236 Firglen Ridge, Woodbridge



Islington Ave

Highway 7

March 25, 2022 9:16 AM

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No. Issued: Date

SEAL

contempstudio
1140 The Queensway, Toronto, Ontario M8Z 1P7
info@contempstudio.ca | www.contempstudio.ca
(416) 779-0271 | (416) 925-0887

The undersigned has reviewed and taken responsibility for this design, and has the qualification and means to meet the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
NAME: AMELI JABALI
FIRM: CONTEMPO STUDIO
FIRM NAME: CONTEMPO STUDIO
FIRM CODE: 48972
FIRM TYPE: ARCHITECT
FIRM ADDRESS: 1140 THE QUEENSWAY, TORONTO, ONTARIO M8Z 1P7
FIRM PHONE: (416) 779-0271
FIRM FAX: (416) 925-0887
FIRM EMAIL: info@contempstudio.ca

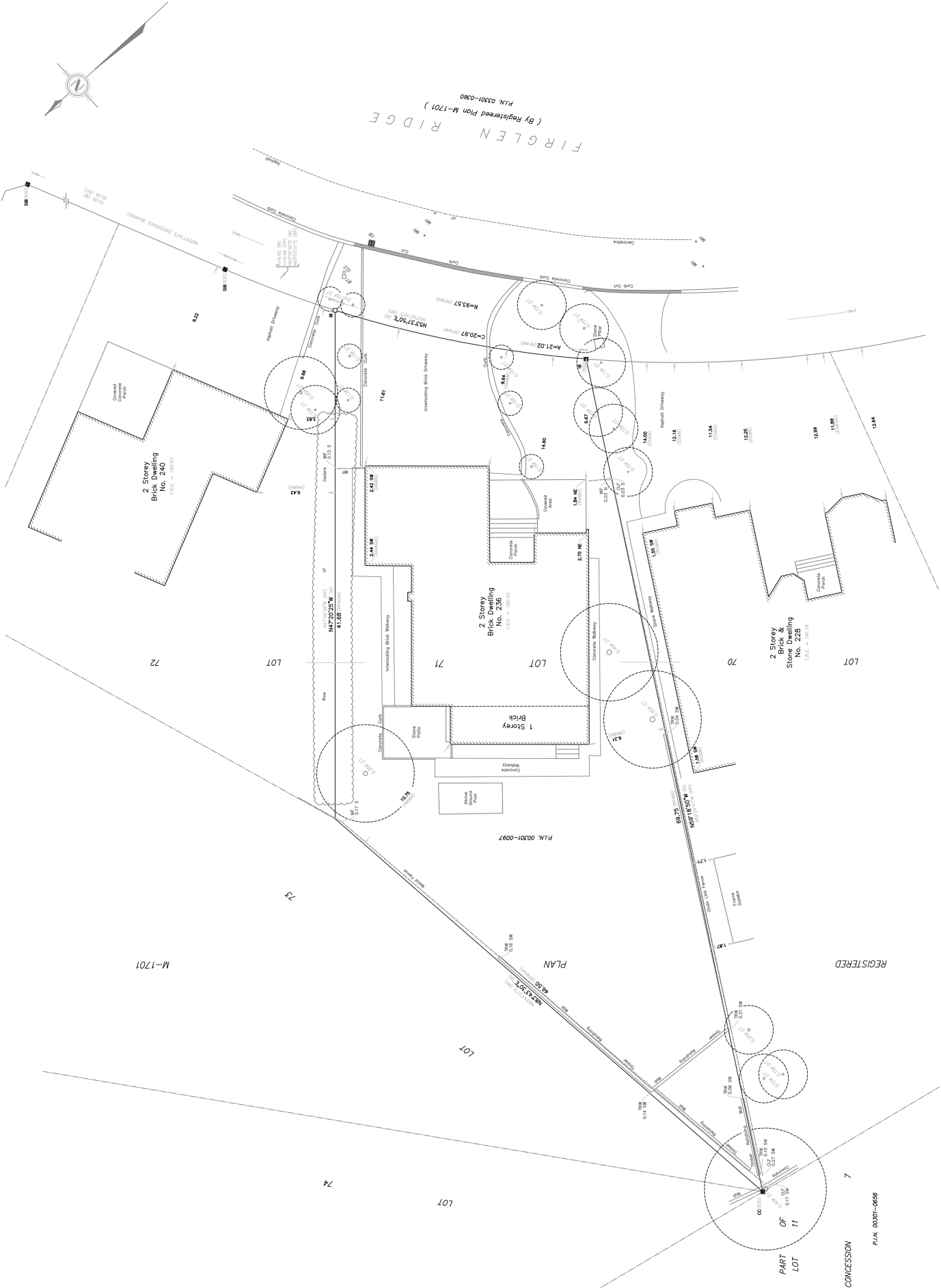
PROPOSED
ADDITIONS & ALTERATIONS
AT
236 FIRGLEN RIDGE
CITY OF WOODBRIDGE



Project Number: 0175-46
Site Name: 236 FIRGLEN RIDGE
Drawn By: AMELI JABALI
Date: 02/14/2022
Scale: 1/8" = 1'-0"

Drawing Number:

A0.4



P.L.N. 00301-0696

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No. Issued for: Date

SEAL

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1140 The Queensway, Toronto, Ontario M8Z 1P7
info@contempstudio.ca W: 416-593-8888
1 (416) 779-0071 1 (416) 925-0881

The undersigned has reviewed and takes responsibility for this design, and the qualification and meets the requirements of the Ontario Building Code to design the work shown on the enclosed documents.

Required unless otherwise noted:
NAME: JASON J. BROWN
FIRM: J. BROWN & ASSOCIATES
FIRM ADDRESS: 4077
FIRM PHONE: 416-497-7200
FIRM FAX: 416-497-7201
FIRM EMAIL: jason@jbrown.ca

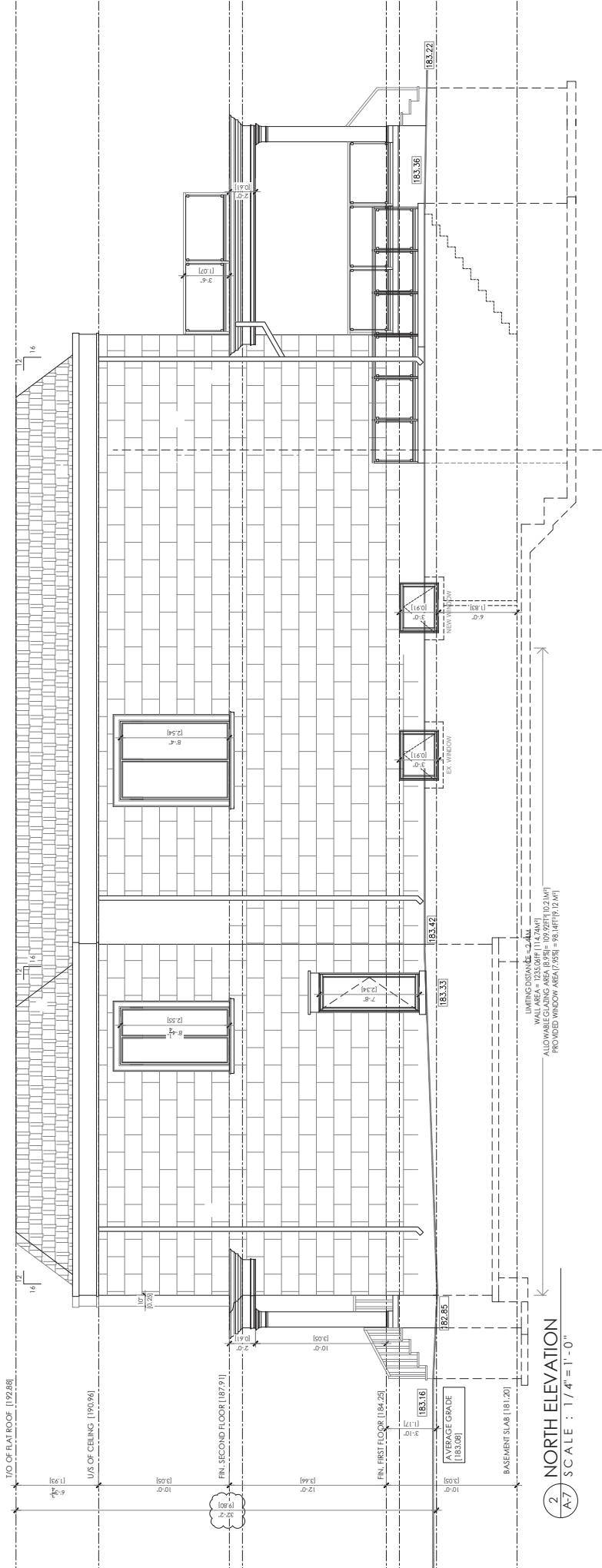
PROPOSED
ADDITIONS & ALTERATIONS
AT
236 ARGLEN RIDGE
CITY OF WOODBRIDGE

WEST & NORTH ELEVATIONS

Project number: 011-460
Site: 011-460
Drawing: 02-NORTH
Scale: 1/4" = 1'-0"
Drawn by: J.B.
Checked by: J.B.

Drawing number:

A7



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No. Issued for: Date

SEAL

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1140 The Queensway, Toronto, Ontario M8Z 1P7
info@contempstudio.ca W: 416-593-8888
F: 416-593-8888

The undersigned has reviewed and taken responsibility for this design, and has the qualification and meets the requirements of the Ontario Building Code to design the work shown on the instrument of service.

QUALIFICATION INFORMATION
The undersigned is a member of the Ontario Building Code Council (OBCC) and is a registered professional engineer under the Ontario Building Code.

NAME: JAMES J. JARVIS
FIRM: JARVIS ENGINEERING
FIRM ADDRESS: 4570
FIRM PHONE: 416-593-8888
FIRM FAX: 416-593-8888
FIRM E-MAIL: info@jarviseng.com
FIRM WEBSITE: www.jarviseng.com

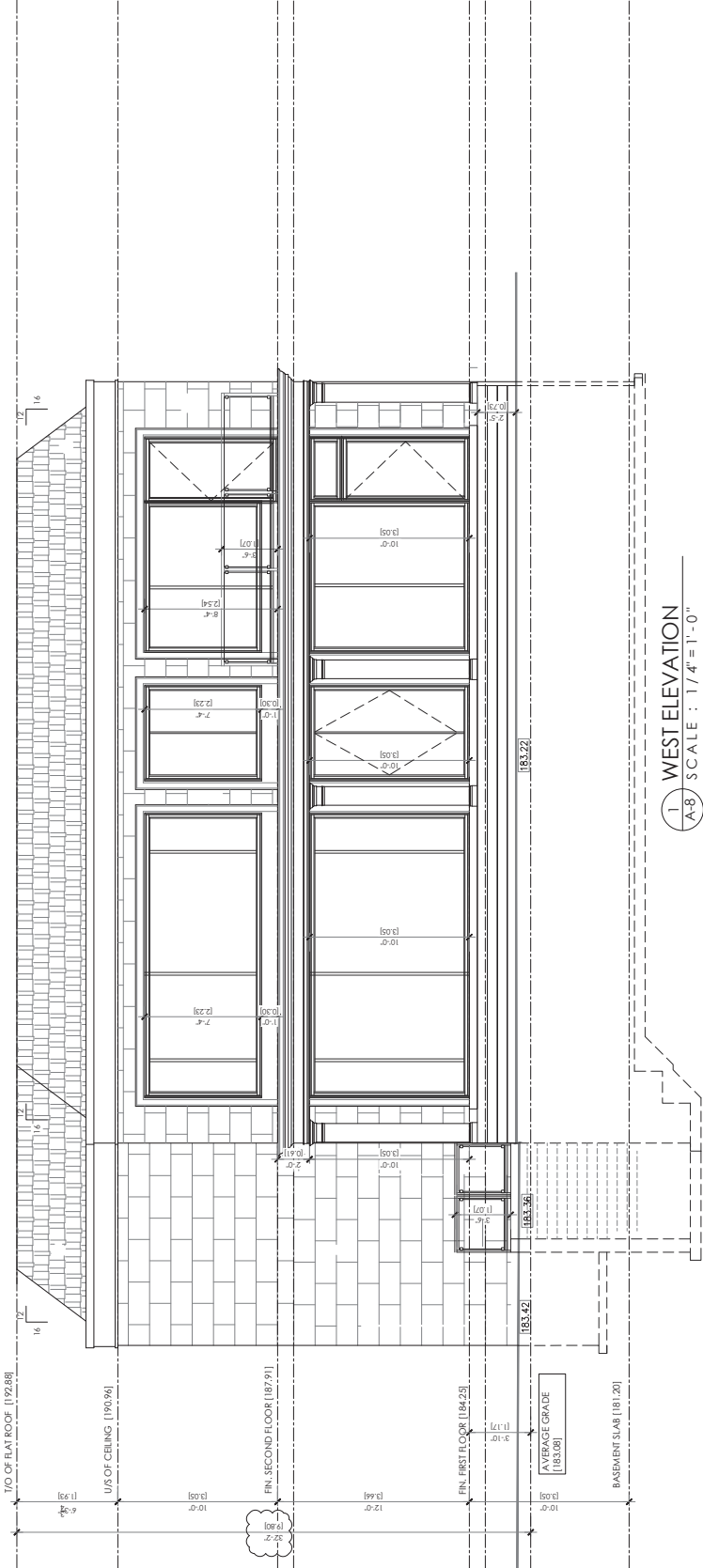
PROPOSED
ADDITIONS & ALTERATIONS
AT
236 FRIELEN RIDGE
CITY OF WOODBRIDGE

EAST & SOUTH ELEVATIONS

Project Number: 011-460
Area: 0.14
Scale: 1/4" = 1'-0"
Drawn by: M.J.
Checked by: M.J.

Drawing number:

A8



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1140 The Queensway, Toronto, Ontario M8Z 1P7
info@contempstudio.ca W: 416-593-5600
F: 416-593-5601

The undersigned has reviewed and taken responsibility for this design, and the qualification and meets the requirements of the Ontario Building Code to design the work shown on the enclosed documents.

Required unless otherwise indicated:
NAME: JASON B. BROWN
FIRM: BROWN CONSULTANTS
FIRM ADDRESS: 4570
FIRM PHONE: 416-593-5600
FIRM FAX: 416-593-5601
FIRM E-MAIL: jason@brownconsultants.ca
FIRM WEBSITE: www.brownconsultants.ca

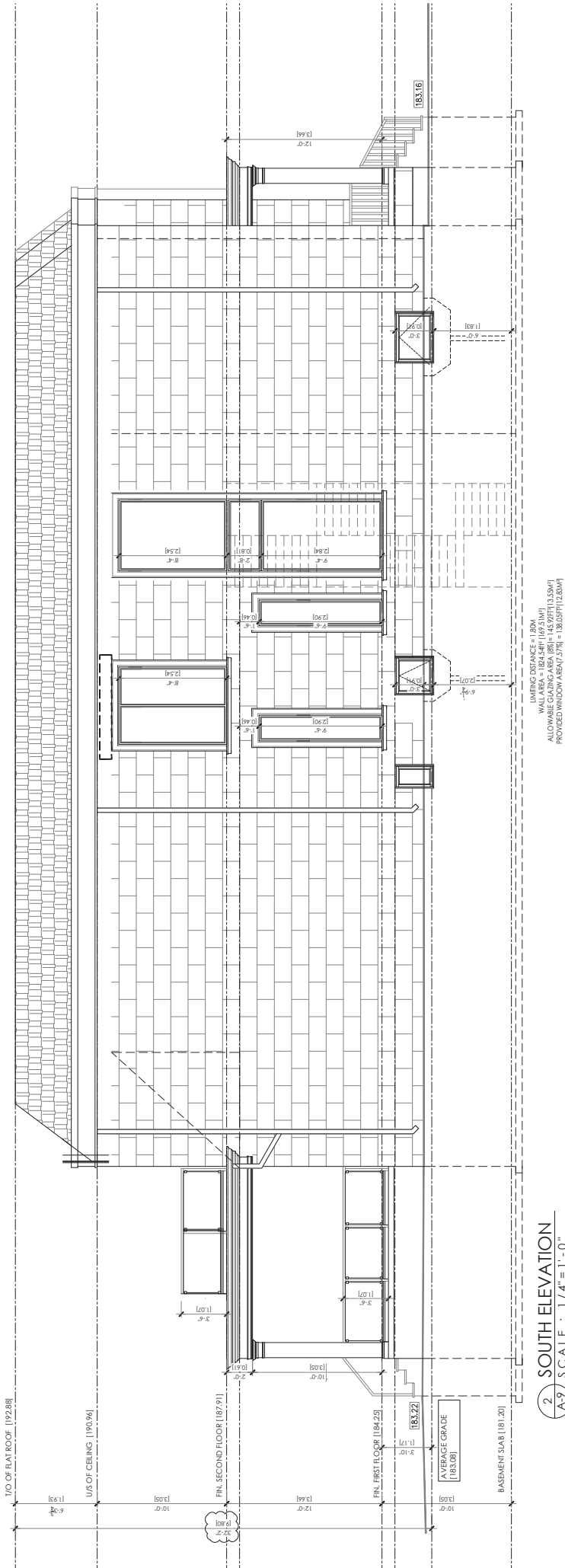
PROPOSED
ADDITIONS & ALTERATIONS
AT
236 ARGLEN RIDGE
CITY OF WOODBRIDGE

EAST & SOUTH ELEVATIONS

Project number: 011-460
Site: 236 Arglen Ridge
Scale: 1/4" = 1'-0"
Date: 02/14/2022
Drawn by: M.A.
Checked by: M.A.

Drawing number:

A9



SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
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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				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X	X	Recommend Approval/w conditions
Building Standards (Zoning)	X	X		General Comments

Date: May 24th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A028-22**

Related Files:

Applicant Francesco Bruno

Location 236 Firglen Ridge

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:

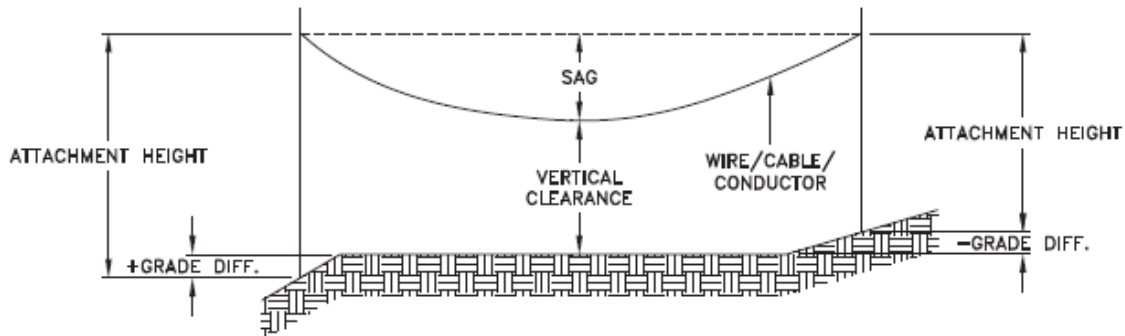
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alecrautilities.com

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

Email: Mitchell.Penner@alecrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 + GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

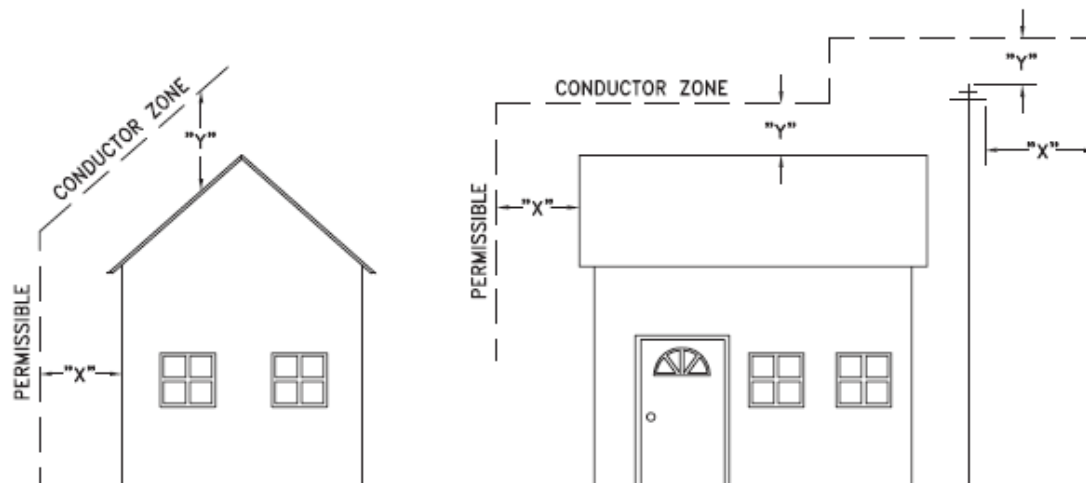
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM, Adobe PDF

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: D. Dadwani

June 6, 2022

CFN 66448.13

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

Re: Minor Variance Application A028.22
Lot 71, Plan M-1701
236 Firglen Ridge
City of Vaughan, Region of York
Owner: Francesco Bruno, Sofia Bruno
Agent: Marin Zabuzni c/o Contempo Studio

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on May 20, 2022. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variance under both Zoning By-law 01-2021 and 1-88:

By-law 01-2021

- To permit a minimum rear yard of 5.39 metres to a dwelling with a covered and excavated concrete deck, whereas a minimum rear yard of 12 metres is required.
- To permit a maximum encroachment of 7.24 metres to access stairs, open, unenclosed, which provides access to a covered platform (covered concrete deck) into the required rear yard whereas access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 metres into a required rear yard of 12 metres.
- To permit a maximum encroachment of 7.98 metres to access stairs, open, unenclosed (basement walk-up) into the required rear yard, whereas access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 metres into a required rear yard of 12 metres.
- To permit a maximum driveway width of 13.42 metres on the lot, whereas a maximum driveway width of 9.0 metres is permitted for a lot with a lot frontage 12.0 metres and greater.

- To permit a balcony to project 4.17 metres beyond a main wall, whereas in no case shall a balcony project greater than 3.0 metres beyond a main wall.
- To permit a maximum lot coverage of 39.24%, whereas a maximum lot coverage of 20% is permitted for a two-storey dwelling.
- To permit a minimum of 44.6% (101.8 m²) landscaped front yard, whereas where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping.

By-Law 1-88

- To permit a minimum rear yard setback of 5.39 metres to a dwelling with a covered and excavated concrete deck, whereas a minimum rear yard setback of 7.5 metres is required.
- To permit a maximum lot coverage of 35.16%, whereas a maximum lot coverage of 20% is permitted for a two-storey dwelling. Exception 9(145).
- To permit a maximum driveway width of 13.42 metres on the lot, whereas a maximum driveway width of 9 metres is permitted for a lot with a lot frontage 12.0 metres and greater.
- To permit a maximum driveway width at the street curb and curb cut of 13.95 metres, whereas the maximum width of a driveway at the street curb and a curb cut shall be six (6) metres.
- To permit the portion of the driveway between the street line and the street curb to be 13.95 metres in width, whereas the portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width.
- To permit a maximum building height of 9.80 metres, whereas a maximum building height of 9.5 metres is permitted.
- To permit a maximum encroachment of 3.48 metres from the rear lot line to the closest part of the basement walkup , whereas a maximum encroachment of 1.8 metres is permitted
- To permit a maximum encroachment of 2.74 metres from the rear lot line to the closest part of the closest step of an uncovered and unexcavated stairway attached to a covered and excavated concrete deck, whereas a maximum encroachment of 1.8 metres is permitted .
- To permit a minimum of 44.6% (101.8 m²) landscaped front yard, whereas the lot frontage for lots 12.0 m and greater shall be comprised of a Minimum of 50% landscaped front yard, and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping.

The noted variances are being requested to facilitate the construction of a single family dwelling.

Ontario Regulation 166/06

The subject property is partially located within TRCA's Regulated Area due to a valley corridor associated with a tributary of the Humber River that traverses the western portion of the site. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be

permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

Based on a review of the submitted materials, the proposed works are not located within TRCA's Regulated Area. It is the opinion of TRCA staff that the current proposal will not impact any natural features or be impacted by any associated natural hazards. As such, the proposed works do not impact TRCA's Planning and Regulatory policy interests. TRCA staff have no concerns with the proposed variances.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$610.00 (Minor Variance - Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A028.22 subject to the following condition:

1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I
Development Planning and Permits

HR/sb

Adriana Bozzo

Subject: FW: [External] RE: A028/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (236 Firglen Ridge)

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

Sent: May-25-22 10:29 AM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

Subject: [External] RE: A028/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (236 Firglen Ridge)

Good morning Adriana,

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 | Planning and Economic Development | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

To: Committee of Adjustment

From: Catherine Saluri, Building Standards Department

Date: July 29, 2022

Applicant: Francesco Bruno and Sofia Bruno

Location: 236 Firglen Ridge
PLAN M1701 Lot 71

File No.(s): A028/22

Zoning Classification:

The subject lands are zoned R1B(EN), First Density Residential Zone – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 12 metres is required. [Table 7-3]	To permit a minimum rear yard of 5.39 metres to a dwelling with a covered and excavated concrete deck.
2	Access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 metres into a required rear yard of 12 metres. [4.13] (12 m -1.8 m = 10.2 m required rear setback)	To permit a maximum encroachment of 7.24 metres to access stairs, open, unenclosed, which provides access to a covered platform (covered concrete deck) into the required rear yard (12 m - 4.76 m rear setback).
3	Access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 metres into a required rear yard of 12 metres. [4.13] (12 m -1.8 m = 10.2 m required rear setback)	To permit a maximum encroachment of 7.98 metres to access stairs, open, unenclosed (basement walk-up) into the required rear yard. (12 m - 4.02 m rear setback).
4	A maximum driveway width of 9.0 metres is permitted for a lot with a lot frontage 12.0 metres and greater. [Table 6-11]	To permit a maximum driveway width of 11.12 metres on the lot.
5	A maximum lot coverage of 20% is permitted for a two storey dwelling. [Exception 14.67]	To permit a maximum lot coverage of 30.67%.
6	Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping. (228.18 m ² front area x 50% = 114.06 m ² front yard landscape required) [4.19.1 Note 2b]	To permit a minimum of 45.40% (103.57m ²) landscaped front yard.

The subject lands are zoned R1, Residential subject to the provisions of Exception 9(145) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	A minimum rear yard setback of 7.5 metres is required. [Schedule A]	To permit a minimum rear yard setback of 5.39 metres to a dwelling with a covered and excavated concrete deck.
2	A maximum lot coverage of 20% is permitted for a two storey dwelling. Exception 9(145).	To permit a maximum lot coverage of 30.60%.
3	A maximum driveway width of 9 metres is permitted for a lot with a lot frontage 12.0 metres and greater. [4.1.4 f v]	To permit a maximum driveway width of 11.12 metres on the lot.

4	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [4.1.4 f i]	To permit a maximum driveway width at the street curb and curb cut of 11.12 metres.
5	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.4 f iii]	To permit the portion of the driveway between the street line and the street curb to be 11.12 metres in width.
6	A maximum building height of 9.5 metres is permitted. [Schedule A]	To permit a maximum building height of 9.80 metres
7	A maximum encroachment of 1.8 metres is permitted (7.5 m -1.8 m = 5.7 m required rear setback). [3.14 c]	To permit a maximum encroachment of 3.48 metres from the rear lot line to the closest part of the basement walkup (7.5 m - 4.02 m setback).
8	A maximum encroachment of 1.8 metres is permitted (7.5 m -1.8 m = 5.7 m required rear setback). [3.14 c]	To permit a maximum encroachment of 2.74 metres from the rear lot line to the closest part of the closest step of an uncovered and unexcavated stairway attached to a covered and excavated concrete deck. (7.5 m - 4.76 m setback).
9	The lot frontage for lots 12.0 m and greater shall be comprised of a Minimum of 50% landscaped front yard, and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping (228.18 m ² front area x 50% = 114.06 m ² front yard landscape required) [4.1.4 f v, Note 2]	To permit a minimum of 45.40% (103.57m ²) landscaped front yard.

Staff Comments:

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

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building Permit No. 06-000000 for Single Detached Dwelling - New, Issue Date: May 10, 2006.

Building Permit Application No. 2021 122118 has been submitted for additions/basement walkup/rear concrete porch/interior alterations including a finished basement to a dwelling.

Please consult with the Public Works Department to determine if a permit and/or inspections are required for the proposed reduction of the driveway on municipal lands, as shown on the Site Plan.

Other Comments:

General Comments	
1	Proposed building height of 9.80 metres has been confirmed by the Agent via email on March 11, 2022.
2	With respect to the proposed finished basement (kitchen, bedroom, etc) and side entrance, the Applicant shall be advised that a Secondary Suite is not permitted. Zoning has reviewed this application for a single family dwelling unit only.
3	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

4	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
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Conditions of Approval:

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

None

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: September 14, 2022

Name of Owners: Francesco and Sofia Bruno

Location: 236 Firglen Ridge

File No.(s): A028/22

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

1. To permit a minimum rear yard of 5.39 m to a dwelling with a covered and excavated concrete deck.
2. To permit a maximum encroachment of 7.24 m to access stairs, open, unenclosed, which provides access to a covered platform (covered concrete deck) into the required rear yard.
3. To permit a maximum encroachment of 7.98 m to access stairs, open, unenclosed (basement walk-up) into the required rear yard.
4. To permit a maximum driveway width of 11.12 m on the lot.
5. To permit a maximum lot coverage of 30.67%.
6. To permit a minimum of 45.40% landscaped front yard.

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

1. A minimum rear yard of 12 m is required.
2. Access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 m into a required rear yard of 12 m.
3. Access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 m into a required rear yard of 12 m.
4. A maximum driveway width of 9.0 m is permitted for a lot with a lot frontage 12.0 m and greater.
5. A maximum lot coverage of 20% is permitted for a two-storey dwelling.
6. Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping.

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

7. To permit a minimum rear yard setback of 5.39 m to a dwelling with a covered and excavated concrete deck.
8. To permit a maximum lot coverage of 30.60%.
9. To permit a maximum driveway width of 11.12 m on the lot.
10. To permit a maximum driveway width at the street curb and curb cut of 11.12 m.
11. To permit the portion of the driveway between the street line and the street curb to be 11.12 m in width.
12. To permit a maximum building height of 9.80 m.
13. To permit a maximum encroachment of 3.48 m from the rear lot line to the closest part of the basement walkup.
14. To permit a maximum encroachment of 2.74 m from the rear lot line to the closest part of the closest step of an uncovered and unexcavated stairway attached to a covered and excavated concrete deck.
15. To permit a minimum of 45.40% landscaped front yard.

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

7. A minimum rear yard setback of 7.5 m is required.
8. A maximum lot coverage of 20% is permitted for a two-storey dwelling.
9. A maximum driveway width of 9 m is permitted for a lot with a lot frontage 12.0 m and greater.
10. The maximum width of a driveway at the street curb and a curb cut shall be 6 m.
11. The portion of the driveway between the street line and the street curb shall not exceed 6 m in width.
12. A maximum building height of 9.5 m is permitted.
13. A maximum encroachment of 1.8 m is permitted into the required rear yard.
14. A maximum encroachment of 1.8 m is permitted into the required rear yard.
15. The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% landscaped front yard, and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side Yard shall be soft landscaping.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the construction of a two-storey dwelling with the above noted variances. The existing two storey dwelling will be demolished.

The Development Planning Department has no objection to Variances 1, 2, 3, 7, 13 and 14 for the proposed reduction to the minimum rear yard and encroachments into it for the covered deck and basement walk-up. The property's rear lot line is at a sharp angle, which creates a pinch-point between it and the north corner of the dwelling. The proposed rear yard and encroachments into the rear yard are all measured at this pinch point, with the rear yard expanding to well beyond the required 7.5 m at its greatest extent to the northwest. The basement walk-up is below grade.

The Development Planning Department has no objection to Variances 4, 9, 10 and 11 for the proposed 11.12 m driveway. The front lot line is curved. The 11.12 m driveway width is measured parallel to the front lot line, but this measurement runs diagonally across the driveway. When measured straight across, the driveway is functionally 10.37 m wide. The proposed driveway facilitates a three-car garage and will not cause adverse impacts to the existing streetscape. The driveway width at the curb also complies with 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.

The proposed dwelling, covered porch, and covered deck have lot coverages of 25.53%, 0.36%, and 4.71% respectively. The proposed lot coverage recognizes the footprint established by the current built form along with a squaring off of the north corner of the existing footprint, and a covered deck along the rear wall. The total lot coverage will not pose a significant visual impact to the adjacent properties and is consistent with previous approvals in the neighbourhood. As such, the Development Planning Department has no objection to Variances 5 and 8 for the increase in lot coverage.

The Development Planning Department has no objection to Variances 6 and 15 for the reduction in front yard landscaping, as the reduction is minor in nature and will not cause adverse impacts to the existing streetscape. The subject property also maintains an appropriate balance of soft landscaping and hardscaping in the front yard.

The Development Planning Department has no objection to Variance 12 for the proposed dwelling height of 9.8 m as the 0.3 m increase in height is minor in nature and will not pose a significant visual impact to the existing streetscape. The proposed height also complies with Zoning By-law 01-2021.

In support of the application, the Owners have submitted an Arborist Report prepared by Oakhaven Tree Care, dated March 16, 2021. The report inventoried 3 trees, all of which are proposed to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, the Development Planning Department can support the requested 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-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application, subject to the following condition:

Condition of Approval:

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

1. That the final Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None