



File: A185/19

Applicant: Wycliffe Clark Limited

Address: 839 -911 Clark Avenue and
1 -279 Smallwood Circle, Thornhill

Agent: Kurt Franklin
Weston Consulting Group Inc.

Please note that comments received after the preparation of this Staff Report (up until 4:00 p.m. on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning		
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None.

Background History: B003/18, B026/17, B027/17, A222/17, A223/17 (see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday , February 27, 2020



Minor Variance
Application

Agenda Item: 19

A185/19

Ward: 5

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday , February 27, 2020

Applicant: Wycliffe Clark Limited

Agent: Kurt Franklin - Weston Consulting Group Inc.

Property: 839 -911 Clark Avenue and 1 -279 Smallwood Circle, Thornhill

Zoning: The subject lands are zoned RT1 Residential Townhouse Zone, and subject to the provisions of Exception No. 9(1458) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: Low-Rise Residential

Related Files: None

Purpose: Relief of the by-law is being requested to permit a reduced number of townhouse units for Blocks N, O & P from an approved 82 units to 79 units to facilitate (draft) plan of subdivision application 19T-16V008.

The development as shown as Drawing No. A100 (as submitted with the application) is to replace the current Schedule E-1588 as part of Exception No. 9(1458).

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum lot depth of 27.0 metres is required.	1. To permit a minimum lot depth of 23.0 metres for Block P.
2. A minimum rear yard setback of 7.5 metres is required.	2. To permit a minimum rear yard setback of 6.0 metres for Block P.
3. A minimum interior side yard setback of 1.2 metres shall be permitted for an end unit.	3. To permit a minimum interior side yard setback of 0.95 metres for the end unit in Block C.
4. A maximum building height of 12.8 metres is permitted for Blocks N and O and a maximum building height of 11.0 metres is permitted for Block P.	4. To permit a maximum building height of 14.0 metres for Blocks N, O and P.
5. A minimum lot frontage of 6.0 metres is required.	5. To permit a minimum lot frontage of 5.5 metres for Block P.
6. Schedule E-1588 as Part of Exception No. 9(1458) applies to this development.	6. To permit the development as shown as Drawing No. A100 attached to this application and to replace the current Schedule E-1588 as part of Exception No. 9(1458).

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B003/18	Consent is being requested to permit a partial discharge of mortgage over the lands described as Part of Lot 3, Concession 2, designated as Parts 2 and 3 on Plan 65R-37643.	APPROVED, APRIL 5, 2018
B026/17	Conveyance - Addition of lands to the West and Easement over part 3, in favour of part 1.	APPROVED JULY 2, 2017
B027/17	Easement- In favour of lands to the East (Creation of an easement over parts 4 and 5, in favour of part 1)	APPROVED JULY 2, 2017
A222/17	To facilitate Consent applications B026/17 and B027/17. 1) a minimum lot area of 1.799 hectares	APPROVED JULY 2, 2017
A223/17	To facilitate Consent applications B026/17 and B027/17. 1) a minimum lot frontage of 2.21 metres, and, 2) a minimum lot area of 0.1496 hectares	APPROVED JULY 2, 2017

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A**Staff & Agency Comments**

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on February 12, 2020

Applicant confirmed posting of signage on February 10, 2020

Applicant has advised that they cannot comply with By-law for the following reason(s): A site plan revision application has been submitted to City Planning to reduce the number of units from 82 units, as permitted in Zoning by-law 1-84, as amended, to 79 units. This application is required to update the site specific Zoning By-law 081-2018, and associated schedules, to conform to the new lot and block configuration.

Adjournment Request: N/A**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

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

This file relates to Development Application No. DA.19.064.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Application under review.

Cultural Heritage (Urban Design):

No Response.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A185/19.

Parks, Forestry and Horticulture Operations:

Forestry has no comments at this time.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

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

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Application cover letter.

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

Consent Application – B003/18
Consent Application – B026/17
Consent Application – B027/17
Minor Variance Application – A222/17
Minor Variance Application – A223/17

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

Notice to the Applicant – 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 to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

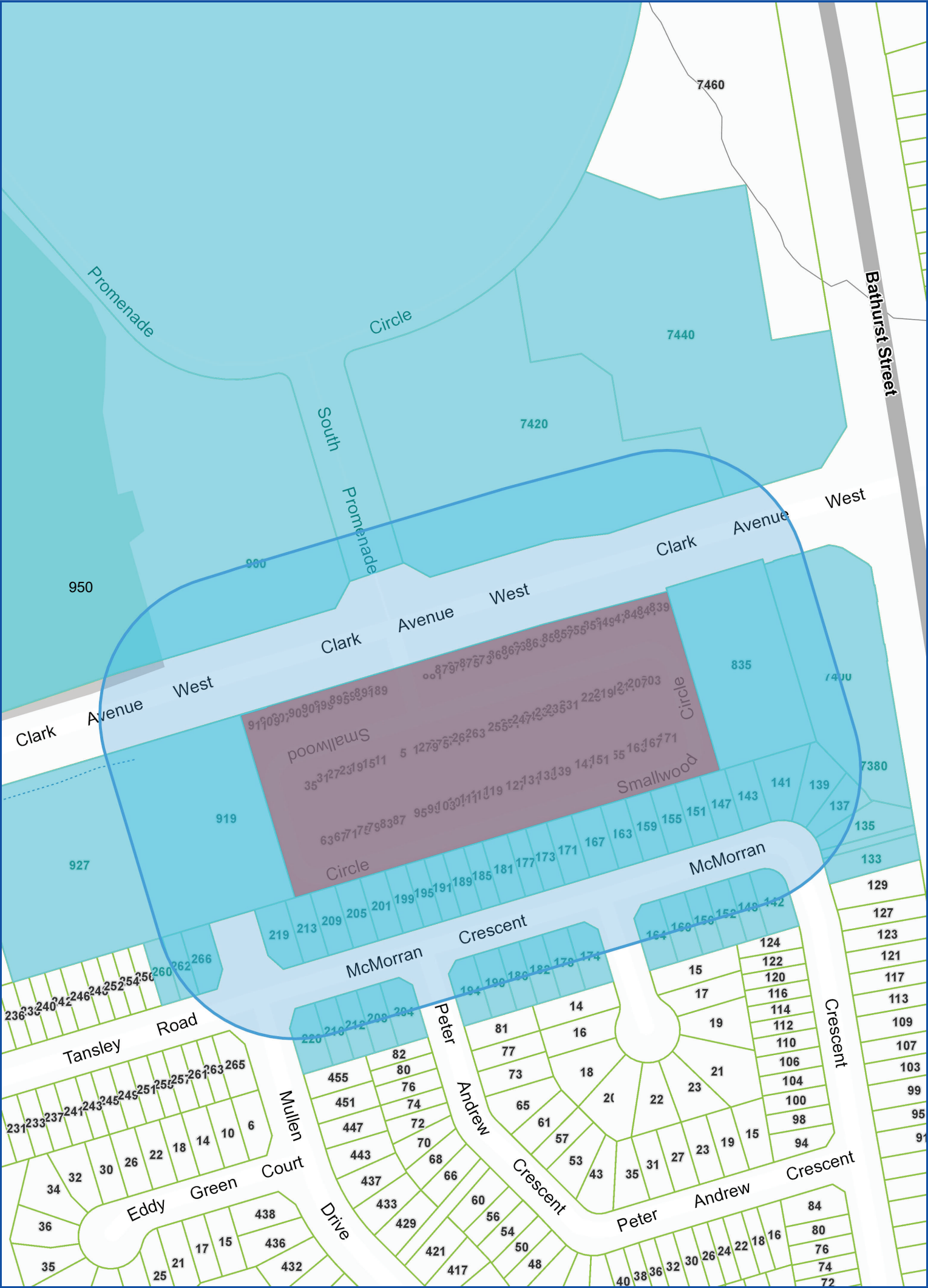
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

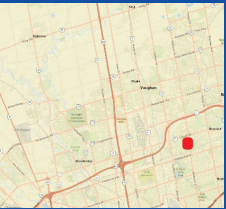
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



Map Information:



Title: 839 -911 Clark Avenue and
1 -279 Smallwood Circle, THORNHILL

NOTIFICATION MAP - A185/19

Disclaimer:

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

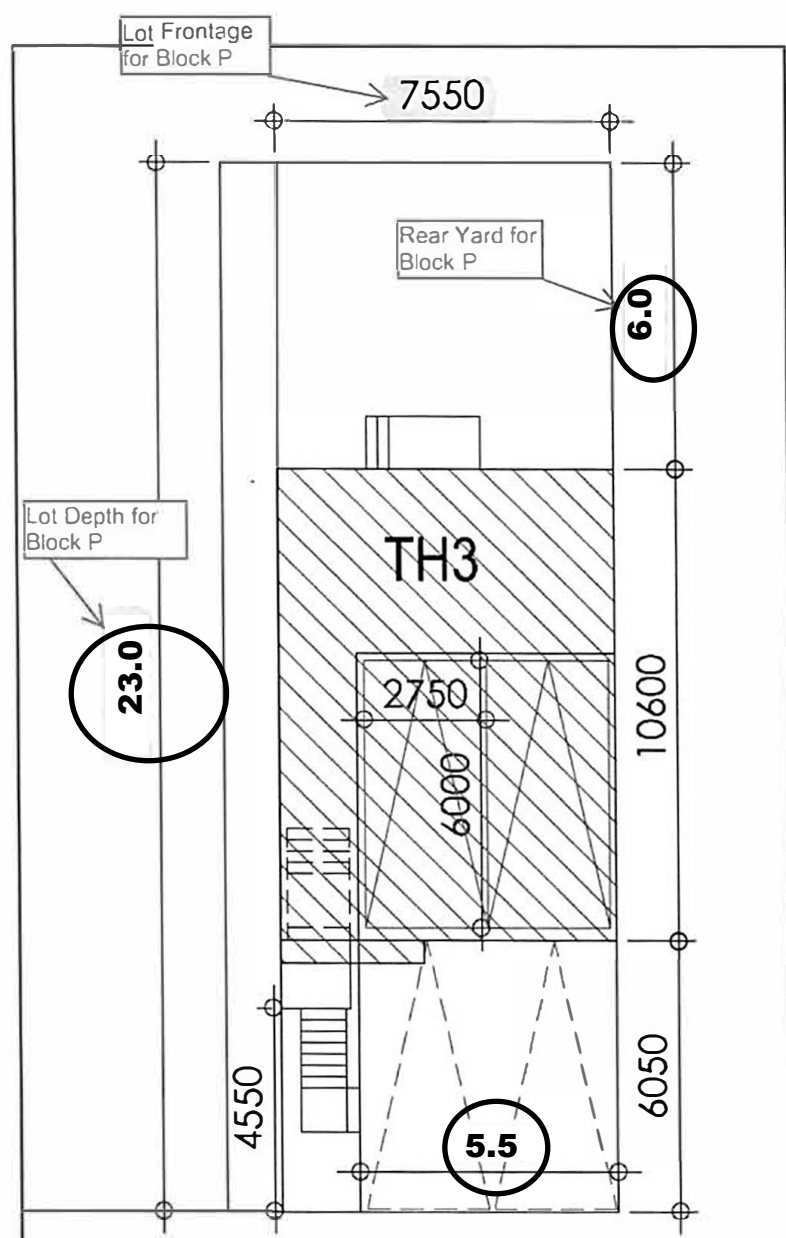
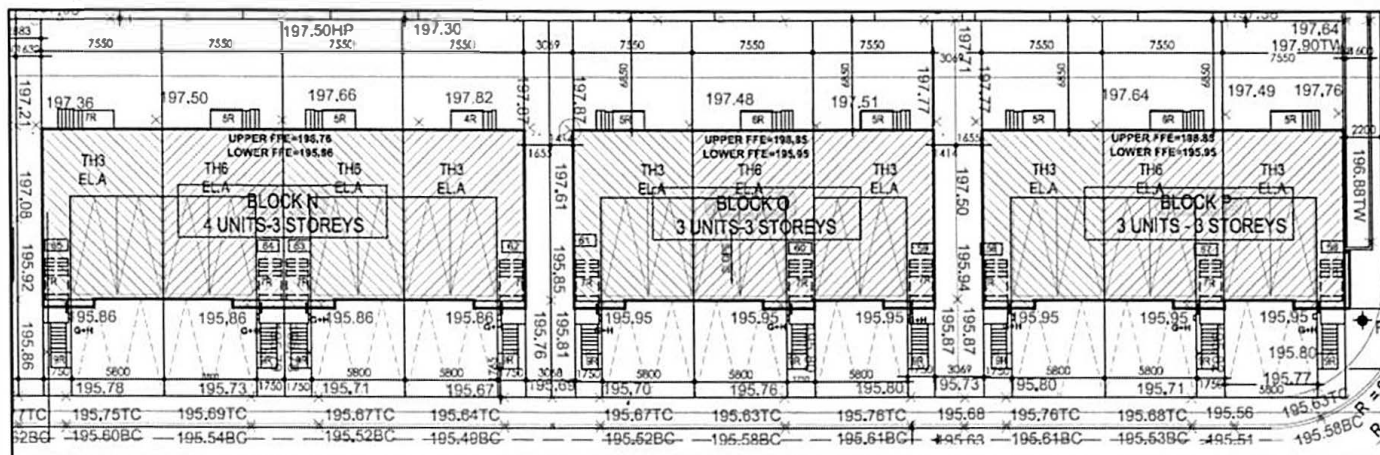


Scale: 1:2,257
0 0.04 km



Created By:
Infrastructure Delivery
Department
February 11, 2020 5:22 PM

Projection:
NAD 83
UTM Zone
17N



The approved Zoning By-law did not contain Block P. Thus, a minor variance application is required to incorporate Block P into the Zoning By-law. A site plan revision application has also been submitted and is currently under review by City Planning Staff.

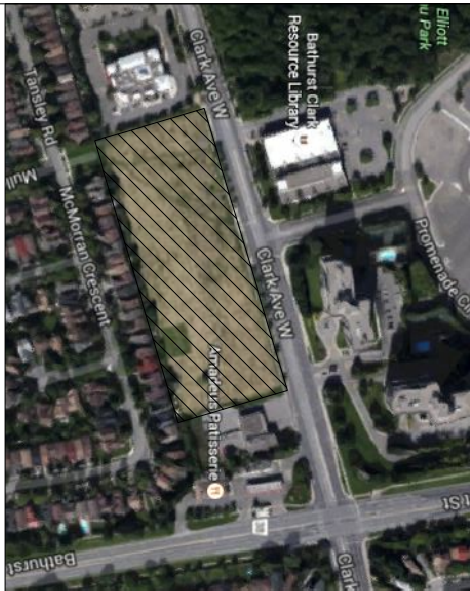
Blocks N, O, & P are comprised of units TH3 and TH6. These units have the same exterior and lot dimensions. They only differ in the interior which is not part of the minor variance application.

Since Block P was not part of the originally approved Zoning By-law, this Block needs to be added to the Zoning By-law through a minor variance application.



NO.	DATE	ISSUED FOR
37	18SEP/19	ISSUED FOR CLIENT REV.
38	04NOV/19	ISSUED FOR BP-BLOCKS J
39	04NOV/19	ISSUED FOR COORD.
40	04NOV/19	ISSUED FOR COORD.
41	06DEC/19	ISSUED TO PLANNER
42	17DEC/19	ISSUED TO COORD
43	23DEC/19	ISSUED - BLOCKS RENAME

ADDITIONAL NOTES



SLOPE MINIMUM 1.5% TO ALL INTERNAL SLAB DRAINS (TYPICAL)
STEP DOWN FOUNDATION WALLS (S.D.F.) TO BE CONFIRMED ON SITE BY CONTRACTOR
DIMENSIONS FOR WINDOW OPENING TO BE VERIFIED WITH WINDOW SUPPLIER - CONTRACTOR TO COORDINATE (TYPICAL)

APPROVED FLOOR JOIST LAYOUT AND SPACING (TYPICAL)

ALL PANELLED CONSTRUCTION TO BE SUBMITTED AND REVIEWED BY THE ARCHITECT PRIOR TO FABRICATION OF ANY SHOP DRAWINGS (TYPICAL).

AS PER OBC 9.0.3.1 (5) & (6), ALL WINDOWS IN A STACKED RESIDENTIAL TOWNHOUSE SHALL BE EQUIPPED WITH A MECHANISM RESTRICTING THE OPENABLE PORTION OF THE WINDOW TO A MAXIMUM SPACE OF 100MM (TYPICAL).

NO:	DATE:	REVISION COMMENT:
1	JULY 15, 2019	ADDED STRUCTURAL WOOD POST
2	SEP 18, 2019	NEW SITE PLAN
3	NOV 14, 2019	UPDATE GRADING AROUND BLOCKS
4	DEC 06, 2019	BASEMENTS DASH LINES ADDED

[illegible]

MURB (MULTI UNIT RESIDENTIAL BUILDING)

SPA 16.025

SFPA | architects Inc.

8395 JANE STREET, SUITE 202
VAUGHAN, ONTARIO, L4K 5Y2
PHONE: 905.417.2515 FAX: 905.417.5817

**ASSOCIATION OF
ONTARIO
ARCHITECTS**

Wanda Stroud
Wanda Stroud
MEMBER
LICENCE
4238
250718

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WYCLIFFE CLARK Ltd.
34 DONCASTER AVENUE, SUITE 201
THORNHILL, ONTARIO L3T 4S1
TEL.: 905-881-3040 FAX.: 905-

PROJECT:
RESIDENTIAL DEVELOPMENT
CLARK AVENUE
VAUGHAN (THORNHILL), ONT

FRONT ELEVATIONS
O-P-N

DATE: JAN 06, 2020 SCALE: 1/75

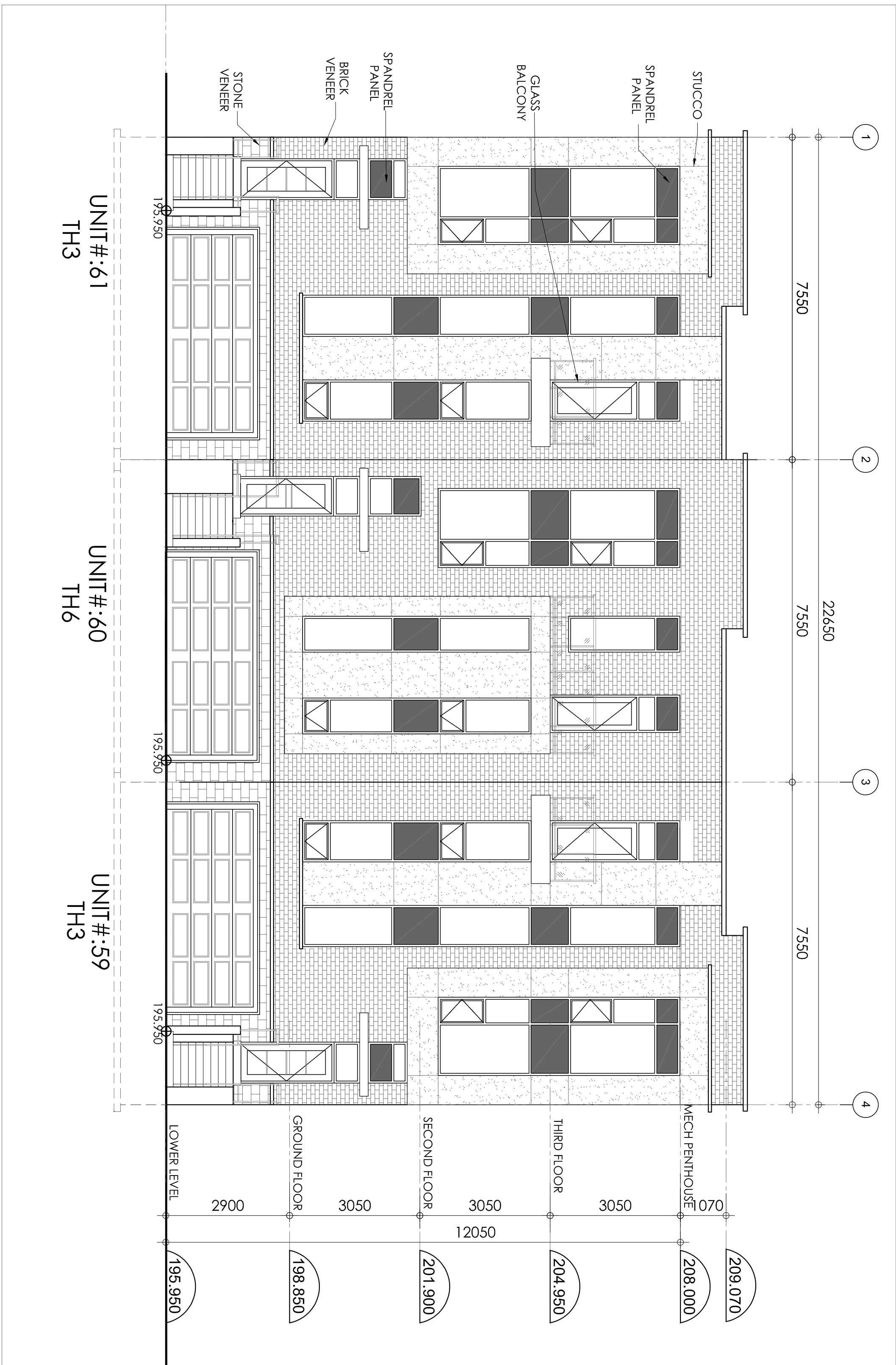
PROJECT NUMBER:	DRAWING NUMBER:
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PROJECT NUMBER:	DRAWING NUMBER:
S16026	A400.6

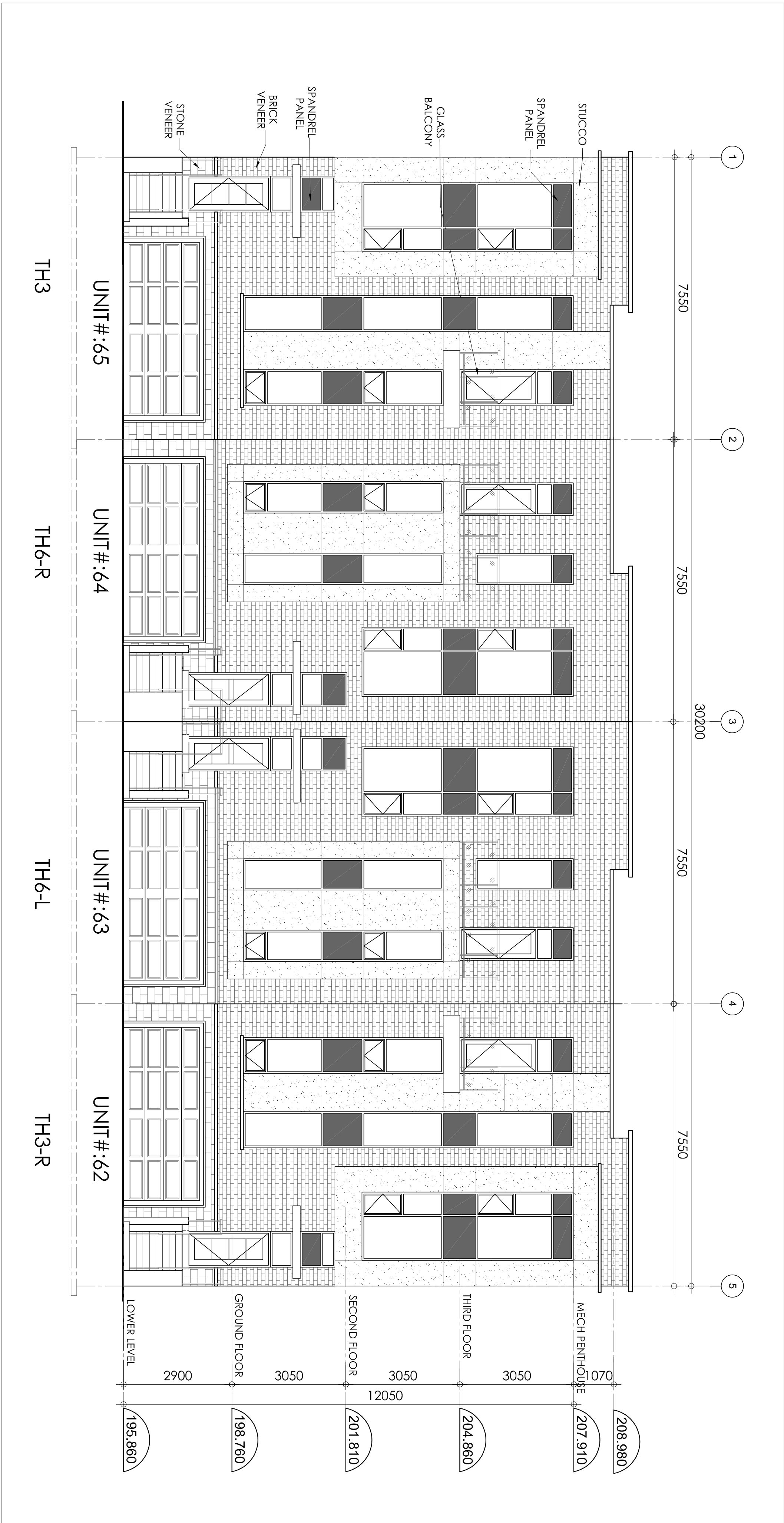


1	FRONT ELEVATION BLOCK "P"
A19	

SCALE: 1:75



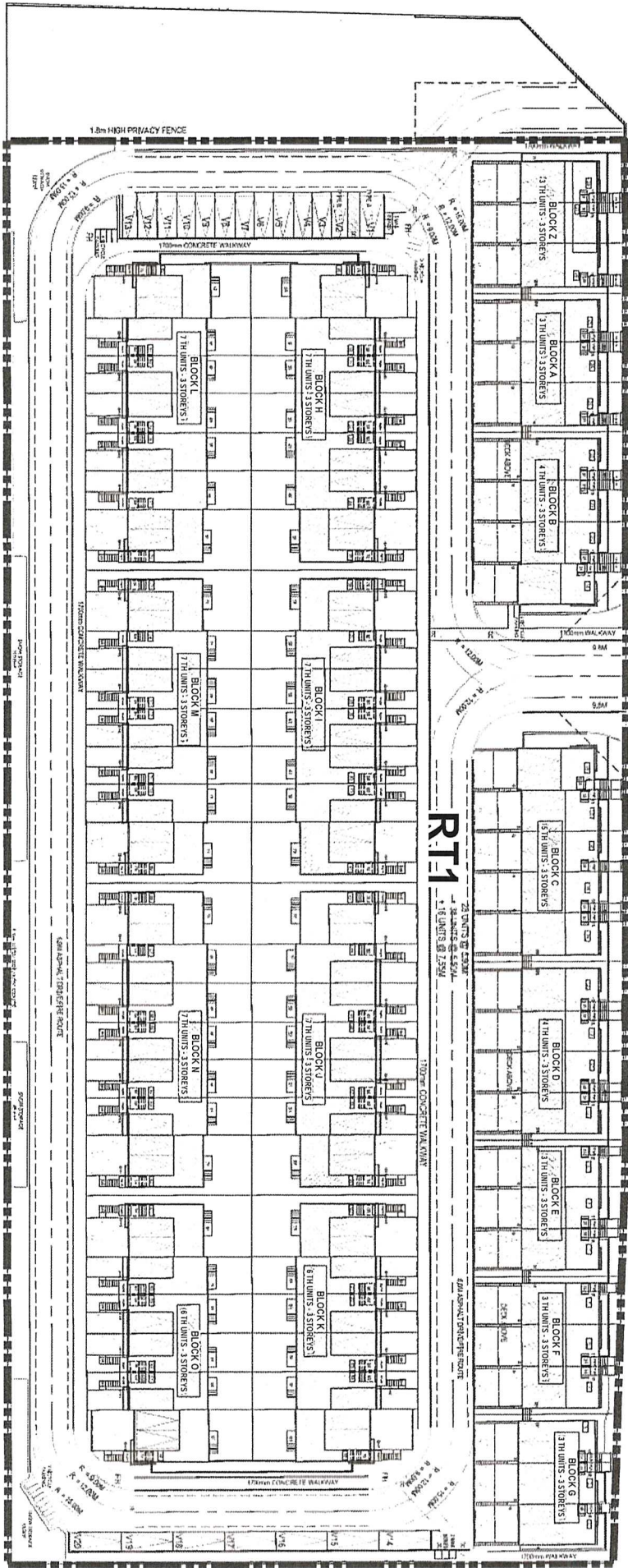
FRONT ELEVATION BLOCK "O"
SCALE: 1:75
A19



1
A19 FRONT ELEVATION BLOCK "N"
SCALE: 1:75

A185/19

Clark Avenue West



THIS IS SCHEDULE 'E-1588'
TO BY-LAW 1-88
SECTION 9(1458)

FILE: Z.16.037
RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005
LOCATION: PART OF LOT 3, CONCESSION 2
APPLICANT: WYCLIFFE CLARK LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE 'I'
TO BY-LAW 193-2018
PASSED THE 12th DAY OF DECEMBER, 2018



SUBJECT LANDS

FILE: Z.16.037

RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005

LOCATION: PART OF LOT 3, CONCESSION 2

APPLICANT: WYCLIFFE CLARK LIMITED

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Application Cover Letter

Revised

February 4, 2020

A185/19



**WESTON
CONSULTING**

planning + urban design

Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

February 4, 2020
File 7531

Attn: Ms. Christine Vigneault, Secretary Treasurer

Dear Ms. Vigneault,

**RE: Minor Variance Application
839 – 911 Clark Ave and 1 – 279 Smallwood Circle
City of Vaughan**

City of Vaughan Council approved Zoning By-law Amendment Z-16-037, Site Plan application DA-16-079, Draft Plan of Subdivision application 19T-16V008 and Draft Plan of Condominium application 19CDM-16V005 in early 2018 to approve an 82-unit medium density townhouse development. The final Zoning By-law, By-law 081-2018 was adopted on June 19, 2018. A subdivision agreement was signed in November, 2018 and a site plan letter of undertaking was signed in March, 2019. Finally, City Council granted the landowner permission to submit a minor variance application in December, 2019. This permission was required as two years have not lapsed since the passing of the original site-specific zoning by-law.

Description of the Subject Property

The subject property is located on the south side of Clark Avenue West, west of Bathurst Street. Development of the site is currently underway (See Figure 1).

Minor Variances Requested

In response to market conditions, the landowner has submitted a site plan revision application to replace Blocks N and O (see Figure 2), containing 13 townhouse units, with Blocks N, O, and P (see Figure 3) containing 10 townhouse units. Thus, the development is being reduced in size from an approved 82 units, to the desired 79 units.

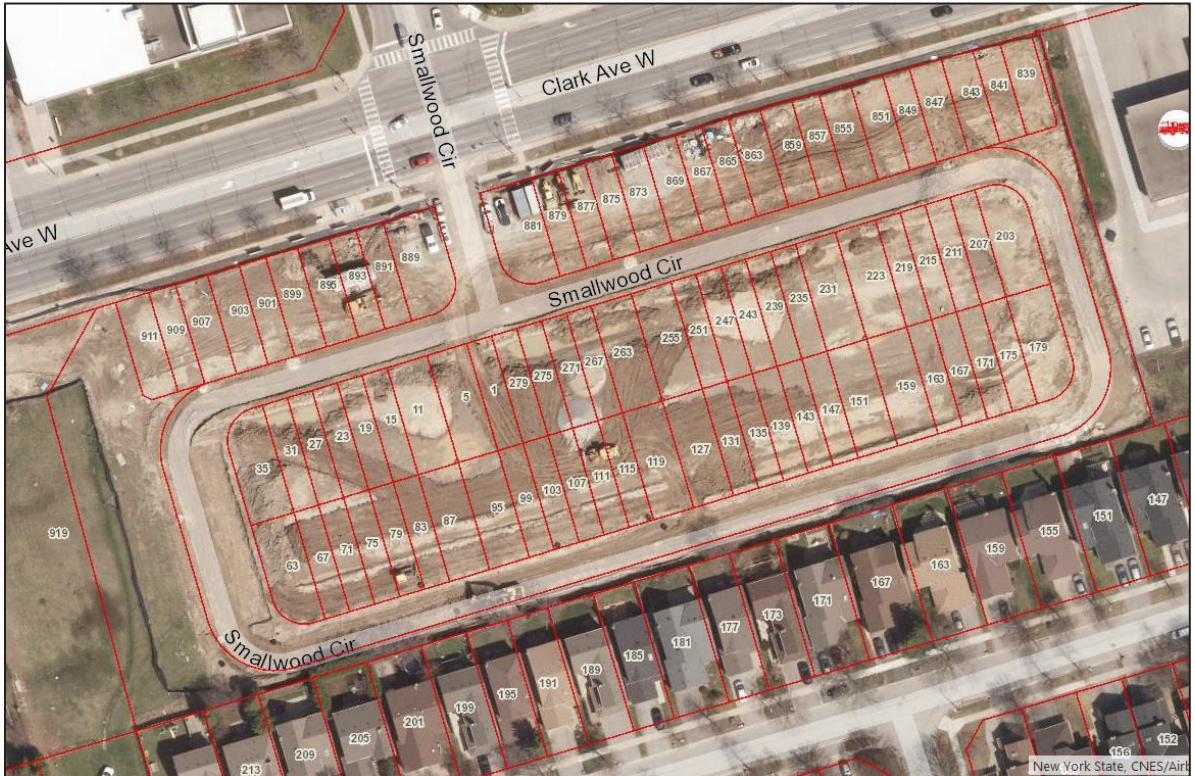


Figure 1 - Site Aerial Photo

To achieve this objective, a minor variance application is required to modify exception 1458 to Zoning By-law 1-88 the add Block P to the Zoning Bylaw exception. The requested changes are as follows:

1. Notwithstanding exception 1458.hviii, the minimum lot depth for Block P shall be 23.0m;
2. Notwithstanding exception 1458.b.hiii), the minimum rear yard for Block P shall be 6.0m;
3. Notwithstanding exception 1458.b.hvii), the minimum interior side yard setback shall be 0.95m for Block C;
4. Notwithstanding exception 1458.b.hvi.ii), the maximum building height for Blocks N, O, P shall be 14.0m;
5. Notwithstanding exception 1458.b.hi), the minimum lot frontage for Block P shall be 5.5m;
6. Notwithstanding exception 1458.c), replace Schedule E-1588 with Drawing No. A100.

We request the Committees support for these variances.

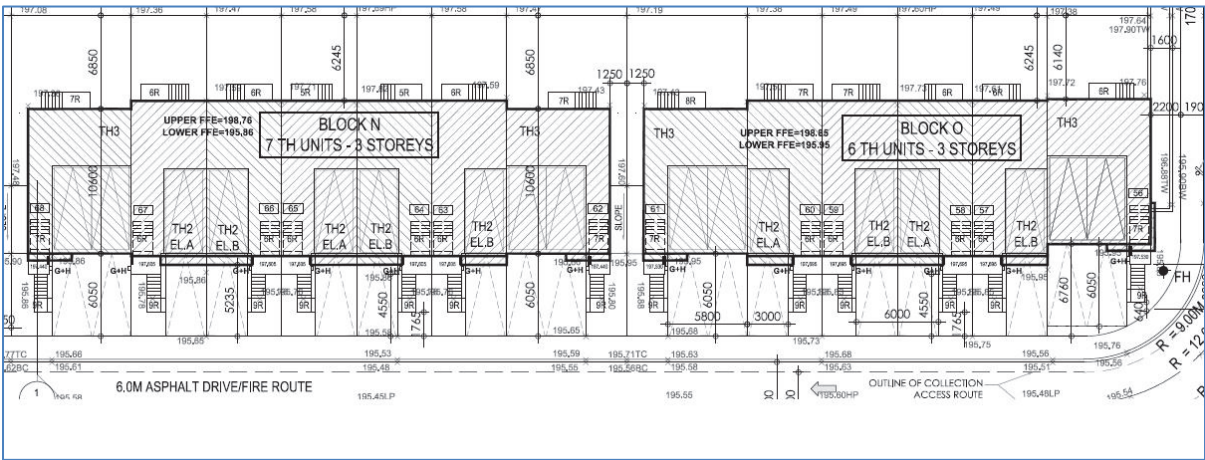


Figure 2 - Approved Blocks N and O

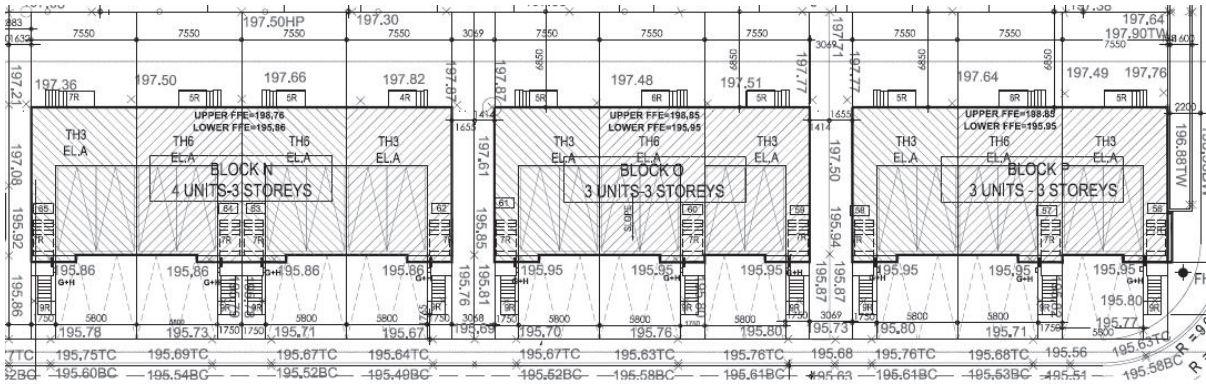


Figure 3 - Revised Blocks N, O, & P

Planning Justification

The proposed variances conform to the ‘four tests’ found in S.45 of the Planning Act, as follows:

- **The proposed variances conform to the Official Plan.** The proposed development has been thoroughly reviewed by both City Council and staff. Through this process, it was determined that the proposed development conformed to the Official Plan;
- **The proposed variances conform to the Zoning By-law.** Zoning by-law 081-2018 was adopted by City Council to implement the proposed development. The variances propose to add an additional development block and reduce the intensity of the development slightly. There will not be any negative impacts on traffic or the Clark Avenue West streetscape. The block changes are internal to the development only. The variances are required to replace two blocks containing 13 units with three blocks containing 10 units. In this way, the proposed variances conform to the Zoning By-law.

- **The proposed variances are minor in nature.** The variances propose to reduce the number of units on the site, thus reducing the development intensity. No significant changes are proposed to the in-force Zoning by-law other than to recognize the addition of an additional development block. Thus, the proposed variances are minor in nature;
- **The proposed variances are desirable development.** The proposed variances are in response to market conditions. At this point in time, larger units are more desirable than smaller units in this neighbourhood. This has led to the site plan revision application currently before City staff and this minor variance application. Thus, the proposed variance is desirable development.

In this way, the proposed minor variances meet the ‘*four tests*’ of s.45 of the Planning Act and represent good planning. We encourage the Committee to support the requested variances.

Yours truly,

Weston Consulting



Kurt Franklin BMath, MAES, MCIP, RPP
Vice President

cc. Mr. G. Bensky, Wycliffe Clark Limited

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A185-19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

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

Sent: February-07-20 8:34 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: RE: A185-19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

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

Gabrielle

Gabrielle Hurst | MCIP, RPP, Planning and Economic Development, Corporate Services

1-877-464-9675 ext. 71538

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

Schedule D: Previous Approvals (Notice of Decision)

- Consent Application – B003/18**
- Consent Application – B026/17**
- Consent Application – B027/17**
- Minor Variance Application – A222/17**
- Minor Variance Application – A223/17**

NOTICE OF DECISION
Consent Application B003/18

Section 53 of the Planning Act, R.S.O. 1990, c.P.13

Date of Hearing: Thursday, April 5, 2018

Applicant: Wycliffe Clark Limited

Agent: Jared and Gary Bensky

Property: **Clark Ave West, Thornhill**

Zoning: The subject lands are zoned A Agricultural under By-law 1-88 a.a.

OP Designation: VOP 2010: 'Low-Rise Residential'

Related Files: None

Purpose: Consent is being requested to permit a partial discharge of mortgage over the lands described as Part of Lot 3, Concession 2, designated as Parts 2 and 3 on Plan 65R-37643.

The balance of the subject lands (retained land) is described as Part of lot 3, Concession 1, designated as Part 1 on Plan 65R-37643.

Note: Provisional consent was granted to convey Parts 2 and 3 on Plan 65R-37643 as a lot addition, to be merged on title with the abutting lands to the west (B026/17).

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B003/18 on behalf of Wycliffe Clark Limited be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none">1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.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.3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

2	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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).
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WARNING:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990*

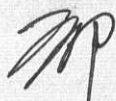
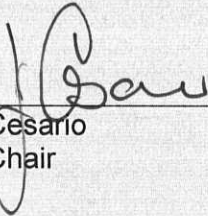
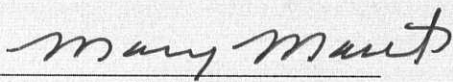
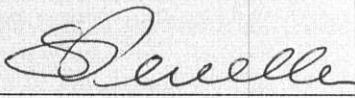
For the following reasons:

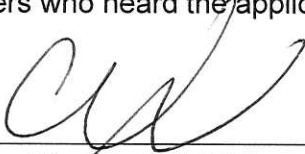
- 1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
- 2. The proposal conforms to the City of Vaughan Official Plan.
- 3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Written & oral submissions were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of Thursday , April 05, 2018 meeting for submission details.
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		ABSENT
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday, April 5, 2018
DATE OF NOTICE:	April 13, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	May 3, 2018 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	April 13, 2019 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

Appealing to The Ontario Municipal Board
The *Planning Act*, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Municipal Board against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board under the *Ontario Municipal Board Act* as payable on an appeal from a Committee of Adjustment to the Board.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Ontario Municipal Board: The OMB appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OMB Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (Appellant Form A1 – Minor Variance) can be obtained at www.omb.gov.on.ca or by visiting our office.

City of Vaughan OMB Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.



Location Map- B003/18

Clark Avenue West, Thornhill



City of Vaughan



Steeles Avenue

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

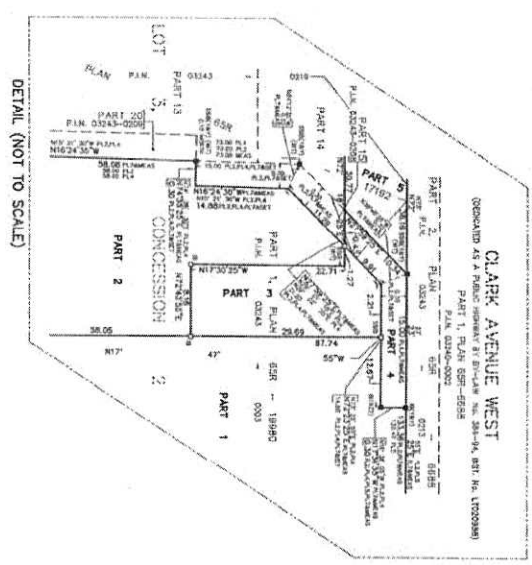


**PLAN OF SURVEY OF
PART OF LOT 3, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:500

RADY-FENTEX & EDWARD SUREWING LTD., O.L.S.

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



NOTES

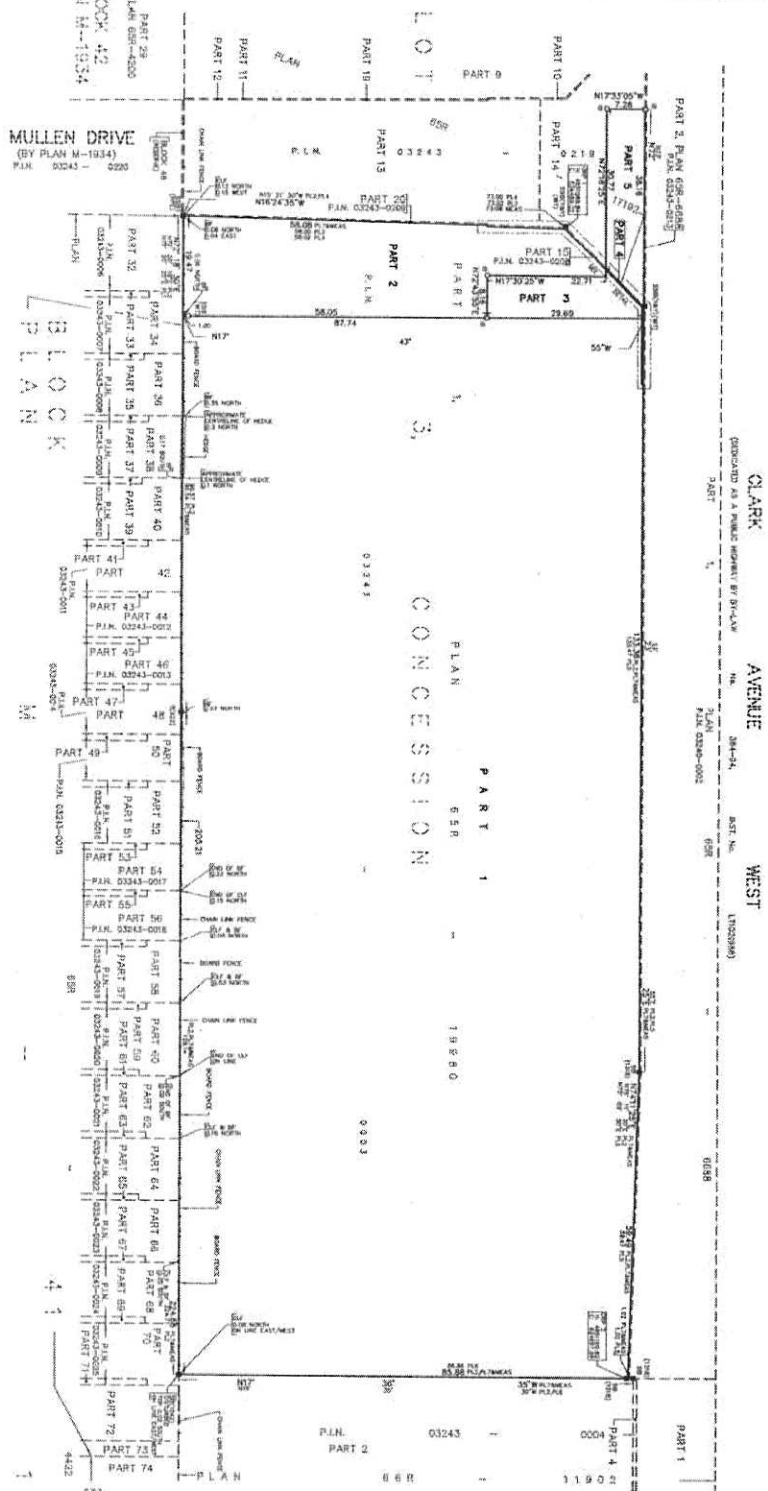
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SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE EXAMINED THE PLAN AND THE FIELD NOTES AND THE INSTRUMENTS AND THE SURVEYING ACT AND THE LAND TITLES ACT AND THE REGULATION MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF MAY, 2018
DATE MAY 23, 2018
C. RADY
ONTOARIO LAND SURVEYOR

BEARING NOTE

BEARING NOTE
THE BEARING OF THE PLAN WAS OBTAINED BY THE SURVEYOR'S INSTRUMENTS AND THE SURVEYING ACT AND THE LAND TITLES ACT AND THE REGULATION MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF MAY, 2018
DATE MAY 23, 2018
C. RADY
ONTOARIO LAND SURVEYOR



I, THE SURVEYOR, HAVE EXAMINED THE PLAN AND THE FIELD NOTES AND THE INSTRUMENTS AND THE SURVEYING ACT AND THE LAND TITLES ACT AND THE REGULATION MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF MAY, 2018
DATE MAY 23, 2018
C. RADY
ONTOARIO LAND SURVEYOR

PLAN 65R-37643	
RECEIVED AND DEPOSITED	
DATE FEB 2, 2018	
C. RADY O.L.S.	
DATE FEB 5, 2018	
H. L. RADY	
REPRESENTATIVE FOR THE LAND SURVEYOR FOR THE LAND TITLES DIVISION OF YORK (No. 65)	
SCHEDULE	
PART	CONVEYANCE
1	ALL OF 0324-0002
2	PART OF 0324-0002
3	PART OF 0324-0002
4	PART OF 0324-0002
5	PART OF 0324-0002

RPE RADY-FENTEX & EDWARD SUREWING LTD.
ONTOARIO LAND SURVEYORS
6400 SHEPPARD AVENUE EAST, SUITE 643
SCARBOROUGH, ONTARIO M1S 4T8
TEL: (416) 531-5000 FAX: (416) 531-5001
TEL: (905) 244-0281 FAX: (905) 244-0282
DRAWN: T.A. - P. RADY CHECKED: C.W.
JOB No. 15-308 CAD FILE No. 15-308-001A2018
JAN 23, 2018 - 11:15:03

NOTICE OF DECISION

CONSENTS

FILE NUMBER: B026/17

APPLICANT: WYCLIFFE CLARK LIMITED

PROPERTY: Part of Lot 3, Concession 2 (Parts 1-5, of Registered Plan 65R-19980) municipally known as Clark Avenue West, Thornhill

ZONING: The subject lands are zoned A, Agricultural, under By-law 1-88, as amended

PURPOSE: **Conveyance - addition to lands to the west and Easement- over part 3 in favour of part 1.**
To sever a parcel of land, indicated as Parcel A on attached sketch, as a lot addition to be merged on title with the abutting lands to west together with an easement over Part 3 for the purposes of access and maintenance of services located within the easement. The easement is in favour of the retained land shown as Part 1 on the draft reference plan submitted with the application).

A sketch is attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **July 06, 2017**

MOVED BY: R.B.

SECONDED BY: C.L.



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.B026/17, **WYCLIFFE CLARK LIMITED**, be **APPROVED**, in accordance with the **sketch attached** and subject to the following conditions:

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

1. Easements and/or Rights-of-ways over the adjacent lands are registered on title to permit access to the retained lands, if required and to the satisfaction of the Building Standards Department.
2. A Surveyors Certificate of Lot Areas & Frontages is required in order to confirm compliance with the By-law requirements, , if required and to the satisfaction of the Building Standards Department.
3. That related minor variance applications be approved and final & binding prior to the issuance of the Certificate of Official related to this consent application, , if required and to the satisfaction of the Building Standards Department.
4. That rezoning application Z.16.037 be approved and the Clerk's Certificate be issued prior to the issuance of the Certificate of Official related to this consent application.
5. All Site Plan Development and Plan of Subdivision application review comments shall be addressed to the satisfaction of the Development Engineering and Infrastructure Planning Department.
6. 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).
7. That Consent Applications B026/17 and B027/17 are approved, to the satisfaction of the Development Planning Department.

8. That Minor Variance Applications A222/17 and A223/17 are approved, to the satisfaction of the development planning department.
9. That related Minor Variance Applications to address the Zoning deficiencies of the conveyed and retained lands be approved, if required and to the satisfaction of the Planning Department.
10. Submission to the Secretary-Treasurer of FOUR (4) white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan.
11. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes the "Schedule Page" will be an attachment to the Certificate. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended.
12. A fee of \$190.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed.
13. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions.

IMPORTANT: Pursuant to Section 53(41) of the *Planning Act*, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfill and comply with all of the above-noted conditions of Consent. Failing to comply with this requirement will result in the application to be deemed to be refused.

ALL CONDITIONS MUST BE FULFILLED.

Please contact each Agency or Department listed above whether "if required" appears in the condition or not.

Please Note:

1. 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.
2. 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.
3. 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 Development Charges Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment
4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

CARRIED.

CHAIR:

Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti

M. Mauti,
Chair

J. Cesario

J. Cesario,
Vice Chair

R. Buckler

R. Buckler,
Member

H. Zheng

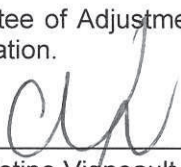
H. Zheng,
Member

A. Perrella

A. Perrella,
Member

CERTIFICATION

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



Christine Vigneault, ACST
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	July 06, 2017
Date of Notice:	July 14, 2017
Last Date of Appeal:	August 03, 2017

APPEALS

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

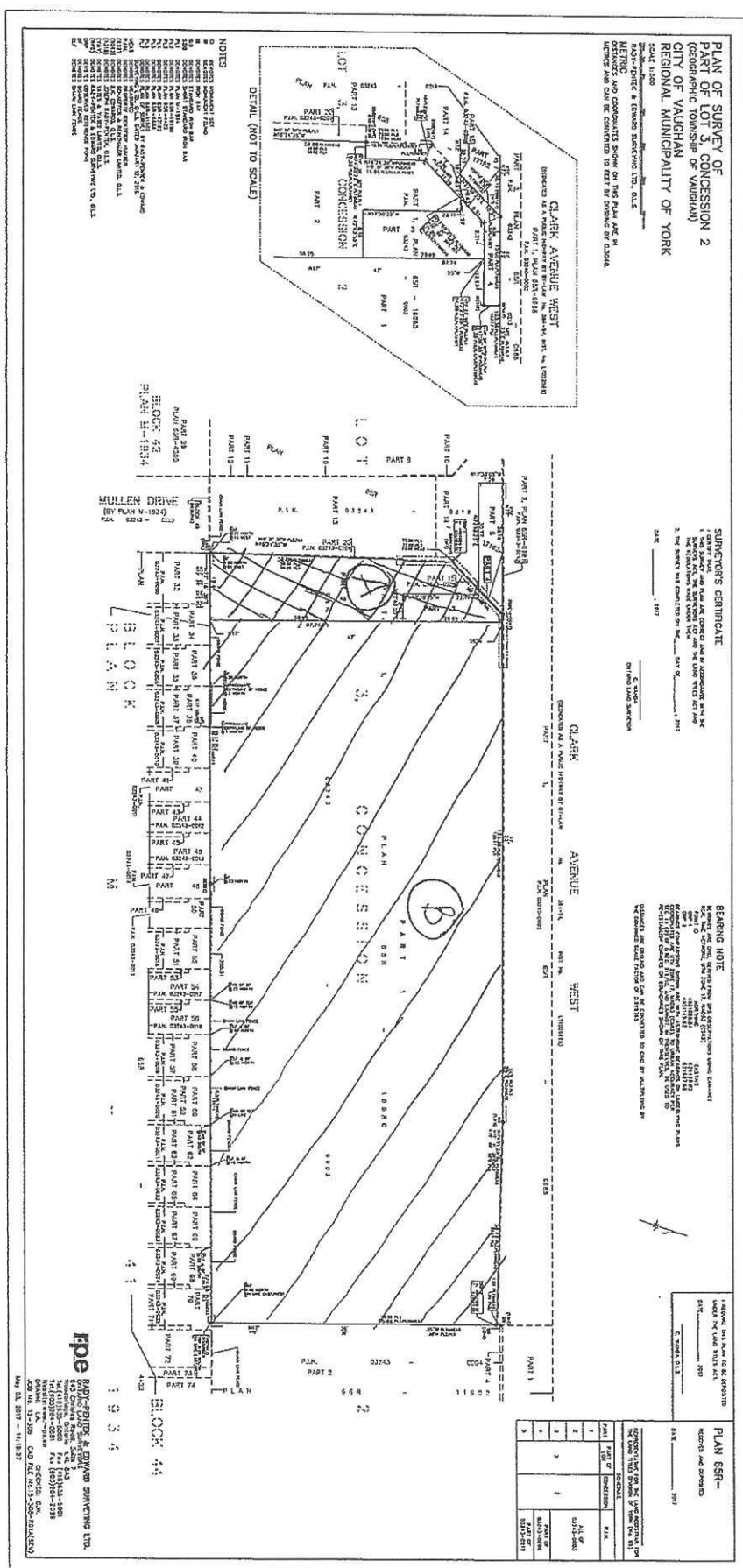
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at elto.gov.on.ca/omb/. If you do not have Internet access, these forms can be picked up at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

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the **\$708.00** processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of **\$300.00** for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

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

NOTES

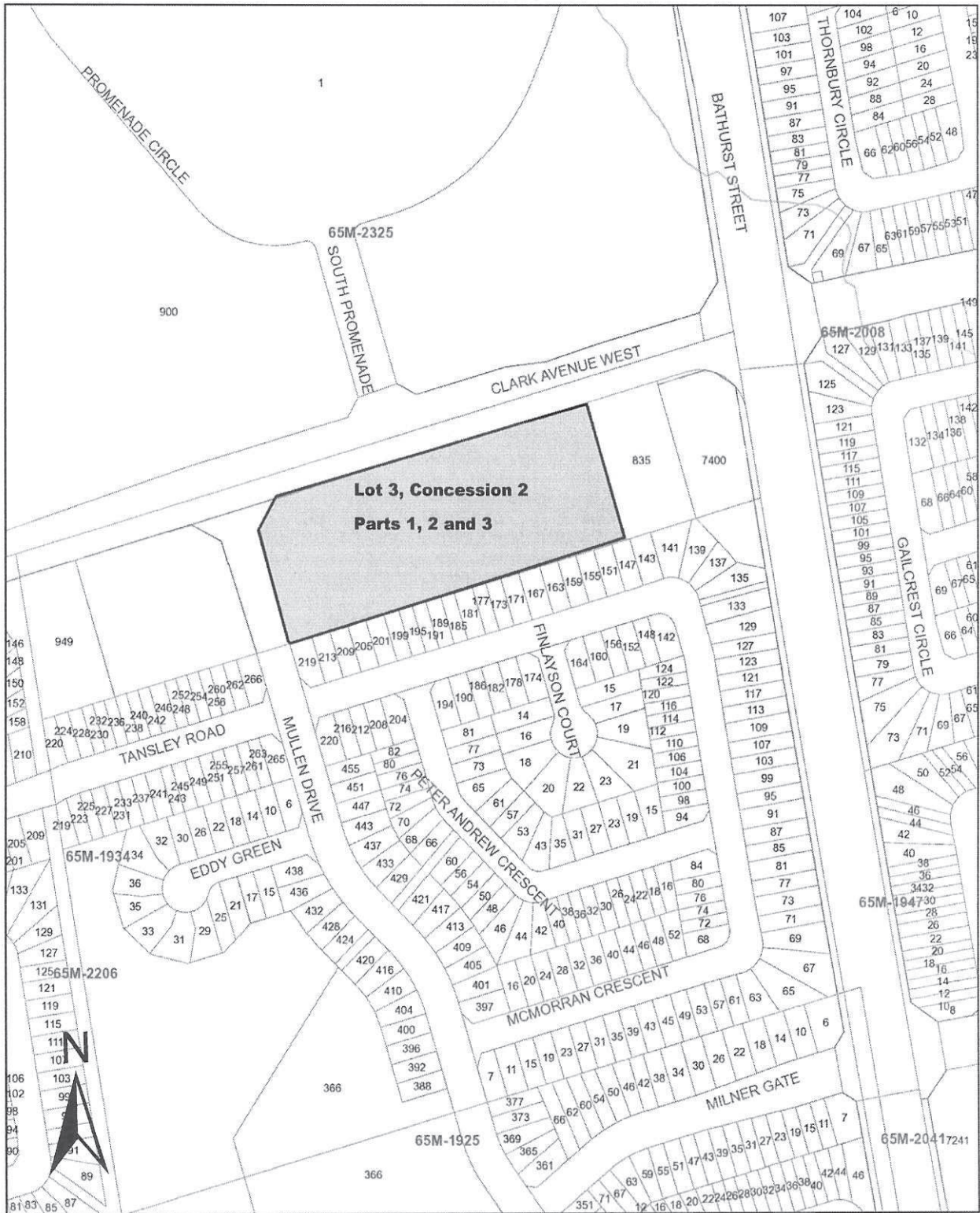
1. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.
2. A Certificate pursuant to Subsection 53(21) of The Planning Act cannot be given until all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





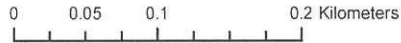
Location Map- B026/17

Clark Avenue West, Thornhill



City of Vaughan

Steeles Avenue



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NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A222/17

APPLICANT: WYCLIFFE CLARK LIMITED

PROPERTY: Part of Lot 3, Concession 2 (Parts 1-5 of Registered Plan 65R-19980) municipally known as Clark Ave West, Thornhill

ZONING: The subject lands are zoned A, Agricultural, under By-law 1-88 as amended

PURPOSE: To facilitate Consent applications B026/17 & B027/17.

PROPOSAL: 1) a minimum lot area of 1.799 hectares

BY-LAW REQUIREMENT: 1) a minimum required lot area of 10 hectares

A sketch is attached illustrating the request.

MOVED BY: RB



SECONDED BY: CR



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.A222/17, **WYCLIFFE CLARK LIMITED**, be **APPROVED**, in accordance with the sketches attached

1. That Consent Applications B026/17 and B027/17 are approved, if required and to the satisfaction of the Planning department.
2. That Minor Variance Applications A222/17 and A223/17 are approved, if required and to the satisfaction of the Planning department.
3. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti
M. Mauti,
Chair

J. Cesario
J. Cesario,
Vice Chair

R. Buckler
R. Buckler,
Member

H. Zheng
H. Zheng,
Member

A. Perrella
A. Perrella,
Member

CERTIFICATION

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

Christine Vigneault
Christine Vigneault, ACST
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: July 06, 2017

Last Date of Appeal: July 26, 2017

APPEALS

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

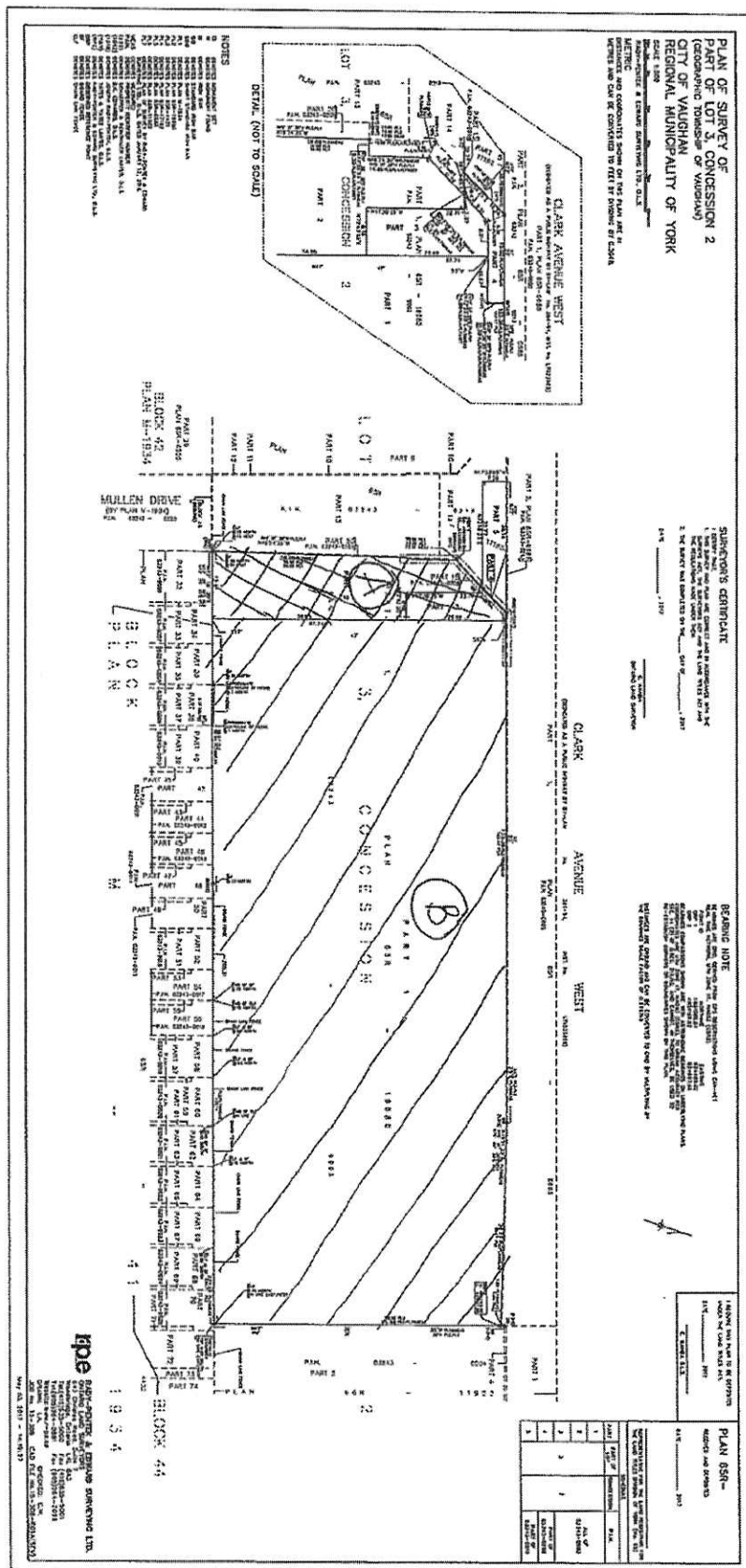
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at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

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$300.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

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

CONDITIONS

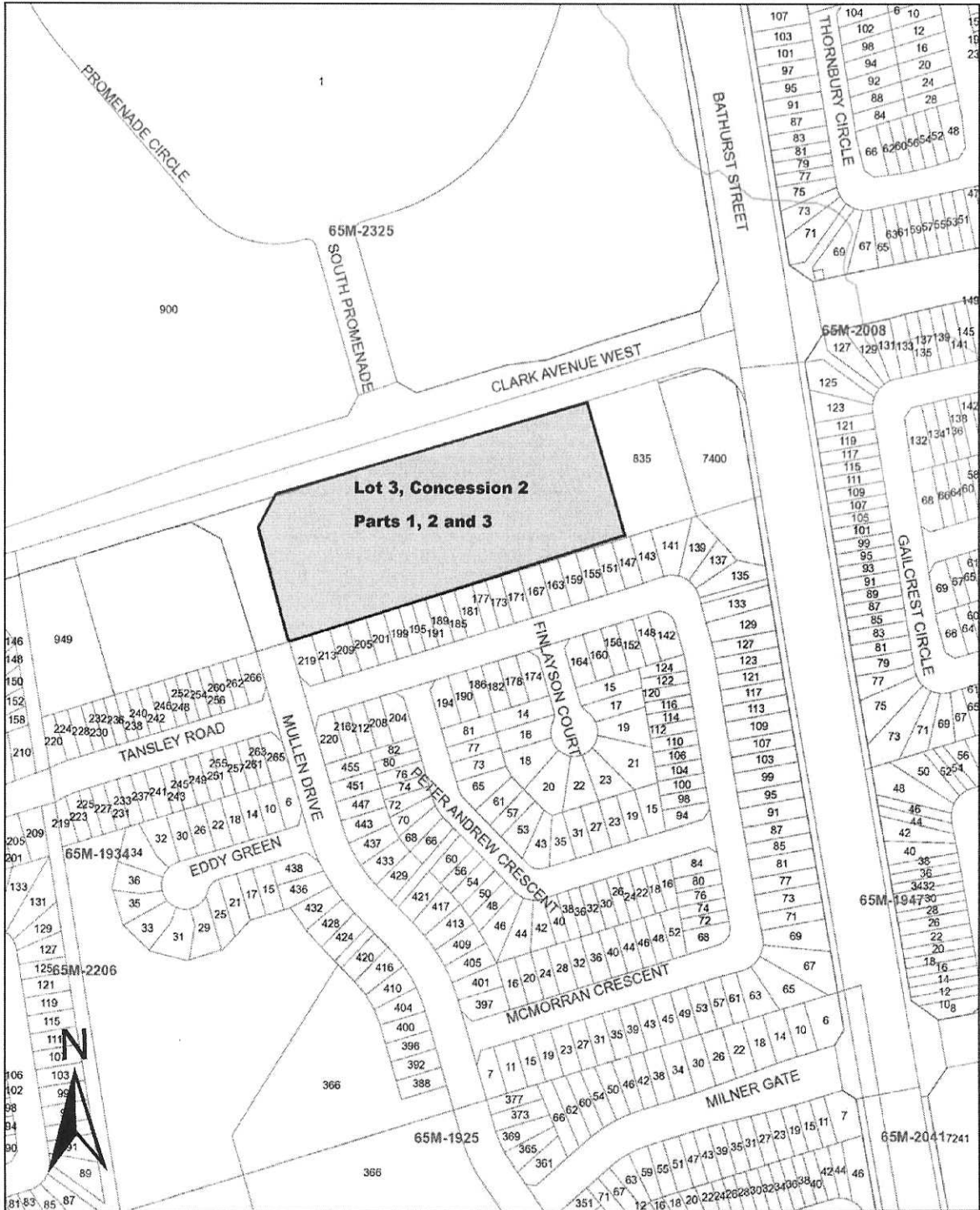
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
July 26, 2018





LOCATION MAP - B026/17, B027/17, A222/17 & A223/17

Clark Avenue West, Thornhill



City of Vaughan

Steeles Avenue



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



NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A223/17

APPLICANT: WYCLIFFE CLARK LIMITED

PROPERTY: Part of Lot 3, Concession 2 (Parts 1-5 of Registered Plan 65R-19980) municipally known as Clark Avenue West, Thornhill

ZONING: The subject lands are zoned A, Agricultural, under By-law 1-88 as amended

PURPOSE: To facilitate Consent applications B026/17 and B027/17.

PROPOSAL: 1) a minimum lot frontage of 2.21 metres, and,
2) a minimum lot area of 0.1496 hectares

BY-LAW REQUIREMENT: 1) a minimum required lot frontage of 100 metres, and,
2) a minimum required lot area of 10 hectares

A sketch is attached illustrating the request.

MOVED BY: R.B.



SECONDED BY: C2



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.A223/17, **WYCLIFFE CLARK LIMITED**, be **APPROVED**, in accordance with the sketches attached

1. That Consent Applications B026/17 and B027/17 are approved, if required and to the satisfaction of the Planning Department.
2. That Minor Variance Applications A222/17 and A223/17 are approved, if required and to the satisfaction of the Planning Department.
3. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Mary Manti

Signed by all members present who concur in this decision:

<u>Mary Manti</u> M. Manti, Chair	<u>J. Cesario</u> J. Cesario, Vice Chair	<u>R. Buckler</u> R. Buckler, Member
<u>H. Zheng</u> H. Zheng, Member		<u>A. Perrella</u> A. Perrella, Member

CERTIFICATION

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

Christine Vigneault
Christine Vigneault, ACST
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	July 06, 2017
Last Date of Appeal:	July 26, 2017

APPEALS

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

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

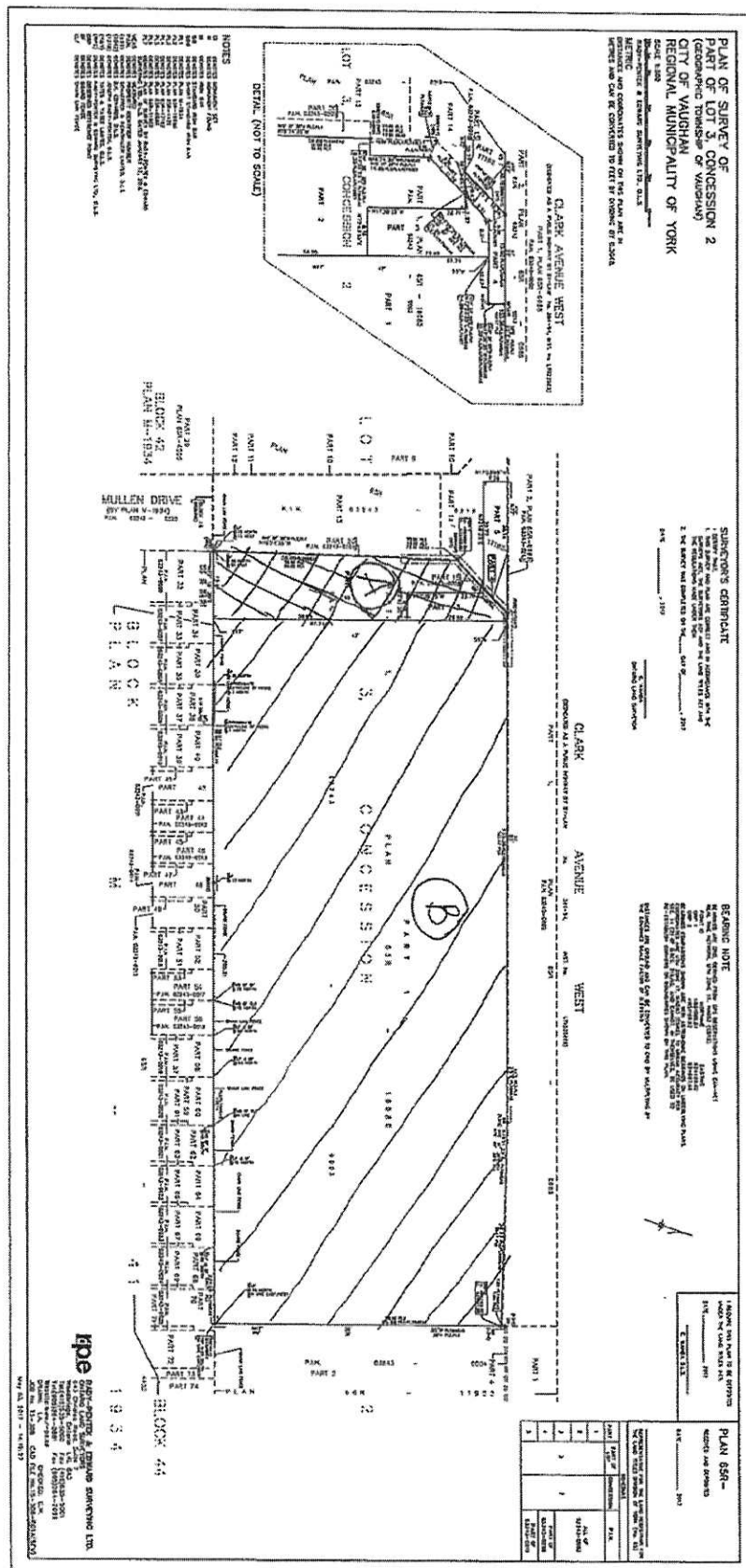
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$300.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

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

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

July 26, 2018

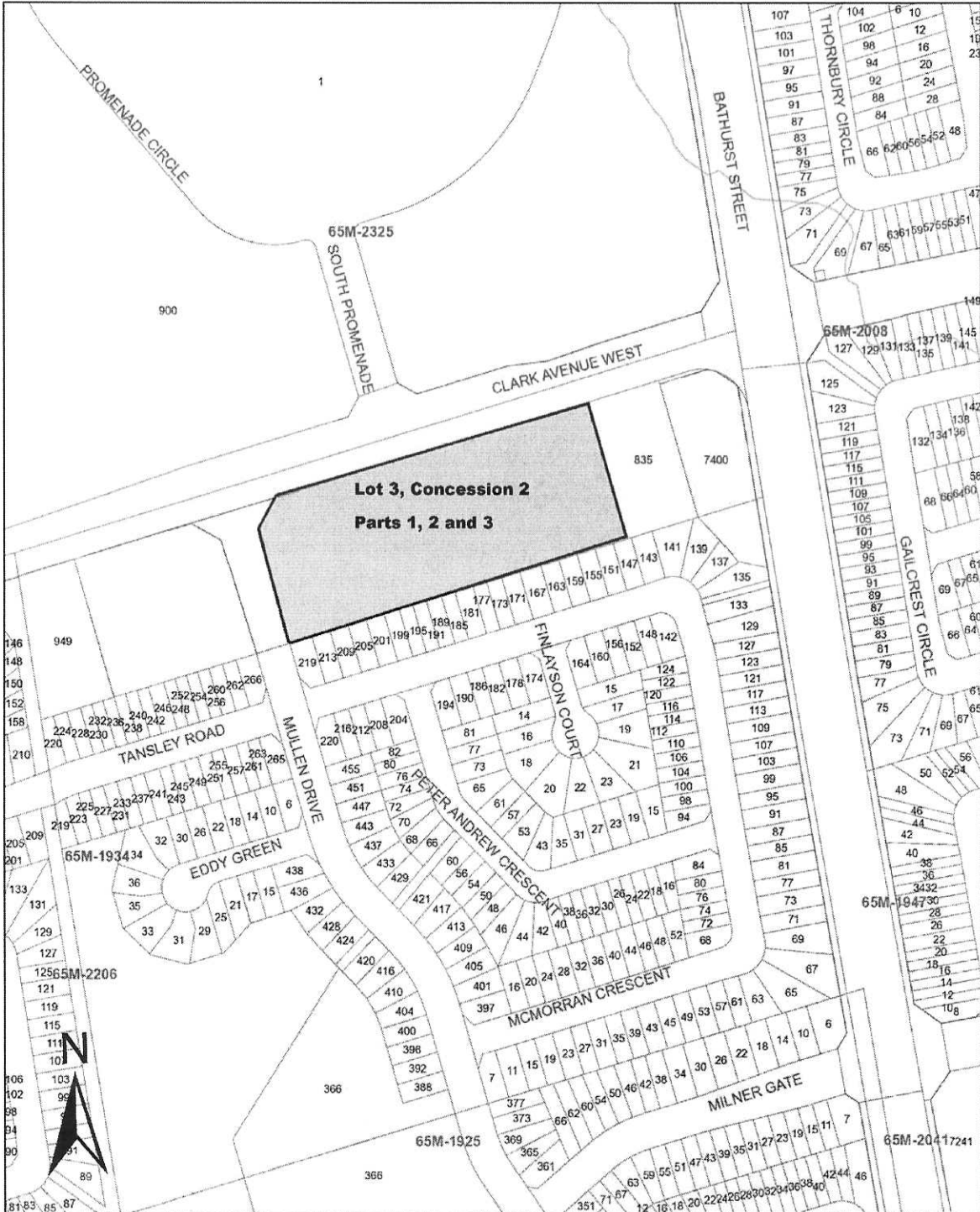




VAUGHAN

LOCATION MAP - B026/17, B027/17, A222/17 & A223/17

Clark Avenue West, Thornhill



City of Vaughan

Steeles Avenue

0 0.05 0.1 0.2 Kilometers

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



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