

ITEM #: 6.15	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A262/22 117A Crestwood Road, Thornhill
---------------------	---

COA REPORT SUMMARY

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

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X		General Comments
Building Standards -Zoning Review <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		Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			No Comments Recieved to Date
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
Applicant	2858015 Ontario Inc.	117A Crestwood Road	09/15/2022	Cover Letter & Petition of Support & Planning Justification Report from B028/15, A195/15, A196/15

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
B028/15, A195/15, A196/15	July 9, 2015	B028/15; Approved; Certificate Issued. A195/15 and A196/15 lapsed as the conditions of approval were not satisfied within 1 year from the date the decision became final and binding.

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
A262/22
117A Crestwood Rd, Thornhill**

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

ITEM NUMBER: 6.15	CITY WARD #: 5
APPLICANT:	2858015 Ontario Inc.
AGENT:	Serge Popov
PROPERTY:	117A Crestwood Rd, Thornhill ON
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	B028/15, A195/15, A196/15 (Previous applications to create lot, minor variances lapsed)
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to recognize the existing lot frontage and to permit the construction of a proposed single family dwelling.

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

The subject lands are zoned R2A(EN), Residential Second Density Zone (Established Neighbourhood) and subject to the provisions of Exception 14.205 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum lot frontage of 15.0 metres is required. (Table 7-4)	To permit a minimum lot frontage of 12.94 metres.
2	A maximum height of 9.31 metres is permitted. (Section 4.5, 1. b)	To permit a maximum building height of 10.0 metres.
3	A minimum interior side yard setback of 6.83 m is required. (4.5, 2. b)	To permit a minimum easterly interior side yard setback of 1.2 metres.
4	A minimum interior side yard setback of 2.2 m is required. (4.5, 2. c)	To permit a minimum westerly interior side yard setback of 1.36 metres.

The subject lands are zoned R2, Residential and subject to the provisions of Exception 9(375) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum lot frontage of 15.0 metres is required. (Schedule A)	To permit a minimum lot frontage of 12.94 metres.
6	A maximum building height of 9.5 metres is permitted. (Schedule A)	To permit a maximum building height of 10.0 metres.

HEARING INFORMATION

DATE OF MEETING: Thursday, November 17, 2022

TIME: 6:00 p.m.

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

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://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

HEARING INFORMATION
Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
THE DEADLINE TO <u>REGISTER TO SPEAK</u> OR <u>SUBMIT WRITTEN COMMENTS</u> ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	November 3, 2022	
Date Applicant Confirmed Posting of Sign:	November 2, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	The design of the roof is of a unique shape therefore, although the roof is sloped, the height of the building is being measured from top of roof instead of the midpoint of the roof. Hence, the building height cannot comply. Additionally, current zoning requires for a lot to have a 15M frontage but the existing lot is 12.94M, which makes it impossible to comply with.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	<p>On October 28, 2022, Development Planning provided the following to the applicant:</p> <p>DP is not in position to support a maximum building height of 10.5m (Variances #2 and #6) for both dwellings, as it is not in keeping with the general intent and purpose of the By-laws nor in line with the established built form of adjacent dwellings in the neighbourhood. It is highly encouraged you reduce the building height to a maximum of 10m.</p> <p>DP has no objections to Variances #3 and #4 in both minor variance applications.</p> <p>In response to the above comments the applicant reduced the building height to 10 metres.</p> <p>Zoning reviewed the revised submission and confirmed variances (see Schedule B)</p>	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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.	Yes ** Zoning confirmed required variances.	
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	
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:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>The owner/applicant shall apply and obtain the necessary curb cut/ reinstating permit through the Transportation and Fleet Management Services. Please visit the curb cut permit link provided above to learn how to apply for the curb cut/ reinstating permit.</p> <p>As the proposed dwelling in the subject property 167.04m2, 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)</p> <p>The Development Engineering Department does not object to the Minor Variance application A262/22, Subject to the following Condition(s):</p>	
Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: 11/7/2022- Applicant has confirmed via email that municipally owned boulevard will be protected during construction period.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	

DEVELOPMENT FINANCE COMMENTS		
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	

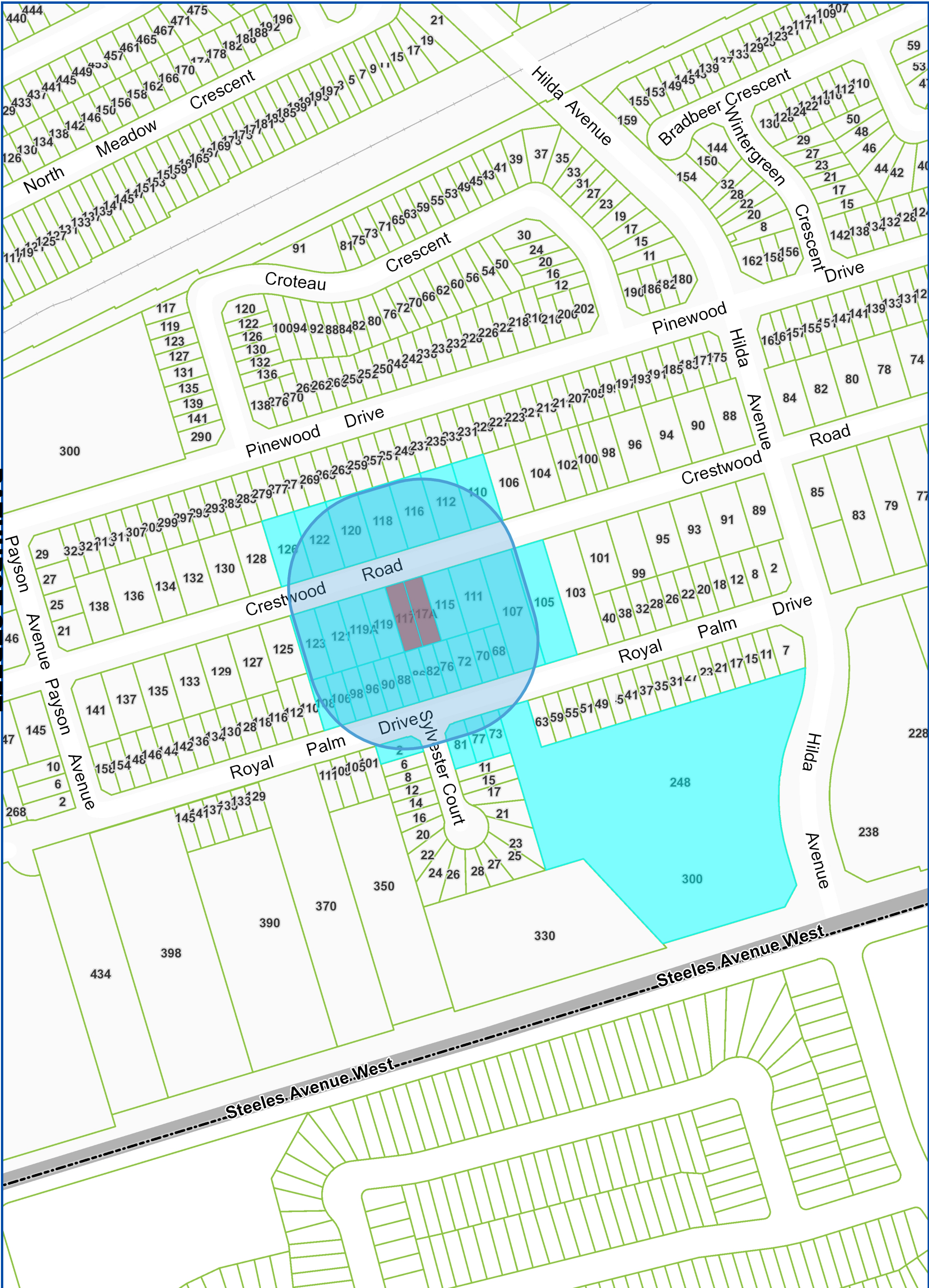
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

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

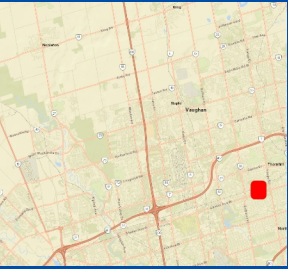
IMPORTANT INFORMATION – PLEASE READ		
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer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

IMPORTANT INFORMATION – PLEASE READ
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>
<p>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.</p>

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

117 Crestwood Road, Thornhill

NOTIFICATION MAP - A262/22 AND A263/22

Disclaimer:

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



Scale:

1: 3,286

0

0.05 km



Created By:

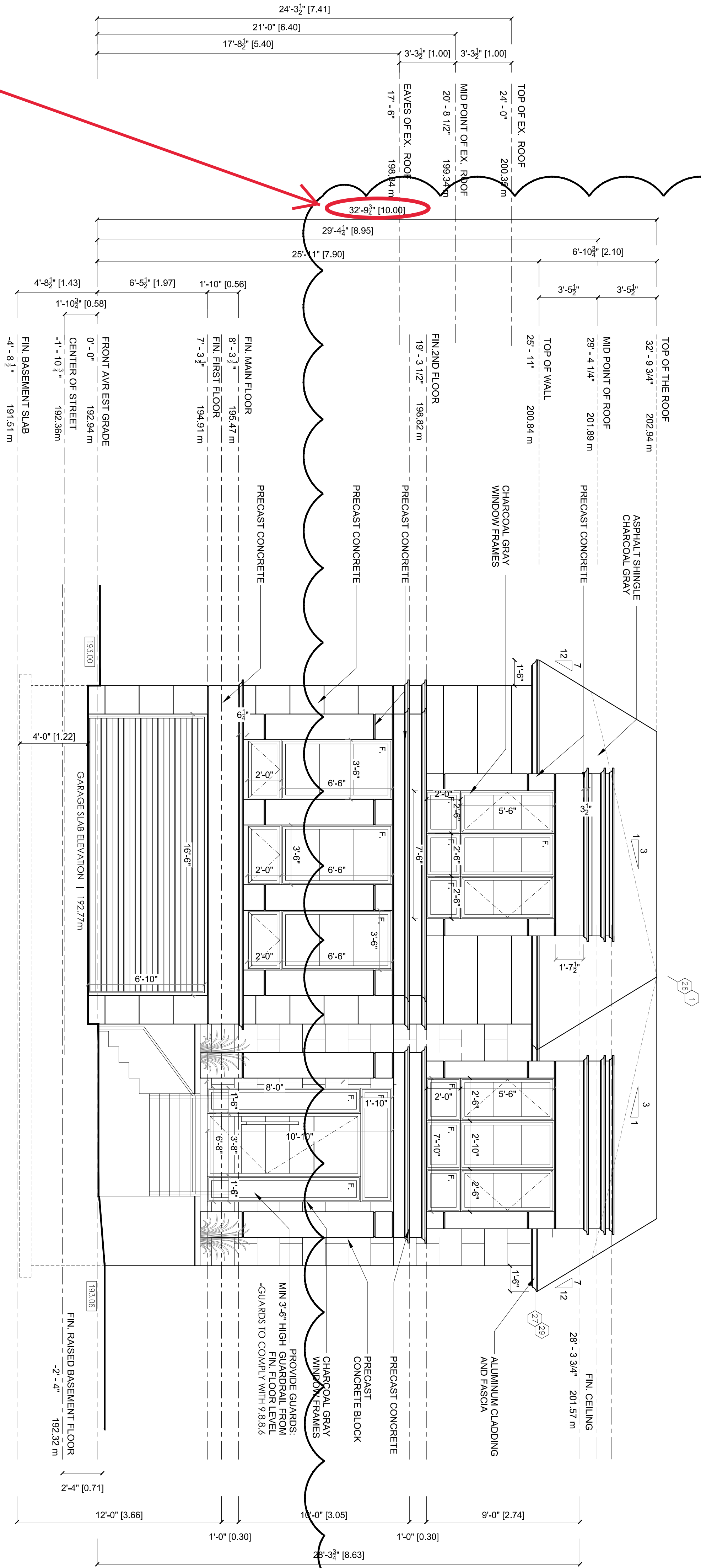
Infrastructure Delivery
Department

October 26, 2022 7:43 PM

Projection:

NAD 83
UTM Zone
17N

VARIANCE #2 & #6



SCALE | 1/4" = 1' - 0"

BUILDING HEIGHT (NEW BY-LAW) | 10.61m [34'-9 3/4"]
BUILDING HEIGHT (OLD BY-LAW) | 10.03m [32'-11"]
SIDE WALL HEIGHT | 8.11m [24'-7 1/2"]
WALL AREA: 1090 S.F. / 101.28 m²
OPENING AREA: 383 S.F. / 35.58 m² (35.1%)

DRAWN BY	B.G.
CHECKED BY:	A.F.
DATE:	22 JUN 2022
PROJECT NO:	2602

REVISIONS / ISSUE DATES

#	DATE	DESCRIPTION
1	MAR 01 19	ISSUED FOR CLIENT REVIEW
2	APR 05 19	ISSUED FOR BUILDING PERMIT
3	APR 02 21	REVISED FOR BUILDING PERMIT
4	AUG 25 21	REVISED FOR BUILDING PERMIT
5	JAN 13 22	REVISED FOR BUILDING PERMIT
6	JUN 22 22	REVISED FOR BUILDING PERMIT
7	JUL 21 22	REVISED FOR BUILDING PERMIT
8	SEP 15 22	REVISED FOR COA
9	OCT 03 22	REVISED FOR COA
10	OCT 24 22	REVISED FOR COA
11	OCT 31 22	REVISED FOR COA

THE BUILDING SHALL VERIFY ALL DIMENSIONS AND ALL JOBS ARE CONFORMING PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO ARKLAB. DRAWINGS ARE NOT TO BE SCALED. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION. IT IS THE BUILDERS DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS ON HAND.

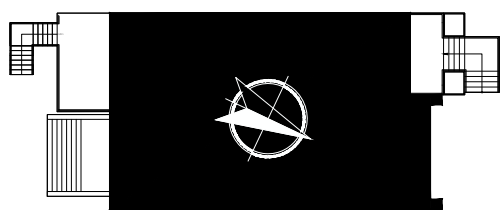
©COPYRIGHT ARKLAB - ALL RIGHTS RESERVED.

ARKLAB RESAINS ALL THE RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF ARKLAB.

THESE ARCHITECTURAL DRAWINGS ARE THE PROPERTY OF ARKLAB. IN CONSIDERATION FOR FULL PAYMENT OF THE ARCHITECTURAL SERVICES, AUTHORIZATION IS GRANTED TO THE CLIENT/AGENCY RESPONSIBLE FOR THE CONSTRUCTION OF THE ABOVE-MENTIONED TITLED PROJECT, AS DESIGNED, DERIVED AND REVISED ON THESE DRAWINGS.

THESE ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ARKLAB. PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN CONSENT OF ARKLAB.

*FOR ACCURATE ROOF PLANS, ELEVATIONS AND DETAILS PLEASE REFER TO THE BUILDING COMPANY DRAWINGS.



KEY PLAN

The undersigned has reviewed and takes responsibility for this design, and the building shall verify all dimensions and all jobs are conforming prior to proceeding with construction and report any discrepancies immediately to ARKLAB. Required unless design is exempt under Div. C-32.3.1. of the building code.

Qualification Information

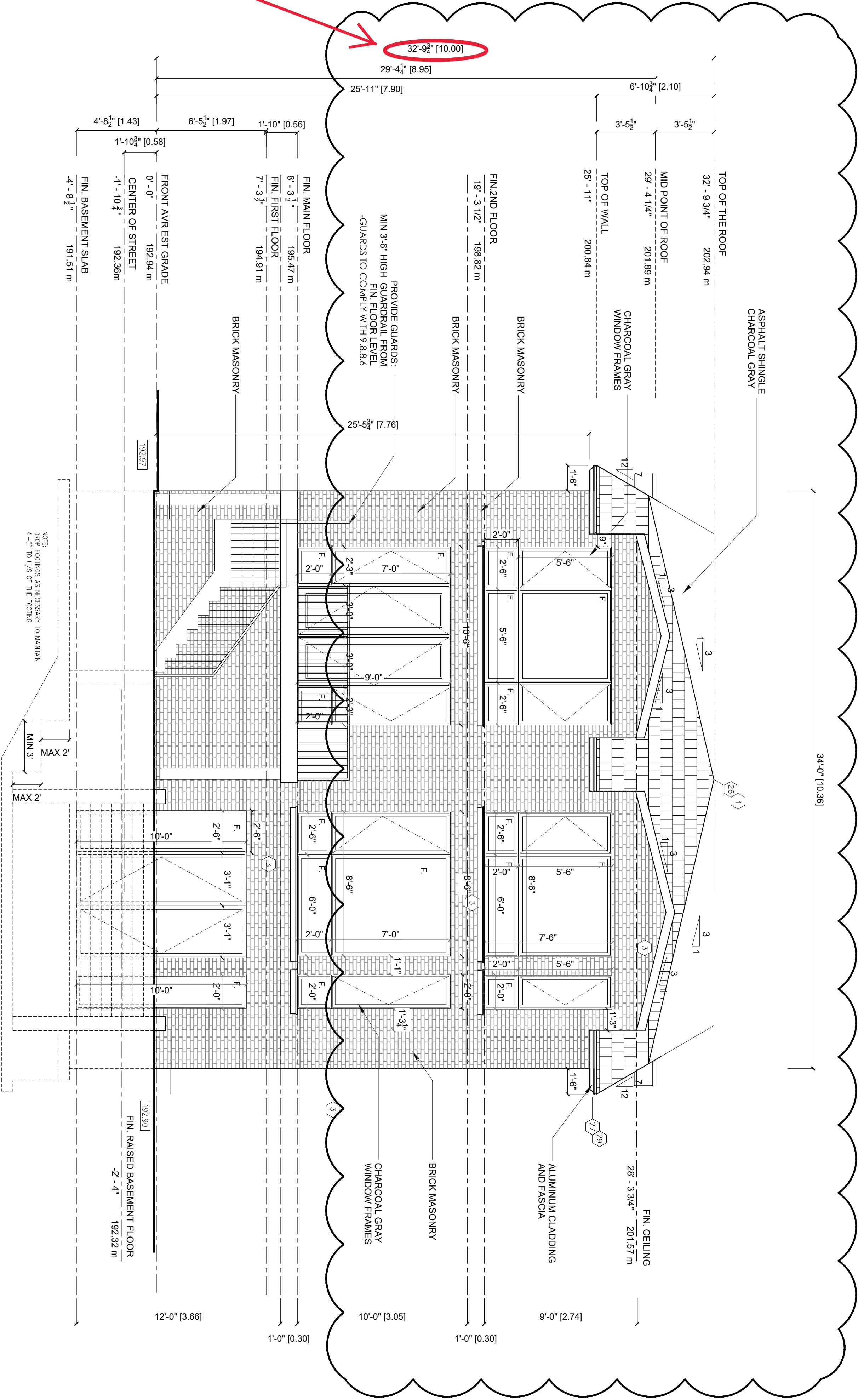
NAME	SKETCH	SCIN	100763
ARASH FARINIA			
Required unless design is exempt under Div. C-32.3.1. of the building code			
ARKLAB	102724		
FRM NAME	SCIN		

STRUCTURAL REVIEW BY



PLANS PREPARED AND VARIANCES
IDENTIFIED BY APPLICANT

VARIANCE #2 & #6



BUILDING HEIGHT (NEW BY LAW) | 10.61m [34'-9 3/4"]
BUILDING HEIGHT (OLD BY LAW) | 10.03m [32'-11"]
SIDE WALL HEIGHT | 8.11m [24'-7 1/2"]
WALL AREA | 101.24m² [1090 sq.ft.]
OPENING AREA | 35.58m² [383 sq.ft.] [35.1%]

SCALE | 1/4" = 1' - 0"

DRAWN BY B.G.	
CHECKED BY: A.F.	
DATE: 21 JUL 2022	
PROJECT NO: 2602	
REVISIONS / ISSUE DATES	
#	DATE DESCRIPTION
3	APR 02/21 REVISED FOR BUILDING PERMIT
4	AUG 26/21 REVISED FOR BUILDING PERMIT
5	JAN 14/22 REVISED FOR BUILDING PERMIT
6	JUL 21/22 REVISED FOR BUILDING PERMIT
7	AUG 23/22 REVISED FOR BUILDING PERMIT
8	SEP 15/22 REVISED FOR BUILDING PERMIT
9	SEP 27/22 REVISED FOR COA
10	OCT 03/22 REVISED FOR COA
11	OCT 24/22 REVISED FOR COA
12	OCT 24/21 REVISED FOR COA

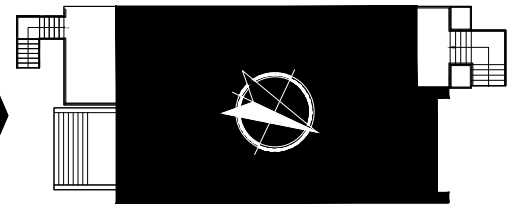
THE BUREAU SHALL VERIFY ALL DIMENSIONS AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT. THE BUREAU SHALL VERIFY ALL DIMENSIONS AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT. THE BUREAU SHALL VERIFY ALL DIMENSIONS AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT.

ARKLAB SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE BUREAU SHALL VERIFY ALL DIMENSIONS AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT. THE BUREAU SHALL VERIFY ALL DIMENSIONS AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT AND ALL JOBS ARE CONFORMANT WITH THE BUILDING ACT.

THESE ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ARKLAB.

*FOR ACCURATE ROOM PLANS, ELEVATIONS AND DETAILS PLEASE REFER TO THE BLS COMPANY DRAWINGS

KEY PLAN

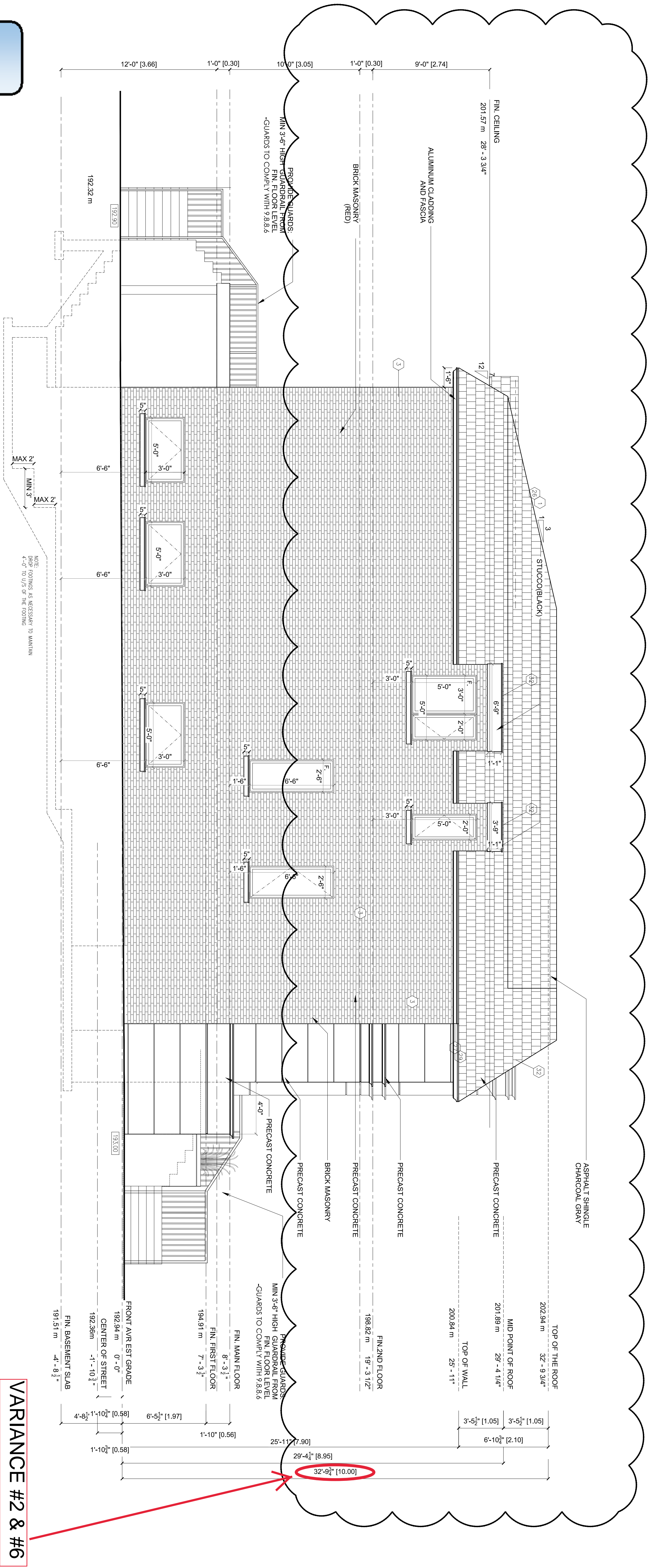


The undersigned has reviewed and takes responsibility for this design, and building code compliance. The undersigned is a duly qualified professional engineer and is not responsible for any errors or omissions in the design or construction of the building. The undersigned is not responsible for any errors or omissions in the design or construction of the building.	
Qualification Information Required unless design is exempt under Div. C, 32.3.1, of the Building Code Required unless design is exempt under Div. C, 32.3.1, of the Building Code	
NAME ARASH FARHNA	100763
SIGNATURE 	100763
REGISTRATION INFORMATION Required unless design is exempt under Div. C, 32.3.1, of the Building Code	100763
ARLAB	100724
FRM NAME BCN	BCN
STRUCTURAL REVIEW BY	



Received

November 1, 2022



VARIANCE #2 & #6

EXPOSED BUILDING FACE AREA | 150.22m² [1617 sq.ft.]
ALLOWABLE UNPROJECTED OPENINGS AREA | 10.5m² [113 sq.ft.] (7.0%)
PROPOSED UNPROJECTED OPENINGS AREA | 10.4m² [112 sq.ft.] (6.9%)
SIDE WALL HEIGHT | 8.1m [26'-7 1/2"]

SCALE | 1/4" = 1' - 0"

DRAWN BY B.G.	
CHECKED BY: A.F.	
DATE: 22 JUN 2022	
PROJECT NO: 2602	

#	DATE	DESCRIPTION
1	MAR.01.19	ISSUED FOR CLIENT REVIEW
2	APR.05.19	ISSUED FOR BUILDING PERMIT
3	APR.02.21	REVISED FOR BUILDING PERMIT
4	AUG.25.21	REVISED FOR BUILDING PERMIT
5	JAN.13.22	REVISED FOR BUILDING PERMIT
6	JUN.22.22	REVISED FOR BUILDING PERMIT
7	JUL.21.22	REVISED FOR BUILDING PERMIT
8	SEP.15.22	REVISED FOR COA
9	OCT.03.22	REVISED FOR COA
10	OCT.24.22	REVISED FOR COA
11	OCT.31.22	REVISED FOR COA

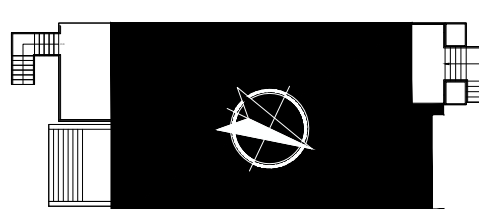
THE DRAWER SHALL VERIFY ALL DIMENSIONS AND ALL JOBS ARE CONFORMANT WITH THE BUILDING CODE TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO ARKLAB.
DRAWINGS ARE NOT TO BE SCALED.
ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.
IT IS THE DRAWER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

©COPYRIGHT ARKLAB - ALL RIGHTS RESERVED.

ARKLAB RESERVES ALL THE RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF.
THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF ARKLAB.

IN CONSIDERATION FOR FULL PAYMENT OF THE ARCHITECTURAL SERVICES AGREEMENT, THE ARCHITECT HAS GRANTED TO THE CLIENT/AGENCY RESPONSIBLE FOR THE CONSTRUCTION OF THE ABOVEMENTIONED TITLED PROJECT, AS DESIGNED, DRAWINGS AND REVISED DRAWINGS.
THESE ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED OR USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF ARKLAB.

*FOR ACCURATE ROOM PLANS, ELEVATIONS AND DETAILS PLEASE REFER TO THE BUILDING CODE DRAWINGS.



KEY PLAN

The undersigned has reviewed and takes responsibility for this design, and certifies that it complies with the Building Code and all applicable regulations. Required unless design is exempt under Div. C-3.2.5.1. of the building code.

Qualification Information

NAME
AAASH FARINA
SIGNATURE
100743
ICN

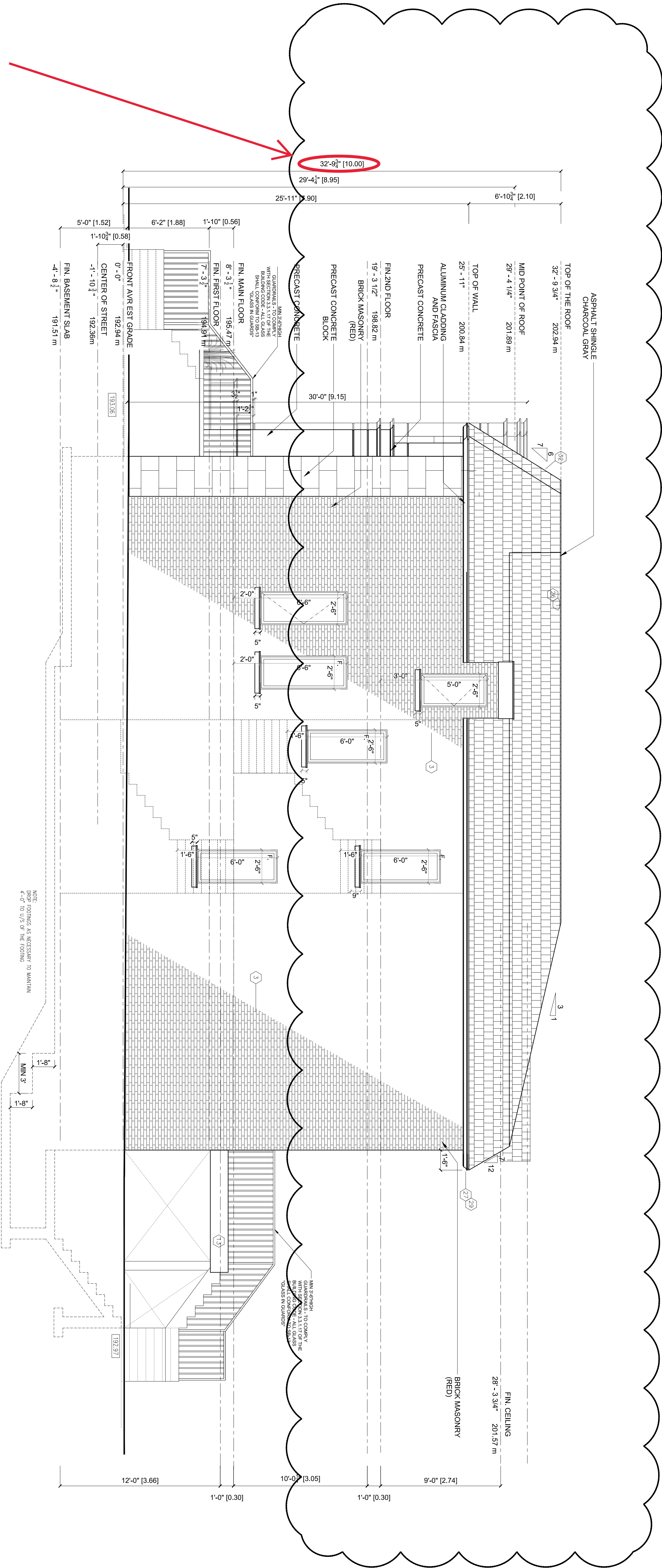
Registration Information
Required unless design is exempt under Div. C-3.2.4.1. of the building code
ARKLAB
102774
ICN

STRUCTURAL REVIEW BY



Received
November 1, 2022

VARIANCE #2 & #6



EXPOSED BUILDING FACE AREA | 140.28sqft [1510 sq.ft.]
ALLOWABLE UNPROTECTED OPENINGS AREA | 9.84sqft [106 sq.ft.] (7.0%)
PROPOSED UNPROTECTED OPENINGS AREA | 9.75sqft [105 sq.ft.] (6.7%)
SIDE WALL HEIGHT | 8.11m [26'-7 1/2"]

SCALE | 1/4" = 1' - 0"

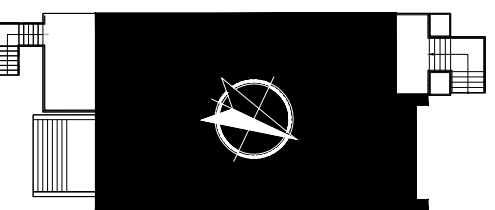
DRAWN BY B.G.	
CHECKED BY: A.F.	
DATE: 22 JUN 2022	
PROJECT NO: 2602	

REVISIONS / ISSUE DATES	
#	DATE DESCRIPTION
1	MAR 01 19 ISSUED FOR CLIENT REVIEW
2	APR 05 19 ISSUED FOR BUILDING PERMIT
3	APR 02 21 REVISED FOR BUILDING PERMIT
4	AUG 25 21 REVISED FOR BUILDING PERMIT
5	JAN 13 22 REVISED FOR BUILDING PERMIT
6	JUN 22 22 REVISED FOR BUILDING PERMIT
7	JUL 21 22 REVISED FOR BUILDING PERMIT
8	SEP 15 22 REVISED FOR COA
9	OCT 03 22 REVISED FOR COA
10	OCT 24 22 REVISED FOR COA
11	OCT 31 22 REVISED FOR COA

THE BUILDING SHALL VERIFY ALL DIMENSIONS AND ALL JOBS ARE CONFORMING TO THE LATEST APPROVED DRAWINGS. ANY DISCREPANCIES WILL BE IMMEDIATELY REPORTED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LATEST APPROVED DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LATEST APPROVED DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LATEST APPROVED DRAWINGS.

ARKLAB SHALL BE RESPONSIBLE FOR THE LATEST APPROVED DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LATEST APPROVED DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LATEST APPROVED DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LATEST APPROVED DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LATEST APPROVED DRAWINGS.

*FOR ACCURATE ROOM PLANS, ELEVATIONS AND DETAILS PLEASE REFER TO THE LATEST APPROVED DRAWINGS.



KEY PLAN

The undersigned has reviewed and takes responsibility for this design, and building code to design the work shown on the attached documents. Under penalty of perjury, I certify that the design complies with the applicable building code and all other applicable laws and regulations.	
Qualification Information	
Requires unless design is exempt under Div. C-3.2.1. of the building code	
Requires unless design is exempt under Div. C-3.2.1. of the building code	
NAME ARASH FARNIA	SCIN 100743
NAME ARKLAB	SCIN 102724
STRUCTURAL REVIEW BY	



SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			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		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: November 09, 2022

Name of Owner: 2858015 Ontario Inc.

Location: 117A Crestwood Road, Part of Lot 60, PLAN 3205, Part 1, 65R-36264

File No.(s): A262/22

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

1. To permit a minimum lot frontage of 12.94 m.
2. To permit a maximum building height of 10 m.
3. To permit a minimum easterly interior side yard setback of 1.2 m.
4. To permit a minimum westerly interior side yard setback of 1.36 m.

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

1. A minimum lot frontage of 15 m is required. (Table 7-4)
2. A maximum building height of 9.31 m is permitted (Section 4.5, 1. b).
3. A minimum interior side yard setback of 6.83 m is required. (4.5, 2. b)
4. A minimum interior side yard setback of 2.2 m is required (4.5, 2.c)

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

5. To permit a minimum lot frontage of 12.94 m.
6. To permit a maximum building height of 10 m.

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

5. A minimum lot frontage of 15 m is required. (Schedule A)
6. A maximum building height of 9.5 m is permitted. (Schedule A)

Official Plan:

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

Comments:

The Owner is requesting permission to construct a three-storey dwelling with the above noted variances.

This minor variance application is related to previous Committee of Adjustment files B028/15, A195/15, and A196/15, that were approved on July 05, 2015. In summary, the easterly portion of 117 Crestwood was conveyed to create a new lot while the westerly portion was retained. The previous variance applications were required to permit a deficiency in lot frontage for both lots. However, the Owner did not satisfy condition #1 for A195/15 within the allotted time and the approval lapsed. Development Planning acknowledges the relief for lot frontage (Variance 1 and 5) has not changed but a variance for maximum building height is required to accommodate the final design.

At the request of the Development Planning Department, the Owner has reduced the maximum building height of 10.5 m to 10 m to address the concern of compatibility. The Development Planning Department has no objection to Variances 2 and 6, as the maximum building height of 10 m is measured at the top of the roof which produces an overall mass and scale similar to dwellings in the immediate area.

With respect to Variances 3 and 4, Development Planning is of the opinion the proposed setbacks are appropriate for lots with narrower frontages. The proposed interior side yard setbacks comply with By-law 1-88. The setback requirement under By-law 001-2020 is more applicable to new development upon wider lots along Crestwood Road in keeping with the City's large lot policies (OPA 15) with VOP 2010 which were approved by York Region in May 2019. In this instance, the subject lands were created through consent file B028/15 and predate OPA 15.

The Development Planning Department 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.

Conditions of Approval:

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

None

Comments Prepared by:

Roberto Simbana, Planner I

David Harding, Senior Planner

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: November 4, 2022
Applicant: COA_Applicant_Zoning
Location: 117A Crestwood Road
PLAN RP3205 Part of Lot 60
File No.(s): A262/22

Zoning Classification:

The subject lands are zoned R2A(EN), Residential Second Density Zone (Established Neighbourhood) and subject to the provisions of Exception 14.205 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum lot frontage of 15.0 metres is required. (Table 7-4)	To permit a minimum lot frontage of 12.94 metres.
2	A maximum height of 9.31 metres is permitted. (Section 4.5, 1. b)	To permit a maximum building height of 10.0 metres.
3	A minimum interior side yard setback of 6.83 m is required. (4.5, 2. b)	To permit a minimum easterly interior side yard setback of 1.2 metres.
4	A minimum interior side yard setback of 2.2 m is required. (4.5, 2. c)	To permit a minimum westerly interior side yard setback of 1.36 metres.

The subject lands are zoned R2, Residential and subject to the provisions of Exception 9(375) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum lot frontage of 15.0 metres is required. (Schedule A)	To permit a minimum lot frontage of 12.94 metres.
6	A maximum building height of 9.5 metres is permitted. (Schedule A)	To permit a maximum building height of 10.0 metres.

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. 22-104845 for Single Detached Dwelling - New, Issue Date: (Not Yet Issued)
Building Permit No. 22-114560 for Single Detached Dwelling - Residential Demolition, Issue Date:
Aug 22, 2022

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	A Surveyor's Certificate and reference plan, confirming lot frontage and lot area is required prior to the issuance of a building permit.

Conditions of Approval:

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

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

Date: October 24th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A262-22 & A263-22**

Related Files:

Applicant 2858015 Ontario inc.

Location 117A Crestwood Road

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

Lenore Providence

Subject: FW: [External] RE: A262/22 and A263/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentservices@york.ca>

Sent: October-27-22 11:39 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A262/22 and A263/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Lenore,

The Regional Municipality of York has completed its review of the above minor variances (A262/22 & A263/22) and has no comment.

Thank you,
Niranjan

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

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	2858015 Ontario Inc.	117A Crestwood Road	09/15/2022	Cover Letter & Petition of Support & Planning Justification Report from B028/15, A195/15, A196/15

September 15, 2022

Dear Neighbours and Committee of Adjustment,

Due to the unique design of the roof, the building height is being measured from the established grade to the top of the roof. However, it needs to be measured to the mid-point of the roof as this roof is not flat, but instead a mansard roof, as the slope is below the 60-degree cut off - definition of a mansard roof. If we assume that this is a flat roof, our height is 10.60m from established grade, which is 1.1m above allowed height allowance (9.5m) on this street for a flat roof. In regards to the frontage variance, this application was already approved as a consent application B028/15 and as a minor variance application A196/15. Lots have already been registered on title but because of a technicality which no longer exists in today's applications (demolition of the house in the first 12 months), the minor variance has lapsed. I am re-submitting this material for your review and relief from the zoning bylaw to permit construction on the existing lot.

Please do not hesitate to call me at any hour of the day, and I shall any possible questions.

Warm regards,

Serge Popov
416-888-8820

[illegible]

InfoPlan

144 Marita Place
Vaughan, Ontario, L4K3J9
TEL: 289-597-0225
Email: plan@rogers.com

June 30, 2015

Mr. Todd Coles
Secretary-Treasurer, Committee of Adjustment
City of Vaughan
2141 Major MacKenzie Drive
Vaughan, Ontario, L6A 1T1

Dear Mr. Coles:

**RE: Committee of Adjustment Applications B028/15, A195/15 and A196/15
117 Crestwood Road, City of Vaughan**

I was recently retained by the landowner of the above noted property to review the planning merits of the proposed consent and variance applications under consideration, based on the relevant sections under the Planning Act and based on recent activity in the general area.

Consent Application B028/15

The existing property is 25.92 m (85 ft) wide and 45.38 m (148 ft) deep. The purpose of the Consent Application is to divide the property into two (2) equal halves. Both the 'Subject Land' and the 'Retained Land' will have lot frontages of 12.96 m (42.58 ft) and lot depths of 45.38 m (148 ft).

The lands are zoned R2 which has a minimum lot frontage standard of 15 m (49.2 ft). The division of the lot in two will result in lot frontages of 12.96 m (42.58 ft). Therefore, an exception to the standard is required to create the land division.

Minor Variance Applications A195/15 and A196/15

The purpose of these applications is to allow for the creation of two (2) lots each with a frontage of 12.96 m (42.58 ft) rather than the required 15.0 m (49.2 ft). A variance of 2.04 m (6.69 ft) is required to permit the severance.

All other standards in the R2 zone remain the same.

Test of the Planning Act

To determine whether a variance application is minor in nature, 4 tests under Section 45 (1) of the Planning Act are typically used.

Test #1: Is the General Intent and Purpose of the Official Plan maintained.

The Vaughan Official Plan (The Vaughan OP) designates the lands as 'Low Rise Residential' which allows single detached residential development. The Vaughan OP also recognizes that 'in community areas' such as this one should expect gradual change as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area.

The proposed development

- is sensitive to, and respectful of the existing character of the area, as the area has developed with a mixed development pattern as a result of residential intensification.
- respects and reinforces the building types, (i.e. single detached), scale and height (as evidenced by the architectural elevation and floor plans), and lot pattern (i.e. similar in scope to previous severances and variances in the area such as at 168 Crestwood Road in 2011 and more recently, the newly created 4 lots on Payson Avenue).
- is consistent with the planned function of the area as it represents limited residential intensification in an existing community that has already undergone residential intensification in the past.

The general intent and purpose of the Official Plan is maintained.

Test #2: Is the Intent and Purpose of the Zoning Bylaw maintained.

Bylaw 1-88 zones the lands as 'R2' which allows single detached residential development.

The proposed development

- maintains the required front, side, and rear yard setbacks, the maximum building height and lot coverage requirements in an R2 zone. R2 zones in the vicinity have been approved for reductions to these standards including lot frontage, side yard and rear yard.
 - proposes a reduced lot frontage that will have a minimal impact on adjacent properties as these properties already exhibit a mix of lot frontages that have co-existed for some time (i.e. 119 Crestwood Rd on the west side has a lot frontage of 16.62 m, 115 Crestwood Rd on the east side has a lot frontage of 18.29 m and the properties to the rear (i.e. 76, 82, 86 Royal Palm Drive) have frontages of 9.84 m, while 72 Royal palm Drive has a frontage of 14.78m.
-

- consists of a substantial lot area that can accommodate a suitably sized detached home that maintains the character of the area.

The intent and purpose of the Bylaw is maintained.

Test #3: Is the Application Minor.

The applications

- require a variance to the lot frontage to create 2 lots. This variance does not represent a significant departure from the requirements of the zoning bylaw and is consistent with the bylaw's intent to permit compatible land uses and suitable housing forms. The lot size is sufficient to accommodate a variety of lot layouts.
- will not upset the mix of existing lot sizes. The subject property currently has the largest frontage of those lots immediately abutting it to the side and rear. The lots on either side have frontages ranging from approximately 16 m to 18 m, and the lots to the rear range in frontages from 9.8 m to 14.8 m. Creating two lots with frontages of 12.96 m rather than maintaining the current 25 m frontage may be considered more appropriate and compatible.

The application is minor.

Test #4: Is the application desirable for the appropriate development or use of the land, building or structure? Is it in the public interest and does it represent good planning?

The applications

- propose limited residential intensification in an area of the City where residential intensification has occurred previously in the general vicinity of the subject lands.
- are in keeping with the character of the community for single family homes on varying lot sizes.
- allow for the creation of single family structures that will complement and enhance existing residences in the area.
- support the City's initiative for greater residential intensification.

The applications are desirable for the use of the land, are in the public interest, and represent good planning.

I plan to attend the Committee of Adjustment Meeting on July 9, 2015 on behalf of my client.

Yours truly,
InfoPlan




Al Ruggero, MCIP, RPP, PLE

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
B028/15, A195/15, A196/15	July 9, 2015	B028/15; Approved; Certificate Issued. A195/15 and A196/15 lapsed as the conditions of approval were not satisfied within 1 year from the date the decision became final and binding.

NOTICE OF DECISION **CONSENTS**

FILE NUMBER: B028/15

APPLICANT: NICOLINA MALFARA

PROPERTY: Part of Lot 26, Concession 1, (Lot 60, Registered Plan 3205) municipally known as 117 Crestwood Road, Thornhill.

ZONING: The subject lands are zoned R2, Residential Zone under By-law 1-88 as amended.

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

Currently there is a bungalow on the subject lands with a proposal for a two (2) single family dwelling.

BACKGROUND INFORMATION Applications A195/15 & A196/15 to be heard with this application.
B88/99, B89/99, B90/99 - APPROVED September 23, 1999 - creation of new lots.
A309/99, A310/99 & A311/99 - APPROVED September 23, 1999 A309/99) lot frontage 9.84m, lot area 344.9m², lot coverage 41%; (A310/99) lot frontage 9.84m, lot area 344.2m², lot coverage 41%; (A311/99) lot frontage 9.84m, lot area 344.9m², lot coverage 42%.
B24/98, B25/98, B26/98, A63/98, A64/98, A65/98 - LAPSED.

Sketches are attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **JULY 9, 2015.**

MOVED BY:



SECONDED BY:



THAT Application No. **B028/15, NICOLINA MALFARA**, be **APPROVED**, in accordance with the sketch attached and subject to the following conditions:

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

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

5. That the Owner shall provide a conceptual site grading and servicing plan for the severed lands, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department. The conceptual plan should identify all existing and/or proposed services, existing and/or proposed elevations and include acceptable driveway accesses (with a minimum 4.5 metres curb cut at the street line, and/or in conformity with By-Law 1-88, as amended by By-Law 35-2003) for the severed lands, if required, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.
6. That applications A195/15 and A196/15, be approved.
7. 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;
8. 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;
9. 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. Same day service is also available for an additional cost of \$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day;
10. 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 and/or Department listed above whether "if required" appears in the condition or not.



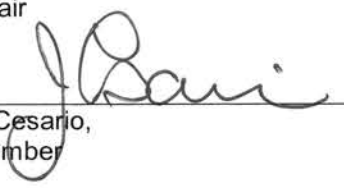
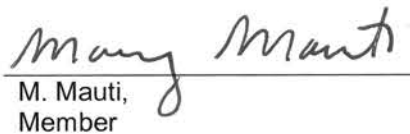
Please Note:

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.
1. 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.
2. 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
3. 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.

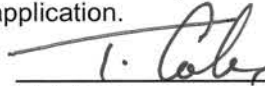
CARRIED.

CHAIR: 

Signed by all members present who concur in this decision:


ABSENTA. Perrella,
Chair
H. Zheng,
Vice Chair
R. Buckler,
Member
J. Cesario,
Member
M. Mauti,
Member**CERTIFICATION**

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



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

Date of Hearing: JULY 9, 2015**Date of Notice: JULY 17, 2015****Last Date of Appeal: AUGUST 6, 2015****APPEALS**

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


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

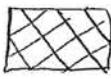
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the **\$690.00** processing fee, paid by **certified cheque**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

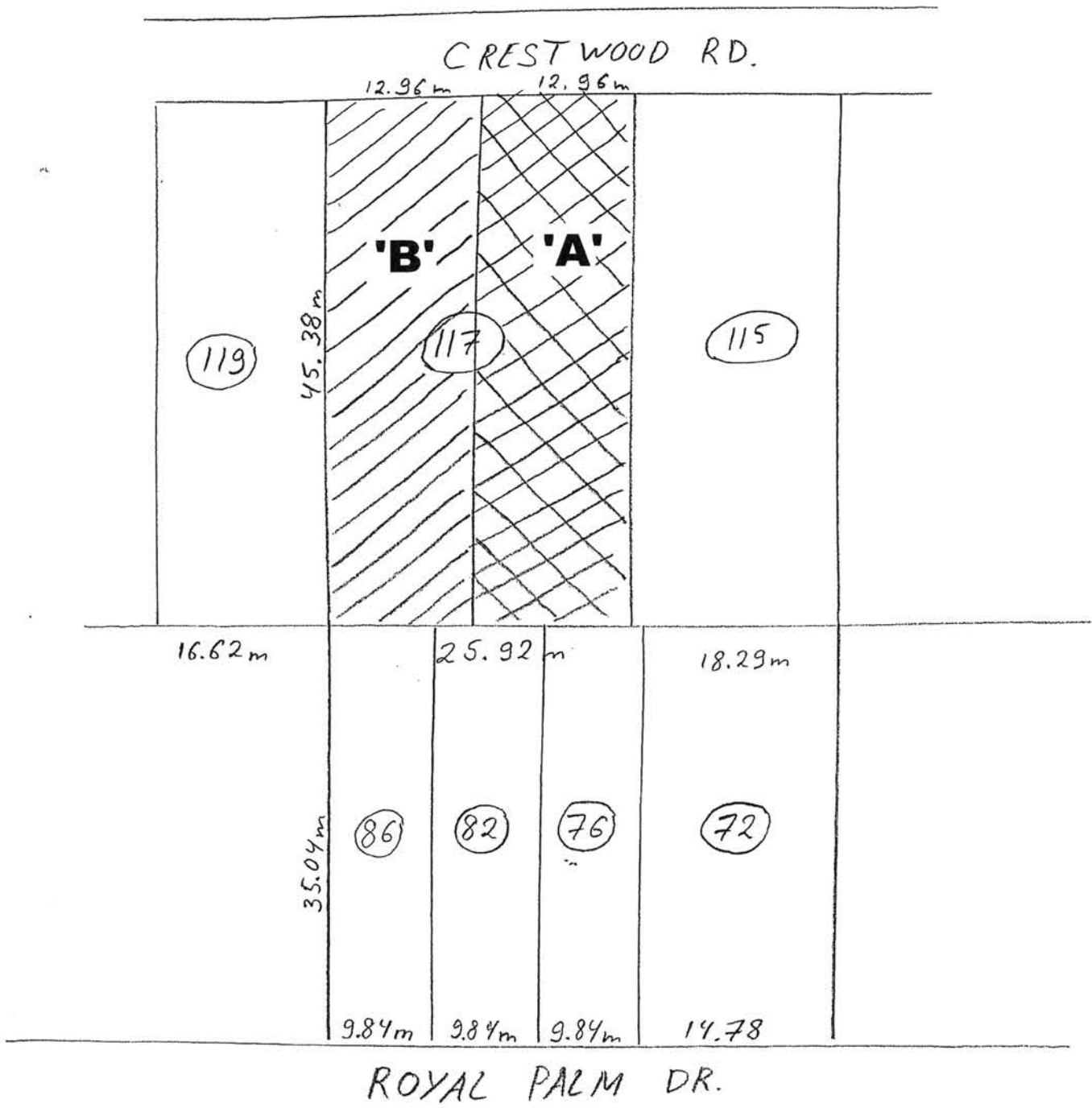
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of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

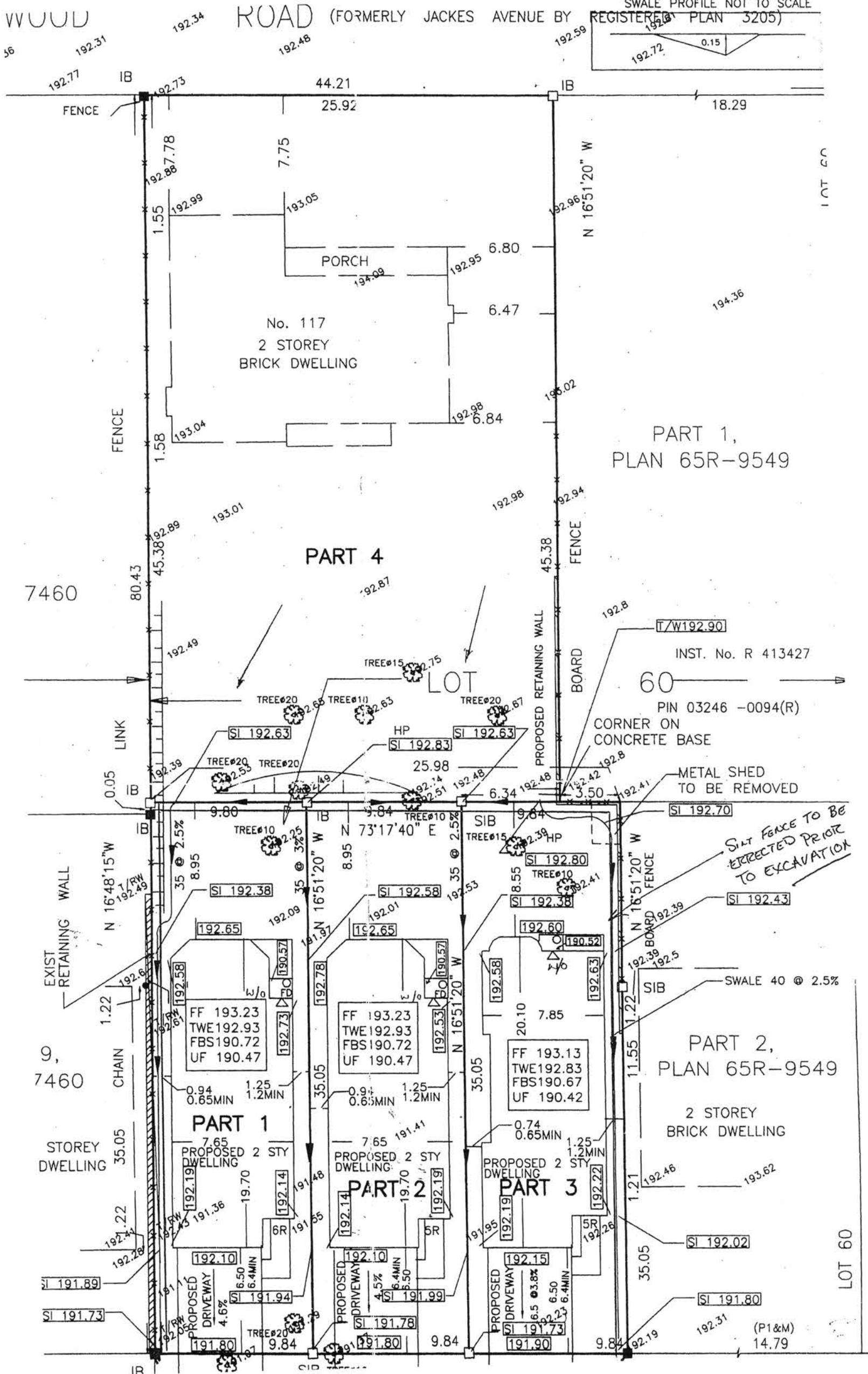
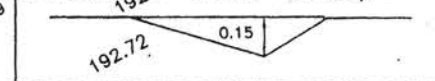
NOTES

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

 - 588.12 m²
LAND RETAINED

 - 588.12 m²
LAND SEVERED





NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A195/15

APPLICANT: NICOLINA MALFARA

PROPERTY: Part of Lot 26, Concession 1, (Lot 60, Registered Plan 3205) municipally known as 117 Crestwood Road, Thornhill.

ZONING: The subject lands are zoned R2, Residential Zone under By-law 1-88 as amended.

PURPOSE: To facilitate the severance of the total lands. This variance pertains to the subject lands, as follows:

PROPOSAL: 1. To permit a minimum lot frontage of 12.96 metres.

BY-LAW REQUIREMENT: 1. A minimum lot frontage of 15 metres is required.

BACKGROUND INFORMATION: **Other Planning Act Applications**
The land which is the subject in this application was also the subject of another application under the Planning Act:
Applications B028/15 & A196/15 to be heard with this application.
B88/99, B89/99, B90/99 - APPROVED September 23, 1999 - creation of new lots.
A309/99, A310/99 & A311/99 - APPROVED September 23, 1999 A309/99) lot frontage 9.84m, lot area 344.9m², lot coverage 41%; (A310/99) lot frontage 9.84m, lot area 344.2m², lot coverage 41%; (A311/99) lot frontage 9.84m, lot area 344.9m², lot coverage 42%.
B24/98, B25/98, B26/98, A63/98, A64/98, A65/98 - LAPSED.

Sketches are attached illustrating the request.

MOVED BY:

SECONDED BY:

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.

THAT Application No. **A195/15, NICOLINA MALFARA**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. That an application to demolish the existing 2 storey brick dwelling must be filed, if required, to the satisfaction of the Building Standards Department.
2. That applications B028/15 and A196/15, be approved.
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: 

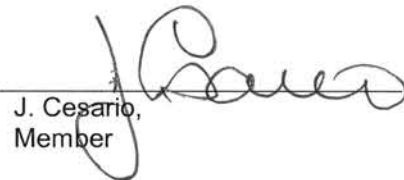
Signed by all members present who concur in this decision:


ABSENT


A. Perrella,
Chair


H. Zheng,
Vice Chair

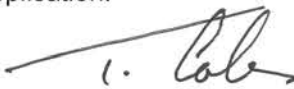

R. Buckler,
Member


J. Cesario,
Member


M. Mauti,
Member

CERTIFICATION

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



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

Date of Hearing: JULY 9, 2015

Last Date of Appeal: JULY 29, 2015

APPEALS

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

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


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


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

CONDITIONS

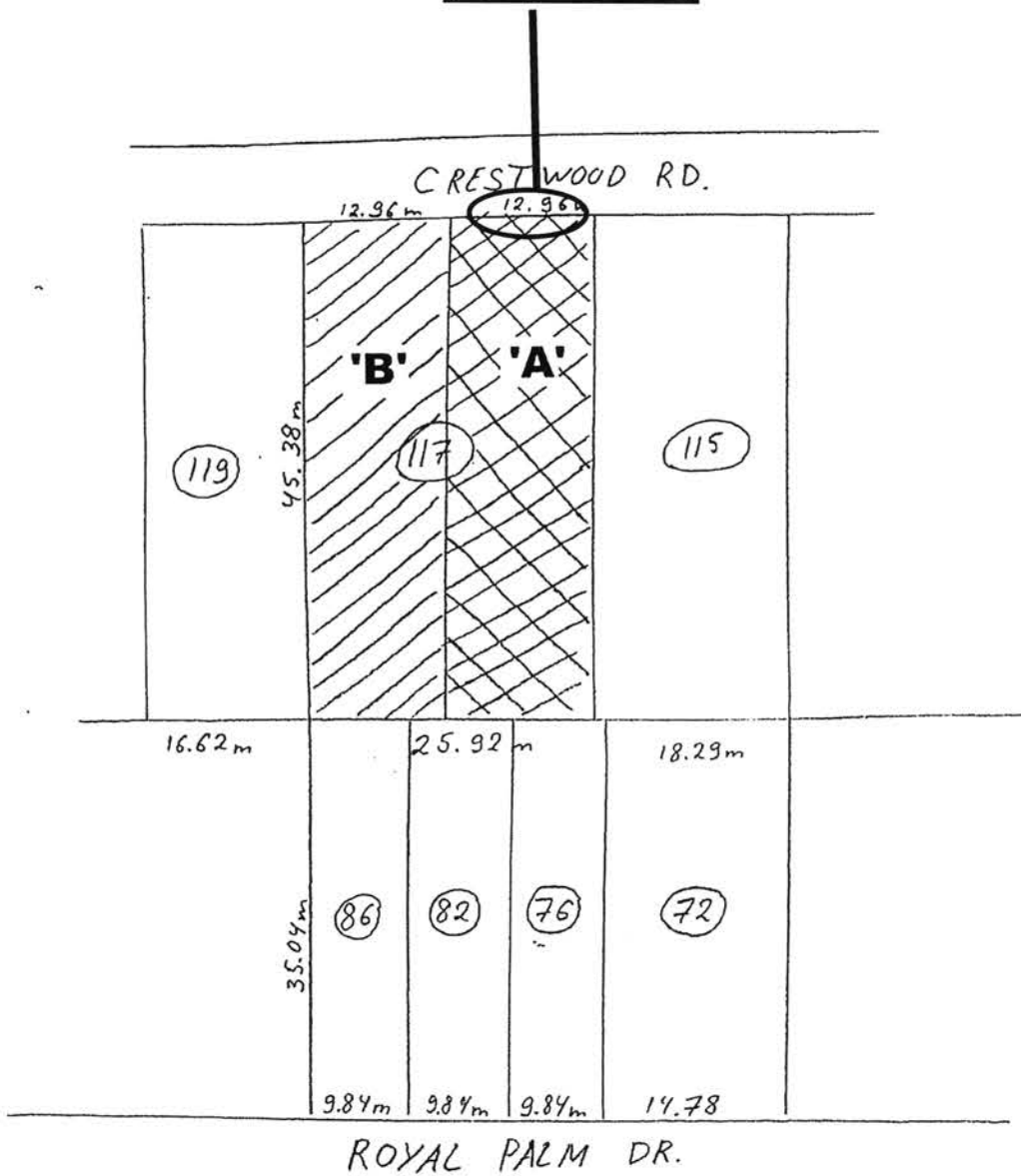
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

JULY 29, 2016

 - 588.12 m²
LAND RETAINED

 - 588.12 m²
LAND SEVERED

LOT FRONTAGE
= 12.96m



NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A196/15

APPLICANT: NICOLINA MALFARA

PROPERTY: Part of Lot 26, Concession 1, (Lot 60, Registered Plan 3205) municipally known as 117 Crestwood Road, Thornhill.

ZONING: The subject lands are zoned R2, Residential Zone under By-law 1-88 as amended.

PURPOSE: To facilitate the severance of the total lands. This variance pertains to the retained lands, as follows:

PROPOSAL: 1. To permit a minimum lot frontage of 12.96 metres.

BY-LAW REQUIREMENT: 1. A minimum lot frontage of 15 metres is required.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
Applications B028/15 & A195/15 to be heard with this application.
B88/99, B89/99, B90/99 - APPROVED September 23, 1999 - creation of new lots.
A309/99, A310/99 & A311/99 - APPROVED September 23, 1999 A309/99) lot frontage 9.84m, lot area 344.9m², lot coverage 41%; (A310/99) lot frontage 9.84m, lot area 344.2m², lot coverage 41%; (A311/99) lot frontage 9.84m, lot area 344.9m², lot coverage 42%.
B24/98, B25/98, B26/98, A63/98, A64/98, A65/98 - LAPSED.

Sketches are attached illustrating the request.

MOVED BY:

SECONDED BY:

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.

THAT Application No. **A196/15, NICOLINA MALFARA**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. That an application to demolish the existing 2 storey brick dwelling must be filed, if required, to the satisfaction of the Building Standards Department.
2. That applications B028/15 and A195/15, be approved.
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.

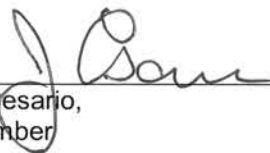
CHAIR: 

Signed by all members present who concur in this decision:


ABSENT
A. Perrella,
Chair


H. Zheng,
Vice Chair

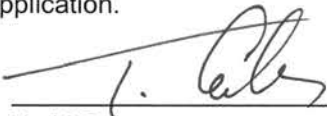

R. Buckler,
Member


J. Cesario,
Member


M. Mauti,
Member

CERTIFICATION

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


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

Date of Hearing:	JULY 9, 2015
Last Date of Appeal:	JULY 29, 2015

APPEALS

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

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


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


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

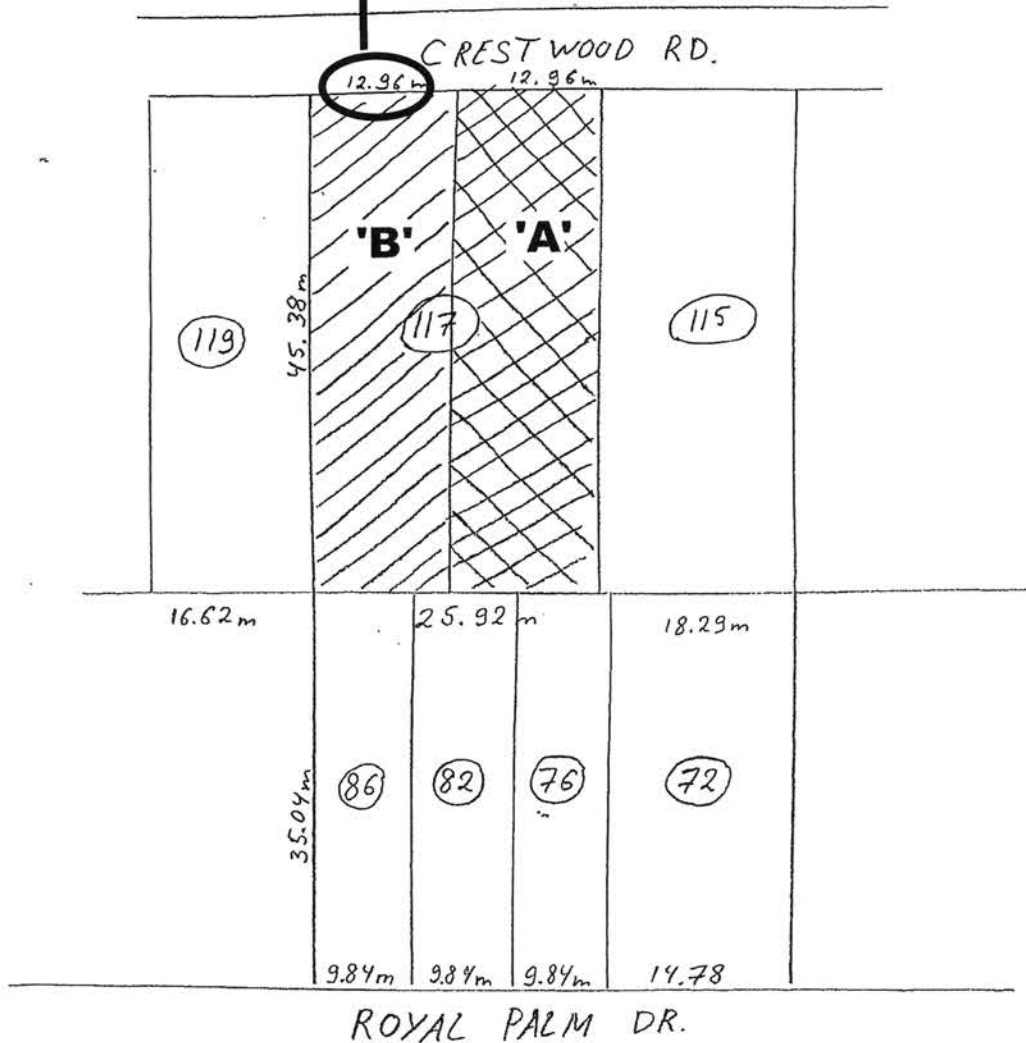
CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
JULY 29, 2016

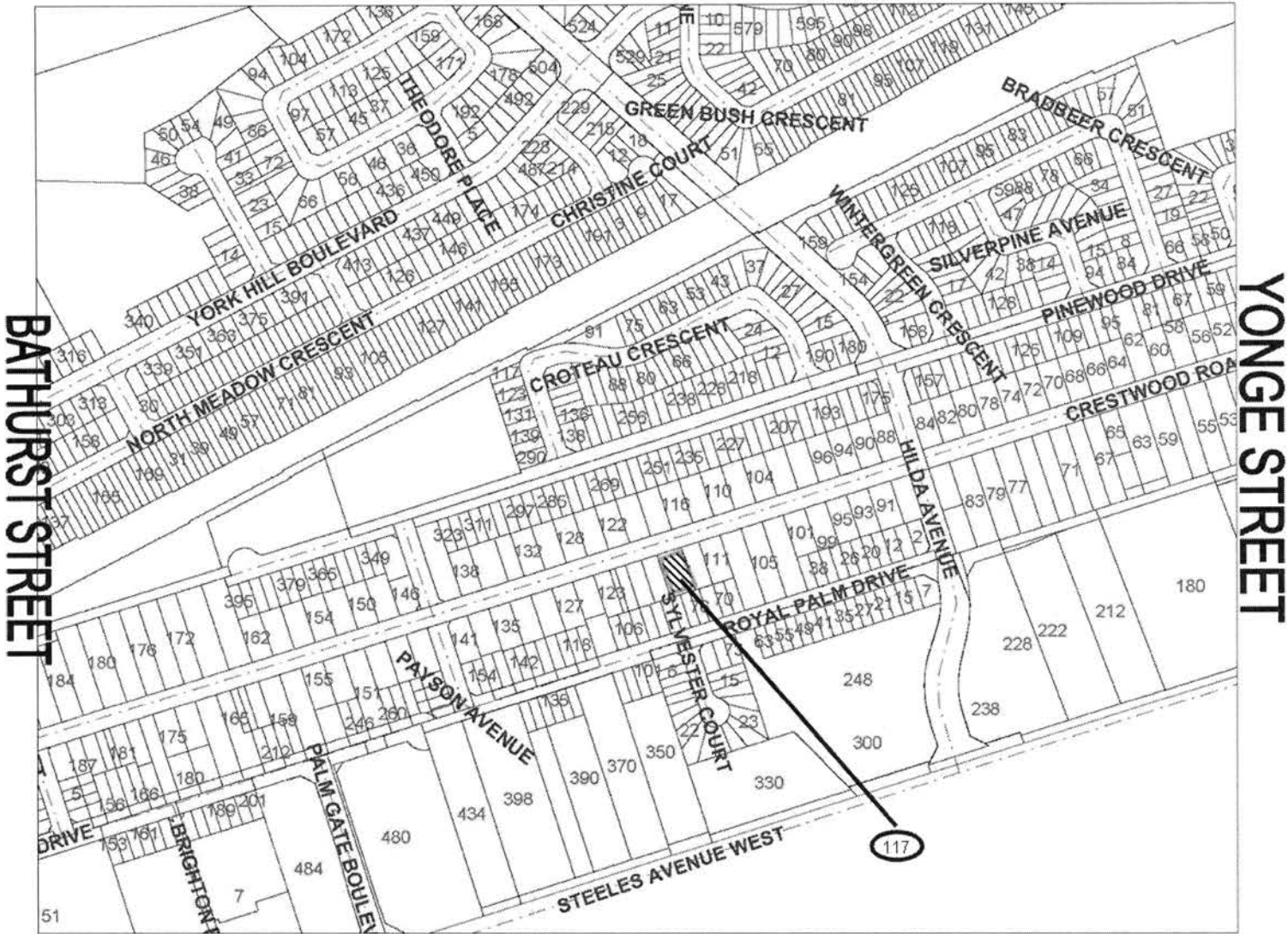
LOT FRONTAGE
= 12.96M

 - 588.12 m²
LAND RETAINED

 - 588.12 m²
LAND SEVERED



CENTRE STREET



COMMITTEE OF ADJUSTMENT
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	B028/15, A195/15 & A196/15
	APPLICANT:	NICOLINA MALFARA
		Subject Area Municipally known as 117 Crestwood Road, Thornhill