



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A053/22**

AGENDA ITEM NUMBER: 5	CITY WARD #: 4
APPLICANT:	Vogue (Homes) Bathurst Inc.
AGENT:	100004813 Ontario Inc. (Evans Planning)
PROPERTY:	43 Bristlewood Cr Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	Consent Application B003/22 & Minor Variance A054/22
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the retained land to facilitate Consent Application B003/22. Relief is also requested to permit the construction of a proposed single family on the retained lands.

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

*Please see **Schedule B** of this report for a copy of Development Planning 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
CP Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Evans Planning	8481 Keele Street, Unit 12		Justification Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

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

None



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A053/22**

AGENDA ITEM NUMBER:	CITY WARD #: 4
APPLICANT:	Vogue (Homes) Bathurst Inc.
AGENT:	100004813 Ontario Inc. (Evans Planning)
PROPERTY:	43 Bristlewood Cr Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	Consent Application B003/22 & Minor Variance A054/22
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the retained land to facilitate Consent Application B003/22. Relief is also requested to permit the construction of a proposed single family on the retained lands.

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

The subject lands are zoned R4A(EN) – Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.729 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum lot frontage of 9.75 metres is required. Exception 14.729	To permit a minimum lot frontage of 7.49 metres.
2	A minimum lot area of 292.0 m ² is required. Exception 14.729	To permit a minimum lot area of 240.52 m ² .
3	A minimum interior side yard setback of 1.2 metres is required. Exception 14.729	To permit a minimum interior side yard setback of 0.65 metres.
4	A maximum building height of 9.5 metres is permitted. Exception 14.729	To permit a maximum building height of 10.05 metres.

The subject lands are zoned RV4 – Residential Zone and subject to the provisions of Exception 9(1063) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum lot frontage of 9.75 metres is required. Exception 9(1063)	To permit a minimum lot frontage of 7.49 metres.
6	A minimum lot area of 292.0 m ² is required. Exception 9(1063)	To permit a minimum lot area of 240.52 m ² .
7	A minimum interior side yard setback of 1.2 metres is required. Exception 9(1063)	To permit a minimum interior side yard setback of 0.65 metres.
8	A maximum building height of 9.5 metres is permitted. Exception 9(1063)	To permit a maximum building height of 10.05 metres.

HEARING INFORMATION	
Date & Time of Hearing:	Thursday , May 5, 2022 at 6:00 p.m.
Watch the hearing live at: Vaughan.ca/LiveCouncil	
PUBLIC PARTICIPATION	
<p>If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the Request to Speak Form and submit to cofa@vaughan.ca</p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p>Email: cofa@vaughan.ca</p> <p>Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p> <p style="text-align: center;">THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.</p>	

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:	April 21, 2022
Date Applicant Confirmed Posting of Sign:	April 4, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Proposed dwelling will be consistent with adjacent dwellings approved via minor variance
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	1. That a Surveyors Certificate confirming lot area, frontage is submitted. 2. That Consent Application B003/22 receive final certification from the Secretary Treasurer and be

COMMITTEE OF ADJUSTMENT COMMENTS

registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

BUILDING STANDARDS (ZONING) COMMENTS

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

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

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

Building Standards Recommended Conditions of Approval:

None

DEVELOPMENT PLANNING COMMENTS

**See Schedule C for Development Planning Comments.

Development Planning Recommended Conditions of Approval:

None

DEVELOPMENT ENGINEERING COMMENTS

As the proposed dwelling in the subject property is 110.0m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)

The 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.

The Development Engineering (DE) Department does not object to variance application A053/22 subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:

The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing 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.

The variance application A053/22 and A054/22 shall be approved final and binding in conjunction with consent application B003/22.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

No comments no concerns

PFH Recommended Conditions of Approval:

None

DEVELOPMENT FINANCE COMMENTS

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

DEVELOPMENT FINANCE COMMENTS

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

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

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

Development Finance Recommended Conditions of Approval:	None
--	------

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments no concerns

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 no concerns

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

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

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

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That a Surveyors Certificate confirming lot area, frontage is submitted. 2. That Consent Application B003/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing 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. 2. The variance application A053/22 and A054/22 shall be approved final and binding in conjunction with consent application B003/22.
---	---	---

IMPORTANT INFORMATION – PLEASE READ

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

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

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

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

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

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

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

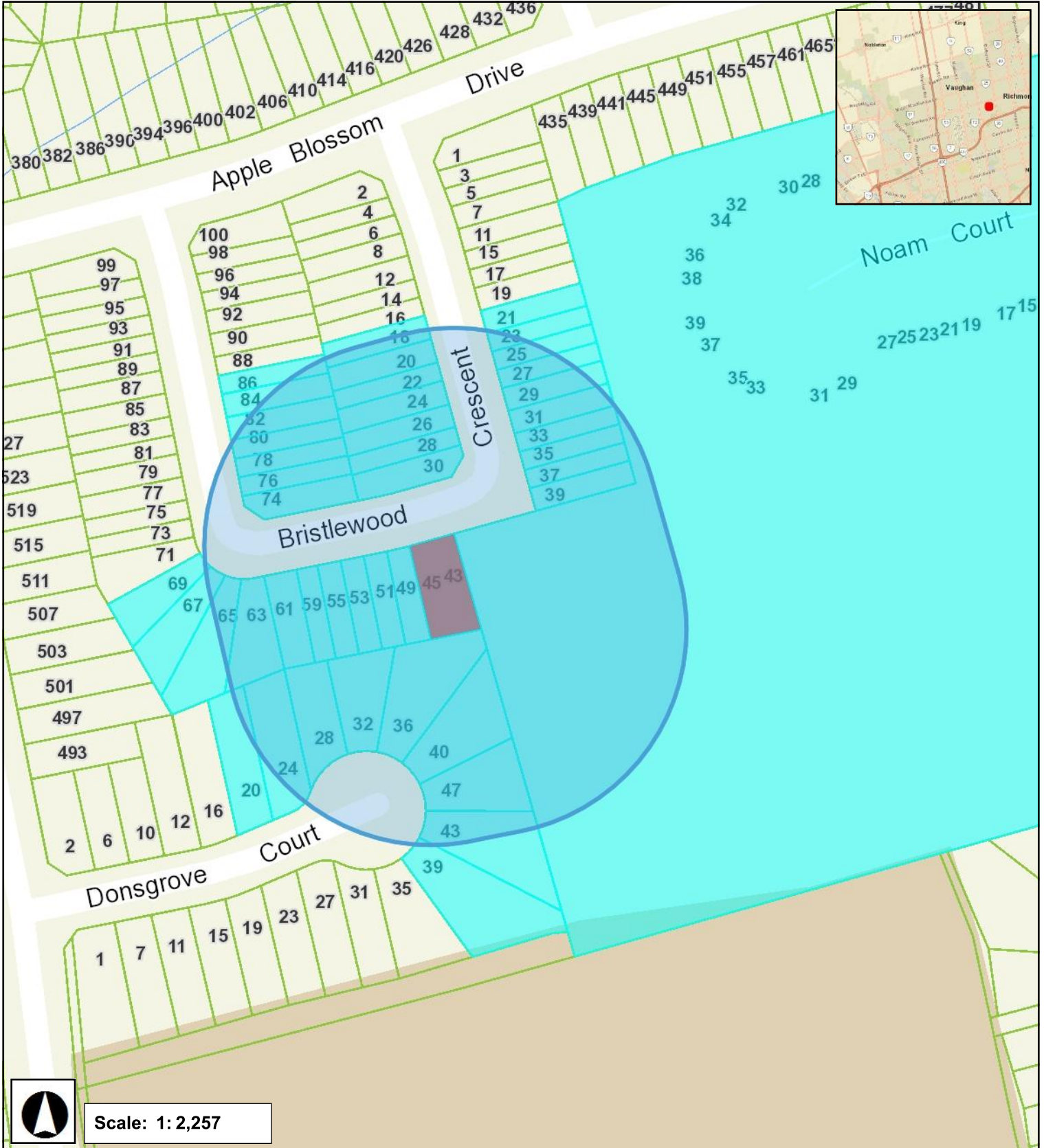
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - B003/22 A053/22 A054/22

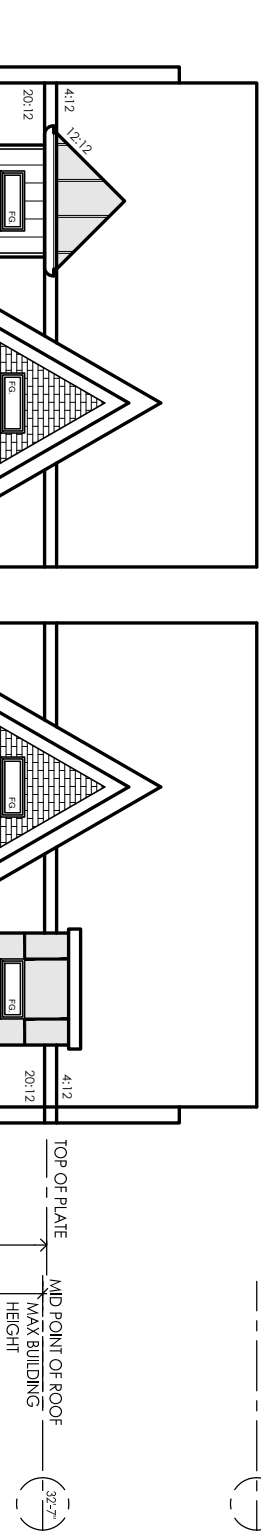
43 & 45 BRISTLEWOOD CRESCENT, THORNHILL

Rutherford Road



Langstaff Road

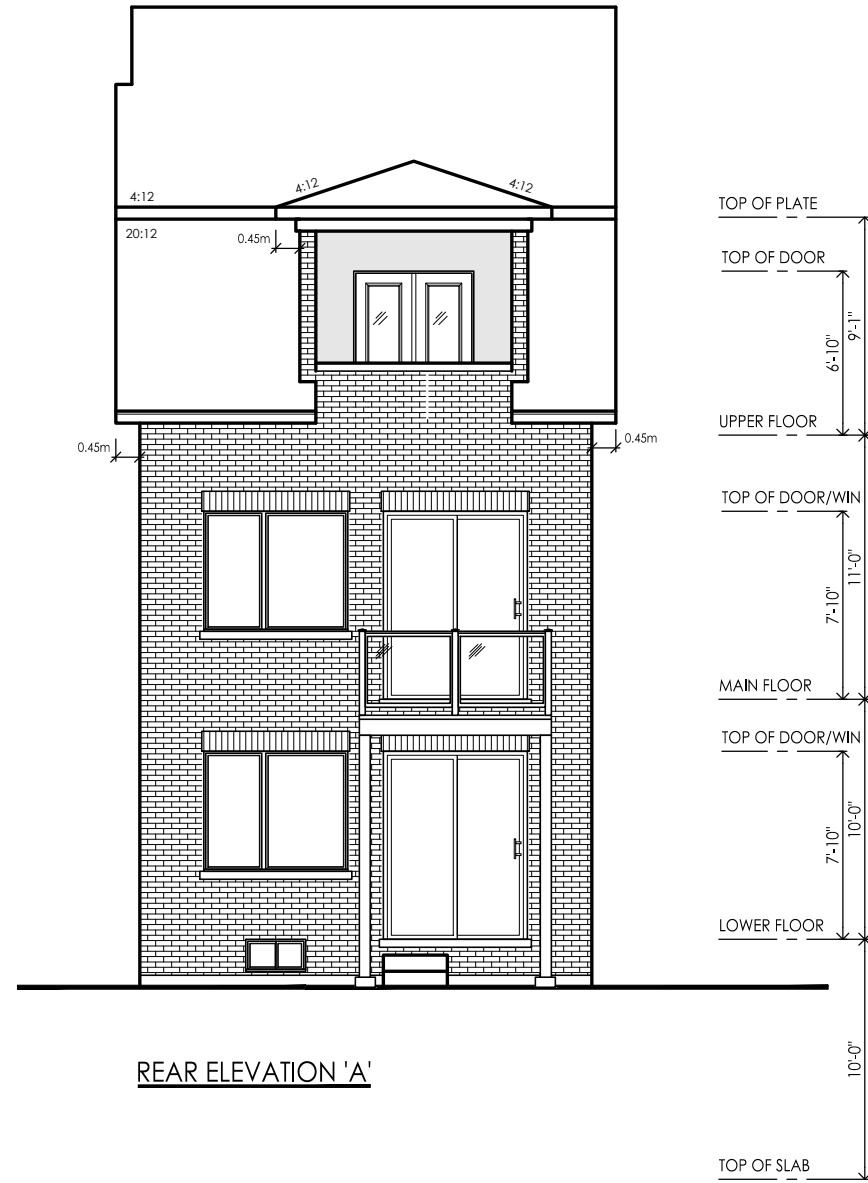
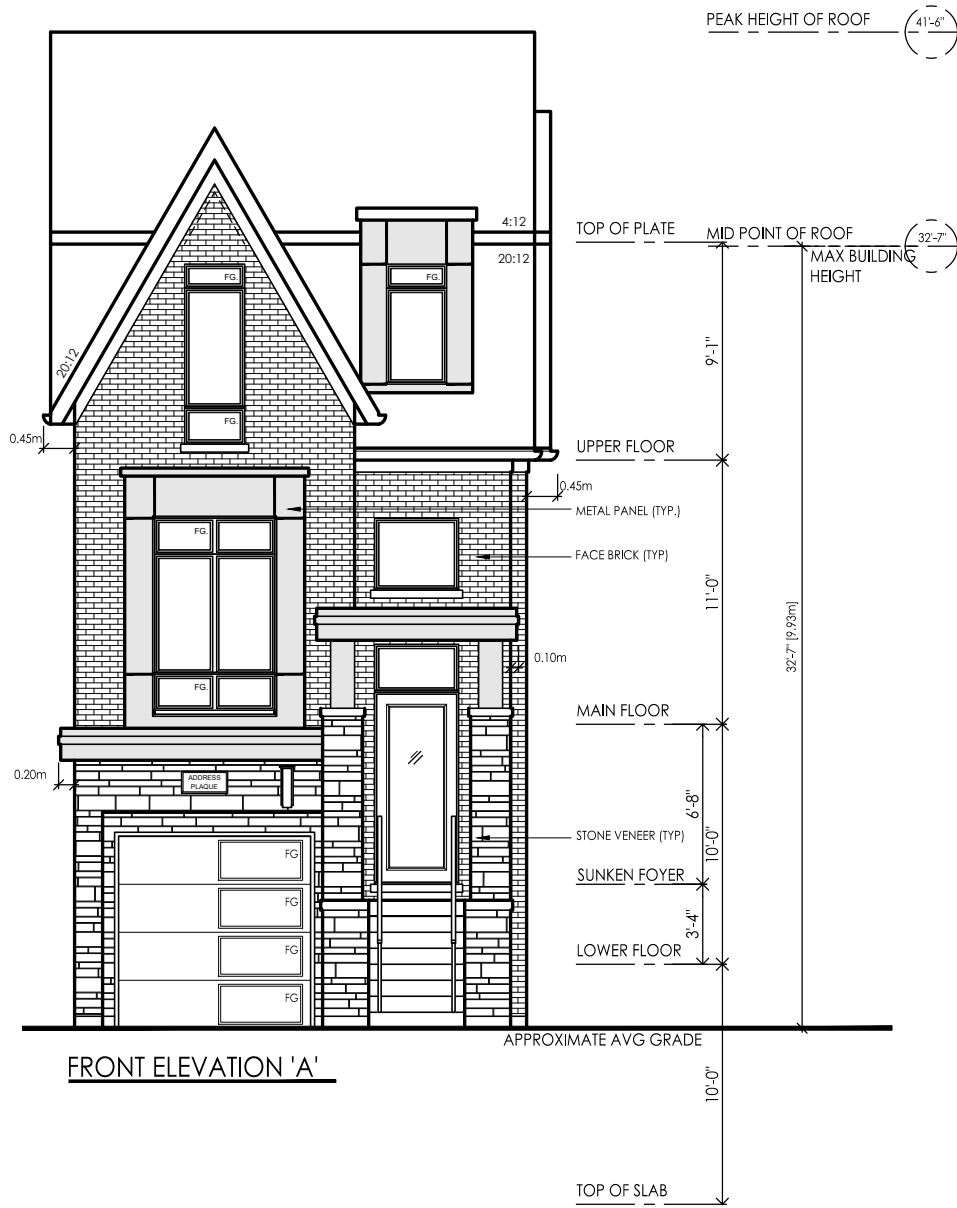
April 19, 2022 12:50 PM



W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 23, 2022
PRELIM By: *[Signature]*
This stamp is only for the purposes of design control and carries no other professional obligations.

client **Vogue Development Group**
project **Thornhill Woods**
model **Vaughan, City of**
26-31
project # **21080**
scale **1/8" = 1'0"**
pages **B3**

revisions	initials	date
1 ISSUED FOR REVIEW	MJS	18-07-22



client
**Vogue
Development
Group**

project
Thornhill Woods
Vaughan, City of

model
26-31

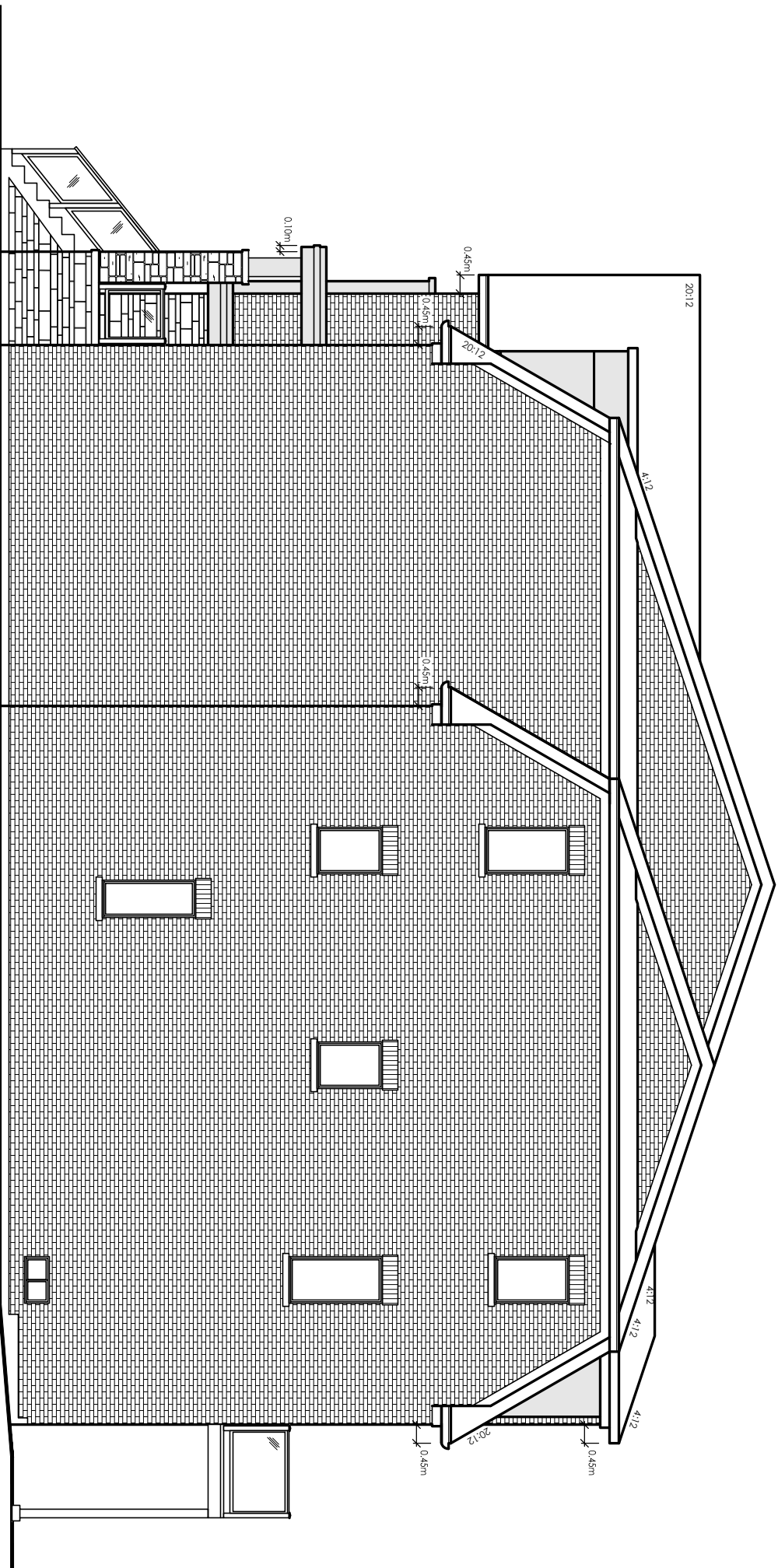
project #
21080

scale
1/8" = 1'0"

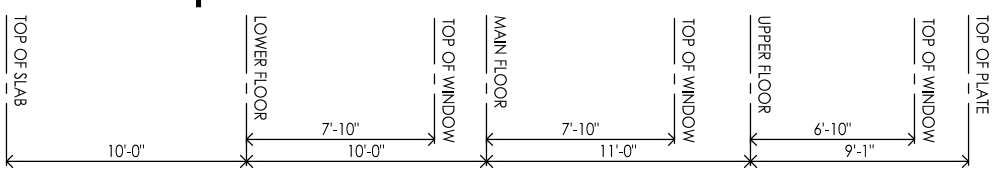
page

revisions	initials	date
1 ISSUED FOR REVIEW	MJS	18-Jan-22
2 ISSUED FOR REVIEW	MD	15-Mar-22

File: C:_RN_Standards\Temp\AcP\Jubila_P2\B3\21080-26-31-H.dwg Plotted: Mar 30, 2022 by: jacobh



RIGHT SIDE ELEVATION 'A'



revisions	initials	date
1 ISSUED FOR REVIEW	MD	15/Mar/22

client **Vogue Development Group**

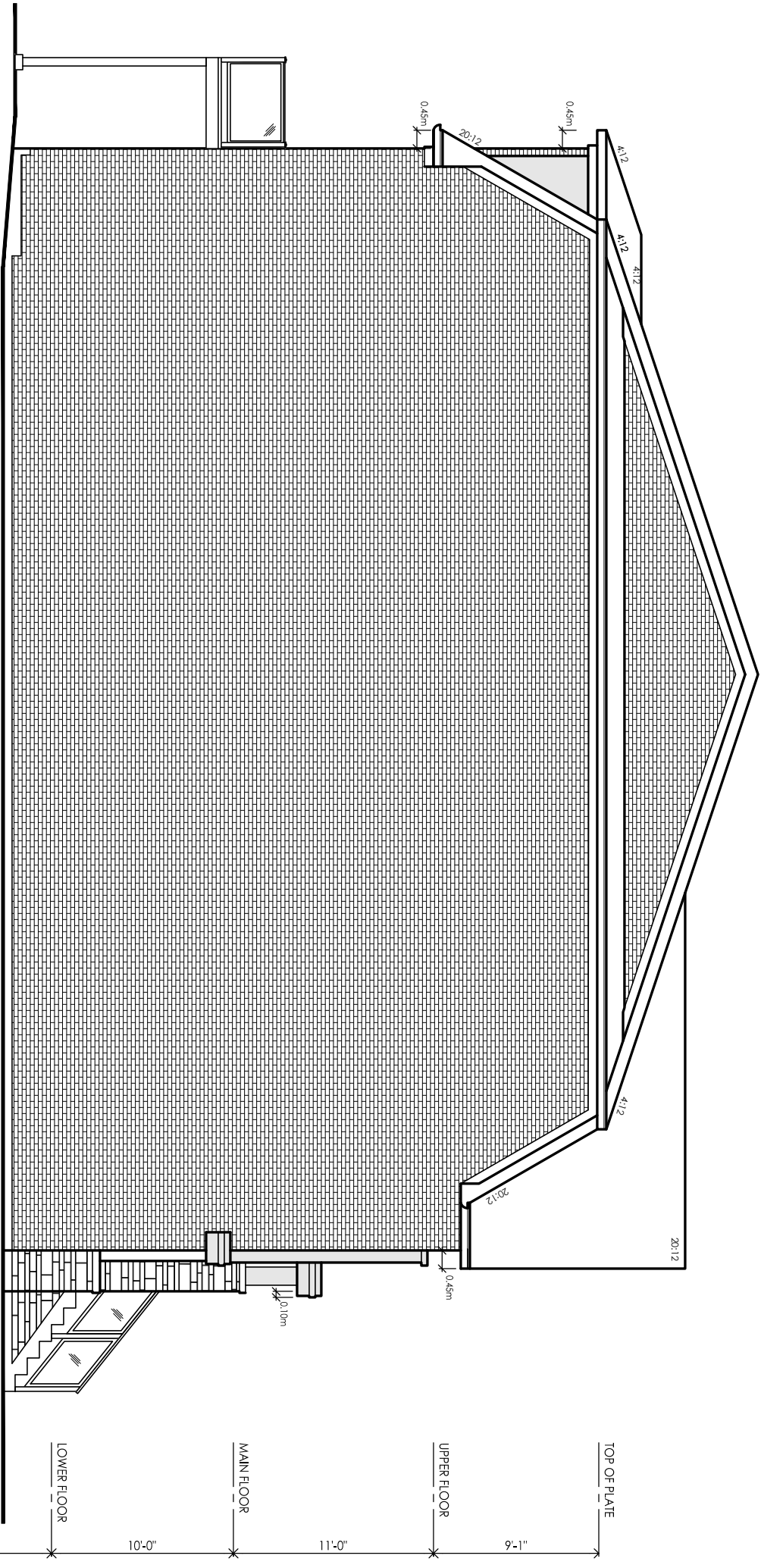
project **Thornhill Woods**
Vaughan, City of

model **26-31**

project # **21080**

scale **1/8" = 1'0"**

pages **B4**



LEFT SIDE ELEVATION 'A'

revisions	initials	date
1 ISSUED FOR REVIEW	MD	15/Mar/22

client **Vogue Development Group**

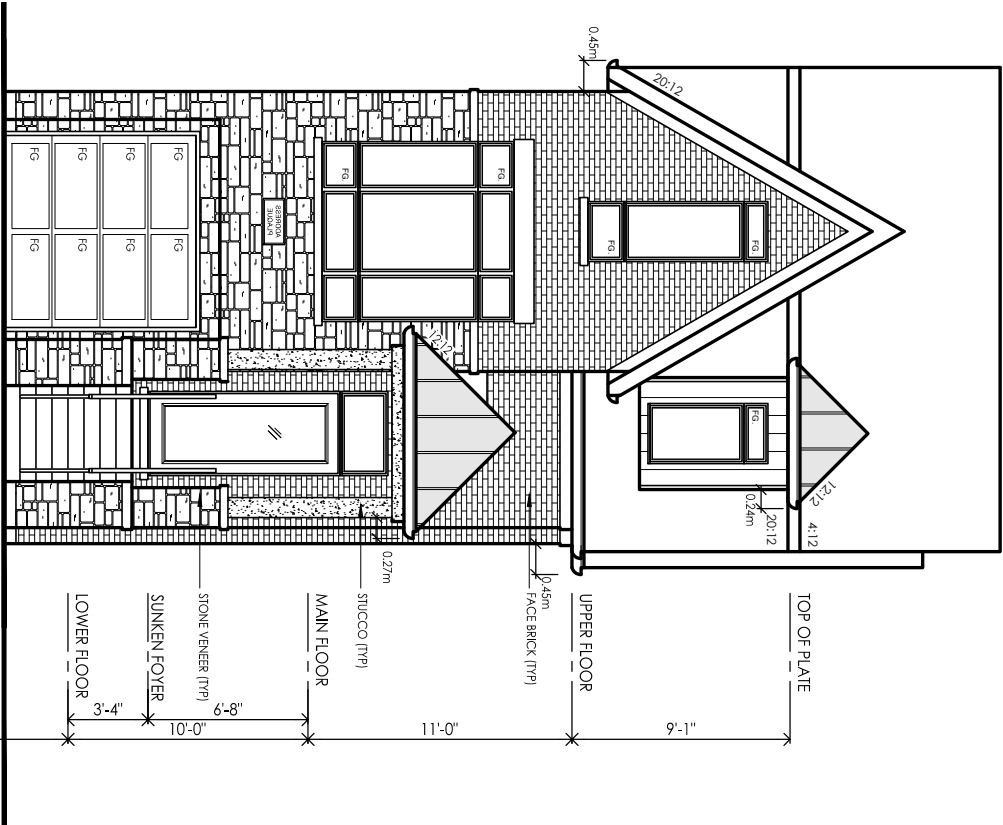
project **Thornhill Woods**
Vaughan, City of

model **26-31**

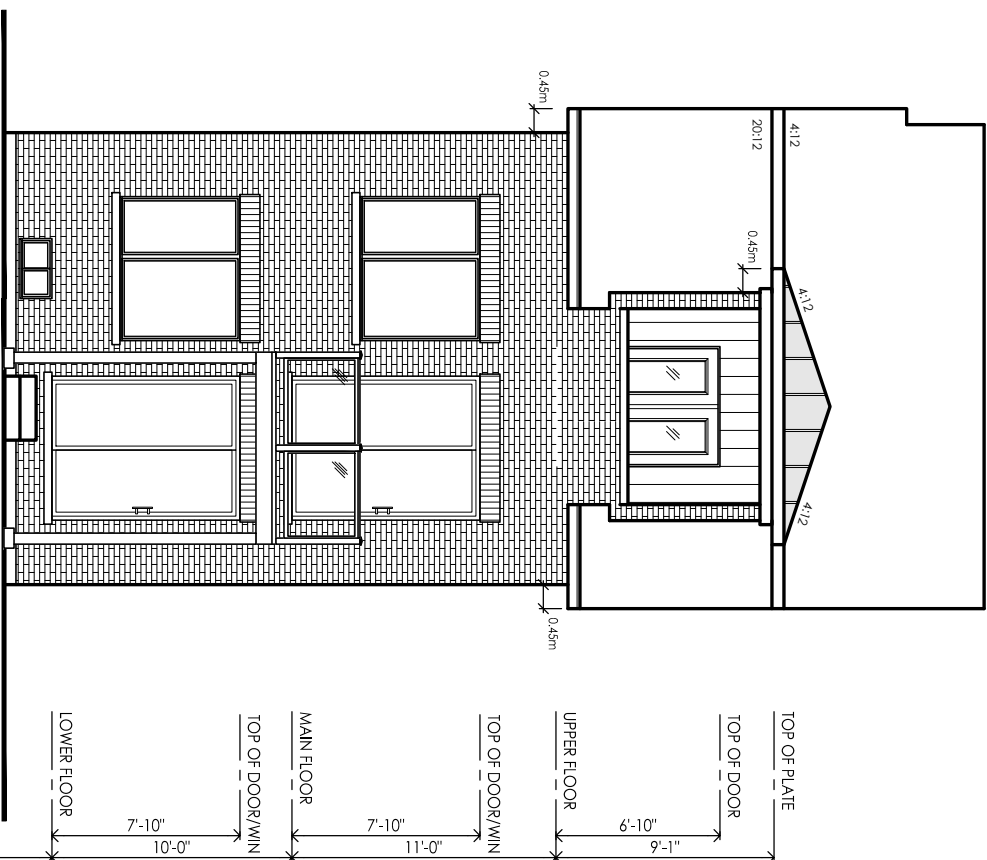
project # **21080**

scale **1/8" = 1'0"**

pages **B5**

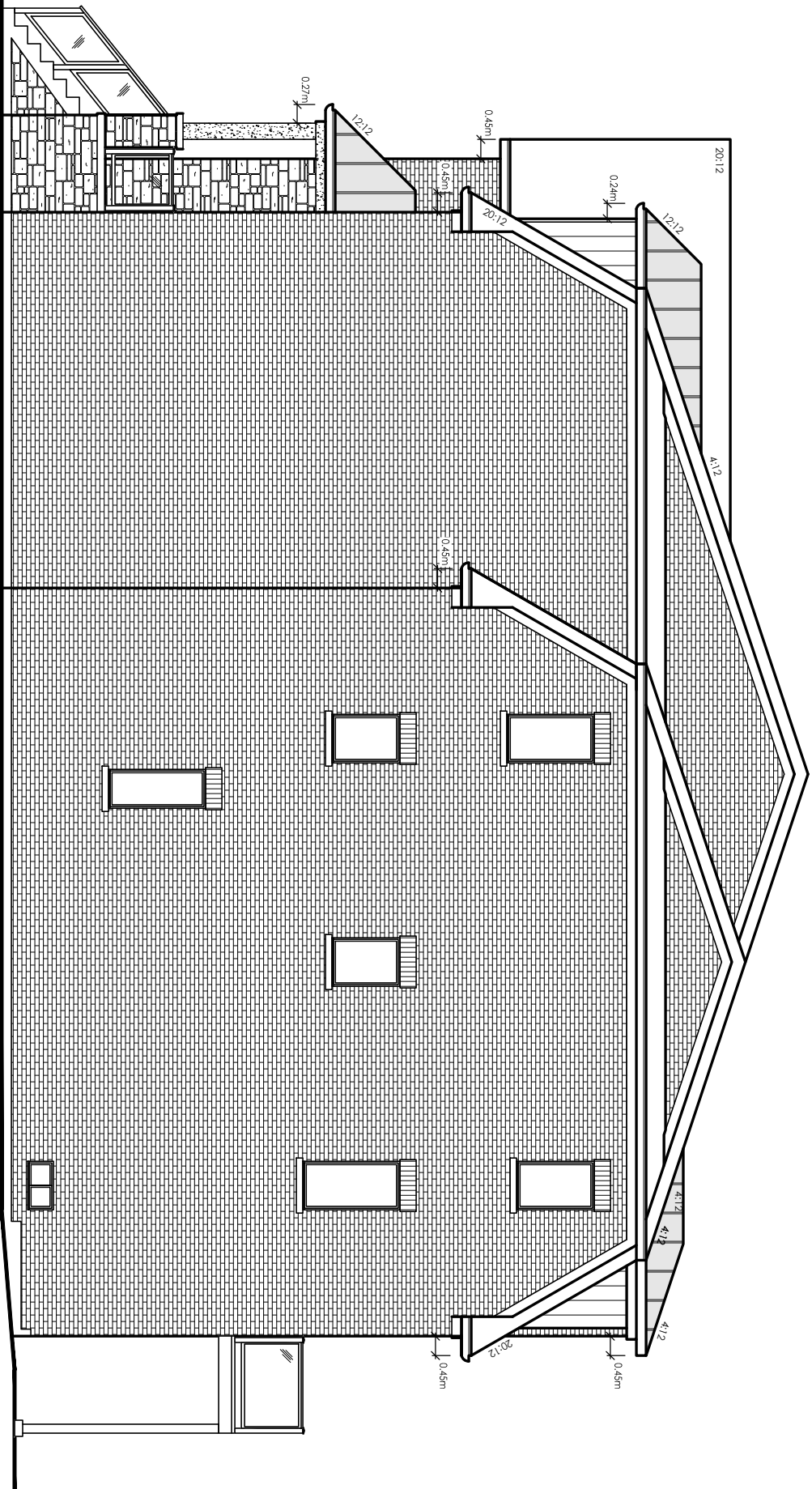


FRONT ELEVATION 'B'

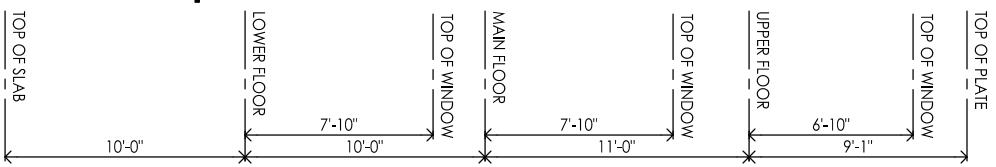


REAR ELEVATION 'B'

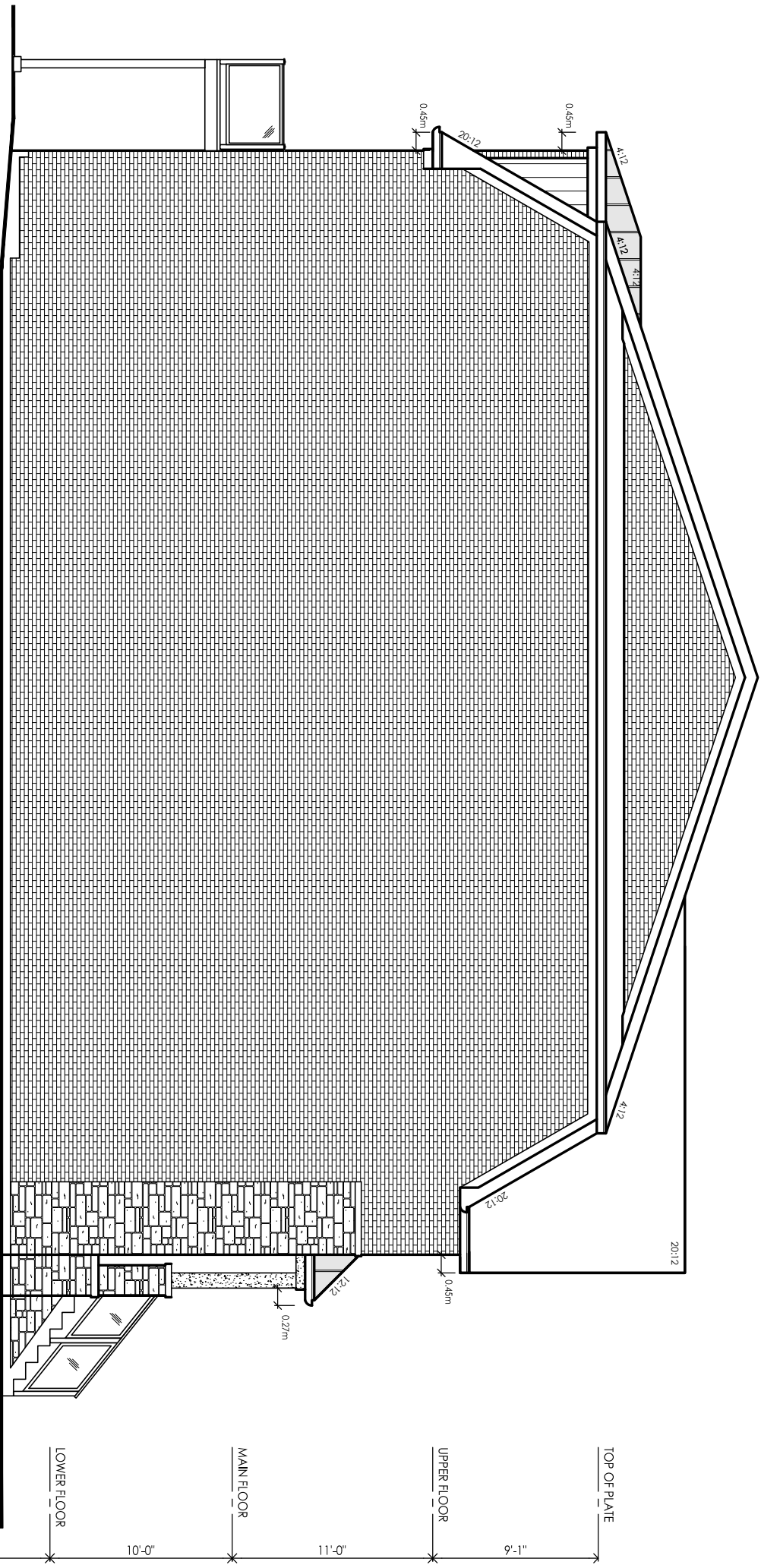
revisions	initials	date
1 ISSUED FOR REVIEW	MD	15/Mar/22



RIGHT SIDE ELEVATION 'B'



revisions	initials	date
1 ISSUED FOR REVIEW	MD	15/Mar/22



LEFT SIDE ELEVATION 'B'

revisions	initials	date
1 ISSUED FOR REVIEW	MD	15/Mar/22

client **Vogue Development Group**

project **Thornhill Woods**
Vaughan, City of

model **26-31**

project # **21080**

scale **1/8" = 1'0"**

pages **B10**

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
CP Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: May 5, 2022
Name of Owner: Vouge (Homes) Bathurst Inc.
Location: 43 & 45 Bristlewood Crescent
File No.(s): B003/22, A053/22 & A054/22

B003/22

The Owner has submitted Consent Application File B003/22 to sever a 240.52 m² portion of the subject lands identified as "117 A" on the proposed site plan, and to retain a 236.58 m² portion of the subject lands identified as "117 B", for the purpose of creating two (2) residential lots fronting onto Bristlewood Crescent.

A053/22**Proposed Variance(s) (By-law 001-2021):**

1. To permit a minimum lot frontage of 7.49 metres.
2. To permit a minimum lot area of 240.52 m².
3. To permit a minimum interior side yard setback of 0.65 metres.
4. To permit a maximum building height of 10.05 metres.

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

1. A minimum lot frontage of 9.75 metres is required.
2. A minimum lot area of 292.0 m² is required.
3. A minimum interior side yard setback of 1.2 metres is required.
4. A maximum building height of 9.5 metres is permitted.

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

5. To permit a minimum lot frontage of 7.49 metres.
6. To permit a minimum lot area of 240.52 m².
7. To permit a minimum interior side yard setback of 0.65 metres.
8. To permit a maximum building height of 10.05 metres.

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

5. A minimum lot frontage of 9.75 metres is required.
6. A minimum lot area of 292.0 m² is required.
7. A minimum interior side yard setback of 1.2 metres is required.
8. A maximum building height of 9.5 metres is permitted.

A054/22**Proposed Variance(s) (By-law 001-2021):**

1. To permit a minimum lot frontage of 7.51 metres.
2. To permit a minimum lot area of 236.58 m².
3. To permit a minimum interior side yard setback of 0.65 metres.
4. To permit a maximum building height of 10.05 metres.

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

1. A minimum lot frontage of 9.75 metres is required.
2. A minimum lot area of 292.0 m² is required.
3. A minimum interior side yard setback of 1.2 metres is required.
4. A maximum building height of 9.5 metres is permitted.

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

5. To permit a minimum lot frontage of 7.51 metres.
6. To permit a minimum lot area of 236.58 m².
7. To permit a minimum interior side yard setback of 0.65 metres.
8. To permit a maximum building height of 10.05 metres.

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

5. A minimum lot frontage of 9.75 metres is required.
6. A minimum lot area of 292.0 m² is required.
7. A minimum interior side yard setback of 1.2 metres is required.
8. A maximum building height of 9.5 metres is permitted.

Official Plan:

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

Comments:B003/22

The Owner is proposing to sever the subject lands to develop two new single-family dwellings on the proposed severed (117 A) and retained lands (117 B) with the above-noted variances. The severed lands propose a lot frontage of 7.49 m, a lot depth of 30.41 m and a lot area of 240.52 m². The retained lands propose a lot frontage of 7.51 m, a lot depth of 30.26 m, and a lot area of 236.58 m². The severed and retained lands will continue a consistent lot pattern along Bristlewood Crescent and establish setbacks that are compatible with other dwellings within the R4A and RV4 Zone.

A053/22 & A054/22 Variances #1, 2, 5 & 6 – Lot Frontage and Area

The proposed severed lands will be deficient in lot frontage by 2.26 m and lot area by 51.48 m², whereas the retained lands will be deficient in lot frontage by 2.24 m and lot area by 55.42 m². As the proposed variances to lot area and frontage are considered minor reductions from the requirements of the By-laws, and the severed lands are reinforcing the existing lot pattern and setbacks in the area, the Development Planning Department has no objection to the proposed lot frontage and area

A053/22 & A054/33 Variance #3 & 7 – Interior Side Yard Setbacks

The Development Planning Department has no objection to the proposed interior side yard setbacks of 0.65 m as they are consistent with the pattern of setbacks in the area and will not impact the abutting properties. The reduction on each the proposed and retained lots also do not abut any existing properties.

A053/22 & A054/33 Variance #4 & 8 – Maximum Building Height

The increase in building height for both the proposed dwellings are considered minor increases and maintain the existing character of the neighbourhood. As such, the Development Planning Department has no objection to the proposed building heights.

Additionally, the Owner submitted a Planning Justification Brief prepared by Evans Planning Inc. dated February, 2022. The Development Planning Department has reviewed the brief and have no comments.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal conforms to VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13. The Development Planning Department is also of the opinion that the requested variances to both the severed and retained lands are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the lands.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None

Comments Prepared by:

Michelle Perrone, Planner 1

Chris Cosentino, Senior Planner

Date: March 31st , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A053-22 & A054-22**

Related Files:

Applicant Vogue Homes Bathurst Inc.

Location 43 Bristlewood Crescent



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

From: [Gordon, Carrie](#)
To: [Committee of Adjustment](#)
Subject: [External] RE: B003/22, A053/22, A054/22 (43 Bristlewood Crescent) - City of Vaughan Request for Comments
Date: Thursday, March 31, 2022 1:49:45 PM
Attachments: [image003.png](#)

Hello,

Re: B003/22, A053/22, A054/22

Subsequent to review of the abovementioned application at 43 Bristlewood Crescent, Bell Canada's engineering department have determined that there are no concerns or comments at this time.

Kind regards,

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

From: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Sent: Thursday, March 31, 2022 11:03 AM
To: ROWCC <rowcentre@bell.ca>; Gordon, Carrie <carrie.gordon@bell.ca>; developmentservices@york.ca; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca; engineeringadmin@powerstream.ca; cameron.blaney@ontario.ca; colin.mulrenin@ontario.ca; CP Rail: <CP_Proximity-Ontario@cpr.ca>; proximity@cn.ca; dqilty@mhbcpplan.com; Enbridge: <randy.wilton@enbridge.com>
Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Subject: [EXT]B003/22, A053/22, A054/22 (43 Bristlewood Crescent) - City of Vaughan Request for Comments

Hello,

Please email comments and recommendations on the above noted application to cofa@vaughan.ca. If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is **April 25, 2022**.

Should you have any questions or require additional information please contact cofa@vaughan.ca

Christine Vigneault, AMP, ACST
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment
905-832-2281, ext. 8332 | christine.vigneault@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1
vaughan.ca



RESPECT | ACCOUNTABILITY | DEDICATION

IMPORTANT NOTICE: The City continues to implement precautionary measures to ensure the safety of staff and citizens as the COVID-19 situation continually evolves. As a result, Vaughan City Hall and all other remaining City facilities are closed to the public at this time. For updates, please visit www.vaughan.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

External Email: Please use caution when opening links and attachments / Courriel externe: Soyez prudent avec les liens et documents joints

From: [York Plan](#)
To: [Christine Vigneault](#)
Cc: [Hamedeh Razavi](#)
Subject: [External] RE: City of Vaughan Request for Comments: B003/22, A053/22, A054/22 (43 Bristlewood Crescent)
Date: Thursday, March 31, 2022 3:08:27 PM
Attachments: [image002.png](#)
[image003.png](#)

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

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

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

Mark Howard, BES, MLA, MCIP, RPP
Senior Planner – Vaughan Review Area
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:(416)661-6600) ext 5269
E: mark.howard@trca.ca
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca



From: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Sent: March 31, 2022 10:31 AM
To: rowcentre@bell.ca; carrie.gordon@bell.ca; developmentservices@york.ca; York Plan <yorkplan@trca.ca>; Hamedeh Razavi <Hamedeh.Razavi@trca.ca>; engineeringadmin@powerstream.ca; cameron.blaney@ontario.ca; colin.mulrenin@ontario.ca; CP Rail: <CP_Proximity-Ontario@cpr.ca>; proximity@cn.ca; dquilty@mhbcplan.com; Enbridge: <randy.wilton@enbridge.com>
Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Subject: City of Vaughan Request for Comments: B003/22, A053/22, A054/22 (43 Bristlewood Crescent)
Importance: High

Hello,

Please email comments and recommendations on the above noted application to cofa@vaughan.ca. If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is **April 25, 2022**.

Should you have any questions or require additional information please contact cofa@vaughan.ca

Christine Vigneault, AMP, ACST
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment
905-832-2281, ext. 8332 | christine.vigneault@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1
vaughan.ca



RESPECT | ACCOUNTABILITY | DEDICATION

IMPORTANT NOTICE: The City continues to implement precautionary measures to ensure the safety of staff and citizens as the COVID-19 situation continually evolves. As a result, Vaughan City Hall and all other remaining City facilities are closed to the public at this time. For updates, please visit www.vaughan.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Evans Planning	8481 Keele Street, Unit 12		Justification Letter



February 28, 2022

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

Attn: Ms. Christine Vigneault, Manager Development Services & Secretary Treasurer Committee of Adjustment

Dear Ms. Vigneault,

RE: Applications for Consent and Minor Variance
Vogue (Homes) Bathurst Inc.
43 Bristlewood Crescent
City of Vaughan

Evans Planning acts on behalf of Vogue (Homes) Bathurst Inc., the owner of the property located at 43 Bristlewood Crescent in the City of Vaughan (the subject property). The subject property is a vacant lot that was created in 2005 through subdivision 65M-3808. Since the creation of the lot the majority of the subdivision surrounding the subject property has been developed with single detached and semi-detached dwellings.

The subject property has a frontage of 14.67 metres on Bristlewood Crescent. Lots to the west of the subject property were originally of a similar size, but were severed through a similar Committee of Adjustment process to split the original subdivision lots in half to create smaller single detached lots. Minor variances were also approved for these lots to allow for increased building height.

The subject applications request similar Committee of Adjustment approvals to allow for the property at 43 Bristlewood Crescent to be severed and to allow for minor variances for reduced lot area, lot frontage and side yard setbacks, as well as for increased building height. The proposed variances are consistent with the approvals for the lots immediately west of the subject property.

To assist with your review of the applications, the following materials are provided for your review:

- Application for Consent to Sever (includes Tree Declaration Form);
- Application for Minor Variance - Severed Lands (includes Tree Declaration Form);
- Application for Minor Variance - Retained Lands (includes Tree Declaration Form);
- Copy of Subdivision 65M-3808;
- Site Plan (Severance Plan);



-
- Preliminary Elevation Plans (stamped by Subdivision Control Architect);
 - Planning Justification Report;
 - Application fee (Cheque to be delivered to City).

I trust that these materials should be sufficient for your review. Should you require any additional information or materials, please contact the undersigned at your earliest convenience.

Yours truly,

A handwritten signature in blue ink that reads 'Joanna Fast'.

Joanna Fast
RPP, MCIP

cc. Vogue (Homes) Bathurst Inc.