



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
CONSENT APPLICATION
FILE NUMBER B003/22**

AGENDA ITEM NUMBER: 4	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>	Minor Variance Applications A053/22 & A054/22
PURPOSE OF APPLICATION:	Consent is being requested to sever a parcel of land for residential purposes approximately 240.00 square metres. The retained parcel is approximately 236.00 square metres. The subject land are currently vacant.

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

*Please see **Schedule B** of this report for a copy of Development Planning & 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 Received 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
Real Estate	<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 checked="" type="checkbox"/>	Recommend Approval w/Conditions
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 Received to Date
Region of York	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received 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 type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 Received to Date
CP Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Comments Received 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 <small>(mm/dd/yyyy)</small>	Summary
Applicant / Authorized Agent	Evans Planning	8481 Keele Street, Unit 12	02/28/2022	Cover / Summary 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 <small>MM/DD/YYYY</small>	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
CONSENT APPLICATION
B003/22**

AGENDA ITEM NUMBER: 4	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:	Minor Variance Applications A053/22 & A054/22
PURPOSE OF APPLICATION:	Consent is being requested to sever a parcel of land for residential purposes approximately 240.00 square metres. The retained parcel is approximately 236.00 square metres. The subject land are currently vacant.

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

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca
If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

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

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

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	April 21, 2022
Date Applicant Confirmed Posting of Sign:	April 4, 2022
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None

COMMITTEE OF ADJUSTMENT COMMENTS

<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.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*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.</p>	<p>No</p>
<p>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.</p> <p>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.</p>	
<p>Committee of Adjustment Comments:</p>	<p>None</p>
<p>Committee of Adjustment Recommended Conditions of Approval:</p>	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. That Minor Variance Application(s) A053/22 and A054/22 are approved at the same time as the Consent application and becomes final and binding. 5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

BUILDING STANDARDS (ZONING) COMMENTS

<p>There are no outstanding Orders on file.</p> <p>A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.</p> <p>Application should be considered in conjunction with applications A 053/22 and A 054/22.</p>	
<p>Building Permit(s) Issued:</p>	<p>Application should be considered in conjunction with applications A 053/22 and A 054/22.</p>

DEVELOPMENT PLANNING COMMENTS

<p>**See Schedule C for Development Planning Comments</p>	
<p>Development Planning Recommended Conditions of Approval:</p>	<p>None</p>

DEVELOPMENT ENGINEERING COMMENTS

<p>Consent application B003/22 shall be read in conjunction with variance applications A053/22 & A054/22.</p> <p>The Development Engineering (DE) Department does not object to consent application B003/22 subject to the following condition(s):</p>	
<p>Development Engineering Recommended Conditions of Approval:</p>	<p>The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

<p>No comments no concerns</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

PFH Recommended Conditions of Approval:	None
--	------

DEVELOPMENT FINANCE COMMENTS

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

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

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

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

Development Finance Recommended Conditions of Approval:	<p>A. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p> <p>B. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p>
--	--

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, 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
---	---------------------	--------------------------

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.

1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. That Minor Variance Application(s) A053/22 and A054/22 are approved at the same time as the Consent application and becomes final and binding. 5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Building Standards, Zoning Section christian.tinney@vaughan.ca	Application should be considered in conjunction with applications A 053/22 and A 054/22.
3	Real Estate ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
4	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
5	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

IMPORTANT INFORMATION – PLEASE READ

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

IMPORTANT INFORMATION – PLEASE READ

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.

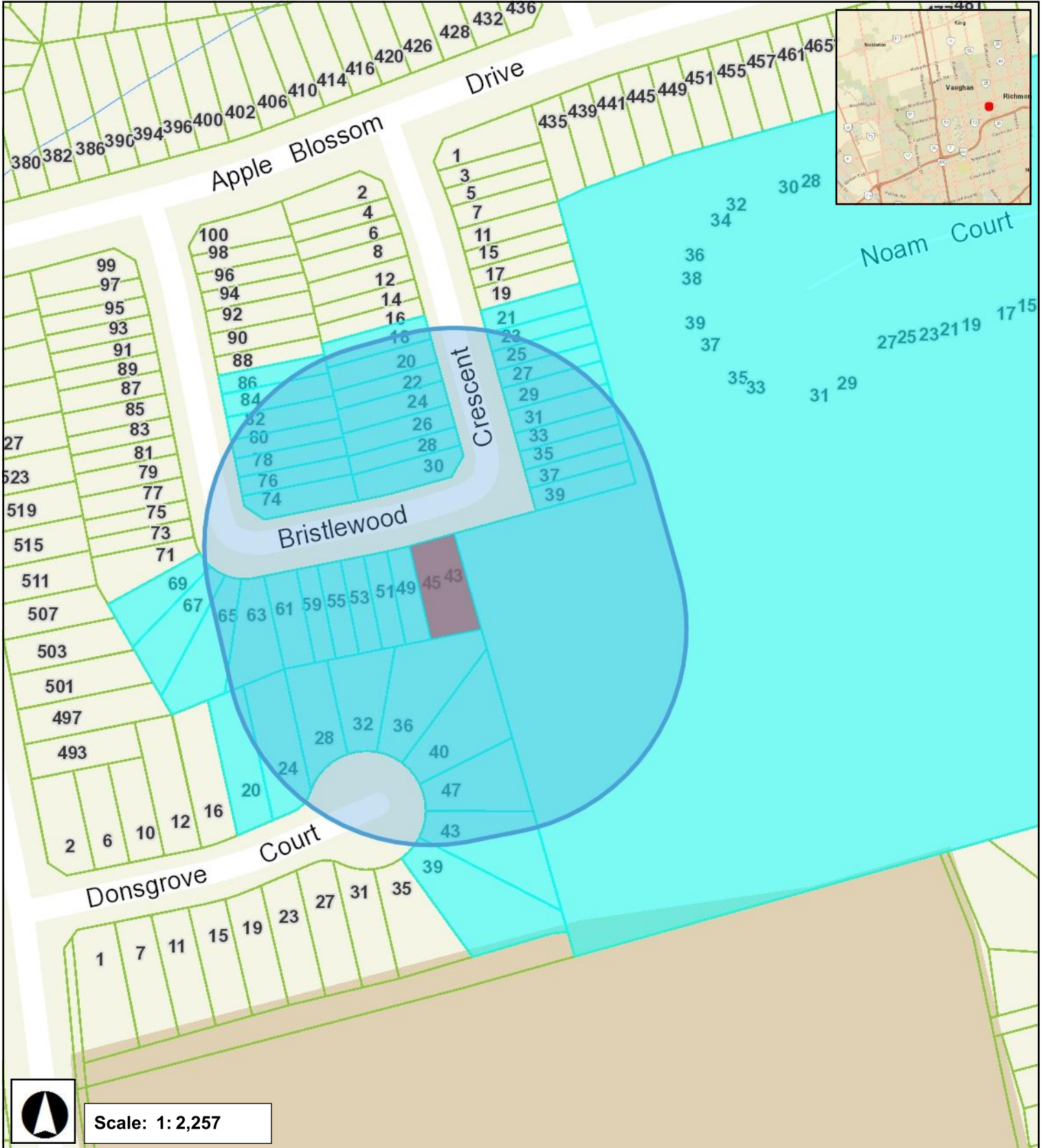
SCHEDULE A: DRAWINGS & PLANS



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
Vaughan, City of

model
26-31

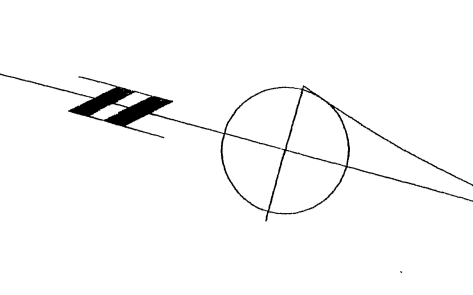
project #
21080

scale
1/8" = 1'0"

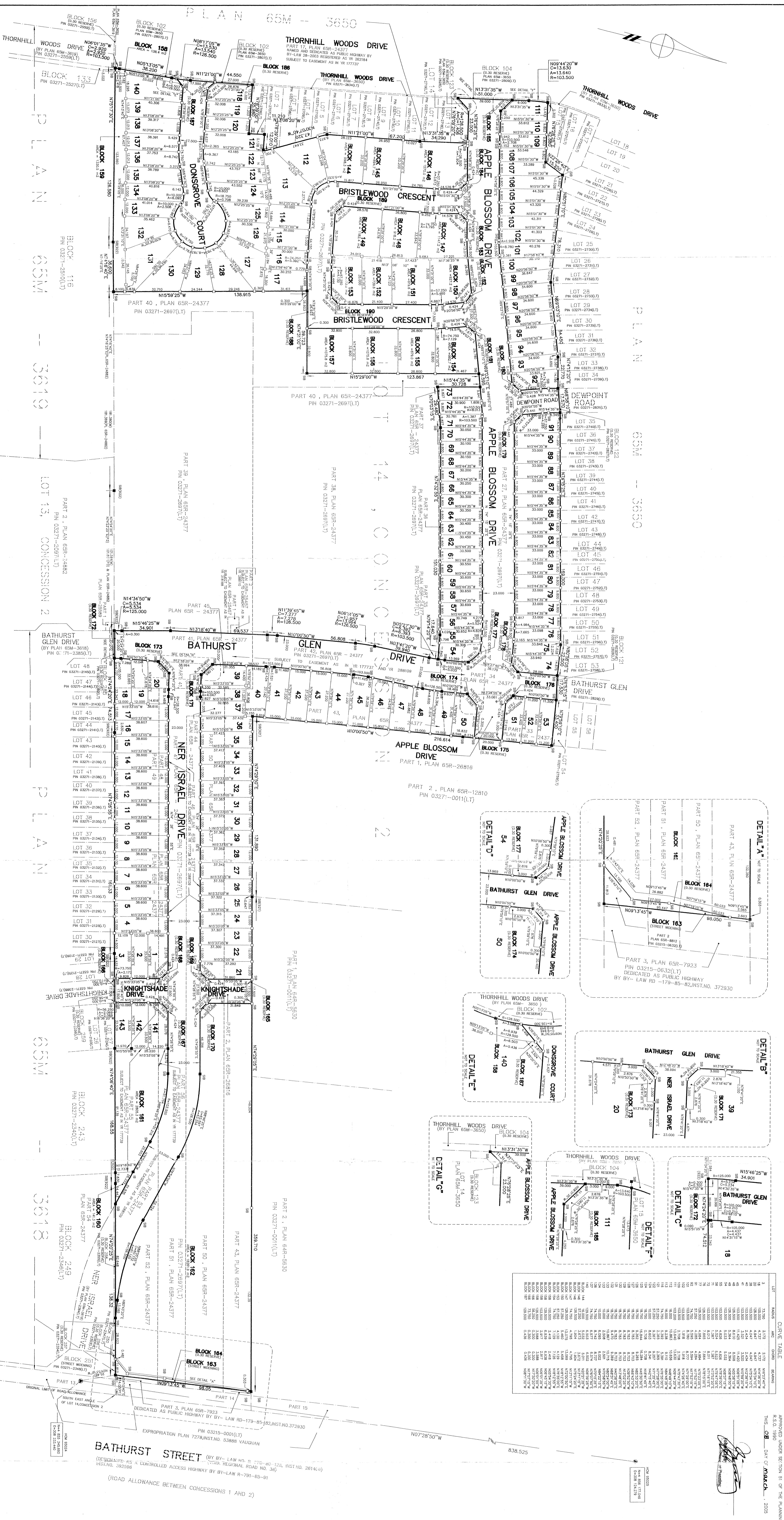
pages

B3

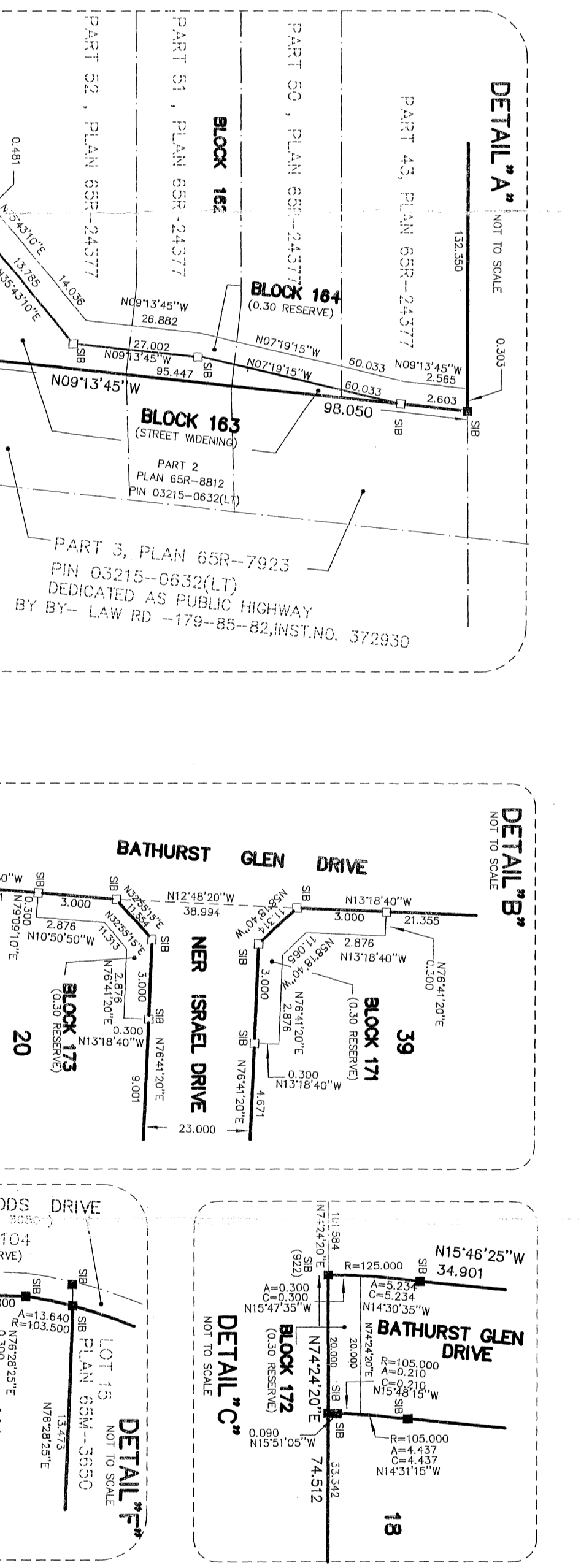
revisions	initials	date
1 ISSUED FOR REVIEW	MJS	18-07-22



PLAN 65M - 3850



PLAN 65M - 3850



CHURGE TABLE with columns for LOT, AREA, CHURGE, and REMARKS. Lists various mortgages and liens for lots 1 through 189.

APPROVED UNDER SECTION 51 OF THE PLANNING ACT
THIS 28 DAY OF March, 2005
[Signature]

191 - 98W11(PHASE 2)
PLAN 65M - 3808
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 03271-2897(LT) AND 03271-2898(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 16160993
[Signature]

PLAN OF SUBDIVISION OF
CONCESSION 2
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:1000
KROMAR SURVEYORS LTD. 2004
METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
LEGEND
DENOTES PLANNED MONUMENT
DENOTES FOUND MONUMENT
DENOTES STAKED MONUMENT
DENOTES SURVEY CONTROL POINT
DENOTES BENCH MARK
DENOTES VERTICAL CURVE
DENOTES VERTICAL ALIGNMENT
DENOTES HORIZONTAL CURVE
DENOTES HORIZONTAL ALIGNMENT
DENOTES HORIZONTAL CONTROL MONUMENT
ALL PLANNED MONUMENTS ARE IRON BARS UNLESS OTHERWISE NOTED
ALL FOUND MONUMENTS ARE BY KROMAR SURVEYORS LTD UNLESS OTHERWISE NOTED
TOTAL AREA OF SUBDIVISION (PHASE 2) = 13,6008 ha
BEARING
2004 AND ARE SHOWN ABOVE THE PLAN OF RECORDING WITH
HORIZONTAL CONTROL MONUMENTS NO. 58823 N 4 631 17' 2.3 2.3 2.3 2.3
AND 58824 N 4 631 17' 2.3 2.3 2.3 2.3 AND ARE REFERRED TO CONTIGUOUS
AND 271912 (ADJUSTMENT)
DISTANCES ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID
BY MULTIPLYING BY 0.99929
SURVEYORS CERTIFICATE
I, THE SURVEYOR AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
AND THE REGULATIONS MADE UNDER THEM AND THE LAND TITLES ACT
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF DECEMBER, 2004
DATE : JANUARY 23, 2004
ONBehalf of the Surveyors
[Signature]

OWNERS CERTIFICATE
I, THE SURVEYOR AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
AND THE REGULATIONS MADE UNDER THEM AND THE LAND TITLES ACT
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF DECEMBER, 2004
DATE : JANUARY 23, 2004
ONBehalf of the Owners
[Signature]

NER ISRAEL - JOSEPH (LT) TANENBAUM YESHUAH COLLEGE OF TORONTO
SHEPHERD
I HAVE THE AUTHORITY TO BIND THE CORPORATION
FIELD: DRAWN BY: CHECKED: JOB NO. 64-138
DATE: 11/14/05/05/05 WORK ORDER NO. 0017
1137 Centre Street Thornhill ON L4J 3M6 KRCMTR
905.738.0033 905.738.9221 www.krcmtr.ca

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 Received to Date
Region of York	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received 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 Received to Date
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 Received to Date
CP Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Comments Received 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 , 2021
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B003-22**
Related Files:
Applicant: Vogue Homes Bathurst Inc.
Location 43 Bristlewood Crescent



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

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

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

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>; developmentsservices@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@mhbcplan.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](https://www.trca.ca) | [trca.ca](https://www.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	02/28/2022	Cover / Summary 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.

