

Notice of Hearing, Minor Variance Application: File No. B014/22, A233/22, A234/22  
58 Crestwood Road, Thornhill.

I reside at 83 Crestwood Road and have lived there for the last 42 years. I am concerned about this application. I have noticed this trend of severing properties and creating lot sizes that are not compliant with the zoning by-law 01-2021 which requires lots to have a 50-foot frontage.

A number of years ago, when lots 100 and 102 Crestwood required a variance to make three lots and were shy of approximately 2 feet per lot, a number of the residents objected to this as it would open the door to greater variances in the future. The councillors agreed with us and it was not approved. It then went to the Ontario Land Tribunal and like the Ontario Municipal Board before always vote in favour of developers and overturned this decision. Once the owners got the variance, they proceeded to sell the properties.

This, of course, did open the door to greater variances. The latest being 117 Crestwood Road, which was not a minor variance, got approval to divide into two lots of 42.5 feet frontage.

Now this above application is asking for approval for two 36 foot lots similar to lot sizes on Pinewood and Royal Palm. This is not a minor variance but rather a zoning change. The entire streetscape on Crestwood Road would change dramatically. The City of Vaughan has an obligation to stop this trend and particularly this application which would set a whole new standard. This makes a mockery of zoning by-laws and the role of our councillors to ensure the R2 Zoning is upheld.

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