

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B001/22
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AGENDA ITEM NUMBER: 1	CITY WARD #: 5
APPLICANT:	Marina Shcolyar
AGENT:	Evans Planning Inc.
PROPERTY:	8 Campbell Ave, Thornhill
ZONING DESIGNATION:	<p>The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.140 under Zoning By-law 01-2021.</p> <p>The subject lands are zoned R2 – Residential Zone and subject to the provisions of Exception 9(275) under Zoning By-law 1-88, as amended.</p>
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: *May include related applications for minor variance, consent, site plan, zoning amendments etc.	A011/22 and A012/22
PURPOSE OF APPLICATION:	<p>Consent is being requested to sever a parcel of land for residential purposes approximately 468.00 square metres. The retained parcel is approximately 426.00 square metres.</p> <p>The existing single family dwelling is to be demolished.</p>

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 checked="" type="checkbox"/>	Recommend Approval w/Conditions
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 type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Metrolinx	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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
Cover Letter	Evans Planning	8481 Keele Street, Unit 12	03/11/2022	Planning Justification

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
B37/94	04/28/1994	Approved by COA
A083/95	05/04/1995	Partially Approved by COA
A98/94	07/21/1994	Approved by COA

ADJOURNMENT HISTORY
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.
None



COMMITTEE OF ADJUSTMENT REPORT CONSENT APPLICATION B001/22

FILE MANAGER: Adriana MacPherson, Administrative Coordinator - Committee of Adjustment

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RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	<p>Consent is being requested to sever a parcel of land for residential purposes approximately 468.00 square metres. The retained parcel is approximately 426.00 square metres.</p> <p>The existing single family dwelling is to be demolished.</p>

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday, April 14, 2022 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Request to Speak Form](#) to cofa@vaughan.ca by **noon** on the last business day prior to the hearing.

Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

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:	March 29, 2022	
Date Applicant Confirmed Posting of Sign:	March 29, 2022	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
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.	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:	<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.ca4. That Minor Variance Application(s) A011/22 and A012/22 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	
Stop work orders: None Building Permits issued: None No dwelling unit shall be erected on the lands shown as Subject Lands on Figure E-279 hereto until such time as municipal water, sanitary sewers and storm sewers are available to service same. The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.	
Building Standards Recommended Conditions of Approval:	<ol style="list-style-type: none">1. That minor variance A011/22 and A012/22 are approved and becomes final and binding.2. A demolition permit must be obtained for the demolition of the existing dwelling, and the existing dwelling must be demolished.

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
Consent application B001/22 shall be read in conjunction with variance applications A011/22 & A012/22.	
Development Engineering Recommended Conditions of Approval:	<ol style="list-style-type: none">1. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the

DEVELOPMENT ENGINEERING COMMENTS	
	<p>retained lands as per city standards, complete with a servicing and lot grading plan.</p> <p>2. The Owner of the retained land shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services.</p> <p>3. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
<p>Parks: None Forestry: None Horticulture: None</p>	
PFH Recommended Conditions of Approval:	<p>Parks: None Forestry: None Horticulture: None</p>

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 Recommended Conditions of Approval:	<p>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).</p> <p>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).</p>

REAL ESTATE COMMENTS	
<p>No Comments</p>	
Development Finance Recommended Conditions of Approval:	<p>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.</p>

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments	
BCLPS Recommended Conditions of Approval:	No comments

BUILDING INSPECTION (SEPTIC) COMMENTS	
No response	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No response	
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
1	Committee of Adjustment christine.vigneault@vaughan.ca	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) A011/22 and A012/22 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 punya.marahatta@vaughan.ca	1. That minor variance A011/22 and A012/22 are approved and becomes final and binding. 2. A demolition permit must be obtained for the demolition of the existing dwelling, and the existing dwelling must be demolished.
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	1. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. 2. The Owner of the retained land shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following

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.		
		confirmation of service connection estimates for installation of required services. 3. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process.
5	Development Finance nelson.pereira@vaughan.ca	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).
6	York Region teema.kanji@york.ca	The City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new lot.

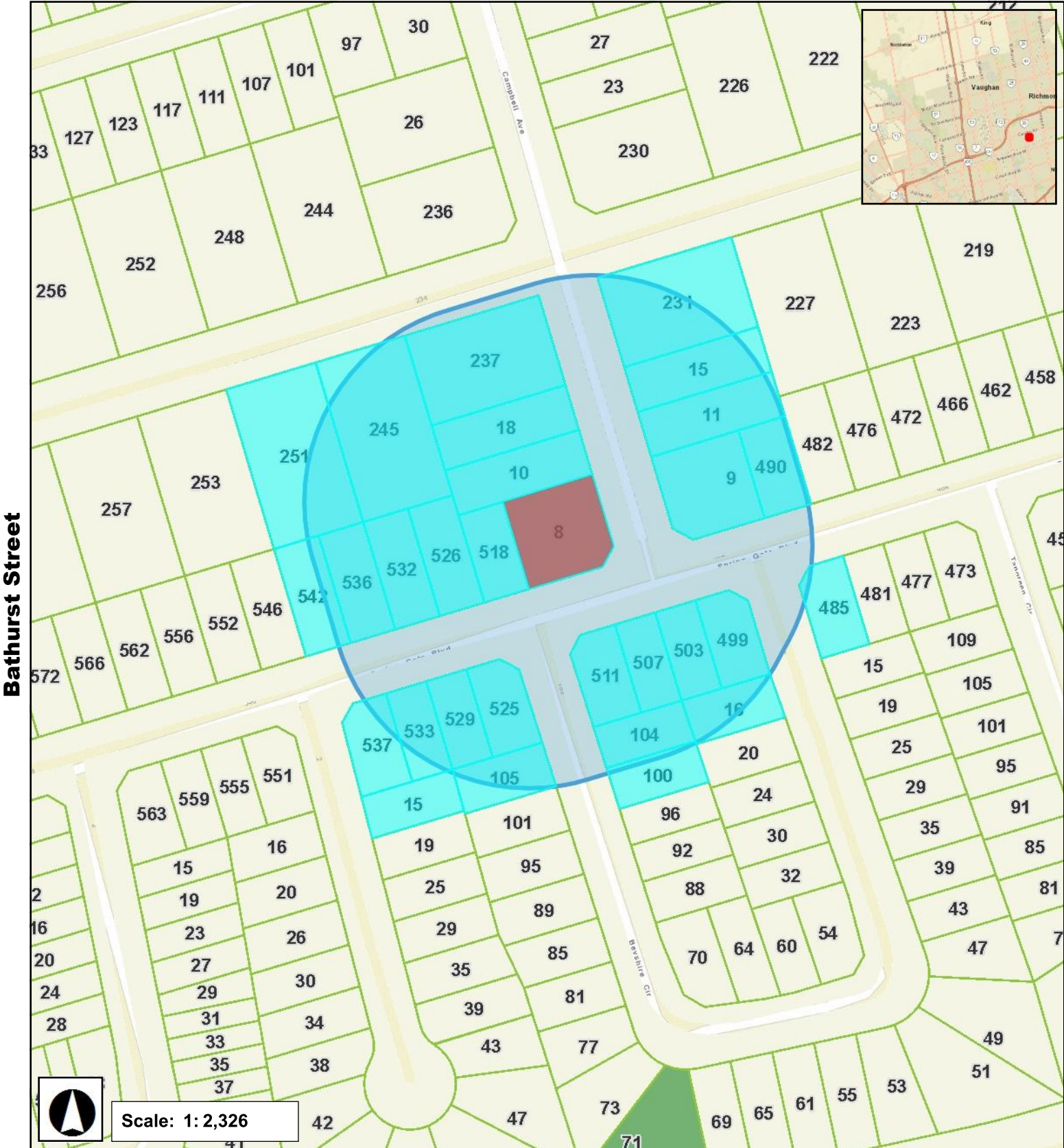
IMPORTANT INFORMATION – PLEASE READ
<p>CONDITIONS: Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.</p>
<p>DEVELOPMENT 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



B0011/22, A011/22, A012/22 - Notification Map

8 Campbell Avenue, Thornhill

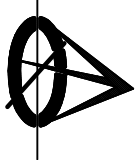


Clark Avenue

March 25, 2022 8:11 AM

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
2445 SHEPPARD AVENUE EAST
V-17856



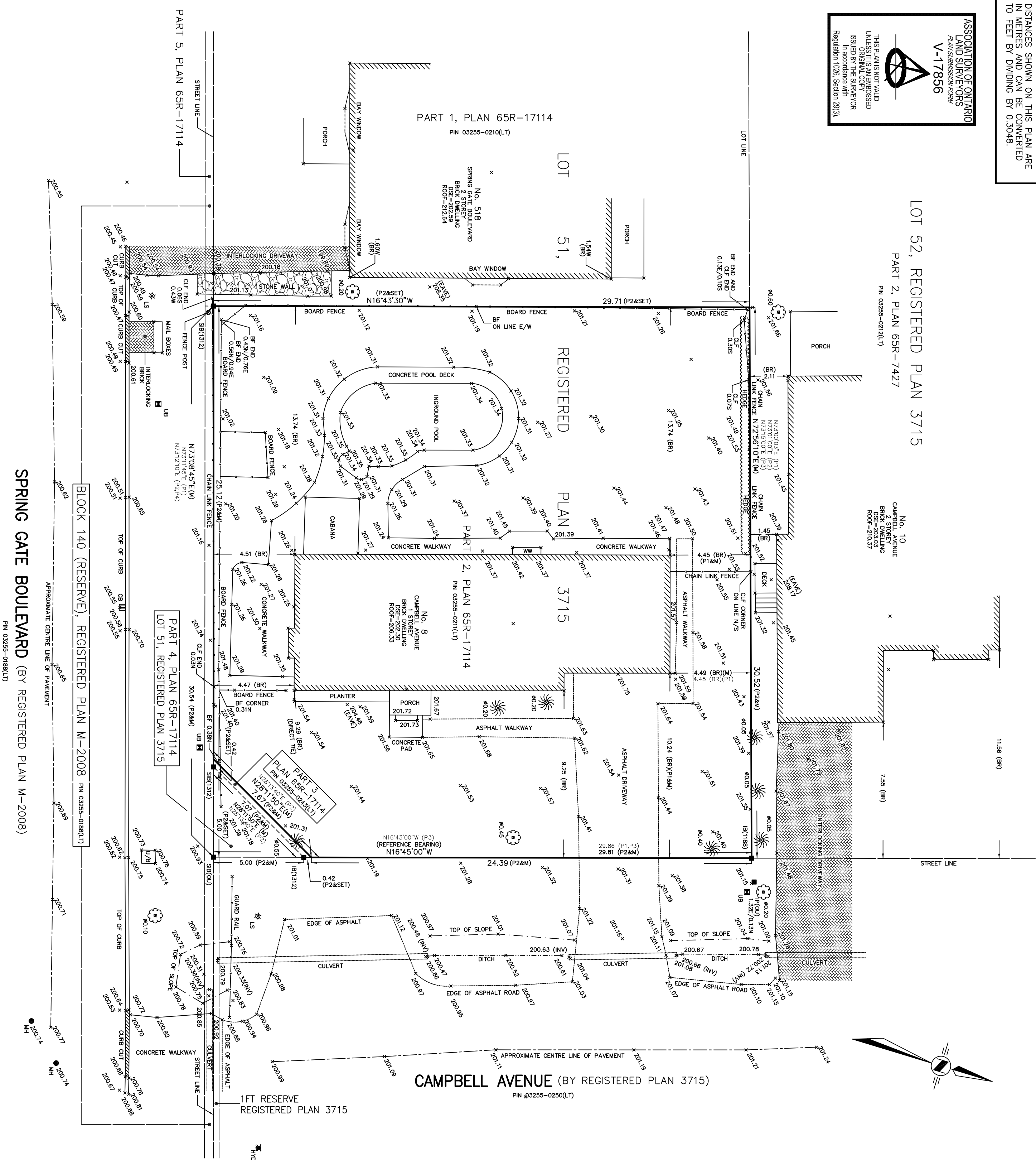
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1020, Section 20(3)

LOT 52, REGISTERED PLAN 3715

PART 2, PLAN 65R-7427

PIN 03255-0212(LT)

No. 10
CAMPBELL AVENUE
2 STOREY
BRICK DWELLING
DSE-210.37
R00F-210.37



SURVEYOR'S REAL PROPERTY REPORT

PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
PART OF LOT 51
REGISTERED PLAN 3715
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:150

VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN OR REPORT WITHOUT THE WRITTEN PERMISSION
OF VLADIMIR DOSEN, O.L.S.

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- SIB DENOTES STANDARD IRON BAR
- M DENOTES MEASURED
- (1188) DENOTES C.A. SEXTON, O.L.S.
- (1312) DENOTES JOSEPH STEL, O.L.S.
- (OU) DENOTES ORIGIN UNKNOWN
- (P1) DENOTES PLAN 65R-7427
- (P2) DENOTES REGISTERED PLAN 3715
- (P3) DENOTES REGISTERED PLAN M-2008
- (P4) DENOTES REGISTERED PLAN M-2008
- Ø DENOTES DIAMETER/ROUND
- BF DENOTES BOARD FENCE
- BR DENOTES TIES TO BRICK
- CB DENOTES CATCH BASIN
- CLF DENOTES CHAIN LINK FENCE
- DSE DENOTES DOOR SILL ELEVATION
- HYD DENOTES FIRE HYDRANT
- INV DENOTES INVERT
- LS DENOTES LIGHT STANDARD
- MH DENOTES MAN HOLE
- UB DENOTES UTILITY BOX
- WW DENOTES WINDOW WELL
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE

BENCHMARK NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND
ARE RELATED TO CITY OF VAUGHAN
BENCHMARK NO. 1-3, HAVING A
PUBLISHED ELEVATION OF 174.950 METRES.

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE WESTERLY LIMIT
OF CAMPBELL AVENUE, AS SHOWN
ON REGISTERED PLAN 3715, HAVING
A BEARING OF N16°45'00\"W.

THIS REPORT WAS PREPARED FOR
PETROBRAS AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES

PART 2) SURVEY REPORT

DESCRIPTION OF LAND:
PART OF LOT 51, REGISTERED PLAN 3715, PIN 03255-0211(LT),
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NONE.

BOUNDARY FEATURES:
Position of fences as shown on plan.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF NOVEMBER, 2021

DATE: NOVEMBER 12, 2021

VLADIMIR DOSEN, B.S.C.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING

ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB No: 21403
FILE: 21-136
CAD FILE: 8 CAMPBELL AVENUE

FIELD BY: FK
DRAWN BY: AT
CHECKED BY: VD

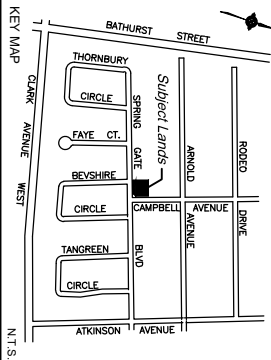
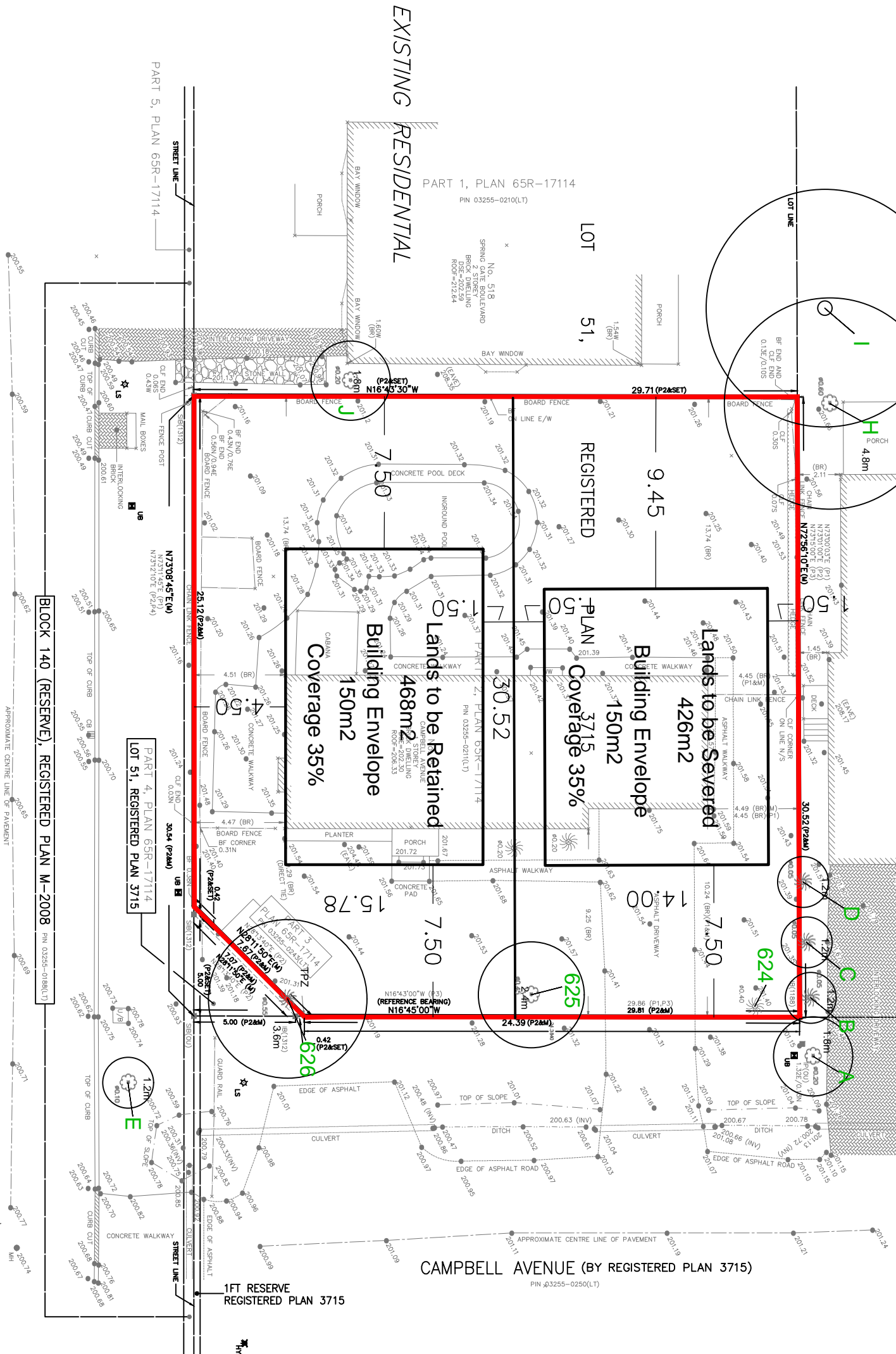
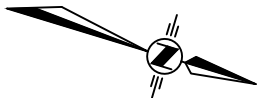
EXISTING RESIDENTIAL

LOT 52, REGISTERED PLAN 3715

PART 2, PLAN 65R-7427

PIN 03255-0212(LT)

No. 10
CAMPELL AVENUE
BRICK DWELLING
2 STOREY
ROOF=210.37



Subject Lands

	Frontage	Area
Severed Lands	14.00m	426m ²
Retained Lands	15.78m	468m ²
Total Lot Area	29.78m	894m ²

12/01/20					
12/01/20					
12/01/20					
12/01/20					
12/01/20					

SEVERANCE PLAN

8 CAMPBELL AVENUE
PART OF LOT 51
REGISTERED PLAN 3715
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

Scale:



RECEIVED AND DEPOSITED
PLAN 65R-17114

DATE 10 JUNE 1994

Just Leo Nicola
LAND REGISTRAR FOR THE LAND TITLES
DIVISION AND THE REGISTRY DIVISION

Just Leo Nicola
LAND REGISTRAR FOR THE LAND TITLES
DIVISION AND THE REGISTRY DIVISION

Just Leo Nicola
LAND REGISTRAR FOR THE LAND TITLES
DIVISION AND THE REGISTRY DIVISION

CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT

SCHEDULE FOR THE REGISTRY DIVISION OF YORK REGION (Nº 65)				
PART	LOT	REGISTERED PLAN	INSTRUMENT Nº	AREA (m ²)
1	51	3715	618421	451.2
2				893.9
3				2.2
4				12.5

PART	BLOCK	REGISTERED PLAN	PARCEL	SECTION	AREA (m ²)
5	Part of 140 (RESERVE)	M-2008	Part of 127-1	M-2008	7

PLAN OF SURVEY OF
ALL OF LOT 51,
REGISTERED PLAN 3715
AND PART OF BLOCK 140 (RESERVE)
REGISTERED PLAN M-2008
CITY OF VAUGHAN
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
REGIONAL MUNICIPALITY OF YORK
SCALE 1 200

A horizontal graphic scale bar. The top scale is in feet, with markings at 5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200. The bottom scale is in meters, with markings at 0, 50, 100, 150, 200. The text 'J STEEL, O.L.S.' is written vertically along the left side of the scale bar.

J STEEL, O.L.S.

994

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK 140 AS SHOWN ON REGISTERED PLAN M-2008

HAVING A BEARING OF N73°12'10 E

■ DENIES	SURVEY MONUMENT FOUND
□ " "	SURVEY MONUMENT PLANTED
SIB " "	STANDARD IRON BAR
	CONC'D

"	IRON BAR
"	ROUND
"	ORIGIN UNKNOWN

1188	"	C.A. SEXTON OLS
P1	"	REGISTERED PLAN 3715
P2	"	PLAN 65R-7427

P3	"	PLAN 65R-4673
P4	"	PLAN 65R-4785
P5	"	REGISTERED PLAN M-20

TO	"	RESISTANCE (CAN W-2)
S	"	SOUTH ETC
CLF	"	CHAIN LINK FENCE

WIT " WITNESS

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE

WITH THE SURVEYS ACT THE LAND TITLES ACT THE REGISTRY ACT
AND THE REGULATIONS MADE THEREUNDER

2 THE SURVEY WAS COMPLETED ON THE 31st DAY OF MAY 1994

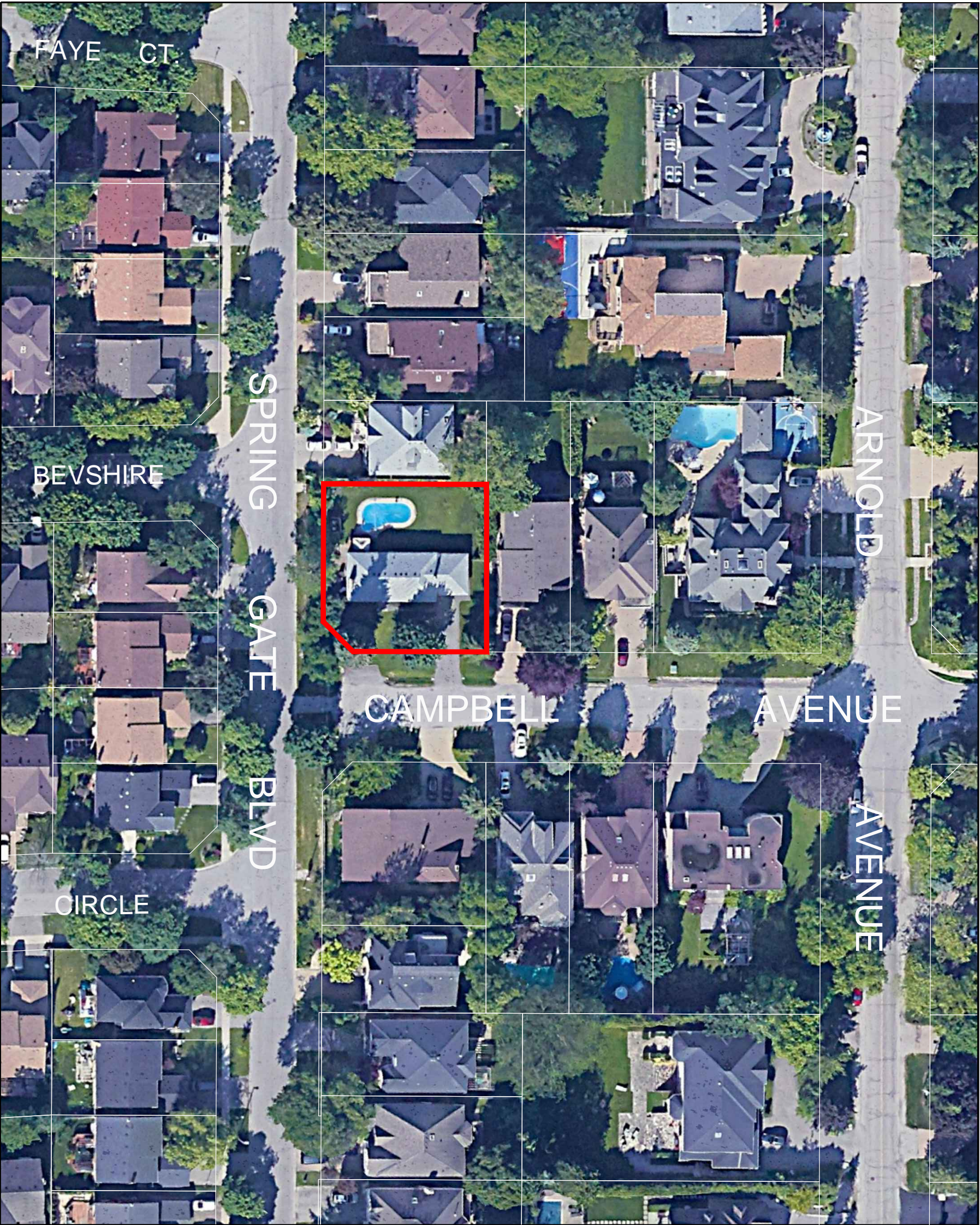
1
J STEL

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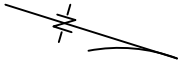
J. STEEL, O.L.S

PROJECT NO 94-1139

KLEINBURG ONTARIO LOU ICC
(905) 893-1241

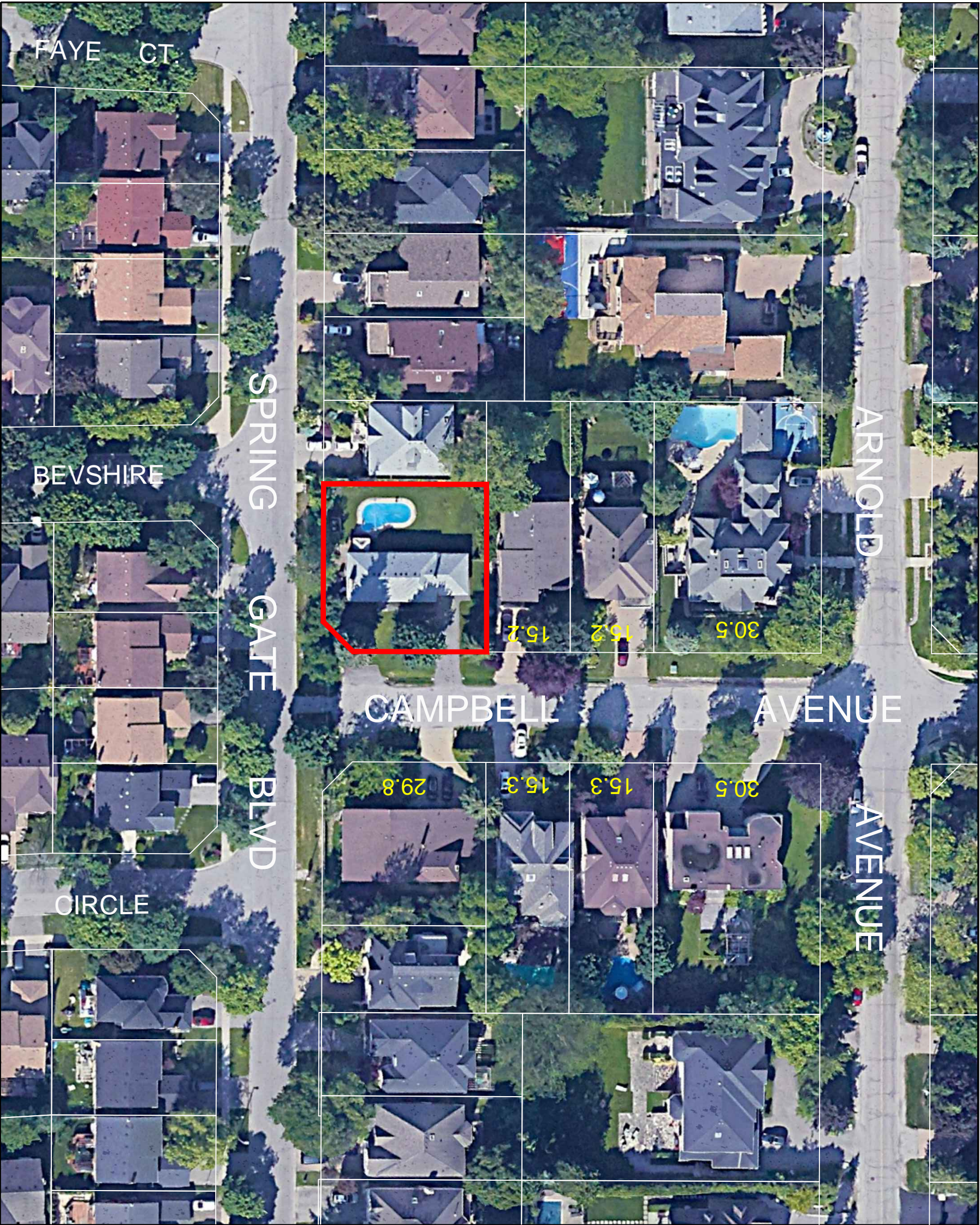


Subject Lands

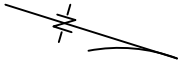


TAXID	
Block 1	
Block 2	
Block 3	
Block 4	
Block 5	

CONTEXT MAP
8 CAMPBELL AVENUE
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
Scale (m)
0 20 40 60

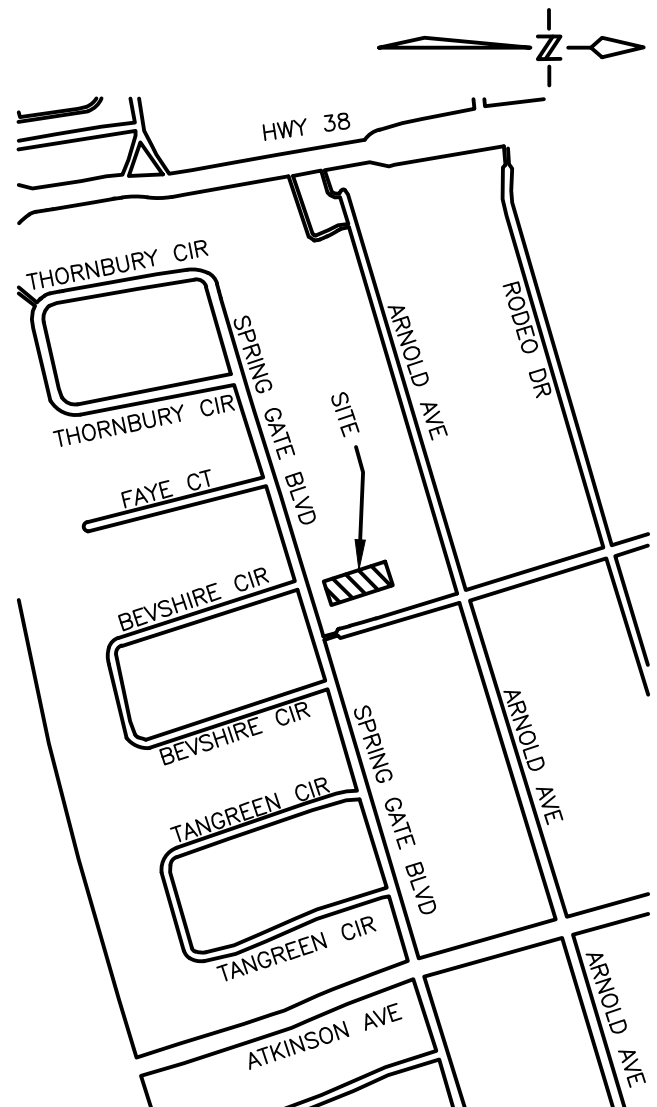


Subject Lands



TAXES	
Item 1)	
Item 2)	
Item 3)	
Item 4)	

CONTEXT MAP
8 CAMPBELL AVENUE
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
Scale (m)
0 20 40 60



KEY PLAN
NOT TO SCALE

BENCH MARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND RELATED TO CITY OF VAUGHAN BENCHMARK No. 1-3, HAVING A PUBLISHED ELEVATION OF 174.950 METRES.

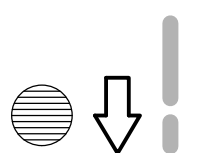
DUST CONTROL MEASURES:

- A. PRE-GRADING PLANNING
1. THE SITE SERVING FOR THE SITE SHALL BE SCHEDULED SUCH THAT THE OVERALL TIME OF CONSTRUCTION SHALL BE MINIMIZED.
 2. THE TOPSOIL STOCKPILE (IF APPLICABLE) SHALL BE STABILIZED WITHIN 30 DAYS OF ACQUISITION.
 3. THE CONTRACTOR SHALL APPLY WATER TO Haul Roads and Stockpiles (IF APPLICABLE) BY WAY OF WATER TRUCK.
 4. WITHIN AREAS WHERE EARTHWORKS AND OR UNDERGROUND MUNICIPAL SERVICES IS EXPOSED, THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT VISIBLE DUST EMISSIONS FROM EXTENDING MORE THAN 30m FROM THE POINT OF ORIGIN.
 5. THE ON-SITE SPEED LIMIT FOR CONSTRUCTION VEHICLES SHALL BE MINIMIZED AND TO BE USED IN CONJUNCTION WITH WATERING TO PREVENT VISIBLE DUST EMISSIONS.
 6. RESTRICTED ACTIVITIES DURING HIGH WIND PERIODS.
 7. THE HIGH VIBRITY OF CRAN WORKS AND THE CLOSE PROXIMITY AND POPULATION DENSITY OF THE AREA SHALL BE TAKEN INTO ACCOUNT.
 8. MECHANICAL STREET SWEEPERS OR FLUSHER TRUCK AT LEAST BY THE END OF THE WORK DAY MUST BE CLEANED UP IMMEDIATELY, MORE THAN 15m ALONG A PAVED PUBLIC ROADWAY, IMPROVING AND EXPORTING OF MATERIALS ON AND OFF-SITE WILL BE SHUT DOWN DURING AND FOLLOWING INCLEMENT WEATHER UNTIL THE ROAD SURFACES HAVE BEEN CLEANED.

SEDIMENT CONTROL CONSTRUCTION SCHEDULE

1. INSTALL PERIMETER ENVIRONMENTAL FENCE AND CONSTRUCTION VEHICLE ACCESS.
2. EXCAVATE PERIMETER SWALES AND SEDIMENT POND AS REQUIRED.
3. FENCE SITE AND LOGS AND REMOVE OFF-SITE OR STOCKPILE AND PROVIDE ENVIRONMENTAL FENCE.
4. INSTALL MINOR STORM SEWER SYSTEM ALONG WITH OTHER SERVICES.
5. INSTALL CATCHBASIN FILTRATION ON ALL CATCHBASINS AND CATCHBASIN.
6. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED UNTIL ALL AREAS OF THE SITE HAVE BEEN STABILIZED WITH SOD OR ASPHALT.

PERIMETER ENVIRONMENTAL FENCE
DIRECTION OF OVERLAND FLOW
CATCHBASIN FILTRATION



NO.	DATE	REVISION	BY

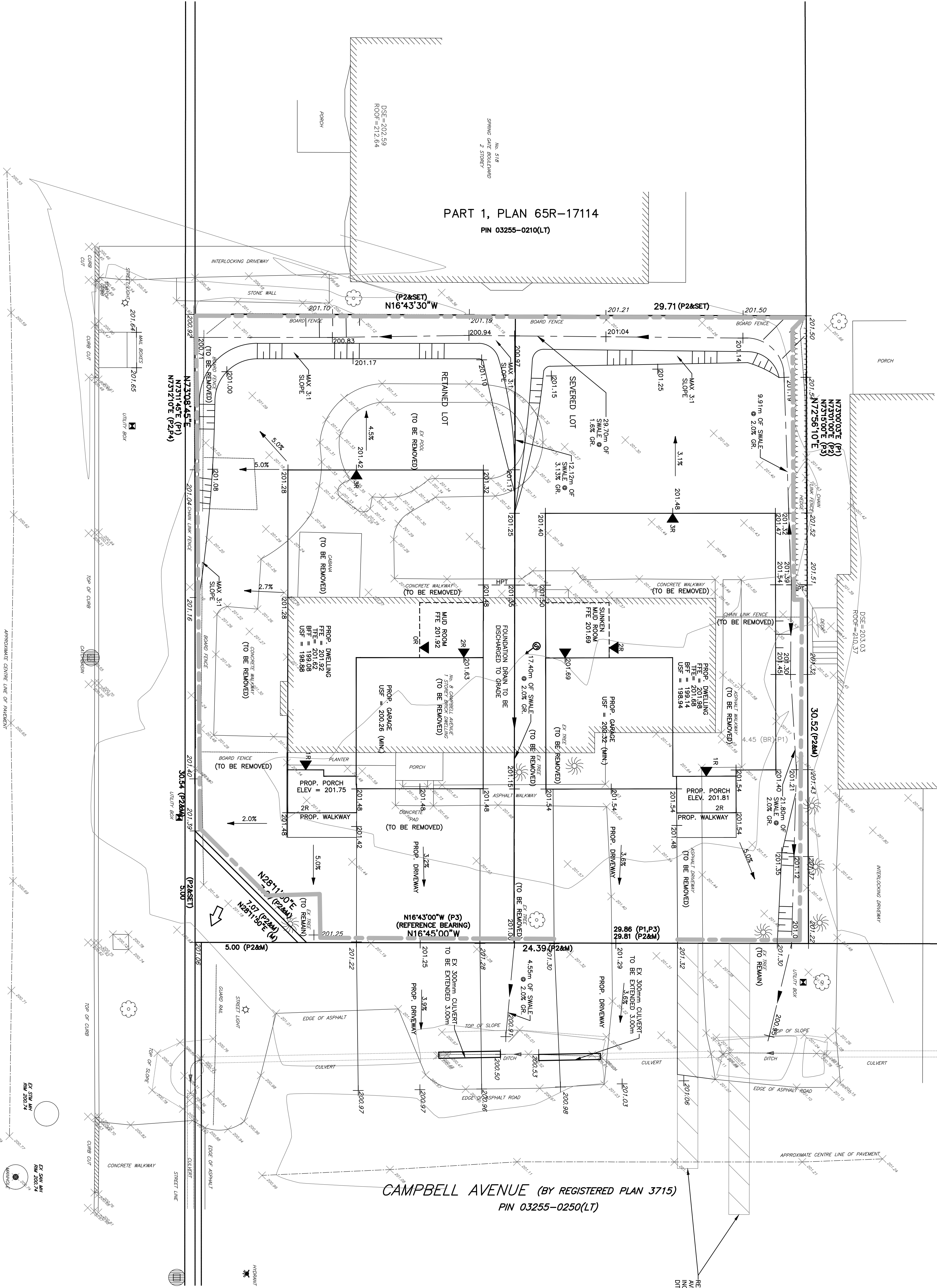
8 CAMPBELL AVENUE

EROSION AND SEDIMENT
CONTROL PLAN

D.G. Biddle & Associates Limited
consulting engineers and planners
96 KING STREET EAST, OSHAWA ON L1H 1B6
PHONE: (905) 576-9730
info@dbiddie.com

SCALE: 1:100	PROJECT NO. 121136
DRAWN BY: M.A.N.	DRAWING NO.
DESIGN BY: J.S.W.	
CHECKED BY: R.M.L.	
DATE: DECEMBER 2021	ES-1

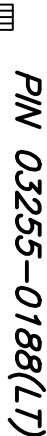
PART 1, PLAN 65R-17114
PIN 03255-0210(LT)



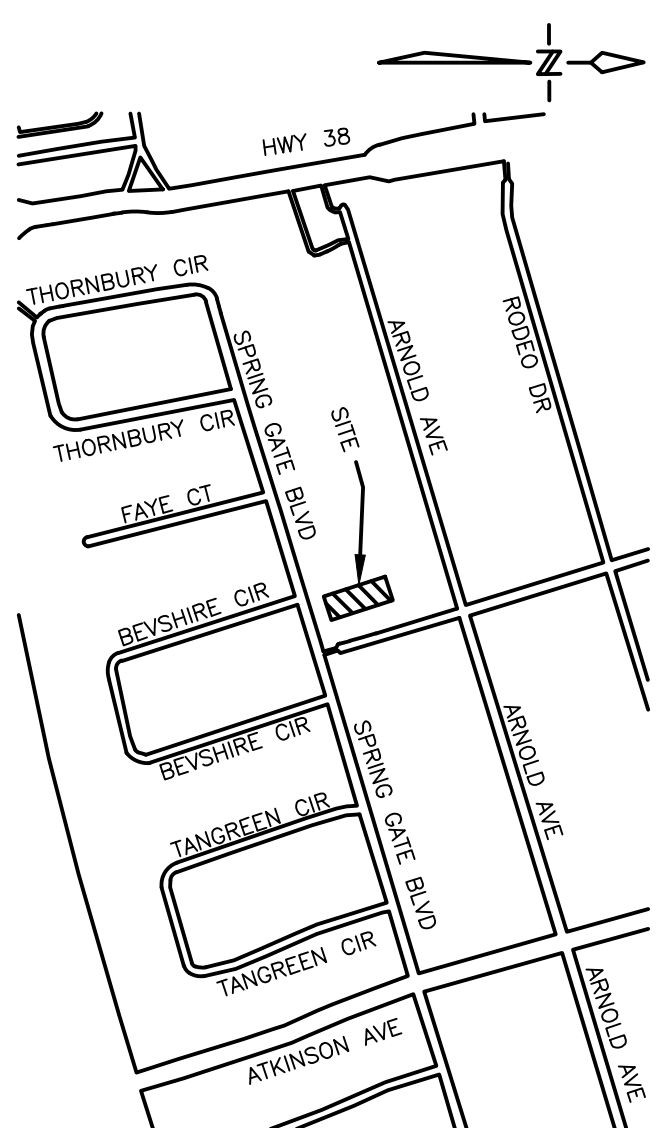
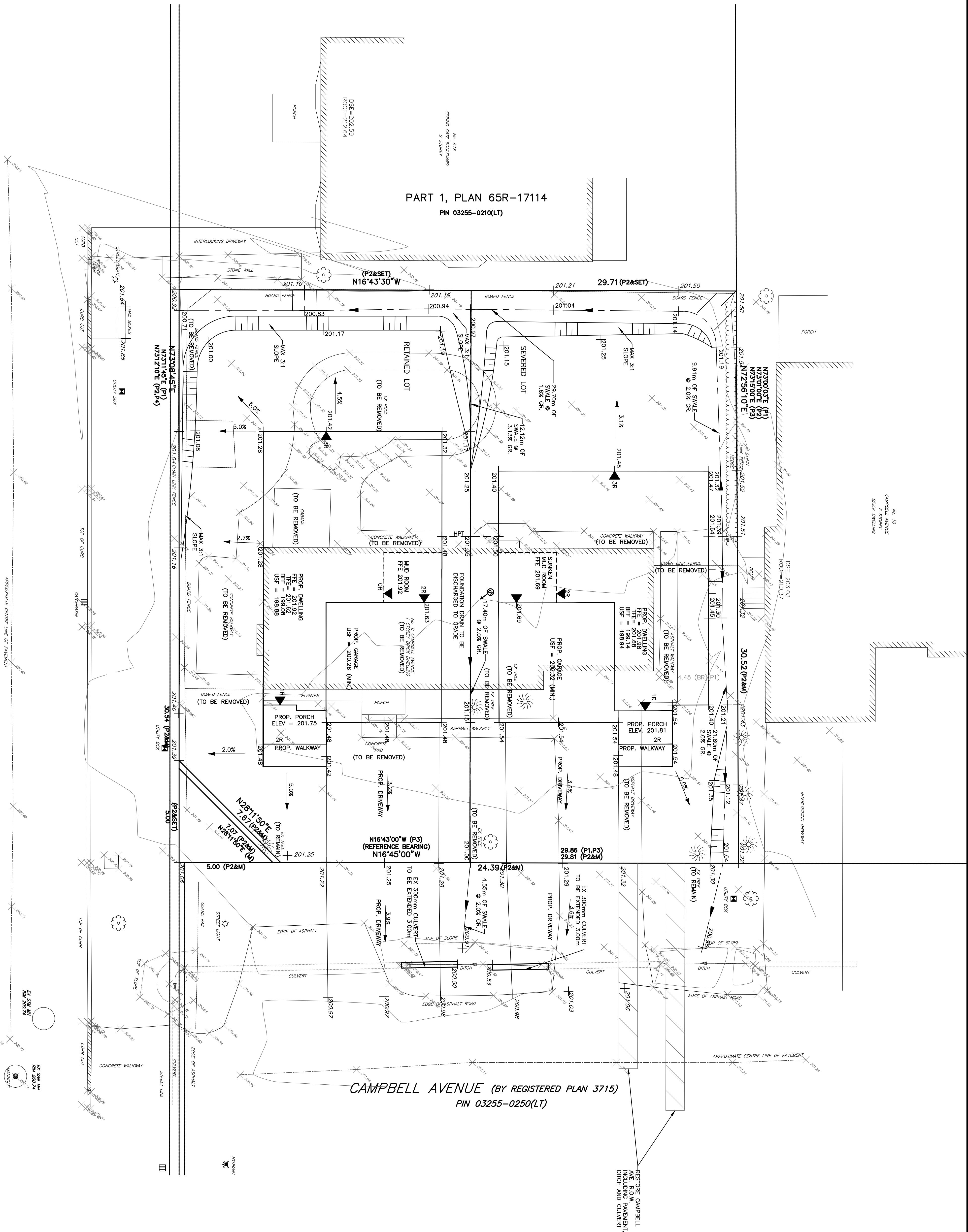
CAMPBELL AVENUE (BY REGISTERED PLAN 3715)
PIN 03255-0250(LT)

RESTORE CAMPBELL
AFTER ROAD PAVEMENT,
DITCH AND CULVERT

SPRING GATE BOULEVARD (BY REGISTERED PLAN W-2008)
PIN 03255-0188(LT)



PRELIMINARY
NOT FOR CONSTRUCTION



KEY PLAN
NOT TO SCALE

NOT TO SCALE

BENCH MARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND RELATED TO CITY OF VAUGHAN BENCHMARK NO. 1-3, HAVING A PUBLISHED ELEVATION OF 174.950 METRES.

SITE GRADING NOTES

1. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE RIGHT-OF-WAY.
2. ALL WORKS OR RESTORATION WITHIN THE MUNICIPAL RIGHT-OF-WAY SHALL BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
3. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE GIVEN ADVANCED NOTICE FOR SNAKE, TURTLE, OR OTHER SENSITIVE RESOURCES TO BE AVOIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUIRY OF THE UTILITIES SHOWN ON THE PLANS.
4. QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
5. ALL SLOPES SHALL BE CONSTRUCTED AT 3:1 (UNLESS OTHERWISE NOTED ON THE PLANS).
6. ALL SWALES SHALL BE CONSTRUCTED WITH 2% MINIMUM GRADE UNLESS OTHERWISE NOTED ON THE PLANS.
7. OPENINGS AND OPEN SPACE AREAS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.
8. ALL DISTURBED AREAS WITHIN ADJUTING MUNICIPAL RIGHT-OF-WAYS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.

LEGEND

ORIGINAL SURVEY ELEVATION
ORIGINAL ELEVATION TO REMAIN
PROPOSED ELEVATIONS
PROPOSED SWALE
DIRECTION OF DRAINAGE


PRELIMINARY
FOR CONSTRUCTION

NO.	DATE	REVISION	BY

SITE GRADING PLAN



D.G. Biddle & Associates Limited
consulting engineers and planners
96 KING STREET EAST • OSHAWA, ON L1H 1B6
PHONE (905) 576-8500 • FAX (905) 576-9730
info@dgbiddle.com

	SCALE:	1:100	PROJECT NO. 121136
	DRAWN BY:	M.A.N.	DRAWING NO.
DESIGN BY:	J.S.W.	SG-1	
CHECKED BY:	R.M.L.		
DATE:	DECEMBER 2021		

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Metrolinx	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

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

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

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

Adriana MacPherson

Subject: FW: [External] RE: City of Vaughan Request for Comments: B001/22 (8 Campbell Ave, Vaughan)

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

Sent: March-25-22 3:38 PM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: City of Vaughan Request for Comments: B001/22 (8 Campbell Ave, Vaughan)

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above consent application. Prior to the approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new lot.

Regards,

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca
[| www.york.ca](http://www.york.ca)

Adriana MacPherson

Subject: FW: [External] RE: City of Vaughan Request for Comments: B001/22 (8 Campbell Ave, Vaughan) - 905-22-128

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: March-23-22 7:52 AM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

Subject: [External] RE: City of Vaughan Request for Comments: B001/22 (8 Campbell Ave, Vaughan) - 905-22-128

Hello Adriana

Re: B001/22

Subsequent to review of the abovementioned application at 8 Campbell Ave, Vaughan, 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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: April 14, 2022

Name of Owner: Marina Shcolyar

Location: 8 Campbell Avenue

File No.(s): B001/22, A011/22 & A012/22

Proposal:B001/22

The Owner has submitted Consent Application File B004/21 to facilitate the severance of a 426 m² northerly portion of the subject lands and retain a 468 m² southerly portion for the creation of two residential lots.

A011/22 (Severed Lands – Northerly Portion)*Proposed Variance(s) (By-law 01-2021):*

1. To permit a minimum lot frontage of 14 m.
2. To permit a minimum lot area of 426 m².
3. To permit a maximum building height of 9 m.

By-law Requirement(s) (By-law 01-2021):

1. Minimum required lot frontage is 15 m. [Section 7.2.3, Table 7-4]
2. Minimum required lot area is 450 m². [Section 7.2.3, Table 7-4]
3. The maximum permitted building height is 8.5 m. [Section 4.5]

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

4. To permit a minimum lot frontage of 14 m.
5. To permit a minimum lot area of 426 m².

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

4. Minimum lot frontage requirement is 15 m. [Schedule 'A']
5. Minimum required lot area is 450 m². [Schedule 'A']

A012/22 (Retained Lands – Southerly Portion)*Proposed Variance(s) (By-law 01-2021):*

1. To permit the height of 8.84 m for the new building.

By-law Requirement(s) (By-law 01-2021):

1. Where a lot in a Residential Zone is subject to the zone suffix “-EN” as shown on Schedule A, the following requirements shall apply:
 1. The maximum building height shall be the least (more restrictive) of:
 - a. The requirement of the applicable zone; or
 - b. The existing building height plus 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m. [Section 4.5]

Official Plan:

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

Comments:

The lands were previously subject to Committee of Adjustment Applications B037/ 94 and A098/04 which were approved on April 28, 1994, and July 21, 1994. The purpose of the applications was to permit the severance of 'Part A' (518 Spring Gate Blvd.) and retain 'Part B' (8 Campbell Avenue), along with increasing the maximum lot coverage to 37.5%.

B001/22

The Owner is proposing to demolish the existing 1-storey single-detached dwelling and sever the subject lands to develop two new single-detached dwellings, one on each the severed (northerly) and retained lands (southerly) with the above-noted variances. The severed lands propose a lot frontage of 14 m, a lot depth of 30.52 m and a lot area of 426 m². The retained lands propose a lot frontage of 15.78 m, a lot depth of 30.52 m, and a lot area of 468 m². The severed and retained lands will continue a consistent lot pattern along Campbell Avenue and establish setbacks that are compatible with other dwellings within the R2A and R2 Zone.

A011/22 Variances #1, 2, 4 & 5 – Lot Frontage and Area

The proposed severed lands will be deficient in lot frontage by 1 m and lot area by 24 m², largely due to the subject lands having to previously convey an 5m-by-5m daylight triangle at the intersection of Campbell Avenue and Spring Gate Boulevard, associated with a condition of approval from a previous consent application File B037/94 associated with the creation of 518 Spring Gate Boulevard. 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.

A011/22 Variance #3 and A012/22 Variance #1 – 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.

In support of the application, the Owner submitted a Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated November 12, 2021. The Urban Design Division of the Development Planning Department has reviewed the report and have no comments.

Additionally, the Owner submitted a Planning Justification Brief dated November 26, 2021. 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 applications.

Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I

Chris Cosentino, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Cover Letter	Evans Planning	8481 Keele Street, Unit 12	03/11/2022	Planning Justification



November 26, 2021

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

Attn: Ms. Christine Vigneault, Manager, Development Services and Secretary Treasurer to the
Committee of Adjustment

Re: Planning Justification Brief
Applications for Consent and Minor Variance Approval
8 Campbell Avenue
City of Vaughan

Evans Planning Inc. acts on behalf of Marina Scholyar, the “Owner” of a parcel of land situated north of Spring Gate Boulevard, on the west side of Campbell Avenue in the City of Vaughan. The lands are legally described as “Part of Lot 51, Plan 3715, Part 2 on Plan 65R-17114”, and municipally described as 8 Campbell Avenue (the ‘subject property’) (Figure 1).

This Planning Justification Brief has been prepared in support of applications for Consent to Sever, and associated Minor Variance relief from the provisions of the City of Vaughan Zoning By-law I-88 and By-law 001-2021, in order to facilitate the creation of two new residential lots. The proposed development would result in a modest form of intensification in an area currently designated *Low Rise Residential* within the City of Vaughan Official Plan, with development standards that are generally reflective of the existing neighbourhood, and with a built form that respects and reinforces the character of the area.

1.0 Site Context

The community surrounding the subject lands consists primarily of single detached dwellings, however the prevailing lot fabric differs along Arnold Avenue to the north, and along Spring Gate Boulevard to the south, with lots transitioning down in size (in terms of lot frontage and area) as one moves south from Arnold Avenue, as illustrated on Figures 1 and 2. Along Campbell Avenue, the lots range in size from roughly 15 metres to 30 metres, as illustrated in Figure 2. Campbell Avenue terminates in front of the subject property, with a pedestrian connection to Spring Gate Boulevard provided.

8 Campbell Avenue Planning Justification Brief



The subject land has a frontage of approximately 29.7 metres (97.44 feet) along Campbell Avenue (inclusive of daylighting triangle), and approximately 30.52 metres (100.13 feet) along Spring Gate Boulevard, with a lot area of approximately 894 m² (+/-0.22 acres). The site is generally flat, and currently supports a one-storey brick dwelling with a swimming pool in the rear yard.

The following uses abut the subject property:

North	Single detached dwellings
East	Single detached dwellings opposite of Campbell Avenue
South	Single detached dwellings opposite of Spring Gate Boulevard
West	Single detached dwellings

Figure 1: Context Map - Property Location

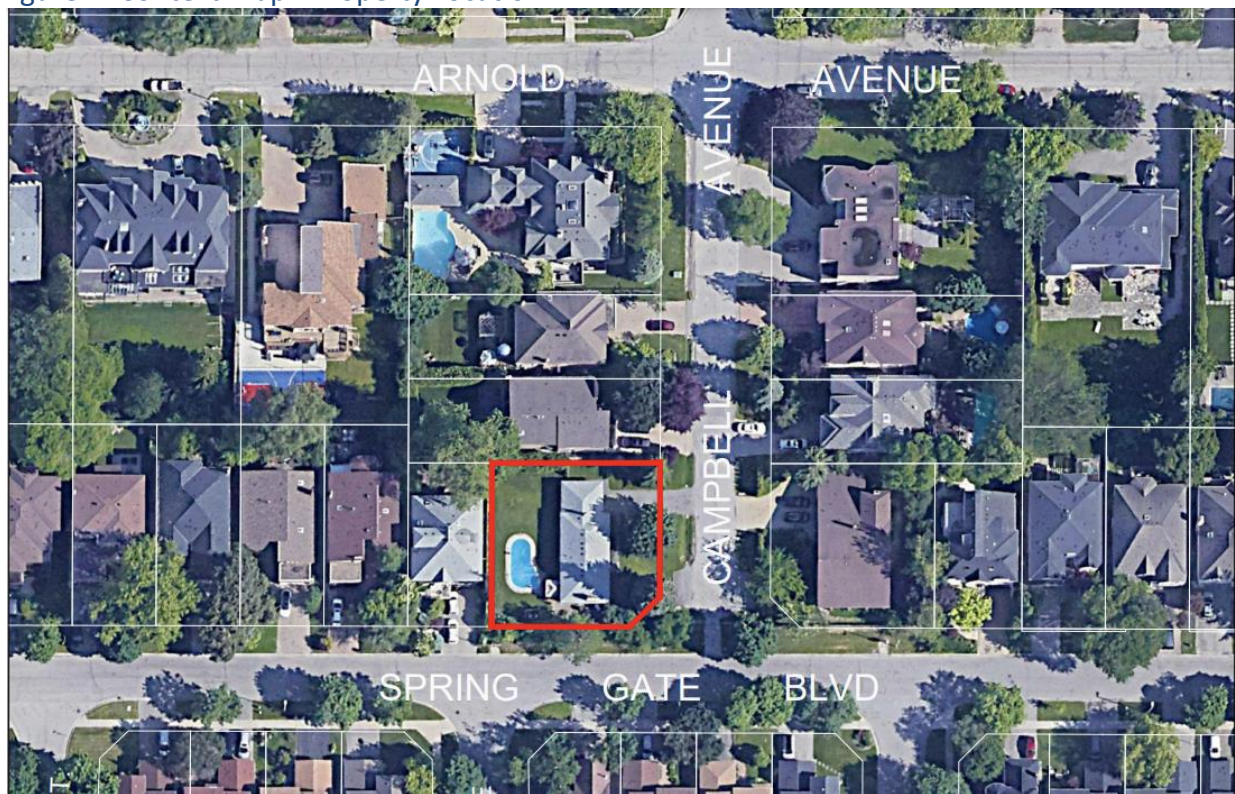


Figure 2: Lot Frontage Analysis

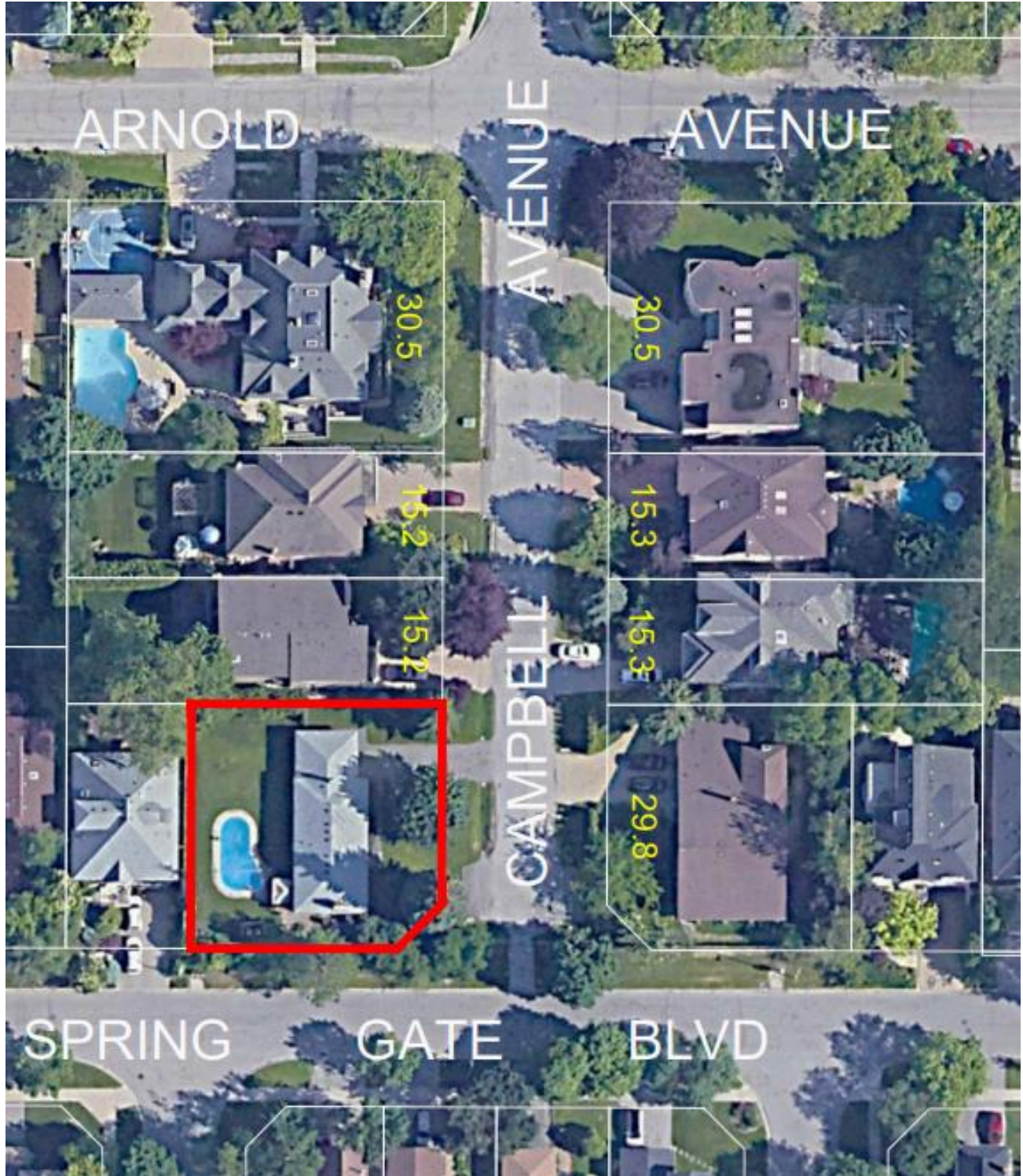


Figure 3: Street View of Pedestrian Connection to Spring Gate Boulevard

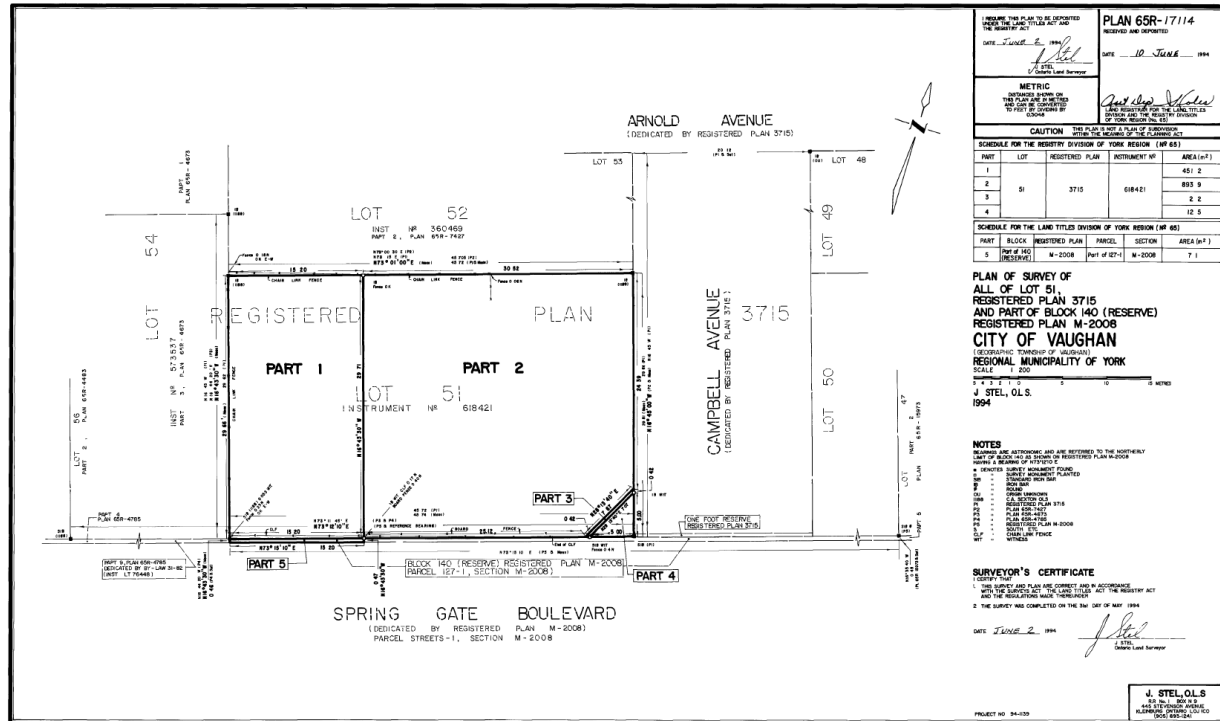


Source: Google Maps

1.1 Application History

A prior Consent Application by the City of Vaughan Committee of Adjustment in April 1994 which created the abutting property to the west, municipally known as 518 Spring Gate Boulevard (Figure 4). A 5 x 5 metre daylight triangle with a 0.3m reserve was conveyed from the lands as a condition of the approval of the application.

Figure 4: Prior Consent (Plan 65R-17114)



1.2 Proposed Development

The Owner seeks to create a new residential lot by way of Consent to Sever. The proposed severed and retained lots would both have frontage onto Campbell Avenue, as illustrated in Figure 5.

A review of the relevant Zoning Standards from both the current City of Vaughan Zoning By-law 1-88, as well as the newly adopted Comprehensive Zoning By-law 001-2021 are provided in Table 1. Relief is required for both lots from the minimum lot area and minimum lot frontage provisions of Zoning By-law 1-88 to permit the requested severance of the lot and develop the two proposed dwellings. The property is subject to exception 275, which outlines area specific development standards within schedule T-086. These provisions have been carried forward into the Comprehensive Zoning By-law.

The site plan for Lot 51, Registered Plan 3715, is a detailed technical drawing showing the proposed development and existing features. The lot is bounded by Spring Gate Boulevard to the north and east, and an existing residential area to the west. The plan includes the following key elements:

- Proposed Development:** Two rectangular building envelopes are shown, each with a coverage of 35%. The larger envelope is labeled "Lands to be Severed 426m²" and the smaller one is labeled "Lands to be Retained 468m²". Both envelopes are labeled "Building Envelope 150m² Coverage 35%".
- Existing Features:** The plan shows existing structures, including a "EXISTING RESIDENTIAL" building to the west and a "EXISTING BUILDING" to the east. It also shows existing roads, including "SPRING GATE BOULEVARD" and "CAMPBELL AVENUE".
- Proposed Roads and Driveways:** The plan shows proposed roads, including "SPRING GATE BOULEVARD" and "CAMPBELL AVENUE". It also shows proposed driveways, including "DRIVEWAY" and "DRIVEWAY".
- Proposed Fences and Walls:** The plan shows proposed fences and walls, including "FENCE" and "WALL".
- Proposed Planting:** The plan shows proposed planting, including "TREES" and "PLANTS".
- Proposed Utilities:** The plan shows proposed utilities, including "WATER" and "SEWER".
- Proposed Landscaping:** The plan shows proposed landscaping, including "LANDSCAPING" and "LANDSCAPING".
- Proposed Parking:** The plan shows proposed parking, including "PARKING" and "PARKING".
- Proposed Access:** The plan shows proposed access, including "ACCESS" and "ACCESS".
- Proposed Easements:** The plan shows proposed easements, including "EASEMENT" and "EASEMENT".
- Proposed Setbacks:** The plan shows proposed setbacks, including "SETBACK" and "SETBACK".
- Proposed Zoning:** The plan shows proposed zoning, including "ZONING" and "ZONING".
- Proposed Survey:** The plan shows proposed survey, including "SURVEY" and "SURVEY".
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- Proposed Author:** The plan shows proposed author, including "AUTHOR" and "AUTHOR".
- Proposed Reviewer:** The plan shows proposed reviewer, including "REVIEWER" and "REVIEWER".
- Proposed Approver:** The plan shows proposed approver, including "APPROVER" and "APPROVER".
- Proposed Signatory:** The plan shows proposed signatory, including "SIGNATORY" and "SIGNATORY".
- Proposed Seal:** The plan shows proposed seal, including "SEAL" and "SEAL".
- Proposed Stamp:** The plan shows proposed stamp, including "STAMP" and "STAMP".
- Proposed Markings:** The plan shows proposed markings, including "MARKINGS" and "MARKINGS".
- Proposed Dimensions:** The plan shows proposed dimensions, including "DIMENSIONS" and "DIMENSIONS".
- Proposed Areas:** The plan shows proposed areas, including "AREAS" and "AREAS".
- Proposed Volumes:** The plan shows proposed volumes, including "VOLUMES" and "VOLUMES".
- Proposed Weights:** The plan shows proposed weights, including "WEIGHTS" and "WEIGHTS".
- Proposed Temperatures:** The plan shows proposed temperatures, including "TEMPERATURES" and "TEMPERATURES".
- Proposed Pressures:** The plan shows proposed pressures, including "PRESSURES" and "PRESSURES".
- Proposed Forces:** The plan shows proposed forces, including "FORCES" and "FORCES".
- Proposed Moments:** The plan shows proposed moments, including "MOMENTS" and "MOMENTS".
- Proposed Energies:** The plan shows proposed energies, including "ENERGIES" and "ENERGIES".
- Proposed Powers:** The plan shows proposed powers, including "POWERS" and "POWERS".
- Proposed Fluxes:** The plan shows proposed fluxes, including "FLUXES" and "FLUXES".
- Proposed Rates:** The plan shows proposed rates, including "RATES" and "RATES".
- Proposed Ratios:** The plan shows proposed ratios, including "RATIOS" and "RATIOS".
- Proposed Fractions:** The plan shows proposed fractions, including "FRACTIONS" and "FRACTIONS".
- Proposed Decimals:** The plan shows proposed decimals, including "DECIMALS" and "DECIMALS".
- Proposed Integers:** The plan shows proposed integers, including "INTEGERS" and "INTEGERS".
- Proposed Numbers:** The plan shows proposed numbers, including "NUMBERS" and "NUMBERS".
- Proposed Letters:** The plan shows proposed letters, including "LETTERS" and "LETTERS".
- Proposed Symbols:** The plan shows proposed symbols, including "SYMBOLS" and "SYMBOLS".
- Proposed Markings:** The plan shows proposed markings, including "MARKINGS" and "MARKINGS".
- Proposed Dimensions:** The plan shows proposed dimensions, including "DIMENSIONS" and "DIMENSIONS".
- Proposed Areas:** The plan shows proposed areas, including "AREAS" and "AREAS".
- Proposed Volumes:** The plan shows proposed volumes, including "VOLUMES" and "VOLUMES".
- Proposed Weights:** The plan shows proposed weights, including "WEIGHTS" and "WEIGHTS".
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- Proposed Pressures:** The plan shows proposed pressures, including "PRESSURES" and "PRESSURES".
- Proposed Forces:** The plan shows proposed forces, including "FORCES" and "FORCES".
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Zoning By-law Standards	City of Vaughan Zoning By-law I-88 (Ex. 275(d))	New City of Vaughan Comprehensive By-law 001-2021 – Sec. 7.2.3, 4.5 (Ex. 140)	Proposed Severed Lot Dimensions (Interior)	Proposed Retained Lot Dimensions (Corner)
(Min.) lot frontage	16.5 m (Corner Lot) 15 m (Interior Lot)	16.5 m (Corner Lot) 15 m (Interior Lot)	14 m	15.78 m
(Min.) lot area	555 m ²	555 m ²	426 m²	468 m²
(Min.) front yard setback	7.5 m	7.5 m	7.5	7.5
(Min.) rear yard setback	7.5 m	7.5 m	9.45	7.5

8 Campbell Avenue Planning Justification Brief



(Min.) Interior yard setback:	1.5 m	1.5 m	1.5 m	1.5 m
(Max.) lot coverage	35%	35%	35%	35%
(Min.) depth requirement	29 m +/- 0.5 m	29 m +/- 0.5 m	30.52 m	30.52 m
(Max.) Height	11 m	9 m	11 m	11 m

Conceptual building elevations have been prepared, which contemplate that a new two-storey dwelling would be constructed on each lot. As shown in Figures 6 and 7, the proposed dwellings would have a traditional character, which is reflective of the surrounding community.

Figure 6: Conceptual Building Elevations



Within the new City Zoning By-law 001-2021, the subject property is located within an 'Established Neighbourhood' area, and is thus subject to alternative height restrictions based on the height of the existing building. Relief would thus be required from the minimum lot area, minimum frontage provisions, in addition to relief from the maximum height standards.

The proposed access condition from Campbell Avenue will be consistent with the abutting properties to the north and to the west, as shown in Figures 1 and 2. Similarly, the proposed lot frontages are generally consistent with the established pattern along Campbell Avenue, with a modest decrease proposed which would not be readily apparent from the public realm.

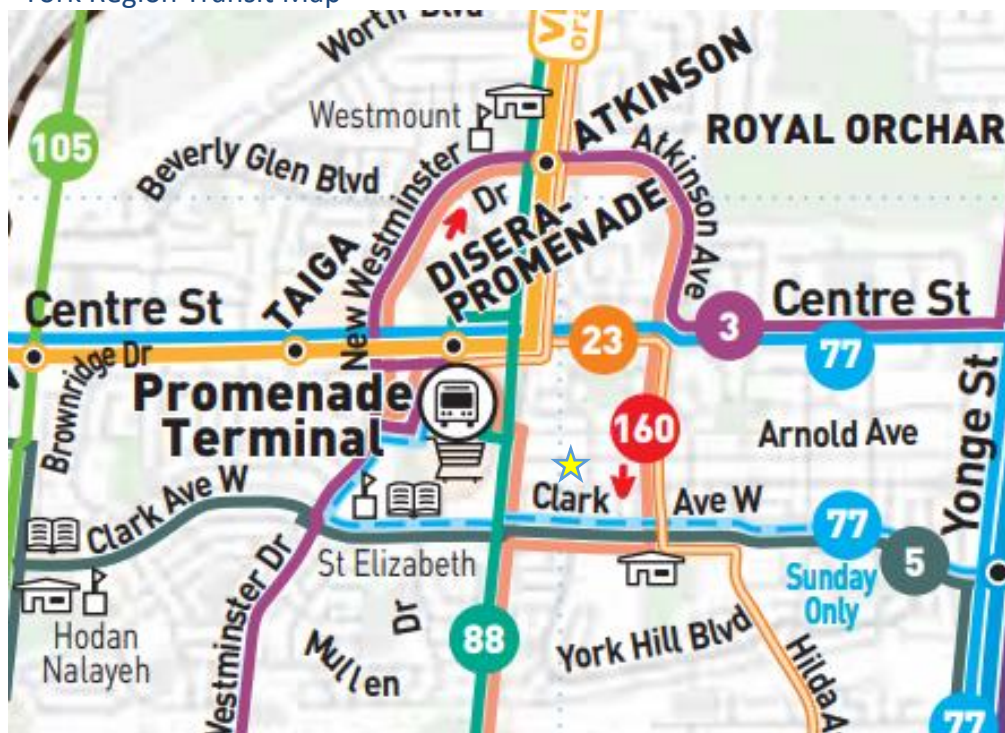
1.4 Transportation Context

The subject land is in proximity to a variety of transportation options, including multiple bus stops, a bus terminal, as well as high-quality pedestrian/cycling paths. The following table outlines the available transit connections within proximity of the subject property:

Table 2- Transit Connections

Transportation Access Point	Distance to Access Point from Subject Site	Routes-Transit Network Connection
Stop #4578	270 m	Route 23-YRT
Stop #3342	270 m	Route 23-YRT, Route 160-TTC
Stop #3310	600 m	Route 88-YRT
Promenade Terminal	1100 m	Routes 3, 23, 77, 88, 470 – YRT/Viva, 160-TTC

Figure 7 – York Region Transit Map



Source: York Region Transit

★ Subject Site

Sidewalks are present on at least one side of Arnold Avenue and Spring Gate Boulevard, with a direct connection to Bathurst Street provided from Arnold Avenue. Further, cycling infrastructure is present on Centre Street and Bathurst Street, including cycling paths and bike boxes on the corners of major intersections.

These transit options provide inter- and intra-municipal connections which will help encourage residents to utilize alternative modes of transportation.

2.0 Policy and Regulatory Framework

This section of the planning justification provides an analysis of the proposed development in the context of the following provincial and local documents:

- Provincial Policy Statement (PPS)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (GGH)
- Region of Durham Official Plan
- City of Vaughan Official Plan
- City of Vaughan Zoning By-law I-88

2.1 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) outlines the policies for managing and directing land uses to achieve efficient development and land use patterns. The PPS promotes the focus of urban growth to within settlement areas and away from significant or sensitive resources but also an increase in the amount and variety of housing. Complete, compact communities can be achieved through the establishment of efficient development patterns which optimize the use of land, resources and the investment in infrastructure and public service facilities. The PPS promotes a mix of housing types and intensification within the urban area. A discussion of this policy framework is provided herewith. The Planning Act requires all planning decisions to be “consistent with” policy statements issued under the Act.

The subject site is located within the *Settlement Area* of the City of Vaughan. The proposed redevelopment represents a modest form of intensification in an established community thus making more efficient use of the site, and would expand housing options. The subject site is located within walking distance of a transit hub and multiple bus stops, which will assist in accommodating more housing supply near transportation services.

The PPS indicates that planning authorities shall provide an appropriate range of housing options to meet current and future, market-based and affordable housing needs. The development proposal would assist in expanding housing options by adding a modest increase in housing units to the area.

The proposed development is consistent with the PPS.

2.2 A Place to Grow: Growth Plan For the Greater Golden Horseshoe

The 2020 Growth Plan for the Greater Golden Horseshoe (Growth Plan) outlines the policies for managing and directing where and how growth should occur within the Greater Golden Horseshoe to the year 2051. The Plan considers forecasts for a population of 14.8 million people and 7 million jobs within the Greater Golden Horseshoe. The Growth Plan directs growth to settlement areas and prioritizes intensification and provides population targets for municipalities within the Region.

The subject land is located within the Region of York's Built Boundary. Urban development is permitted within the *Delineated Built Boundary* and is based on the principle of supporting the achievement of *Complete Communities* that are designed to support healthy and active living, and meet people's needs for daily living through an entire lifetime. The vast majority of growth will be directed to settlement areas such as delineated built-up areas and areas that can support complete communities.

The development of an additional dwelling would support the achievement of complete communities by adding additional housing options to the community. The net gain of one residential unit within the urban area of the Region of York is consistent with the Growth Plan's objective to encourage intensification within existing urban areas and would also aid in achieving forecasted growth. The proposal will provide also provide a modest increase to the residential housing stock in a form that is reflective of the surrounding community, while making more efficient use of the lands.

The site is located within the *Settlement Area* of the City of Vaughan, where there are open spaces (e.g Bathurst Estates Park – north of Campbell), public transit and to active transportation infrastructure along Centre Street and Bathurst Street.

The proposed development conforms with the Growth Plan.

2.3 York Region Official Plan (YROP) 2010

In 2010, the Region's new Official Plan was approved by the Ministry of Municipal Affairs and Housing with modifications and has been consolidated in April 2019.

The subject land is within the "*Urban Area*" of the YROP.

The York Region Official Plan (YROP) outlines the policies for development and managing growth in the Region. The population forecasts for the City of Vaughan have not yet been updated to the 2041 timeline horizon, rather the city is designated to accommodate 416,600 people by 2031.

The YROP sets a number of policies centered around the concept of creating healthy, well-designed and sustainable communities that are pedestrian-friendly and walkable (Policies 3.1.1, 3.1.2, 3.1.3, 3.1.7). The development would help the local community to achieve the direction of these policies by adding needed housing units (Policy 3.5.3) in an area with sufficient amenities, services and transportation options within walking distance (Policy 3.2.3) and in doing so, allowing more residents to meet their daily needs while reducing vehicle dependency and emissions. As outlined previously, transit infrastructure is located within walking distance of the subject property, as are commercial amenities such as pharmacies, dental/medical services, shopping centres, schools, restaurants, education centres, places of worship, public parks, fitness centres, childcare services and grocery stores.

The size and orientation of the proposed lots will serve as a transition to the adjacent residential uses along Spring Gate Boulevard, while remaining compatible with the existing residences along Campbell Avenue.

The proposed development will assist in meeting the intensification targets for the City of Vaughan set in the YROP (Policy 5.3.3.A) and would assist in expanding housing options and making housing more affordable by adding more housing units (Policy 5.3.3.F). The development proposal would also assist the region in meeting the goal of the YROP set in Policy 5.3.4 to have transit stops within 500m of residents for 50% of the population.

In our opinion, the proposed consent application and related variances would conform with the York Regional Official Plan.

2.4 Vaughan Official Plan (VOP)

The City of Vaughan adopted the City of Vaughan Official Plan in September 2010 and was approved with modifications by York Region in 2012. It was appealed and has subsequently received partial approval from the OMB (now OLT).

The subject site is located within the *Community Area* (as seen on Schedule '1' on the Urban Structure map) of the City. Policy 2.2.3, states that *Community Areas* will be mostly stable, however, incremental change is expected as a natural part of maturing neighbourhoods. It also states that change will be sensitive of and respectful of the existing character of the neighbourhood. Community Areas are considered under the category of Stable Areas (Policy 2.2.3.2), and therefore Community Areas with existing development will not experience significant change that would alter the character of these established neighbourhoods. As the proposed development contemplates a lot size that is generally comparable to the adjacent lands, and a built form which is reflective of the zone provisions for the adjacent lands in terms

of setbacks, lot coverage and building height (not considering the provisions of the New Comprehensive By-law), it is reasonable to conclude that the redevelopment of the subject site would not represent a significant or immediately noticeable departure from the existing form of development within the neighbourhood, and would not alter the character of same.

Additionally, Policy 2.2.3.3 specifically outlines that limited intensification may be permitted in *Community Areas* but that it must be in accordance with chapter 9 of the Vaughan official plan. It also states that the proposed developments in these areas must be sensitive to and compatible with the form, and planned function of the surrounding context.

The subject property is designated as *Low-rise Residential* (shown on Schedule '13' of the City of Vaughan's Official Plan. Official Plan Policy 9.2.1.1 provides that uses and permitted building types on any property shall be identified and described by their designations and their applicable policies, as set out in subsection 9.2.2. The Vaughan Official Plan permits residential units, home occupations, private home day care and small-scale convenience as uses on *Low-rise Residential* areas. The designation also only allows detached, semi-detached, townhouse and private/public institutional buildings to be built within *Low-rise Residential* areas. The proposed detached dwellings are a permitted use within the *Low-rise Residential* designation.

The VOP allows for new development but it must respect and reinforce the existing and planned context of a property within a *Community Areas* neighbourhood. Further, the proposed development would implement the City of Vaughan Urban Design Guidelines for Low-rise building performance standards (*No. 5.3.4*) by creating a land-use transition and building with a modern design. The new development would respect and reinforce the existing and planned character and context of the neighbourhood with its architectural design, land use and built form.

The proposed development conforms to the general intent and purpose the VOP.

2.5 City of Vaughan Zoning By-law I-88

The site is subject to the City of Vaughan Zoning By-law I-88 which was enacted by Council on September 19, 1988 and approved by the LPAT on July 17, 1989.

The subject site is zoned Low Rise Residential (R2), however is subject to exception Exception 9(275), which contains site specific development standards as reflected on Schedule T-86 of By-law 38-93. The R2 Residential Zone permits only residential usage of single family detached dwellings, such as are proposed. A comparison of the required development standards has been provided in Table 1.

An appeal has been filed for the subject land with respect to the newly adopted Comprehensive Zoning By-law 01-2021. Notwithstanding this, an assessment of the applicable development

standards have been provided in Table 1, which demonstrate that relief would only be necessary from the lot frontage and lot area requirements.

3.0 Planning Analysis

The proposed development requires relief from the provisions of the City Zoning By-law through a Minor Variance process as established in Table 1. The following Variances are required:

- **By-law 1-88**
 - Severed Lot
 - Minimum Lot Frontage
 - Minimum Lot Area
 - Retained Lot
 - Minimum Lot Frontage
 - Minimum Lot Area
- **By-law 01-2021**
 - Severed Lot
 - Minimum Lot Frontage
 - Minimum Lot Area
 - Retained Lot
 - Minimum Lot Frontage
 - Minimum Lot Area

Following is an assessment of the tests for Minor Variance:

Is it in keeping with the general intent and purpose of the Official Plan?

The subject property is designated *Low-Rise Residential* in the City of Vaughan Official Plan, which permits single-detached dwellings. The proposed lots will be similar in dimensions to nearby properties for the purpose of creating dwellings that will be similar in size and massing to other dwellings within the immediate neighbourhood and will not require any further relief from the applicable development standards. The character of the existing neighbourhood is maintained and the proposed dwelling will provide for a 'fit' in the area.

Is it in keeping with the general intent and purpose of the Zoning By-law?

The subject property is zoned *Residential (R2)*, which only permits single family detached dwellings. All variances requested are being made with the intention to develop single family detached dwellings that will be in keeping with the general intent and purpose of the City of Vaughan Zoning By-law (I-88). The reduced lot frontage and lot area would still be comparable to that of other properties along Campbell Avenue, and would not be readily apparent to passers-by on the public street.

The resulting dwellings would not require relief from the other applicable development standards contained within the By-law, and thus would not result in a built form which differs from the existing character of the area.

Is it desirable for the appropriate development or use of the land, building or structure?

The requested variances would create two new residential lots of comparable size to the surrounding community, and along Campbell Avenue, while serving as a transition to the more intensive forms of development along Spring Gate Boulevard. The development reflects modest intensification within proximity to a vast array of uses, and would more efficiently utilize urban lands and services.

Is the variance minor in nature?

The proposed variances are considered minor as they are site specific in nature, and will not be readily apparent to a passerby. Furthermore, the proposed dwellings would provide for a consistent streetscape. The intensification of the area as a result of the proposed variances would be minimal as only one additional dwelling will be created.

As such, a Zoning By-law Amendment is not appropriate for this proposal.

3.0 Conclusion

As demonstrated in this planning brief, it is respectfully submitted that the Consent and Minor Variance applications align with the intentions, guidelines, policies and goals of the Vaughan Official Plan and would constitute good planning. The Consent (severance) applications would create lots that would serve as the basis to develop appropriate dwellings that would modestly intensify the area and would respect and reinforce the character of the neighbourhood as required. The minor variances are appropriate as demonstrated above with the review against the four tests.

The proposed changes are minor in nature and would not impose any impacts upon the use of the property that fall outside of the general intent of the Vaughan official plan and Zoning By-law. The changes and development would be appropriate for the area, as the character and streetscape of the existing neighbourhood are respected and maintained.

To assist Committee Staff with their review of this application, we respectfully submit the following materials in digital format:

- A copy of the Signed Consent Application Form
- A copy of the Signed Minor Variance Application Form for Severed Lot
- A copy of the Signed Minor Variance Application Form for Retained Lot
- A copy of the Signed Tree Declaration Form
- A copy of the Signed Building Standards Form
- A copy of the Survey Plan
- A copy of Reference Plan 65R-17114
- A copy of the Tree Inventory and Preservation Plan + Report, prepared by Kuntz Forestry Consulting Inc., dated November 12, 2021
- A copy of a Context Map
- A copy of a Lot Analysis
- A copy of the Severance Plan
- A copy of Conceptual Architectural Plans/Drawings for Development on the Severed Lot
- A copy of Conceptual Architectural Plans/Drawings for Development on the Retained Lot

Yours truly,

A handwritten signature in black ink, appearing to read 'Adam Layton', written in a cursive style.

Adam Layton, RPP, MCIP
cc. Mrs. Marina Shcolyar

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
B37/94	04/28/1994	Approved by COA
A083/95	05/04/1995	Partially Approved by COA
A98/94	07/21/1994	Approved by COA

COMMITTEE OF ADJUSTMENT
(CONSENTS)

Address all Correspondence to the Secretary-Treasurer

NOTICE OF DECISION

Application No: B37/94
C.94.37

Date of Decision: April 28th, 1994

Name: Lynn Wilcox
Address: 8 Campbell Avenue,
Thornhill, Ontario L4J 2J2

Property: Lot 51, Registered Plan 3715 (Part of Lot 29, Concession 1), municipally known as 8 Campbell Avenue.

The owner proposes to convey a parcel of land marked "A" on the attached sketch for residential purposes and retain the land marked "B" for residential purposes.

The above noted application was heard by the Committee of Adjustment on: April 28th, 1994.

It is the decision of the Committee that the consent to convey a parcel of land shown as "Subject Lands" on Schedule "A" attached hereto, be **APPROVED**, subject to the following conditions:

1. Payment to the City of Vaughan of a Tree Fee, if required, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the Treasury Department;
2. 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, if required. Payment of a Parkland Levy to the City in lieu of the deeding of land for park purposes shall be made. Said levy is to be 5% of the appraised market value of the subject land as of the day before the day of the giving of consent. Said levy shall be approved by the Manager of Real Estate. Payment shall be made by certified cheque only;
3. The applicant should pay to the City of Vaughan frontage charges on Spring Gate Boulevard as per the Runnymede Subdivision Agreement. Including interest, the amount due will be \$28,373.06. Payment shall be made by certified cheque only, if required, to the satisfaction of the Finance Department;
4. The applicant shall prepare a registered plan at its costs in order to lift the 0.3m road reserve for access onto Spring Gate Boulevard, if required, to the satisfaction of the Engineering Department;
5. The applicant shall convey to the City a 5.0m x 5.0m daylight triangle with a 0.3m reserve on the retained lands at the northwest corner of Campbell Avenue and Spring Gate Boulevard, if required, to the satisfaction of the Engineering Department. The applicant shall pay all costs associated with the preparation and registration of the registered plan, if required, to the satisfaction of the Legal Department;
6. A submission to the Secretary-Treasurer of written confirmation by the City of Vaughan that the subject land has frontage on a public road, if required, to the satisfaction of the Engineering Department;
7. Submission to the Secretary-Treasurer of three (3) 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;

Cont'd...

NOTICE OF DECISION

File No. B37/94

Applicant: LYNN WILCOX

8. Upon fulfilling and complying with all of the above-noted conditions, and only if required, the Secretary-Treasurer of the Committee of Adjustment must be provided with three (3) copies of the Transfer/Deed of Land for the subject land to be stamped accordingly; or may provide a Certificate to the Applicant stating the Consent has been given in certain cases;
9. Prior to the issuance of a building permit, if required, the applicant shall fulfill and comply with all of the above noted consent conditions;
10. Pursuant to Section 53(20) 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, if required, failing which the application for consent shall thereupon deem to be refused;

PLEASE NOTE:

1. That the payment of the Regional Development Charge 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.
2. That the payment of the City Development Charge 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.
3. That the payment of the Education Development Charge 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.


Members concurring in this decision:

M. S. Panicali
Chairman,

K. Fass,
Member,

N. Pinto,
Member,

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.



Dianne E.L. Grout, A.M.C.A.,
Secretary-Treasurer
City of Vaughan
Committee of Adjustment

BE ADVISED THAT: A Certificate pursuant to Subsection 53 (21) of The Planning Act (RSO 1985, c.1) cannot be given until all conditions of consent have been fulfilled.

Date of this notice was sent: May 6th, 1994

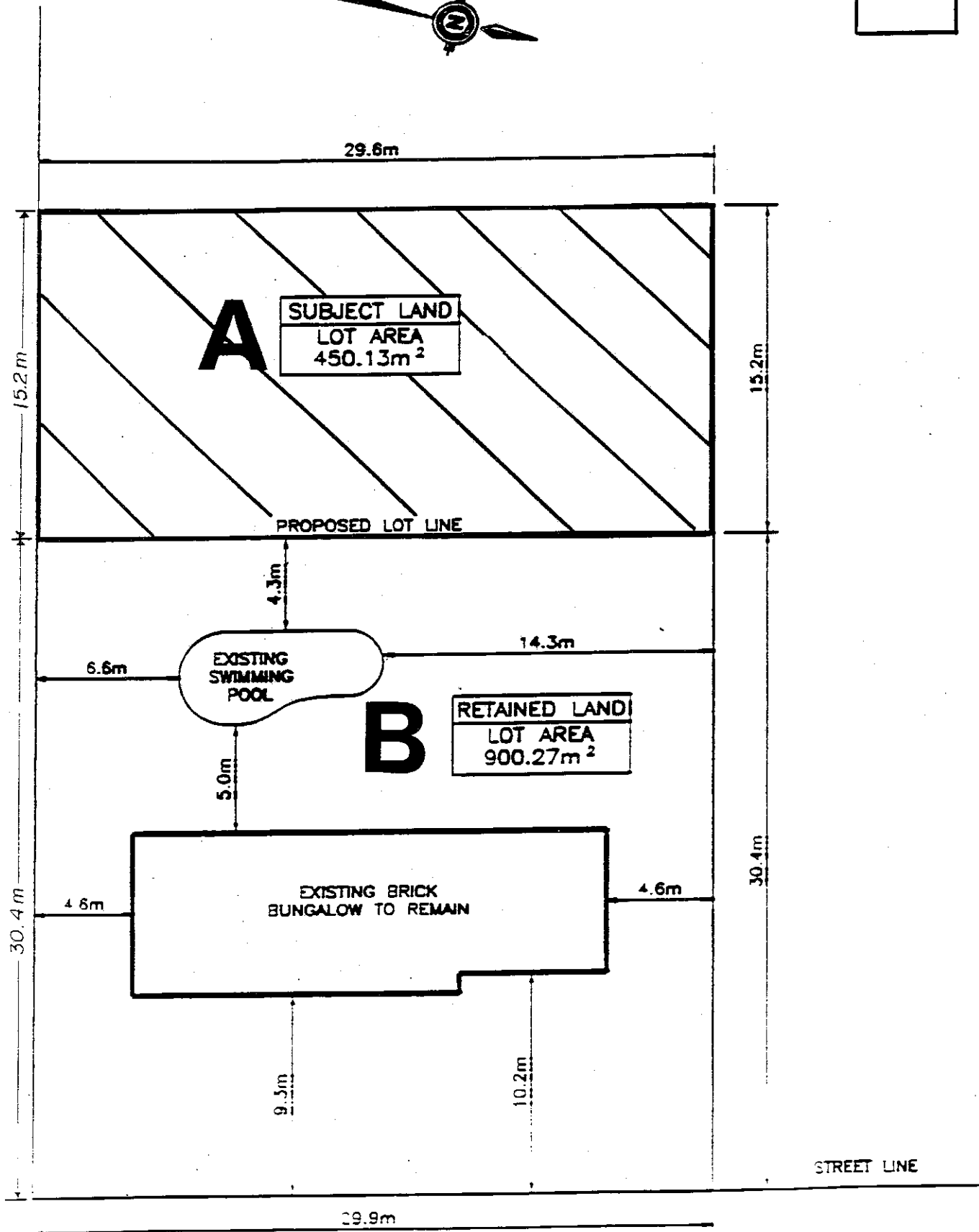
The last date for appealing the decision is: May 27th, 1994

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 names of individual group members, and not in the name of the group.

B37/94
LYNN WILCOX



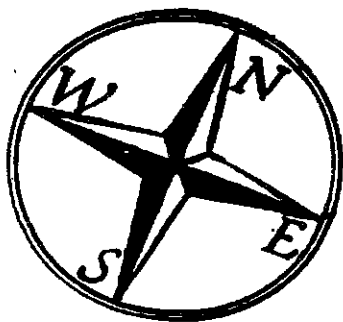
SPRING GATE BLVD



CAMPBELL AVENUE

CITY OF VAUGHAN

COMMITTEE OF ADJUSTMENT

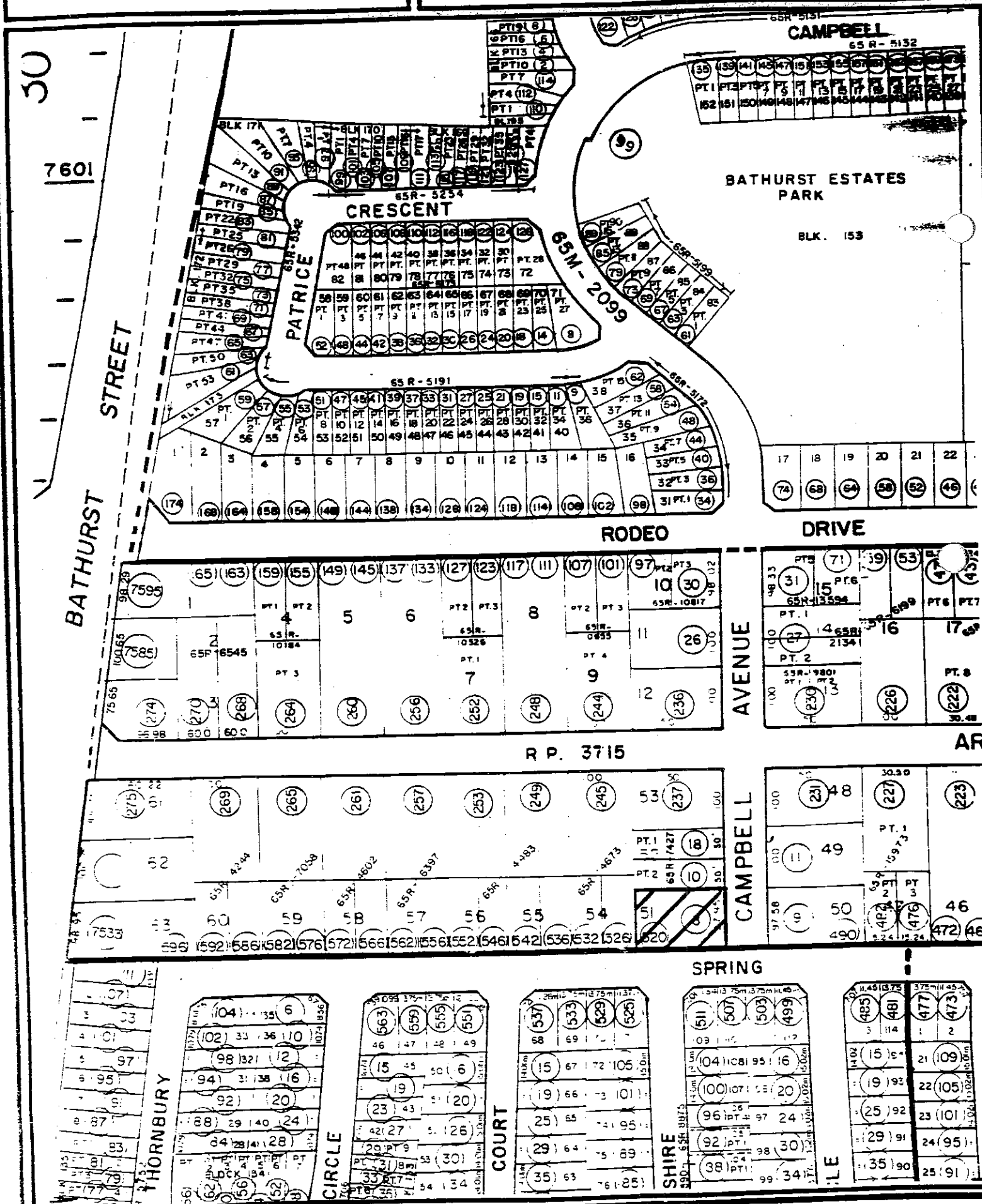


FILE NO : B 37/94

APPLICANT : LYNN WILCOX



SUBJECT AREA





2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
Tel (416) 832-2281

COMMITTEE OF ADJUSTMENT
(CONSENTS)

Address all correspondence to the Secretary-Treasurer

Please refer to the file number

B37/94

NOTICE TO THE OWNER

The Committee of Adjustment has approved your application for consent, subject to certain conditions.

A copy of the "notice of decision" is attached, together with relevant information concerning appeal of the decision.

If the decision is not appealed, you will receive a notice that it is "final and binding", in due course. It will be in order for you to fulfill the conditions of approval.

All conditions must be fulfilled before a Certificate can be issued by the Secretary-Treasurer certifying that consent has been given. These conditions must be fulfilled not later than the date set out in the decision.

The period for fulfilling conditions cannot be extended.

Although you may have appointed an agent to act on your behalf in the application, it is your responsibility, as owner, to ensure that all conditions are fulfilled in time. Failure to do so will result in the decision being deemed to have been refused, pursuant to subsection 53(20) of The Planning Act, and your application file will be closed.

NO FURTHER NOTICE OF THE LAST DAY FOR FULFILLING CONDITIONS WILL BE GIVEN.

Respectfully,

Dianne E. L. Grout, A.M.C.T.,
Secretary-Treasurer
City of Vaughan
Committee of Adjustment



2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
Tel (416) 832-2281

COMMITTEE OF ADJUSTMENT
(CONSENTS)

TO: OWNER/AGENT/SOLICITOR
SUBJECT: **Fulfilling Conditions of Consent**

Please Note:

1. The enclosed decision of the Land Division Committee is subject to an appeal period. Caution should, therefore, be exercised in fulfilling any conditions of consent prior to being notified in writing that no appeal has been taken against the decision and that the decision is final and binding. In this way, unnecessary costs will be avoided, should the decision be appealed.
2. The decision, including any conditions of approval set out, cannot be varied except as may be allowed by the Ontario Municipal Board, on appeal.

PLEASE ALSO READ 11(B)

COMMITTEE OF ADJUSTMENT (CONSENTS)

APPEAL OF DECISION - (Reference: Section 53 of The Planning Act)

(7) The applicant, the Minister and every agency or other person to whom notice of the decision was sent may within thirty days of the making of the decision appeal to the Municipal Board against the decision by filing with the Secretary-Treasurer of the Committee of Adjustment, a notice of appeal setting out written reasons in support of the appeal and accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Board under The Ontario Municipal Board Act.*

(8) Where the applicant, the Minister or any agency or other person to whom notice of the decision was sent, is not satisfied as to the conditions or any of the conditions imposed by the Committee of Adjustment, he or she may within thirty days of the making of the decision appeal in respect of the conditions or any of the conditions by filing with the Secretary-Treasurer of the Committee of Adjustment, a notice of appeal specifying the condition or conditions appealed and setting out written reasons in support of the appeal, accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Board under The Ontario Municipal Board Act.*

(9) The Secretary-Treasurer of Committee of Adjustment upon receipt of a notice of appeal filed under subsection (7) or (8) shall forthwith forward the notice of appeal and the amount of the fee mentioned in subsection (7) or (8) to the Municipal Board by registered mail together with all papers and documents filed with the Committee of Adjustment relating to the matter appealed from and such other documents and papers as may be required by the Board.

(15) On an appeal to the Municipal Board under subsection (7) or where conditions are appealed under subsection (8), the Board shall hold a Hearing of which notice shall be given to such agencies or persons and in such manner as the Board may determine.

(16) Despite subsection (15), the Municipal Board may, where it is of the opinion that the reasons in support of an appeal under subsection (7) or (8) are insufficient, dismiss the appeal without holding a full Hearing, but before so dismissing the appeal, shall notify the appellant and afford him an opportunity to make representations as to the merits of the appeal.

(17) Following the Hearing on an appeal under subsection (7) the Municipal Board May make any decision that the Committee of Adjustment could have made on the original application and on a referral of conditions under subsection (8) the Board shall determine the question as to the condition or conditions referred to it.

(18) Where under subsection (17) the decision of the Municipal Board is that a consent be given, the committee of Adjustment shall thereupon give the consent, except that where conditions have been imposed the consent shall not be given until the Committee of Adjustment is satisfied that the conditions have been fulfilled.

(19) Where the decision of the Committee of Adjustment on an application is to give a consent and there has been no appeal under subsection (7) or (8), the consent shall be given, except that where conditions have been imposed the consent shall not be given until the Committee of Adjustment is satisfied that the conditions have been fulfilled.

(20) Where conditions have been imposed and the applicant has not, within a period of one year from the giving of the notice of decision, fulfilled the conditions, the application for consent shall thereupon be deemed to be refused.

(21) When a consent has been given under this Section, the Secretary-Treasurer of the Committee of Adjustment shall give a certificate to the applicant stating that the consent has been given and the certificate is conclusive evidence that the consent was given and that the provisions of this Act leading to the consent have been complied with and that, despite any other provision of this act, the Committee of Adjustment had jurisdiction to grant the consent and after the Certificate no action may be maintained to question the validity of the consent.

(22) A consent given under this Section lapses at the expiration of two years from the date of the certificate given under subsection (21), if the transaction in respect of which the consent was given is not carried out within the two-year period, by the Committee of Adjustment in giving the consent may provide for an earlier lapsing of the consent.

* \$125.00 for primary consent appeal, by cheque, payable to the Minister of Finance and \$25.00 for each related appeal.



2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
Tel (416) 832-2281

COMMITTEE OF ADJUSTMENT
(CONSENTS)

TO: OWNER/AGENT/SOLICITOR

Please refer to file number B37/94

SUBJECT: FULFILLMENT OF CONDITIONS OF APPROVAL

Please note carefully the following:

1. All conditions of approval must be fulfilled before a Certificate of Consent pursuant to subsection 21 of Section 50 of The Planning Act can be issued. Unnecessary delay in the issue of the Certificate can be avoided by observing the following procedures:

(a) CONDITIONS CONCERNING THE MUNICIPALITY IN WHICH THE SUBJECT LAND IS LOCATED:

Payment of lot levy, fees, deed for road widening requests for written advice, agreements, etc., must be forwarded directly to the Municipality, together with a request that a certificate that such conditions have been fulfilled, be forwarded to the Secretary-Treasurer (standard certificate forms have been provided to the Municipality for the purpose).

(b) CONDITIONS CONCERNING THE REGIONAL MUNICIPALITY OF YORK:

- (i) Deed for road widening - must forwarded directly to the Regional Solicitors,

62 Bayview Avenue,
Box 147
Newmarket, Ontario
L3Y 3W3

together with necessary certification that the land described in the deed is free of all encumbrances. The deed must be accompanied by a white print of the deposited Reference Plan referred to in the deed.

- (ii) Payment of a Regional Development Charge is payable to the City of Vaughan and is to be deposited with the City Treasurer in accordance with the Development Charges Act and Regional By-law DC1-91-136.

- (iii) Water wells and private waste disposal systems - required information or requests for information must be submitted directly to the Regional Health Department,

22 Prospect Street
Newmarket, Ontario
L3Y 3S9

together with a request that the information required by the Committee be forwarded to the Secretary-Treasurer.

(c) CONDITIONS CONCERNING OTHER AGENCIES:

(i.e. Conservation Authorities, Ministry of Transportation and Communications, etc.) - requests for written advice, permits, etc., must be forwarded directly to the Agency concerned, together with a request that the information required by the Committee be forwarded to the Secretary-Treasurer.

PLEASE INCLUDE OWNER'S NAME AND APPLICATION NUMBER WITH ANY MATERIAL FORWARDED TO THE ABOVE MUNICIPALITIES AND AGENCIES.

2. It is the owner's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision not later than the date set out in the decision. Failure to do so will result in a lapse of the consent and the file will be closed. Time limits set out in the decision CANNOT be extended. NO FURTHER NOTICE WITH REGARD TO THE LAST DAY FOR FULFILLING CONDITIONS OF APPROVAL WILL BE GIVEN.

IMPORTANT NOTICE:

Examination of the document to which Certificate of Consent is to be affixed will not be commenced until all conditions of approval have been fulfilled and necessary documentation has been filed with the Secretary-Treasurer. The certificate cannot be issued the same day as the document is presented and/or all conditions have been fulfilled. It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed, for issue of the Certificate. The owner is cautioned not to make arrangements for completion of the transaction until the Certificate has been issued, in order to avoid possible inconvenience.

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NO: A98/94

IN THE MATTER OF Subsection 45 (5) of the Planning Act, S.O. 1983,
c. 1, and

During the applicant's submission it was agreed to amend the application and Notice of Hearing to reflect the following..."the maximum lot coverage will be 37.5%..."

THEREFORE, IN THE MATTER OF an application by NAOMI SHRAM, with respect to property in Part of Lot 51 (Part A), Registered Plan 3715 (Part of Lot 29, Concession 1), municipally known as 520 Spring Gate Boulevard.

By-law 1-88 zones this parcel Residential Zone "R2".

The applicant is requesting a variance to permit the construction of a proposed two-storey, single family detached dwelling with an attached garage, notwithstanding, the maximum lot coverage will be 37.5% rather than the required 35.0%.

The Committee is of the opinion that the variance sought, and as amended, can be considered minor and is 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. A98/94, NAOMI SHRAM, be APPROVED, as amended, subject to the following condition:

1. That if a Building Permit is not issued, based upon the decision of the Committee of Adjustment 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.

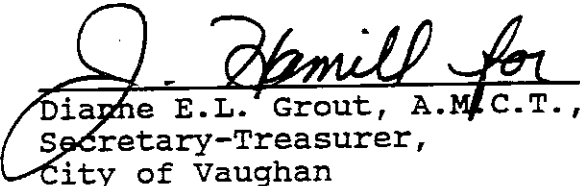
Members concurring in this decision:

M.S. Panicali,
Chairman

R. De Vincenzo,
Vice Chairman

N. Pinto,
Member

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.


Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer,
City of Vaughan
Committee of Adjustment

cont'd...

NOTICE OF DECISION

File No: A98/94

Applicant: NAOMI SHRAM

(cont'd.)

DATE OF HEARING:

July 21st, 1994

LAST DATE OF APPEAL:

August 19th, 1994

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 names of individual group members, and not in the name of the group.

A98/94

SCHEDULE 'A'



STREET LINE

29.6m

SUBJECT LAND
LOT AREA
450.13m²

PART A

PROPOSED LOT LINE

4.3m

EXISTING SWIMMING
POOL

6.6m

14.3m

RETAINED LAND
LOT AREA
900.27m²

5.0m

EXISTING BRICK
BUNGALOW TO REMAIN

4.6m

4.6m

30.4m

9.3m

10.2m

STREET LINE

29.9m

SPRING GATE BLVD.

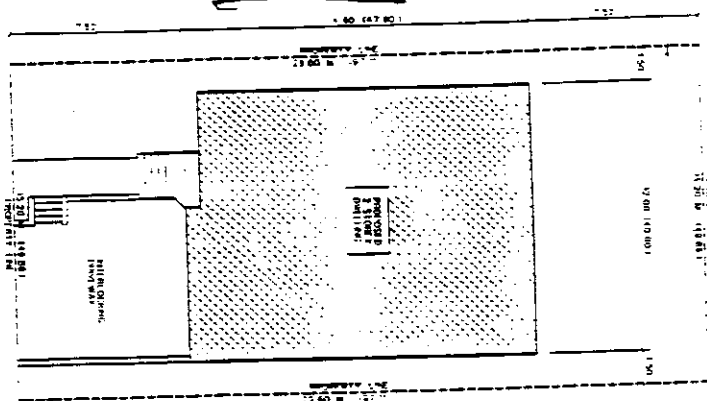
CAMPBELL AVENUE

PROPOSED SEVERENCE OF LOT 51
REGISTERED PLAN No. 3715
CITY OF VAUGHAN

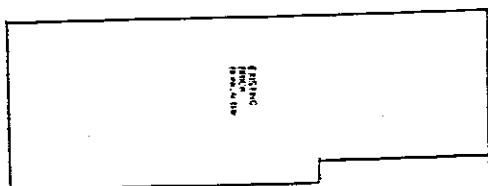
DATE: FEB. 1994

SCALE: 1:250

PART A



LOT No. 80
1530



CAMPBELL AVE

SPRING CATERBLY

STEFAN

	1917 SO.
LEAVING AIR A LTHS) FILLION	1917 SO. 11
LEAVING AIR A S ECON FILLION	1917 SO. 11
TOTAL LEAVING AIR A	1917 SO. 11

SILLI AND A CALCULATION
 TOTAL FOR AREA 15, 20 = 79.00
 PROPOSED BUILDING AREA (941' x 110') = 103,510
 100% FLOWBACK 40%

1. The first step is to identify the problem. In this case, the problem is that the user is unable to access the internet.



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1998

5. 0.5

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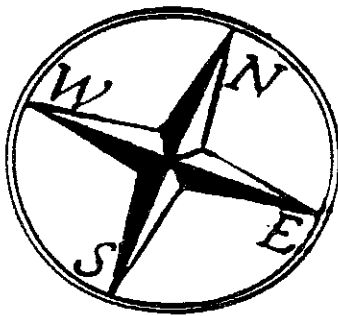
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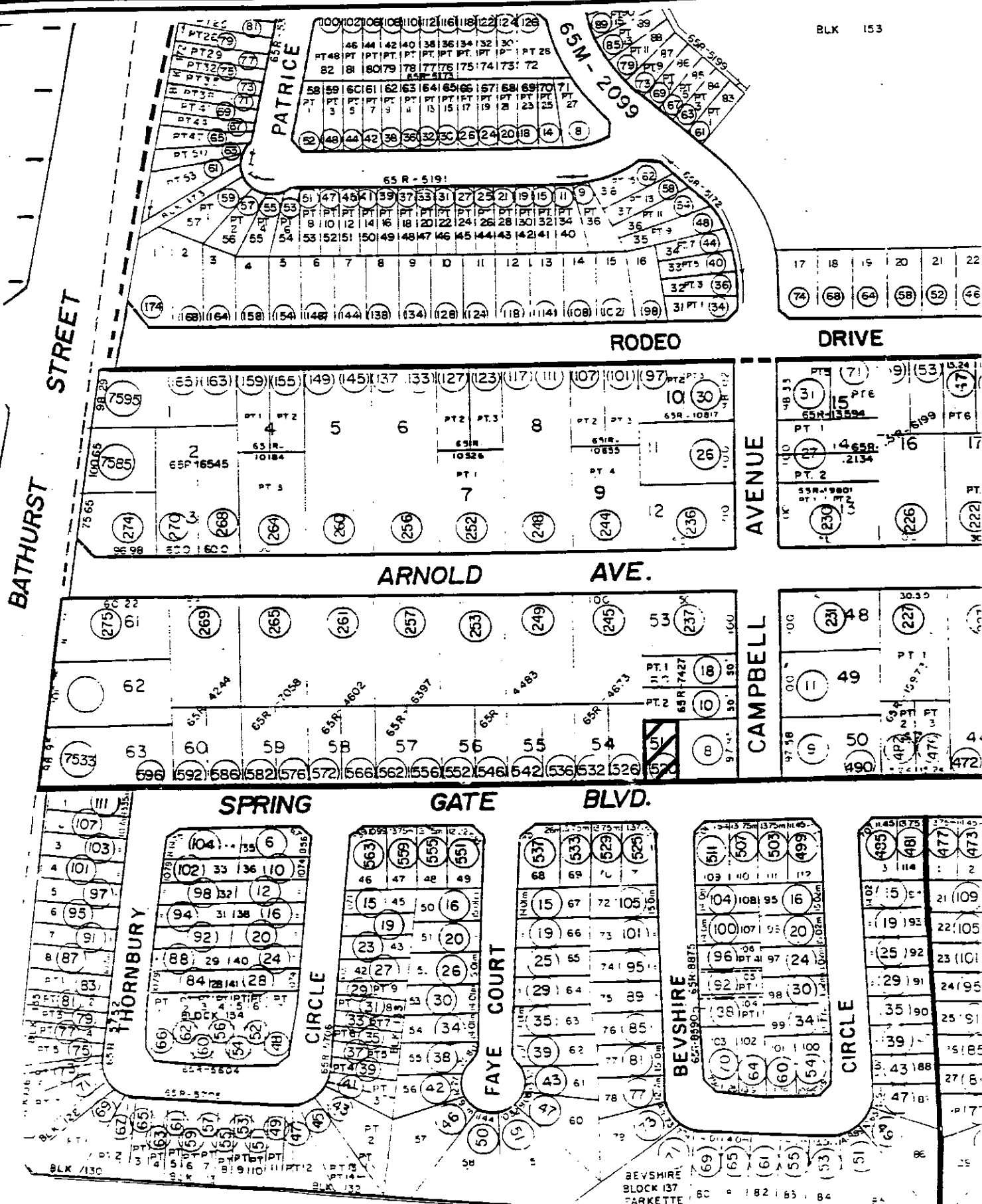
11

FILE NO : A98/94

APPLICANT : NAOMI SHRAM



SUBJECT AREA



PLANNING ACT

Subsection 45 - 20 inclusive
S.O. 1983, c. 1

- (12) The applicant, the Minister or any other person who has an interest in the matter may within thirty days of the making of the decision appeal to the Municipal Board against the decision of the Committee by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board* under the Ontario Municipal Board Act as payable on an appeal from a Committee of Adjustment to the Board.
- (13) The Secretary-Treasurer of a Committee, upon receipt of a notice of appeal served or sent to him/her under subsection (12) shall forthwith forward the notice of appeal and the amount of the fee mentioned in Subsection (12) to the Municipal Board by registered mail, together with all papers and documents filed with the Committee of Adjustment relating to the matter appealed from and such other documents and papers as may be required by the Board.
- (14) If within such thirty days no notice of appeal is given, the decision of the Committee is final and binding, and the Secretary-Treasurer shall notify the applicant and shall file a certified copy of the decision with the Clerk of the Municipality.
- (15) Where all appeals to the Municipal Board are withdrawn by the persons who gave notice of appeal, the decision of the Committee is final and Binding and the Secretary of the Board shall notify the Secretary-Treasurer of the Committee who in turn shall notify the applicant and file a certified copy of the decision with the Clerk of the Municipality.
- (16) On an appeal to the Municipal Board, the Board shall except as provided in Subsections (15) and (17), hold a hearing of which notice shall be given to the applicant, the appellant, and Secretary-Treasurer of the Committee and to such other persons and in such manner as the Board may determine.
- (17) The Municipal Board may, where it is of the opinion that the objection to the decision set out in the notice of appeal is insufficient, dismiss the appeal without holding a full hearing, but before so dismissing the appeal, shall notify the appellant and afford him an opportunity to make representations as to the merits of the appeal.
- (18) The Municipal Board may dismiss the appeal and may make any decision that the Committee could have made on the original application.
- (19) When the Municipal Board makes an order on an appeal, the Secretary of the Board shall send a copy thereof to the applicant, the appellant and the Secretary-Treasurer of the Committee.
- (20) The Secretary-Treasurer shall file a copy of the order of the Municipal Board with the Clerk of the Municipality.

*\$125.00 for the primary variance appeal and \$25.00 for each related variance appeal.

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NO. A83/95

IN THE MATTER OF Subsections 45 (1), (2) and (3) of the Planning Act &

IN THE MATTER OF an application by NEOMI SHRAM, owner of Lot 51, Registered Plan 3715 (Part of Lot 29, Concession 1), municipally known as 518 Spring Gate Boulevard.

By-law 1-88 zones this parcel Residential Zone "R3".

The applicant is requesting variances to permit the maintenance of existing front and rear porch additions to an existing two-storey single family detached dwelling, notwithstanding, the yard encroachment for the front porch is 2.5m and the rear porch is 2.47m rather than the by-law requires 1.8m, further, the minimum interior side yard setback for the air conditioning unit is 0.8m rather than 1.2m and that the lot coverage is 38.4% rather than the previously approved 37.5%. It should be noted that a previous application (A98/94) was approved by Committee of Adjustment on July 21st, 1994. A sketch is attached illustrating the request.

The Committee is of the opinion that the variance sought **regarding the rear yard encroachment for the rear porch**, can not be considered minor and is not desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will not be maintained. Therefore it is the decision of the Committee of Adjustment that File No. A83/95, NEOMI SHRAM, be **REFUSED**.

However, the Committee is also of the opinion that the variances sought **regarding the front yard encroachment for the front porch, further, the minimum interior side yard setback and the lot coverage**, 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. Therefore it is the decision of the Committee of Adjustment that File No. A83/95, NEOMI SHRAM, be **APPROVED**, subject to the following conditions:

1. That the air conditioning unit be moved to a location north of the chimney protrusion, if required, to the satisfaction of the Building Standards Department;
2. That if the condition listed above is not fulfilled 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.

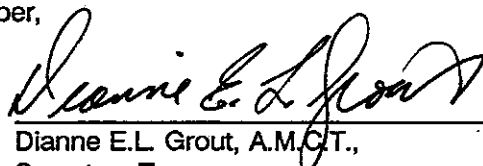
Members concurring in this decision:

A. Ianni,
Chairman,

T. A. Decicco
Vice Chairman,

M. Mauti
Member,

M. S. Panicali
Member,



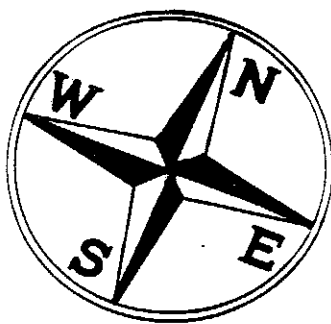
Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
City of Vaughan
Committee of Adjustment

DATE OF HEARING: May 4th, 1995

LAST DATE OF APPEAL: May 23rd, 1995

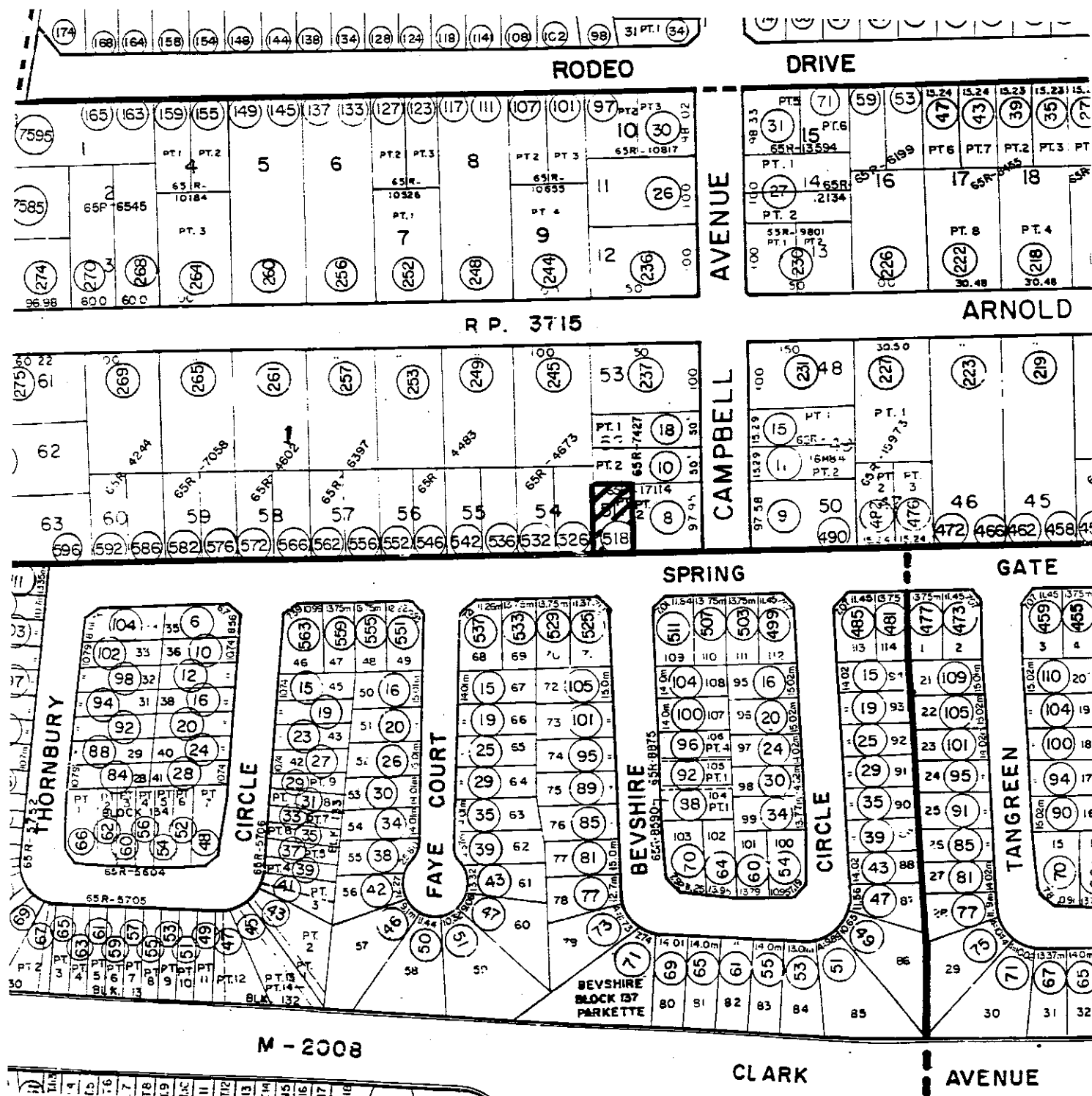
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of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

COMMITTEE OF ADJUSTMENT



FILE NO: A 83 / 95

APPLICANT: NEOMI SHRAM



PLANNING ACT

Subsection 45 - 20 inclusive

- (12) The applicant, the Minister or any other person who has an interest in the matter may within twenty days of the making of the decision appeal to the Municipal Board against the decision of the Committee by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board* under the Ontario Municipal Board Act as payable on an appeal from a Committee of Adjustment to the Board.
- (13) The Secretary-Treasurer of a Committee, upon receipt of a notice of appeal served or sent to him/her under subsection (12) shall forthwith forward the notice of appeal and the amount of the fee mentioned in Subsection (12) to the Municipal Board by registered mail, together with all papers and documents filed with the Committee of Adjustment relating to the matter appealed from and such other documents and papers as may be required by the Board.
- (14) If within such twenty days no notice of appeal is given, the decision of the Committee is final and binding, and the Secretary-Treasurer shall notify the applicant and shall file a certified copy of the decision with the Clerk of the Municipality.
- (15) Where all appeals to the Municipal Board are withdrawn by the persons who gave notice of appeal, the decision of the Committee is final and Binding and the Secretary of the Board shall notify the Secretary-Treasurer of the Committee who in turn shall notify the applicant and file a certified copy of the decision with the Clerk of the Municipality.
- (16) On an appeal to the Municipal Board, the Board shall except as provided in Subsections (15) and (17), hold a hearing of which notice shall be given to the applicant, the appellant, and Secretary-Treasurer of the Committee and to such other persons and in such manner as the Board may determine.
- (17) Despite the *Statutory Powers Procedure Act* and subsection (16), the Municipal Board may dismiss all or part of an appeal without holding a hearing, on its own motion or on the motion of any party if,
- (a) it is of the opinion that,
 - (i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Board could allow all or part of the appeal,
 - (ii) the appeal is not made in good faith or is frivolous or vexatious, or
 - (iii) the appeal is made only for the purpose of delay;
 - (b) the appellant has not provided written reasons for the appeal;
 - (c) the appellant has not paid the fee prescribed under the *Ontario Municipal Board Act*; or
 - (d) the appellant has not responded to a request by the Municipal Board for further information within the time specified by the Board.
- (17.1) Before dismissing an appeal, the Municipal Board shall notify the appellant and give the appellant an opportunity to make representation in respect of the appeal and the Board may dismiss an appeal after holding a hearing or without holding a hearing on the motion, as it considers appropriate.
- (18) The Municipal Board may dismiss the appeal and may make any decision that the Committee could have made on the original application.
- (18.1) On an appeal, the Municipal Board may make a decision on an application which has been amended from the original application if, before issuing its order, written notice is given to the persons and public bodies who received notice of the original application under subsection (5) and to other persons and agencies prescribed under that subsection.
- (18.2) Any person or public body who receives notice under subsection (18.1) may, not later than thirty days after the day that written notice was given, notify the Board of an intention to appear at the hearing or the resumption of the hearing, as the case may be.
- (18.3) If, after the expiry of the time period in subsection (18.2), no notice of intent has been received, the Board may issue its order.
- (18.4) If a notice of intent under subsection (18.2) is received, the Board may hold a hearing or resume the hearing on the amended application.
- (19) When the Municipal Board makes an order on an appeal, the secretary of the Board shall send a copy thereof to the applicant, the appellant and the Secretary-Treasurer of the Committee.
- (20) The Secretary-Treasurer shall file a copy of the order of the Municipal Board with the Clerk of the Municipality.

*\$125.00 for the primary variance appeal and \$25.00 for each related variance appeal.