

ITEM #: 6.18

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B020/22
10 RICHARD LOVAT COURT, KLEINBURG**

COA REPORT SUMMARY

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

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X	X	Recommend Approval w/Conditions
Building Standards -Zoning Review *Schedule B	X	X	X	Recommend Approval w/Conditions
Building Inspection (Septic)	X	X		General Comments
Development Planning *Schedule B	X			Application Under Review
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments or Concerns
Development Finance	X	X	X	General Comments w/conditions
Real Estate	X	X	X	General Comments w/Conditions
Fire Department	X	X		General Comments
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B	X	X		General Comments
CN Rail *Schedule B				
CP Rail *Schedule B	X	X		General Comments
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

PUBLIC & APPLICANT CORRESPONDENCE

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

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

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

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

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Application Cover Letter
Applicant				Planning Justification Report

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

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

ADJOURNMENT HISTORY

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

None	
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**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B020/22
10 RICHARD LOVAT COURT, KLEINBURG**

ITEM NUMBER: 6.18	CITY WARD #: 1
APPLICANT:	Sabrina Fiorellino
AGENT:	Evans Planning
PROPERTY:	10 Richard Lovat Court, Kleinburg
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Consent is being requested to sever a parcel of land for residential purposes approximately 4000.40 square metres. The retained parcel is approximately 3077.70 square metres. The existing heritage house on the retained parcel is to remain.

HEARING INFORMATION

DATE OF MEETING: Thursday, October 19, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

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

INTRODUCTION

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

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

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

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

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	October 5, 2023
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COMMITTEE OF ADJUSTMENT COMMENTS	
Date Applicant Confirmed Posting of Sign:	September 27, 2023
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms 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 provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. That Minor Variance Application A307/22 is 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	
**See Schedule B for Building Standards (Zoning) Comments.	
Building Standards Recommended Conditions of Approval:	The related Minor Variance File A307/22 shall be approved and become final and binding.

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	TBD

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Consent application B020/22 shall be read in conjunction with variance application A307/22.	
The Development Engineering (DE) Department does not object to Consent Application B020/22 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE in order to clear this condition. 2. The Owner / Applicant shall convey a section of the existing 0.3m reserve where the proposed driveway

DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

	<p>is located to allow legal access to the site along Charles Cooper Court municipal road allowance at no cost and free of charge and encumbrance to the the City of Vaughan.</p> <p>3. The Owner/Applicant shall initiate the relocation or upgrade of service connections by reaching out to the Development Inspection and Grading Department at serviceconnections@vaughan.ca or by requesting a cost estimate through the Service Request Form. The Service Request Form can be accessed in the Vaughan website at https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections. The completed form should be accompanied by the final Lot Grading and Servicing Plan and sent via email at serviceconnections@vaughan.ca. The Owner/Applicant is responsible with covering all associated fees, including administration charges upon confirmation of the service connection estimates for the installation of necessary services. The service connection application process typically takes 4-6 weeks, so the Owner/Applicant is encouraged to allow sufficient time for the entire procedure to be completed.</p>
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment at this time

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

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

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

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

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

Development Finance Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by 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).
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No objections or comments.

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

The design of septic system, including clearances to adjacent structures, will be evaluated upon a submission to a building permit application subjected to provisions of Div. B. Part 8 of the Ontario Building Code.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

Ensure Owner and or owner's agent completes all permit processes.

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

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

Should the Committee find it appropriate to approve this application, 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	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirms 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 provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. That Minor Variance Application A307/22 is 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 Lindsay.haviland@vaughan.ca	The related Minor Variance File A307/22 shall be approved and become final and binding.
3	Development Planning Joshua.cipolletta@vaughan.ca	Application under review
4	Real Estate francesca.laratta@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.
5	Development Engineering Rex.bondad@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft

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.

		<p>reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE in order to clear this condition.</p> <p>2. The Owner / Applicant shall convey a section of the existing 0.3m reserve where the proposed driveway is located to allow legal access to the site along Charles Cooper Court municipal road allowance at no cost and free of charge and encumbrance to the to the City of Vaughan.</p> <p>3. The Owner/Applicant shall initiate the relocation or upgrade of service connections by reaching out to the Development Inspection and Grading Department at serviceconnections@vaughan.ca or by requesting a cost estimate through the Service Request Form. The Service Request Form can be accessed in the Vaughan website at https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections . The completed form should be accompanied by the final Lot Grading and Servicing Plan and sent via email at serviceconnections@vaughan.ca. The Owner/Applicant is responsible with covering all associated fees, including administration charges upon confirmation of the service connection estimates for the installation of necessary services. The service connection application process typically takes 4-6 weeks, so the Owner/Applicant is encouraged to allow sufficient time for the entire procedure to be completed.</p>
6	Development Finance nelson.pereira@vaughan.ca	<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 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>

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: Conditions must be fulfilled within **two years** 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.

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.

IMPORTANT INFORMATION – PLEASE READ

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

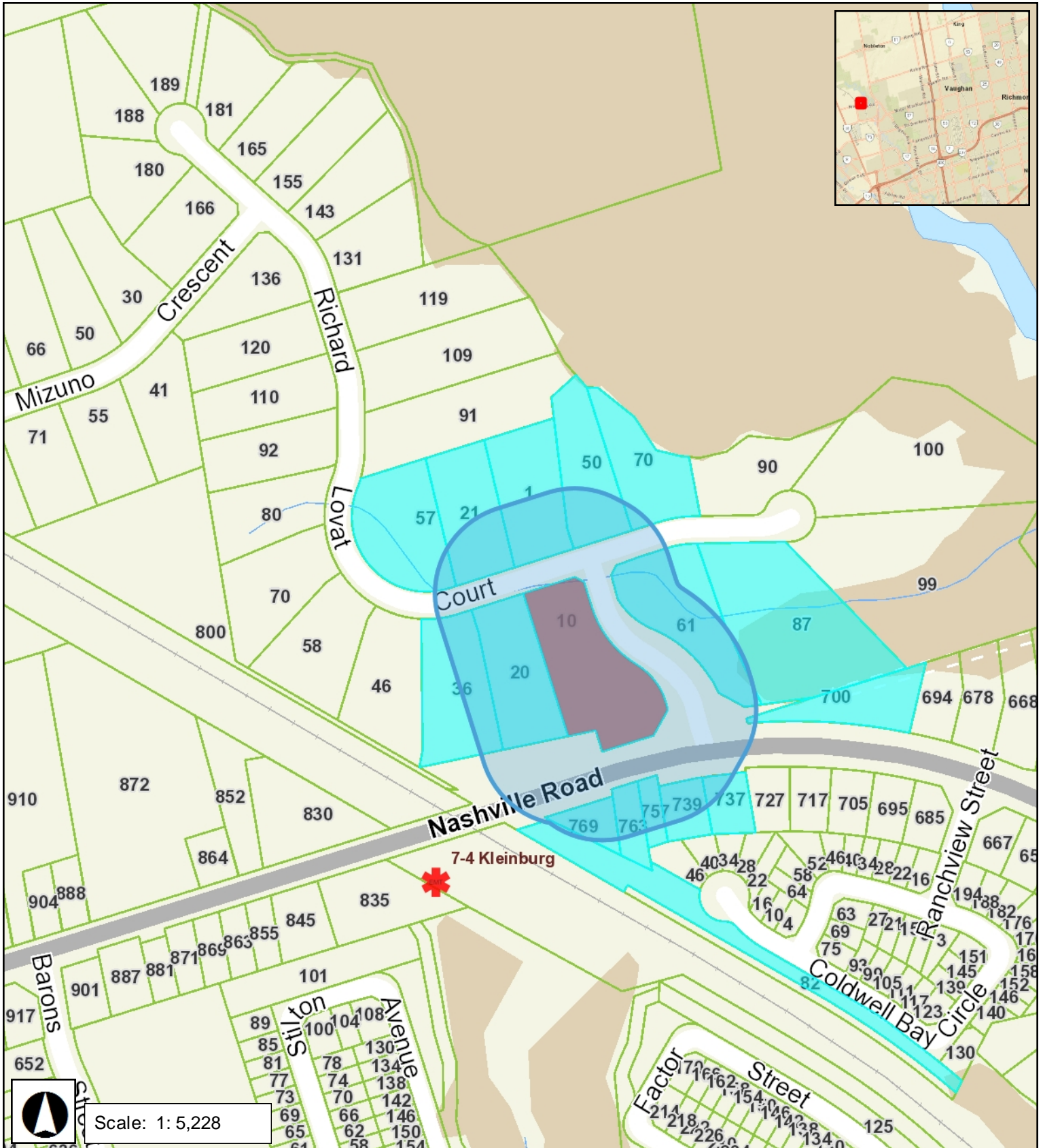
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

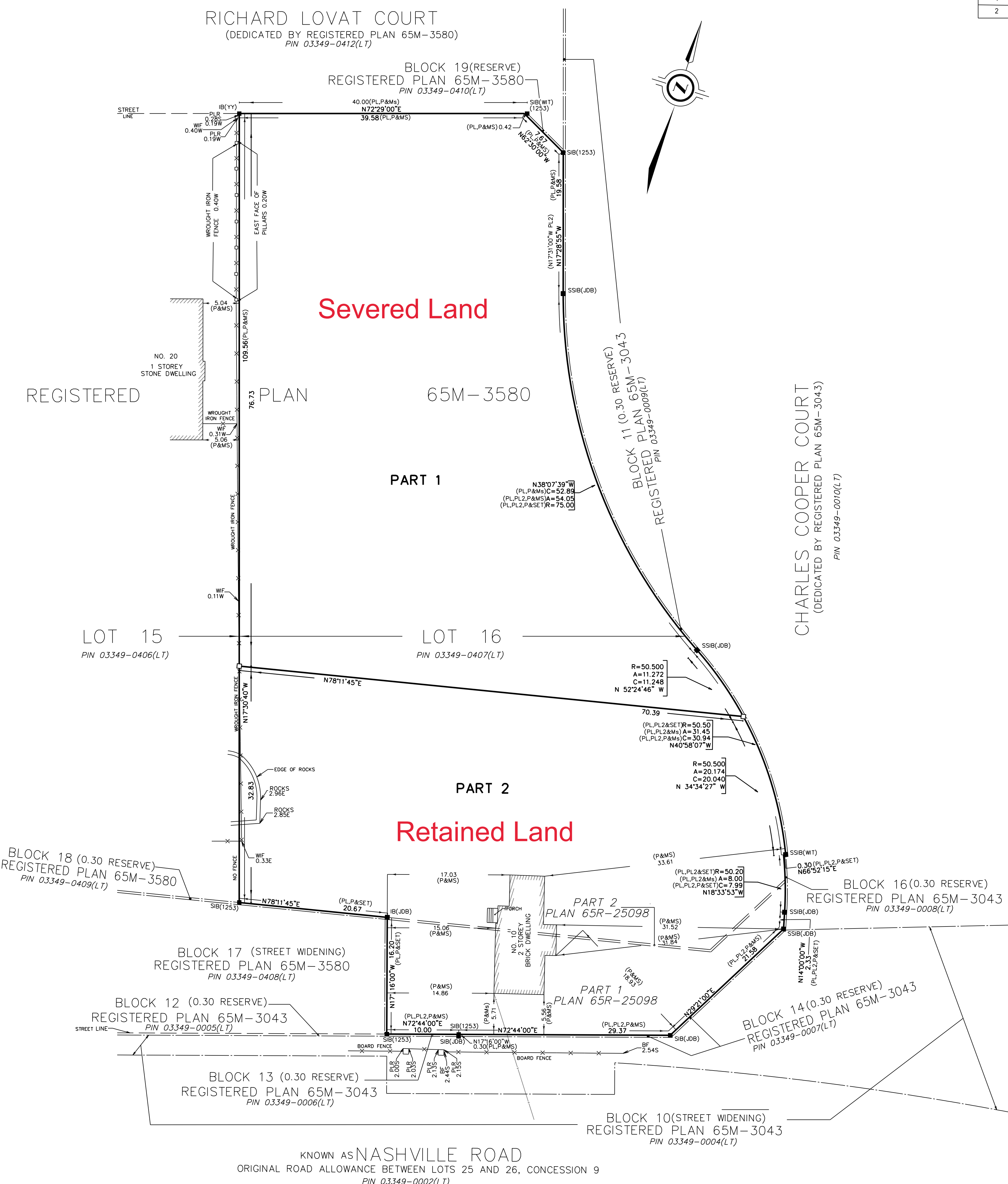
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified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

SCHEDULE A: DRAWINGS & PLANS

10 Richard Lovat Court, Kleinburg



SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA(sq. m.)
1	ALL OF 16	65M-3580	ALL OF 03349-0407(LT)	4000.36
2				3079.04



PLAN OF SURVEY OF
LOT 16
REGISTERED PLAN 65M-3580
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK



THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

GUIDO PAPA SURVEYING
 A DIVISION OF J.D. BARNES LIMITED

NOTES
 BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 16 AS SHOWN ON REGISTERED PLAN 65M-3580, HAVING A BEARING OF N17°30'40"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CL	DENOTES	CUT CROSS
WT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
Ms	DENOTES	MEASURED
PL	DENOTES	REGISTERED PLAN 65M-3580
PL2	DENOTES	REGISTERED PLAN 65M-3043
P	DENOTES	S.R.P.R. BY J.D. BARNES LIMITED
JOB	DENOTES	DATED JULY 2, 2019 (REF. No. 19-18-353-00)
YY	DENOTES	J.D. BARNES LTD. O.L.S.
1253	DENOTES	YOUNG AND YOUNG SURVEYING INC. O.L.S.
O.J.	DENOTES	O.J. CULLEN O.L.S.
-OH-	DENOTES	LINE OF OVERHEAD CABLES
INT	DENOTES	INTERLOCK
BF	DENOTES	BOARD FENCE
WF	DENOTES	WROUGHT IRON FENCE
PLR	DENOTES	PILLAR
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST

NOTES
 BEARINGS ARE XTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) XXXXXXXXXXXX AND XXXXXXXXXXXX, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999xxx.

FOR BEARING COMPARISONS, A ROTATION OF XXX'XXX" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN XXR-XXXX.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (CSRS)(2010.0).
 COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP XXXXXXXXXXXX	xxx xxx.xx	4 xxx xxx.xx
SCP XXXXXXXXXXXX	xxx xxx.xx	4 xxx xxx.xx

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 THE RESULTANT TIE BETWEEN SCP (A) AND SCP (B) IS xxx.xx N xxx'xxx" E

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON 2021.

DATE _____ DACIAN N. POPA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

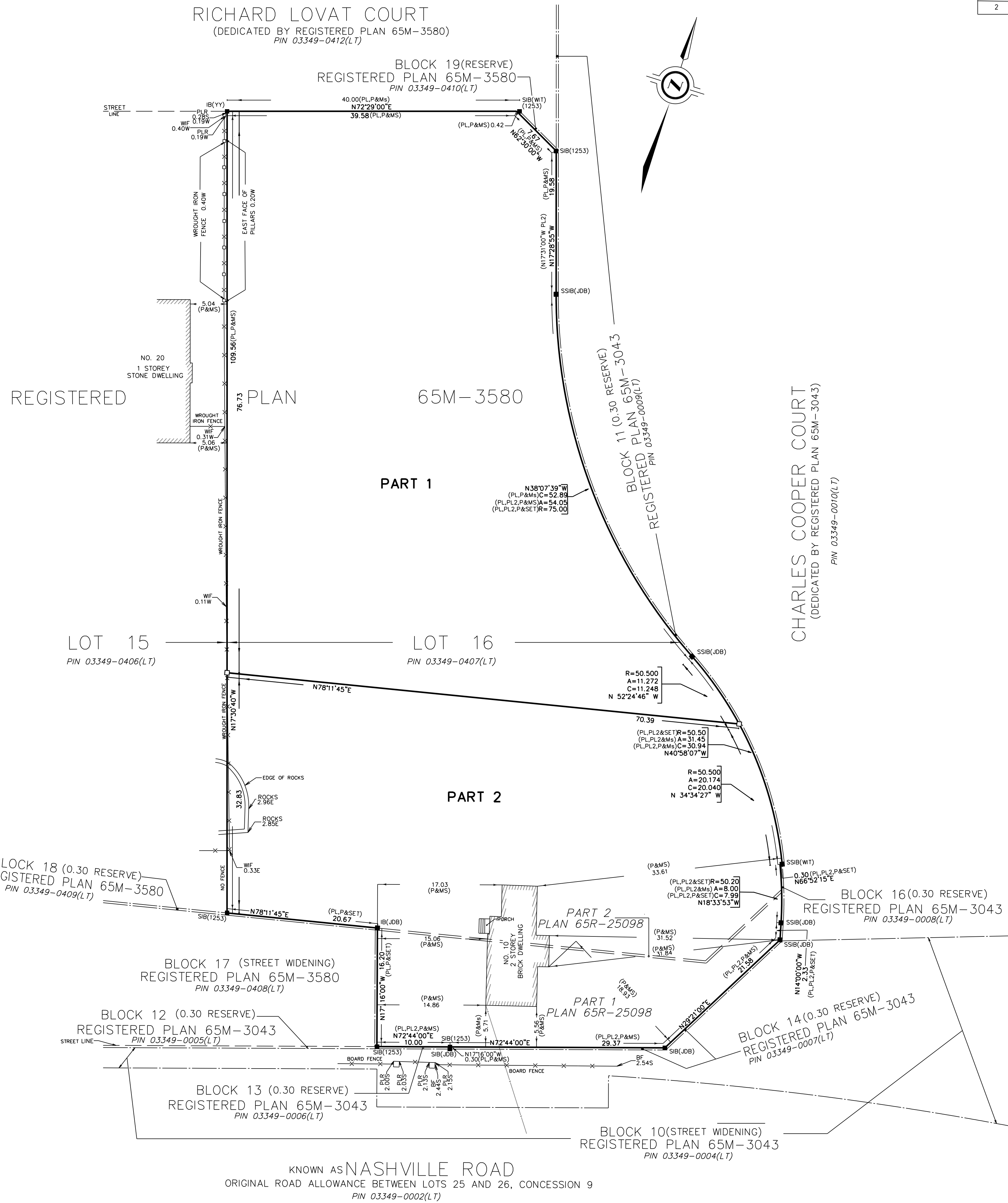
GUIDO PAPA SURVEYING
 A Division of **J. D. Barnes Limited**
 SURVEYING
 MAPPING
 GIS

9135 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0J4
 T: (289) 553-5961 F: (289) 553-5986 www.jdbarnes.com

DRAWN BY: H.S.	CHECKED BY: D.N.P.	REFERENCE NO.: 19-18-496-01
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FILE: G:\Jobs\2019\19-18-496-01\19-18-496-01.dwg

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA(sq. m.)
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LOT 16
REGISTERED PLAN 65M-3580
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK



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 A DIVISION OF J.D. BARNES LIMITED

NOTES
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LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
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SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
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PL2	DENOTES	REGISTERED PLAN 65M-3043
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PLR	DENOTES	PILLAR
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INTEGRATION DATA

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 COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP XXXXXXXXXXXX	xxx xxx.xx	4 xxx xxx.xx
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 THE RESULTANT TIE BETWEEN SCP (A) AND SCP (B) IS xxx.xx N xxx'xxx" E

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 I CERTIFY THAT:
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 2. THE SURVEY WAS COMPLETED ON 2021.

DATE _____ DACIAN N. POPA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

GUIDO PAPA SURVEYING
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 SURVEYING
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DRAWN BY: H.S.	CHECKED BY: D.N.P.	REFERENCE NO.: 19-18-496-01
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FILE: G:\Jobs\2019\19-18-496-01\19-18-496-01.dwg

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B				
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Alectra *Schedule B	X	X		General Comments
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CN Rail *Schedule B				
CP Rail *Schedule B	X	X		General Comments
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under review
Building Standards (Zoning)	X	X	X	General Comments w/conditions

Date: January 17th 2023
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B020-22**
Related Files:
Applicant: Sabrina Fiorellino
Location 10 Richard Lovat Court



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

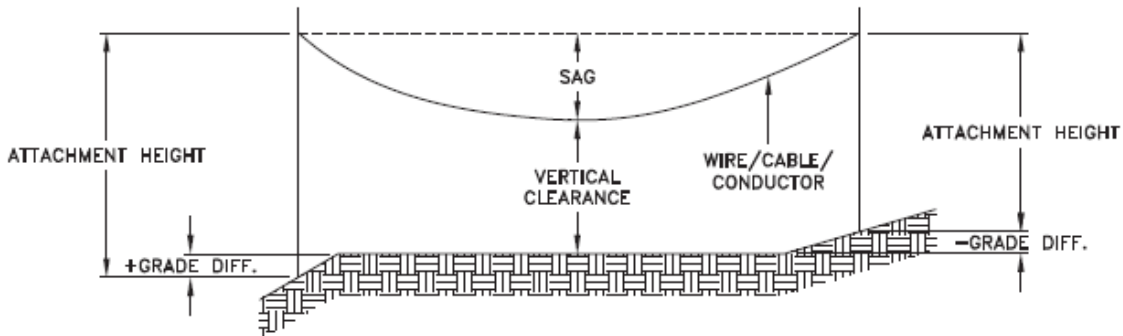
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

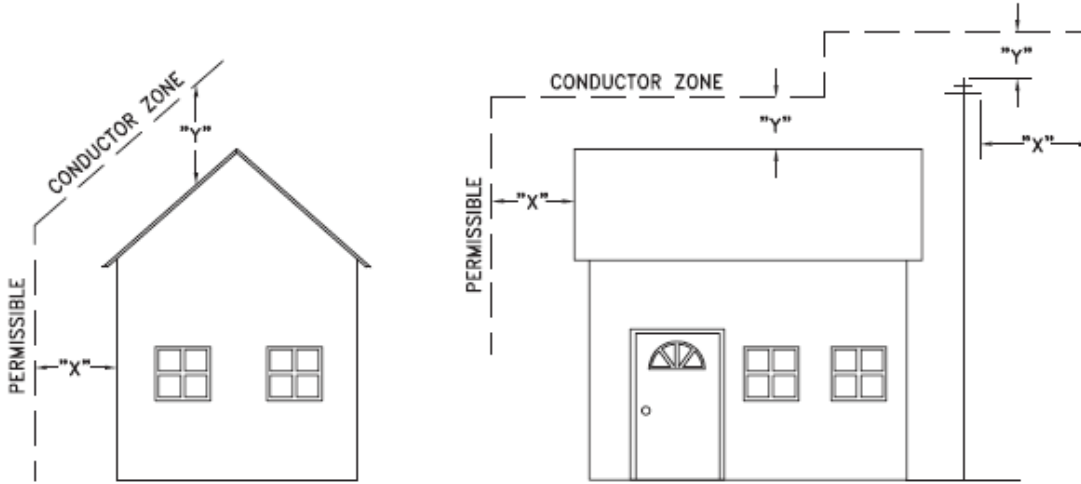
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4\DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF

To: Committee of Adjustment
From: Lindsay Haviland, Building Standards Department
Date: September 26, 2023
Applicant: Sabrina Fiorellino
Location: 10 Richard Lovat Court
 PLAN 65M3580 Lot 16
File No.(s): B020/22

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.749 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021 Requirements	Proposal
1	Lot Area: A minimum lot area of 4000 m2. is required for the retained lands [Table 7-3]. A minimum lot area of 4000 m2. is required for the severed lands [Table 7-3].	The proposed lot area of 3077.7 m2. does not comply for the retained lands. The proposed lot area of 4000.4 m2. complies for the severed lands.
2	Lot Frontage: A minimum lot frontage of 45 metres is required for the retained lands [Table 7-3]. A minimum lot frontage of 45 metres is required for the severed lands [Table 7-3].	The proposed lot frontage of 42.68 metres does not comply for the retained lands. The proposed lot frontage of 45 metres complies for the severed lands

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(1044) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88 Requirements	Proposal
3	Lot Area: A minimum lot area of 4000 m2. is required for the retained lands [Schedule A]. A minimum lot area of 4000 m2. is required for the severed lands [Schedule A].	The proposed lot area of 3077.7 m2. does not comply for the retained lands. The proposed lot area of 4000.4 m2. complies for the severed lands.
4	Lot Frontage: A minimum lot frontage of 45 metres is required for the retained lands [Schedule A]. A minimum lot frontage of 45 metres is required for the severed lands [Schedule A].	The proposed lot frontage of 42.68 metres does not comply for the retained lands. The proposed lot frontage of 45 metres complies for the severed lands

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 20-106883 for Single Detached Dwelling - Alteration, Issue Date: Jun 26, 2020
Building Permit No. 21-110200 for Single Detached Dwelling - Alteration, Issue Date: Aug 28, 2021

Other Comments:

General Comments	
1	The related minor variance file A307/22 shall be read in conjunction with this application.
2	A surveyor's certificate of lot areas, frontages, and depth as per the definitions in Section 2.0 of by-law 1-88 as amended and Section 3.0 of by-law 001-2021 as amended is required in order to confirm compliance with the by-law.

Conditions of Approval:

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

1. The related Minor Variance File A307/22 shall be approved and become final and binding.

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

From: [Christine Vigneault](#)
To: [Committee of Adjustment](#)
Subject: B020/22 COA Manager Review - Complete With Conditions (Christine Vigneault)
Date: October-09-23 4:52:48 PM

Please note that COA Manager Review process is now complete for a COA folder with the following details:

File No: B020/22

Type: Consent - New Lot

Address: 10 Richard Lovat Ct

Comments:

Conditions: 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 A307/22 is 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.

From: [Real Estate Canada](#)
To: [Christine Vigneault](#); [Committee of Adjustment](#)
Subject: [External] RE: UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, February 2, 2023 7:00:56 PM
Attachments: [image002.png](#)
[image003.png](#)
Importance: High

Good Day,
(please update your records with Real_EstateCanada@cpr.ca for correspondence with CP)

RE: Comments on B020/22 & A307/22 at 10 Richard Lovat Court, within proximity of CP Rail line

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>.

CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s):

“Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard.”

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

Real Estate Canada



Real_EstateCanada@cpr.ca
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

Lenore Providence

Subject: NEW UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Kristen Regier <Kristen.Regier@trca.ca>

Sent: September-28-23 1:59 PM

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

Cc: Lenore Providence <Lenore.Providence@vaughan.ca>; Christine Vigneault <Christine.Vigneault@vaughan.ca>

Subject: [External] RE: NEW UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

The subject property at 10 Richard Lovat Court, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)

Planner I

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: kristen.regier@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Lenore Providence

Subject: FW: [External] Re: NEW UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Attachments: image002.jpg

From: Monika Sadler <monika.sadler@ycdsb.ca>

Sent: September-20-23 2:55 PM

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

Subject: [External] Re: NEW UPDATE: B020/22 & A307/22 (10 Richard Lovat Court) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi,

Thank you for the opportunity to review the above referenced Minor Variance and Consent applications. YCDSB staff have reviewed the material provided and have no comments or objections to their approval.

Thank you,

Monika Sadler
Planner and Project Analyst, Planning Services
York Catholic District School Board
T. 905.713.1211 ext. 12377
monika.sadler@ycdsb.ca

Lenore Providence

From: Wong, Justin <Justin.Wong@york.ca>
Sent: February-01-23 10:18 AM
To: Christine Vigneault; Committee of Adjustment
Subject: [External] CONS.23.V.0006 (B020/22) & MVAR.23.V.0011 (A307/22) - York Region Comments

Hi Christine/CofA,

York Region has reviewed the above noted applications and provide the following comments:

- Limited information is currently available regarding planned water and wastewater servicing for the proposed development
- Regional Infrastructure Asset Management staff requests that a servicing plan, or similar documentation, be provided which shall clearly identify the proposed water and wastewater servicing strategy for the newly created and retained lot, including interim and ultimate servicing conditions as applicable
- Regional staff notes that servicing through the municipal system will require servicing capacity allocation from the City of Vaughan
- Further comments will be provided upon receipt of the requested information above

Regards,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Justin Wong, MCIP, RPP | Planner, Planning and Economic Development Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71577 | Justin.Wong@york.ca | york.ca

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Application Cover Letter
Applicant				Planning Justification Report



RECEIVED

By RECEIVED at 9:53 am, Sep 14, 2023

September 13, 2023

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

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

Dear Ms. Vigneault,

RE: Applications for Consent and Minor Variance
Sabrina Fiorellino
10 Richard Lovat Court
City File: B020/22 & A307/22
City of Vaughan

Evans Planning acts on behalf of Sabrina Fiorellino, the owner of the property located at 10 Richard Lovat Court in the City of Vaughan.

In response to comments provided by City Staff and circulated review agencies, the following revisions were made for the resubmission:

- Septic tank located on site and illustrated on the drawings.
- Proposed driveway width reduced to 6.0 meters.
- The revised Draft R-plan showing the new lot area of retained lands to be 3077.7 sq.m after the sight triangle and 0.3 m reserve (previously 3079.04 sq.m)
- Grading and servicing plans illustrate servicing information.

Minor variances were requested to recognize existing setbacks for the Heritage Home located on the retained lands, as well as to allow for reduced lot area in the previous submission. Due to the revisions made to address the comments, a minor variance would also be necessary to allow for reduced lot frontage for the retained lands. An assessment of the applicable development standards has been provided in Table 1 and Table 2, which demonstrates that minor variance relief is required for lot area, lot frontage, rear yard setback, exterior side yard setback and building height.

Table 1 – By-law 1-88 Zoning Provisions and proposed Variances

Zoning By-law Standards	City of Vaughan Zoning By-law 1-88 'RR'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000 m ²	4000.36	3077.7 m ²
(Min) lot frontage	45m	45m	42.68 m
(Min) Front yard setback	15m	TBD	31.49 m
(Min.) rear yard setback	15m (exception 1044 no longer applies) *	TBD	8.8 m
(Min) Interior side yard	4.5m	TBD	9.97 m
(Min.) exterior side yard (Flankage)	9m	TBD	5.56 m
(Max.) Height	9.5m	TBD	9.84 m
(Max.) Lot Coverage (%)	10%	TBD	8.89%

Table 2 - By-law 001-2021 Zoning Provisions and proposed Variances

Zoning By-law Standards	City of Vaughan Comprehensive By-law 001-2021 'RE (EN)'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000m m ²	4000.36	3077.7 m ²
(Min) lot frontage	45m	45m	42.68m
(Min) Front yard setback	15m	TBD	31.49m
(Min.) rear yard setback	15m	TBD	8.8m
(Min) Interior side yard	4.5m	TBD	9.97m
(Min.) exterior side yard (Flankage)	10m	TBD	5.56m
(Max.) Height	9.5 m	TBD	9.84 m
(Max.) Lot Coverage (%)	10%	TBD	8.89%



To assist with the Committee's review of the applications, the following materials are provided for review:

- Draft R-Plan
- Grading and Servicing Plan
- Architectural Plans
- Septic Tank Location
- Tree Permit Form
- Tree Declaration Form
- Arborist Report and Preservation Plan

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

Yours truly,

Devanshi Mehta

cc. Lemcad Consultants

PLANNING JUSTIFICATION REPORT

CONSENT AND MINOR VARIANCE APPROVAL

10 Richard Lovat Court
LOT 16, PLAN 65M-3580
CITY OF VAUGHAN

PREPARED BY



November 2022

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1.0 Background

1.1 Introduction

Evans Planning acts on behalf of Sabrina Fiorellino, the 'Owner' of the parcel of land located at 10 Richard Lovat Court and legally described as 'Lot 16, Plan 65M-3580' in the City of Vaughan (the 'subject property'). The subject property is generally located east of the intersection at Huntington Road and Nashville Road. The property maintains three frontages with frontage on Nashville Road, Charles Cooper Court and Richard Lovat Court.

The Owner intends to sever the subject property into two residential lots. To facilitate this development as proposed, it is necessary to secure the approval of applications for Consent and Minor Variance Approval.

The following analysis is intended to review the merits of the proposed development. The assessment examines the project's conformity with the existing policy context of the Province of Ontario, Region of York, and the City of Vaughan.

1.2 Location and Size of the Subject Lands

The subject property is a corner lot with three road frontages with frontage on Nashville Road, Charles Cooper Court and Richard Lovat Court. The subject property is municipally described as 10 Richard Lovat Court and legally described as 'Lot 16, Plan 65M-3580' in the City of Vaughan. The property has a total area of 0.71 hectares, a lot frontage of 39.58 metres onto Richard Lovat Court and an irregular lot depth.

A road widening was expropriated by the Region of York several years ago. The widening took an irregular section of land from the southwest corner of the property. The full widening across the Nashville Road frontage was not taken due to the location of the existing heritage house.

The subject property is within an Established Large-Lot Neighborhood that is characterized by detached houses located on generally large lots. The subject property currently supports an existing 2-storey detached heritage dwelling on the south portion of the site and generally maintains landscape areas on the balance of the property.

Figure 1: Property Location



Source: York Maps

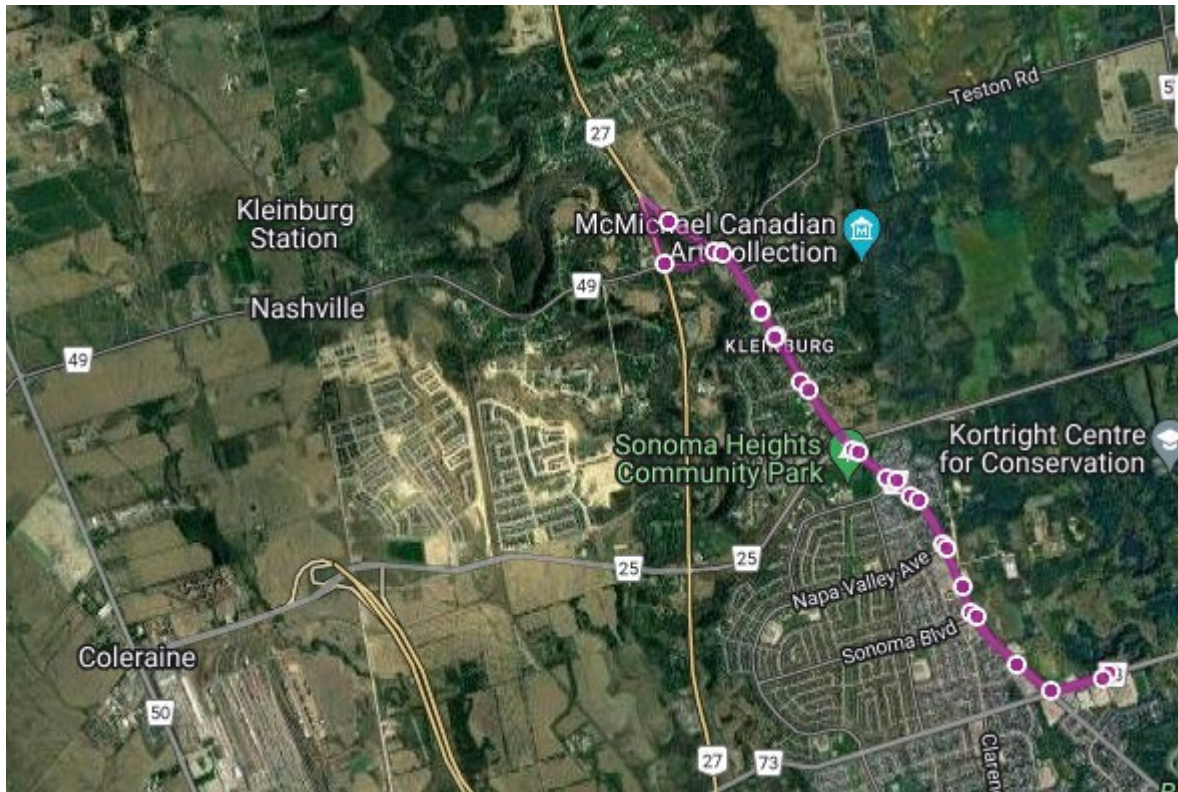
Property Boundaries

1.3 Site Context

The community surrounding the subject lands consists primarily of single detached dwellings on large lots. The surrounding subdivision was developed in the early 2000's.

Nashville Road is classified as Regional Road, and Charles Cooper Court and Richard Lovat Court are classified as Municipal Roads. The subject property is located within a 5 a minute walk to a York Region Transit Bus Stop (Route 468) at Nashville Road and Highway 27 (Figure: 2) The site also falls under the Mobility On-Request Kleinburg-Nashville zone.

Figure 2: Route 468 of York Region Transit

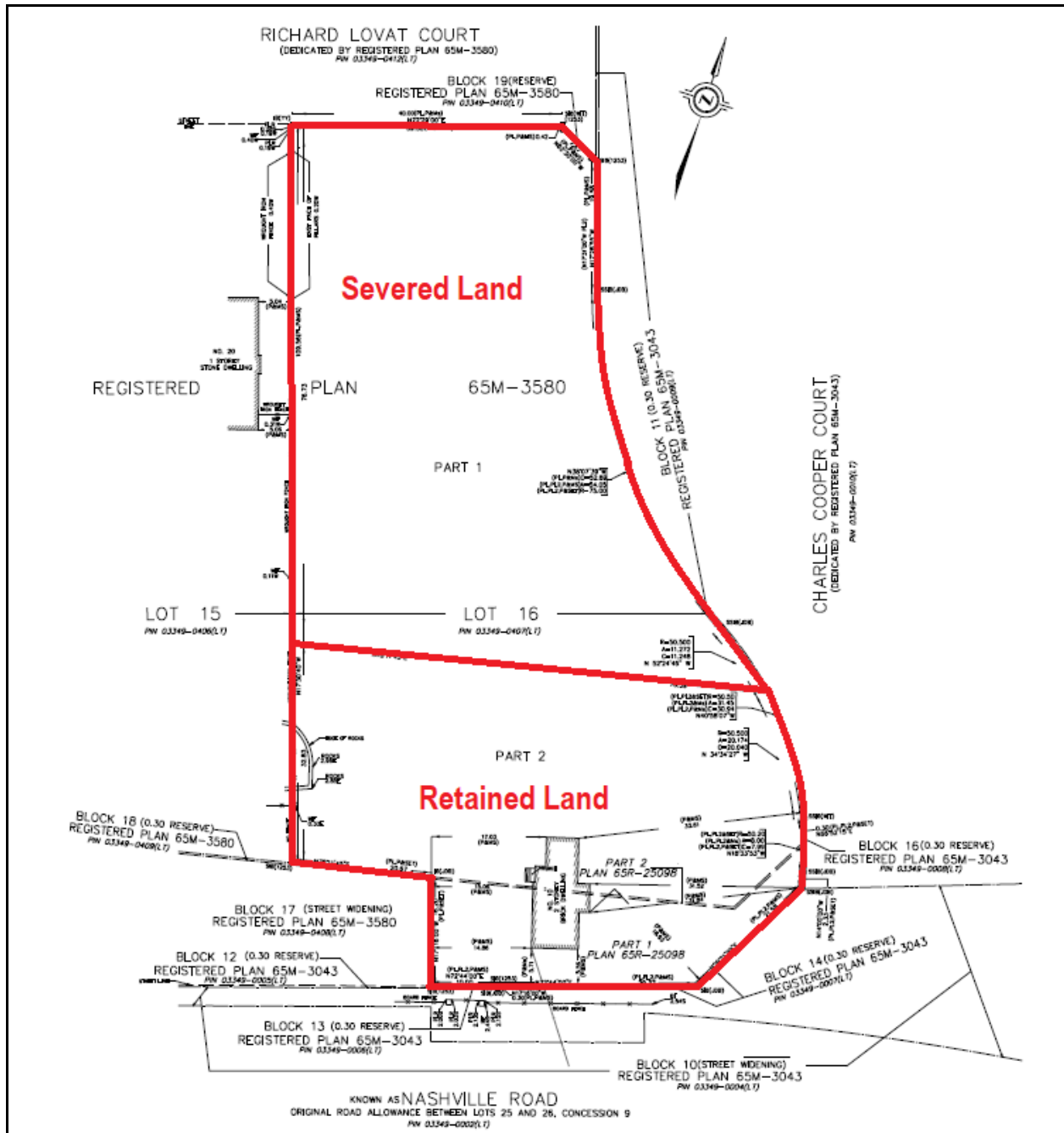


1.4 Proposed Development

The proposal contemplates the creation of a new lot at the northerly limit of the site to be developed with a new, two-storey dwelling. The remaining lands will contain the existing heritage house which will be restored and updated with an addition. On the north lot, a driveway is proposed that will lead to Richard Lovat Court. The entrance of the dwelling will face Richard Lovat Court. On the south lot where the existing building is situated, a deck, rear addition and driveway onto Charles Cooper Court are proposed. The building will face Charles Cooper Court.

The Owner seeks to 1.) create a new residential lot by way of Consent to Sever (Figure 3) to allow for the construction of a new 2 storey-dwelling, 2.) propose adjustments to the existing heritage building such as a deck, rear yard addition and adding a driveway that leads to Charles Cooper Court. The retained land which contains the existing heritage house will require several variances including reduced lot area, rear yard setback, exterior side yard setback and increased building height.

Figure 3: Proposed Severance Plan



Conceptual building elevations have been prepared for the heritage house. The plans for the heritage house were endorsed by Heritage Vaughan on June 10, 2020.

Figure 4: Front (East) Elevation

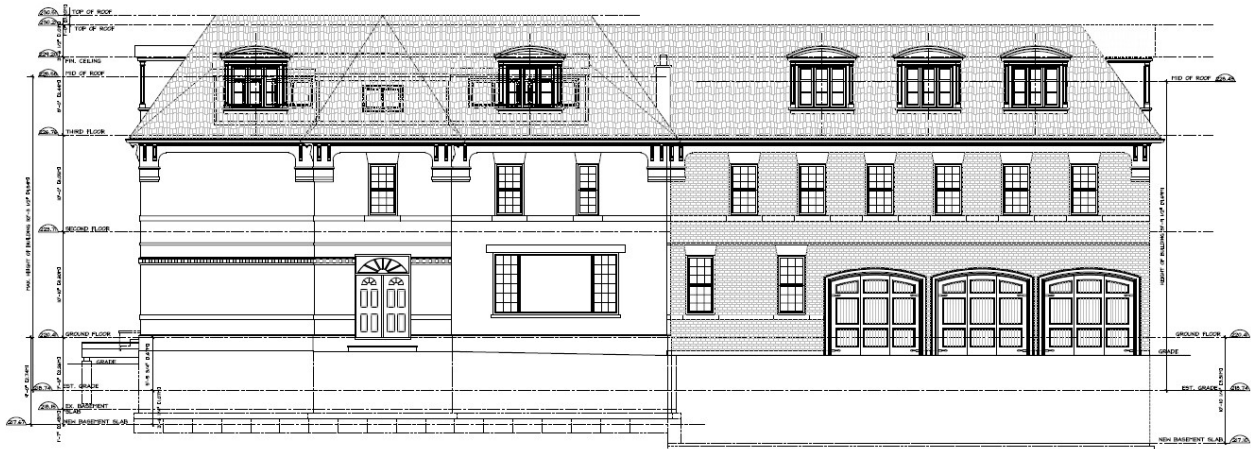


Figure 5: Rear (West) Elevation



Figure 6: Side (North) Elevation

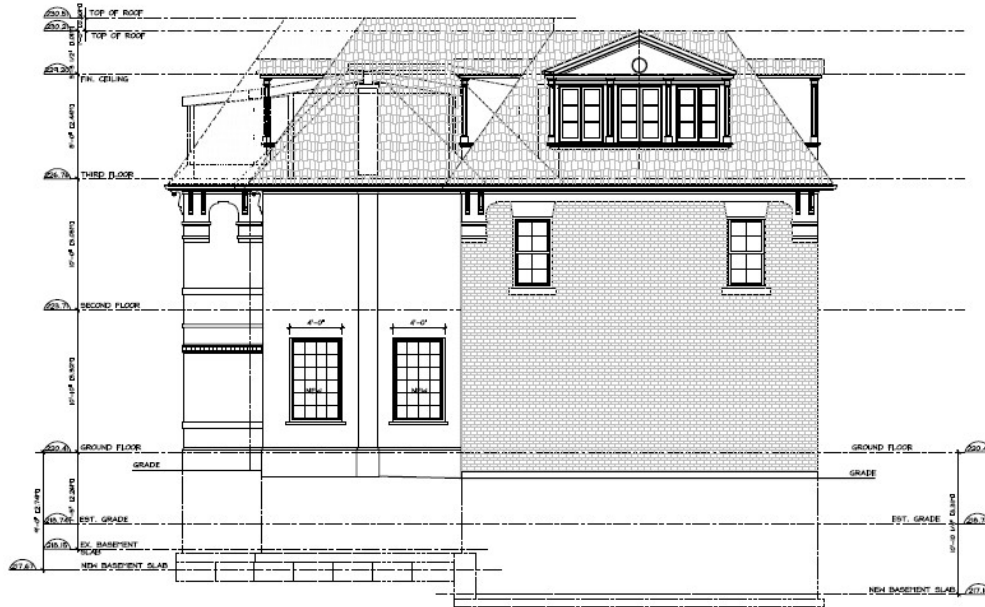


Figure 7: Side (South) Elevation



2.0 Planning Policies, Regulations and Analysis

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, 2020
- Growth Plan for the Greater Golden Horseshoe, 2020
- Region of York Official Plan
- City of Vaughan Official Plan
- City of Vaughan Zoning By-law I-88
- City of Vaughan Zoning By-law 001-2021

2.1 Provincial Policy Statement (PPS)

The 2020 Provincial Policy Statement (PPS) outlines the policies for managing and directing land use to achieve efficient development and land use patterns. The PPS promotes the focus of urban growth to 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 development represents a modest form of compatible intensification in an established community thus making more efficient use of the site. 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 Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017)

In August 2020, the Ontario Government released an amendment to the Growth Plan for the Greater Golden Horseshoe. The updated plan, titled 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe' outlines the policies for managing and directing where and how growth should occur within the Greater Golden Horseshoe. The amended Growth Plan extends the planning horizon to the year 2051 and provides updated population forecasts anticipating a minimum population increase of 14.87 million people and 7.01 million jobs. Of this total, the Region of York is forecast to accommodate a population of 2.02 million residents and 990,000 jobs by 2051.

The Growth Plan directs growth to Settlement Areas and prioritizes intensification and a compact built form. The subject property is located within the the City of Vaughan's Built Boundary. Urban development is promoted within the *Delineated Built Boundary*, based on the principle of supporting the achievement of forecasted growth within 'Complete Communities'. These communities are defined as *"Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts."*

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 accommodating forecasted growth. The proposal will 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 land.

While the subject property is located within a large lot neighbourhood, the site is located close to public transit and other community amenities within the Kleinburg community.

The proposed development conforms with the Growth Plan.

2.3 Region of York Official Plan (2022)

The York Region Official Plan (YROP) was approved by the York Region Council in June 2022 and approved with modifications by the Province of Ontario on November 4, 2022. The YROP outlines a comprehensive framework of policies to guide growth and development to 2051.

The YROP provides that intensification is to occur in strategic locations within the Urban Area to maximize the efficiency of infrastructure delivery and transit ridership. Lower-tier municipalities are to identify local intensification areas. Intensification areas must be designed to allow for an appropriate transition between existing development and new infill development.

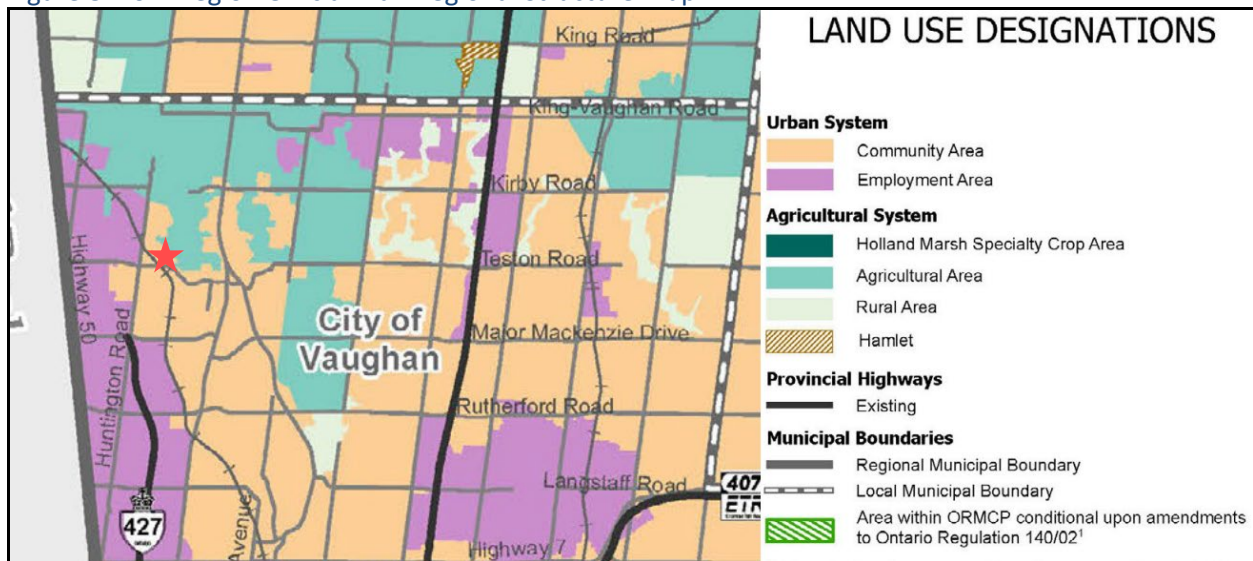
The subject property is designated *Community Area*. The YROP sets numerous policies pertaining to *Community Areas* with an objective to develop strong, caring, and safe complete communities which meet needs of all residents within close proximity to employment opportunities and amenities. The policies (4.2.2,4.2.3) for *Community Areas* emphasize the provision of an adequate supply of housing.

Furthermore, the YROP sets several policies centered around the concept of creating healthy, well-designed, and sustainable communities that are pedestrian-friendly and walkable (Policies 2.3.1, 2.3.2 and 2.3.7).

The proposed lot creation will aid in the achievement of these policies by adding housing within an area with sufficient amenities, services, and transportation options. As outlined previously, transit services are available 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 proposed consent application and related variances conform with the York Region Official Plan.

Figure 8: York Region Official Plan Regional Structure Map



★ *Approximate Property Location*

2.4 City of Vaughan Official Plan

City of Vaughan Council adopted the Vaughan Official Plan (VOP) in September 2010, which was approved with modifications by York Region in 2012. It was appealed and has subsequently received partial approval from the Ontario Land Tribunal. An official consolidation of the Vaughan Official Plan 2010 was updated to include Local Planning Appeal Tribunal (LPAT) decisions and City Council approved Official Plan Amendments as of May 29, 2019.

Urban Structure

The subject site is identified as being within the *Community Areas* by the VOP. 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.

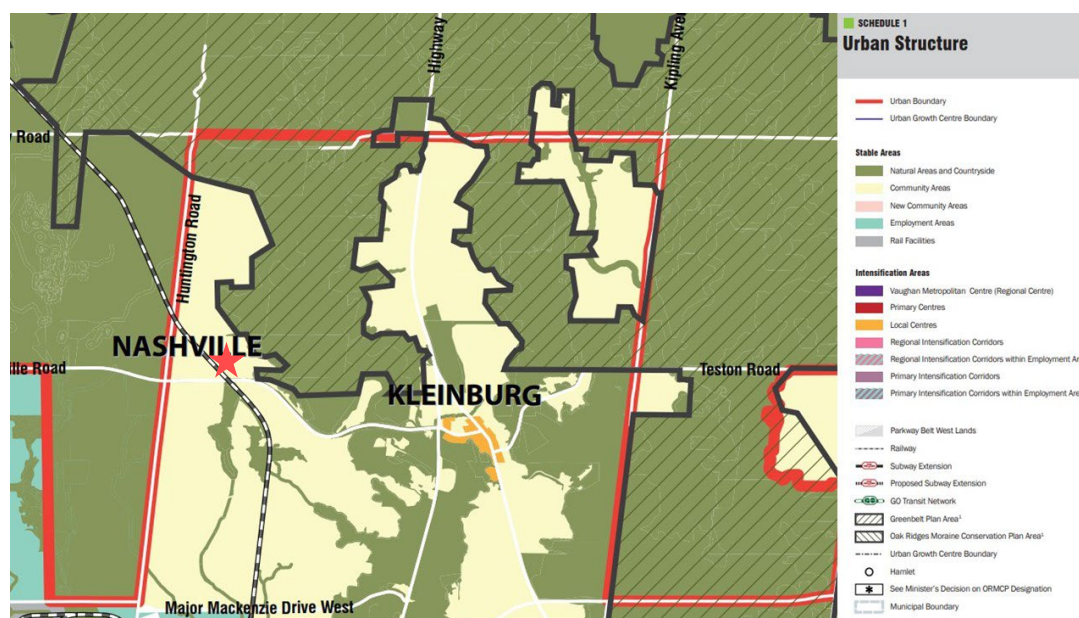
The following policies are relevant with respect to Community Areas:

- **Policy 2.2.3.1.** *“That Community Areas will provide most of the City’s low-rise housing stock, as well as local serving commercial uses and community facilities such as schools,*

parks, community centre and libraries. They will function as complete communities and encourage walking, cycling and transit use.”

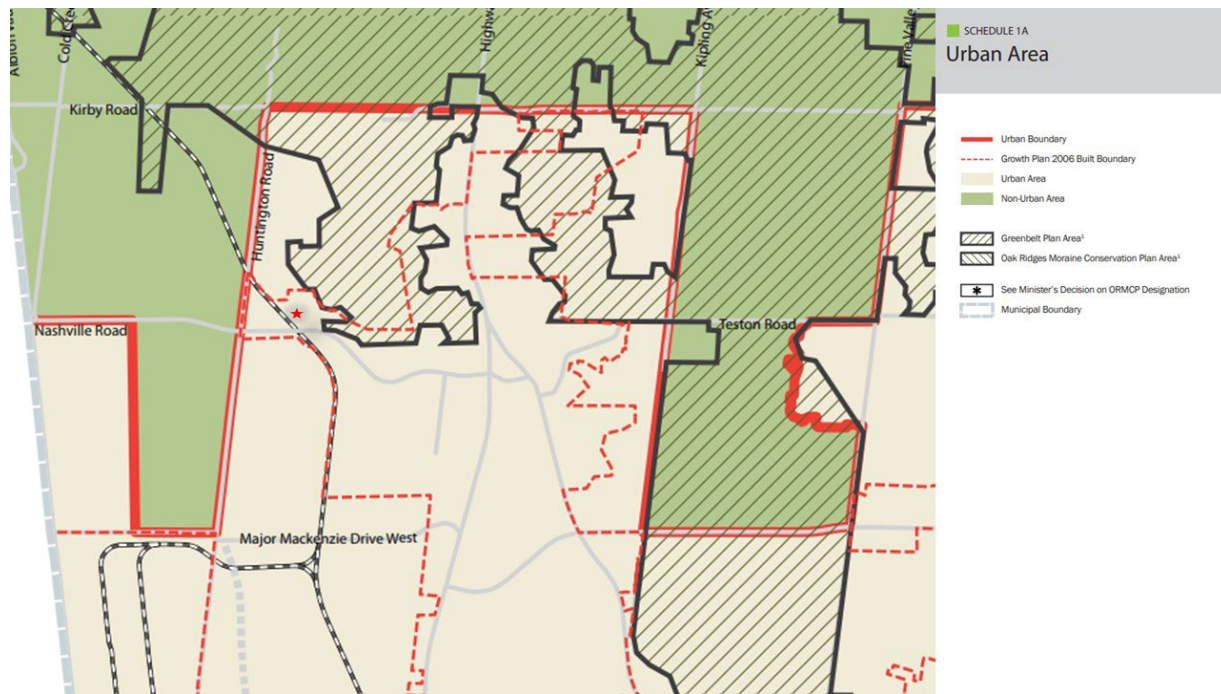
- **Policy 2.2.3.2.** *“That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.” (OPA #15)*
- **Policy 2.2.3.5.** *“That the provision of local transit service to and through Community Areas is a priority where such service does not yet exist, and the enhancement and improvement of local transit is a priority where it does exist consistent with York Region’s transit service planning process and with approved YRT service standards and guidelines.”*
- **Policy 2.2.3.6.** *“That new communities are subject to a Secondary Plan process as set out in policy 9.2.2.14 and consistent with the requirements for new communities within the York Region Official Plan.”*

Figure 9: Urban Structure (Schedule 1)



★ *Approximate Property Location*

Figure 10: Urban Area (Schedule 1A)



★ *Approximate Property Location*

Additional maps and schedules to the VOP outline the following with respect to the subject property:

Schedule 1 – Urban Structure	Subject property identified within <i>Community Areas</i> .
Schedule 1A – Urban Area	Subject property identified as an <i>Urban Area</i> .
Schedule 1B – Areas Subject to Policy 9.1.2.3 - Vaughan’s Established Large-Lot Neighbourhoods Area	Within <i>30m+ (100ft) Large-Lot Neighborhood</i>
Schedule 10 - Major Transit Network	Proposed Commuter Rail Line and Proposed Go Station near the Subject Site.
Schedule 11 - Wellhead Protection Areas	Subject Site within 2–5 year zone
Schedule 13 – Land Use Designation	Subject property designated as <i>Low-Rise Residential</i>
Schedule 2, 3, 4, 5, 6, 7, 8, 9, 12, 14A, 14B, 14C	N/A

Chapter 9.1 provides a framework for continuing to build Vaughan as a great City. It includes specific policies and development criteria to promote the creation of a an attractive public realm with a pedestrian-oriented built form and sustainable buildings. Section 9.1.2 details Urban Design and Built Form policies for *new developments*.

- **Policy 9.1.2.1.** *“That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives:*
 - a. *in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. An Established Community Area is a portion of the Community Area identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined;”*

- **Policy 9.1.2.2.** *“That in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:*
 - a. *the local pattern of lots, streets and blocks;*
 - b. *the size and configuration of lots;*
 - c. *the building type of nearby residential properties;*
 - d. *the orientation of buildings;*
 - e. *the heights and scale of adjacent and immediately surrounding residential properties;*
 - f. *the setback of buildings from the street;*
 - g. *the pattern of rear and side-yard setbacks;*
 - h. *the presence of mature trees and general landscape character of the streetscape;*
 - i. *the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties*
 - j. *conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.*

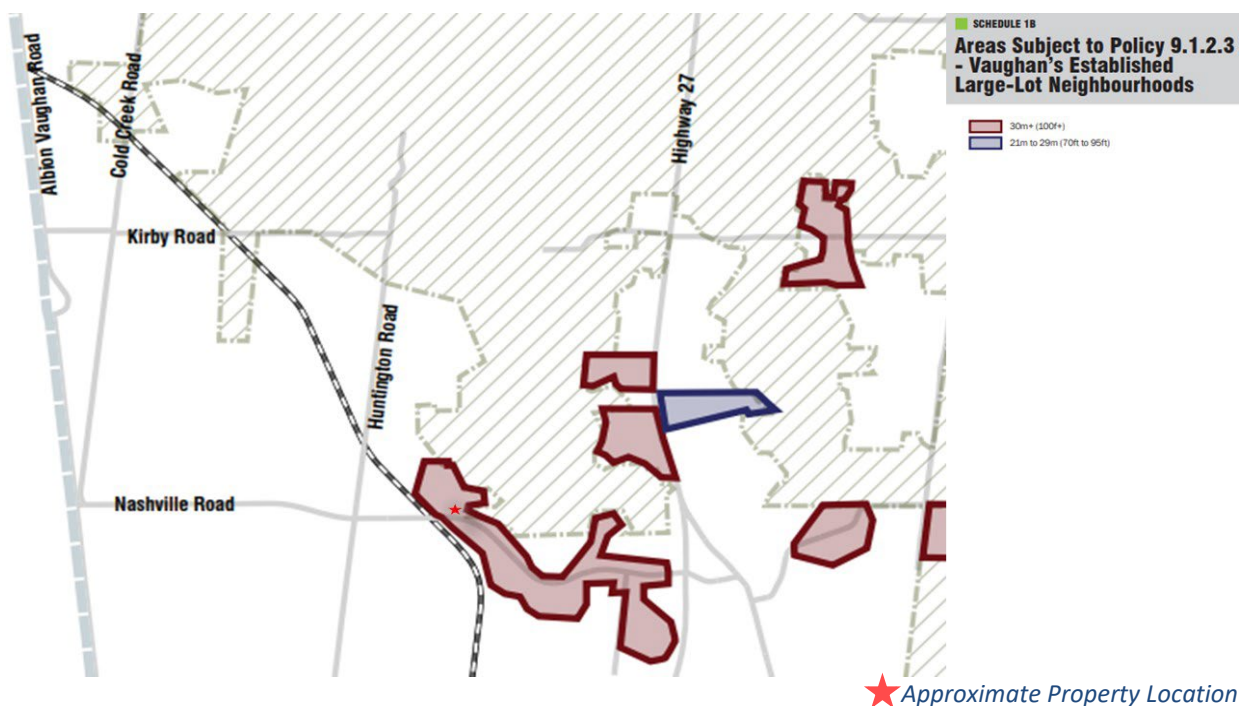
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- k. *the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g., solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels). (OPA #15)”*
- **Policy 9.1.2.3.** *“Within the Established Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by detached houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value. These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods. Some of these established neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. These include neighbourhoods at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and redevelopment of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2. In order to maintain the character of established, large-lot neighbourhoods the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.*
 - a. *Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots or the average of the frontage of the adjoining lots where they differ;*
 - b. *Lot area: The area of new lots should be consistent with the size of adjacent lots;*
 - c. *Lot configuration: New lots should respect the existing lotting fabric in the immediately surrounding area;*
 - d. *Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;*
 - e. *Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;*
 - f. *Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse replacing a detached dwelling may be*

permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;

- g. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for Community Areas;*
- h. Lot coverage: In order to maintain the low-density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law. (OPA #15)”*

The subject site is within Vaughan’s Established Large-Lot Neighborhood 30m+ (100ft) (Figure 11). Lots within these neighborhoods are subject to Policy 9.1.2.3 listed above.

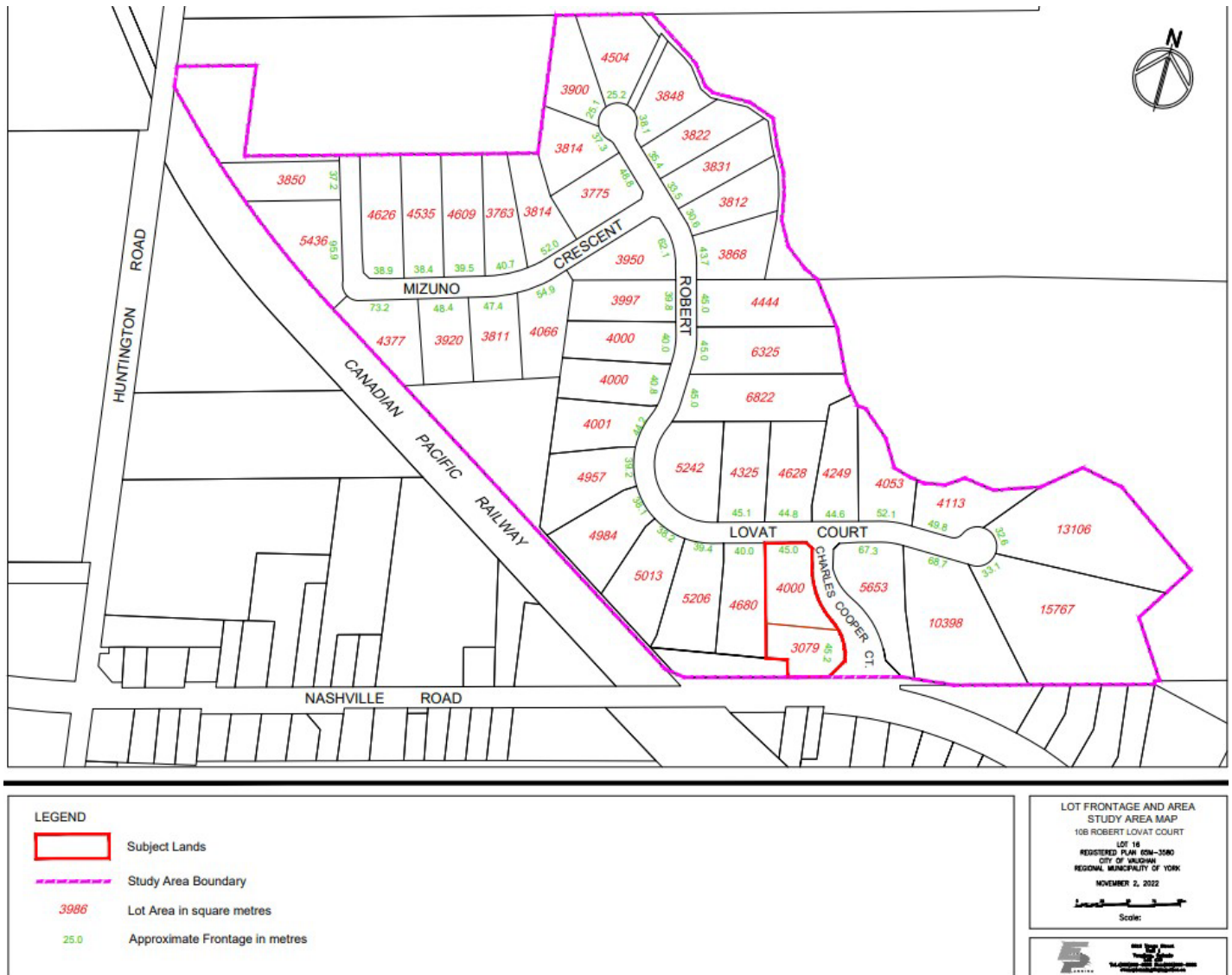
Figure 11: Large-Lot Neighborhoods (Schedule 1B)



Analysis of Policy 9.1.2.3

To facilitate the study of the neighbourhood, a map depicting lot area and frontage of all the lots in the Large Lot Neighborhood has been created (Figure 12).

Figure 12: Lot Frontage and Area Study Map



The following provides an analysis of Policy 9.1.2.3 with respect to the proposed consent:

- a. Lot Frontage: The retained and the severed lands have a frontage of approximately 45 meters which is equal to or exceeds adjoining lots, and is consistent with the lot frontages within the neighbourhood.
- b. Lot Area: The area of severed lot is 4,000 square meters. While this lot is slightly smaller than the adjacent lot to the west, the proposed lot area is of similar size to other lots within the neighborhood.

The retained lot is proposed to be 3,079 square meters. While this lot is smaller than other lots within the neighbourhood, it is comparable to other lots in the neighborhood. The retained lot is irregular in shape due to a road widening at the southwest corner of the property taken by the Region of York. The full widening across the site was not taken since the existing heritage house falls within this area. The irregular shape of the lot is not visible from any street, and as such, a passerby would not be able to visually determine that the lot was any smaller in size than the surrounding lots within the subdivision. Furthermore, the retained lot is the only lot that has frontage on Charles Cooper Court and can therefore be a slightly smaller size without impacting the larger neighbourhood. The renovated heritage house on this lot will be a feature when entering the neighbourhood. A Minor Variance application will also be submitted with the Consent application to request relief from the lot area for the retained lot.

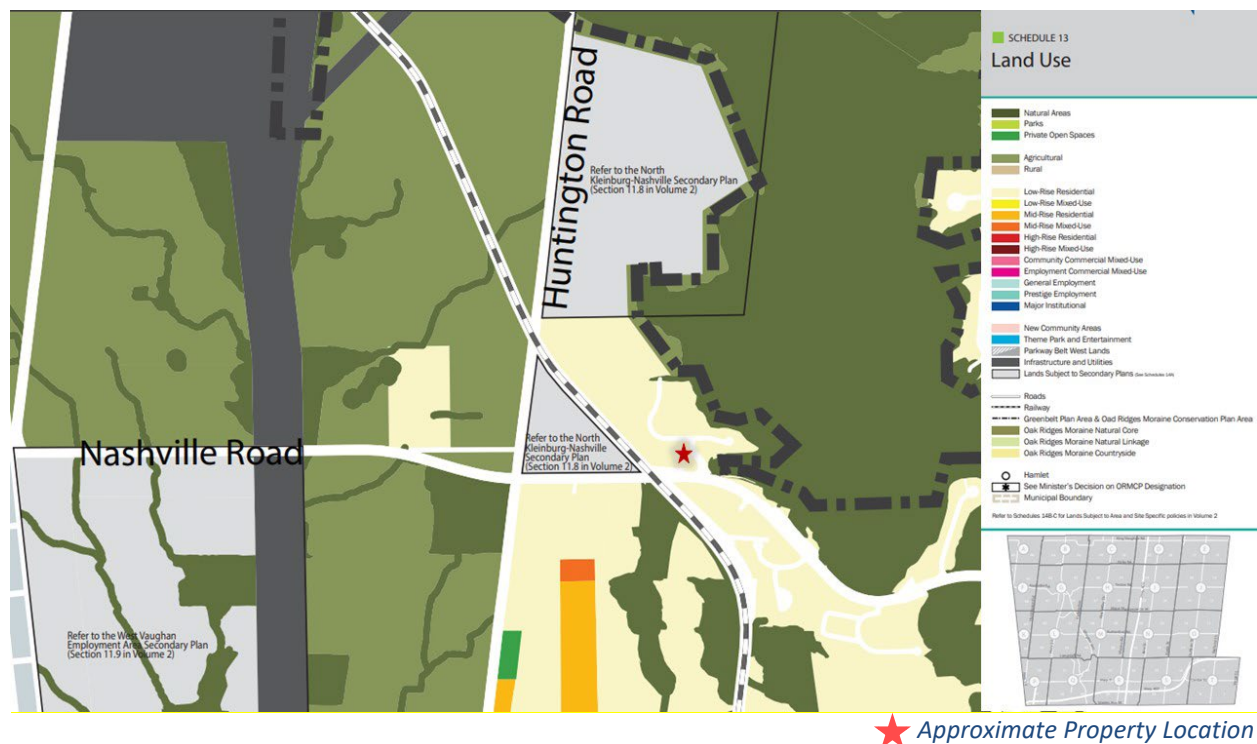
- c. Front yards and exterior yards: The existing house on the retained lot would remain as it currently exists. The proposed dwelling on the severed lot will comply with the zoning standards and will maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape.
- d. Rear yards: The existing house on the retained lot requires a modest reduction to the rear yard setback. A setback of 8.88 metres is proposed, whereas 15 metres is required by the By-law. It should be noted that the road widening taken by the Region resulted in the “notch” taken from the southwest corner of the property. The reduced rear yard setback is to this widening, and not to a neighbouring property. The setback to the neighbouring property to the west is 29.98 metres.

The severed lot is appropriately sized to accommodate a house which will comply with the zoning by-law standards. While the rear yard setback will be less than the adjacent lot to the west, there will be no visual impact to the neighbour given that the areas abutting this neighbour’s back yard will be rear amenity areas. Additionally, other lots

within the neighbourhood have similar and smaller rear yard setbacks that what is proposed.

- e. **Dwelling types:** The dwelling types proposed on the severed and retained lands will be single family homes that are consistent with the neighbourhood.
- f. **Building heights and massing:** The existing and the proposed dwellings will be two storeys in height and will respect the scale of adjacent residential buildings as well as the urban design guidelines for Community Areas.
- g. **Lot coverage:** The lot coverage of the proposed dwelling on retained lot is 8.89% whereas the Zoning By-law requirement is a maximum of 10%. The proposed lot coverage will not interfere in maintaining the low-density, large lot character and will still ensure opportunity for generous amenity and landscaping areas.

Figure 13: Land Use (Schedule 13)



The subject property is designated as *Low-rise Residential* (Figure 13) 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 following policies are of particular relevance to the development of the subject property:

- **Policy 9.2.2.1.** *“In areas designated on Schedule 13 as Low-Rise Residential, the following policies apply:*
 - a. *Low-Rise Residential areas be planned to consist of buildings in a low-rise form no greater than three storeys.*
 - b. *The following uses shall be permitted in areas designated as Low-Rise Residential, in addition to those uses permitted through policy 9.2.1.9:*
 - i. *Residential units;*
 - c. *The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:*
 - i. *Detached House;”*

The proposed development contemplates detached dwellings which is permitted in the *Low-rise Residential* designation.

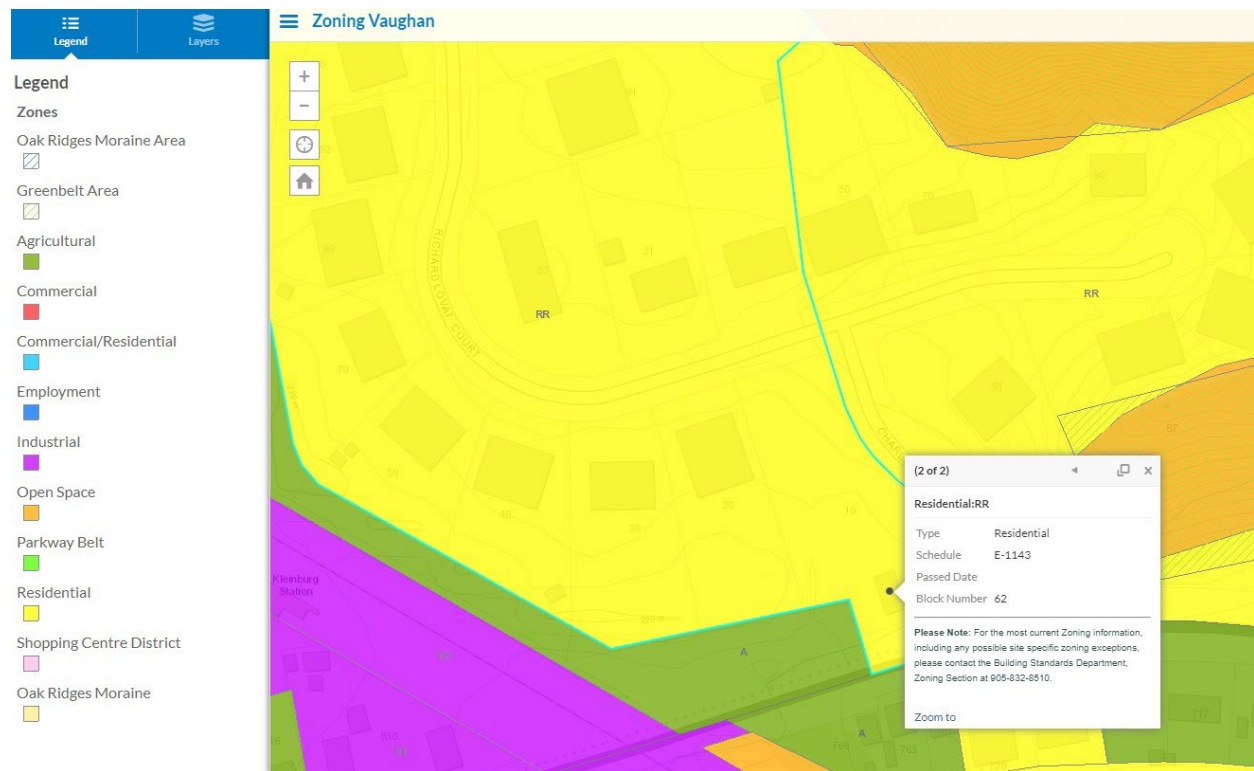
The proposed dwelling is intended to have a maximum height of two storeys, which complies with the policies of the land use designation as well as policies of compatibility with existing neighbourhood character. Further, the proposed single family lots will feature lot frontages which are comparable to the lot frontages within the neighbourhood. The lotting will be consistent and supportive of the objectives of the policies of the municipality.

The proposed development would also 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 through 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 1-88

The Subject Land is currently Zoned “Rural Residential” (RR) with Exception ‘1044’ (Figure 14) within By-law 1-88. City of Vaughan Zoning By-law 1-88 was enacted by Council on September 19, 1988 and approved by the OMB on July 17, 1989.

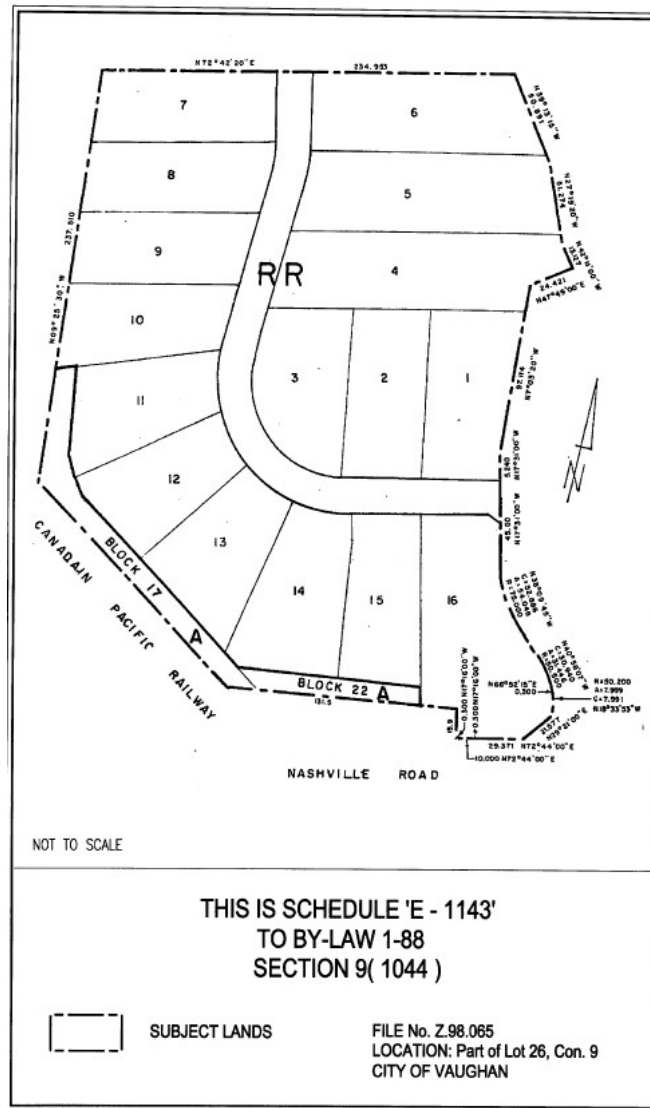
Figure 14: Zoning as per Bylaw 1-88



A single family detached dwelling is a permitted use within the Rural Residential Zone. Figure 15 illustrates the lands subject to Exception 1044 (Schedule 'E-1143'). Exception (1044) is as follows:

- **1044)** *Notwithstanding the provisions of Section 4.1.8 and Schedule "A" respecting minimum lot frontage and rear yard requirements in the RR Rural Residential Zone, the following provisions shall apply to the lands shown as the Subject Lands on Schedule "E-1143":*
 - d) *A minimum rear setback of 5.3m shall be permitted for the existing dwelling on Lot 16. Should the dwelling existing on the date By-law 130-99 is enacted be removed, the rear setback requirement for any new dwelling shall be 15 metres.*

Figure 15: Schedule 'E-1143'



The subject property is identified as Lot 16 on Schedule 'E-1143'. The existing heritage house is permitted a rear yard (south) setback of 5.3 metres. The subject applications do not propose a change to this setback. However, through the proposed consent the south yard will become an exterior side yard. Zoning By-law 1-88 requires an exterior side yard setback of 9 metres. A Minor Variance will be required to recognize this existing yard setback in the new lot configuration.

A further assessment of the applicable development standards has been provided in Table 1, which demonstrates that minor variance relief is required for lot area, rear yard setback, exterior side yard setback and building height.

Table 1 – By-law 1-88 Zoning Provisions and proposed Variances

Zoning By-law Standards	City of Vaughan Zoning By-law 1-88 'RR'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000 m ²	4000.36	3079.04m ²
(Min) lot frontage	45m	45m	45.2m
(Min) Front yard setback	15m	TBD	31.49m
(Min.) rear yard setback	15m (exception 1044 no longer applies) *	TBD	8.8m
(Min) Interior side yard	4.5m	TBD	9.97m
(Min.) exterior side yard (Flankage)	9m	TBD	5.56m
(Max.) Height	9.5m	TBD	9.84 m
(Max.) Lot Coverage (%)	10%	TBD	8.89%

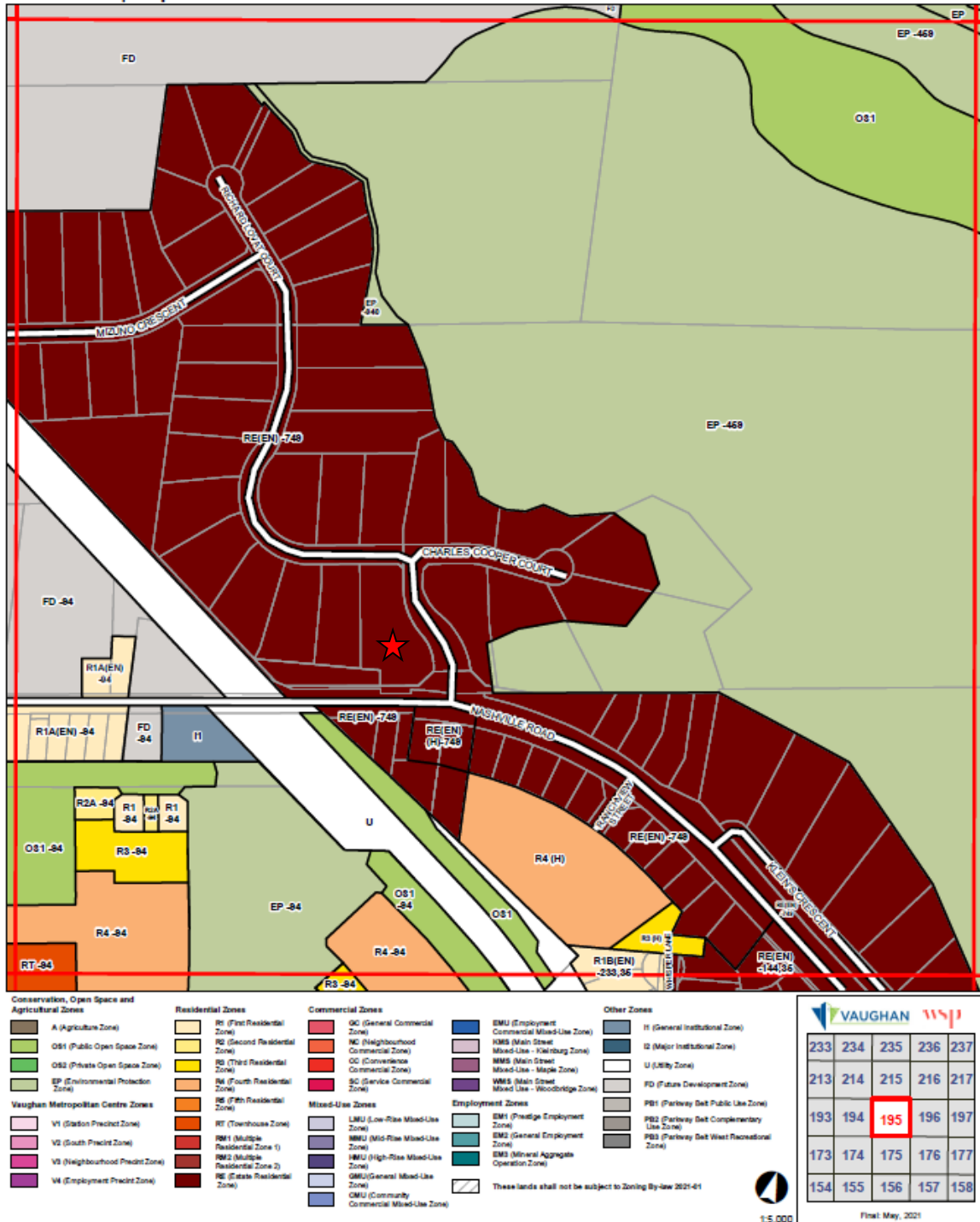
2.6 City of Vaughan Comprehensive Zoning By-law 001-2021

Consideration should also be given to City of Vaughan Zoning Comprehensive By-law 001-2021, which was approved by City of Vaughan Council on October 20, 2021. The new Zoning By-law is subject to appeal and, as such, the requirements are not currently in effect. However, the City of Vaughan will also review applications for conformity under this By-law and will require any necessary variances to be recognized.

The subject site is zoned RE (EN)-749, where RE stands for Estate Residential Zone (RE), EN stands for Established Neighbourhoods and Exception 749 (which refers to Lots 1 and 2 and is not relevant to the subject site). The RE Zone permits single detached dwelling, such as the dwellings proposed.

Zoning By-law 001- 2021

Schedule A | Map 195



An assessment of the applicable development standards has been provided in Table 2, which demonstrates that minor variances are necessary for lot area, rear yard setback, exterior side yard setback and building height.

Table 1 - By-law 001-2021 Zoning Provisions and proposed Variances

Zoning By-law Standards	City of Vaughan Comprehensive By-law 001-2021 'RE (EN)'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000m ²	4000.36	3079.04m²
(Min) lot frontage	45m	45m	45.2m
(Min) Front yard setback	15m	TBD	31.49m
(Min.) rear yard setback	15m	TBD	8.8m
(Min) Interior side yard	4.5m	TBD	9.97m
(Min.) exterior side yard (Flankage)	10m	TBD	5.56m
(Max.) Height	9.5 m	TBD	9.84 m
(Max.) Lot Coverage (%)	10%	TBD	8.89%

3.0 Four Tests of Section 45(1) of the Planning Act

Minor Variances are evaluated based on four (4) tests set out in Section 45(1) of the Planning Act.

Four variances are required to facilitate the proposed Consent. The variances relate to the proposed retained lot with the existing heritage house and are summarized below:

Zoning By-law Standards	City of Vaughan Zoning By-law 1-88 'RR'	City of Vaughan Comprehensive By-law 001-2021 'RE (EN)'	Proposed Severed Lot	Proposed Retained Lot
(Min.) lot area	4000 m ²	4000m m ²	4000.36	3079.04m ²
(Min.) rear yard setback	15m (exception 1044 no longer applies) *	15m	TBD	8.8m
(Min.) exterior side yard (Flankage)	9m	10m	TBD	5.56m
(Max.) Height	9.5m	9.5 m	TBD	9.84 m

Following is an assessment of the tests for Minor Variance approval:

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 property is located within a Large Lot Neighbourhood, and is subject to Section 9.1.2.3 of the Official Plan, which outlines policies for lot creation. As summarized in Section 2.4 of this Planning Justification Report, the proposed Consent is consistent and compatible with adjacent and surrounding lots within the subdivision in terms of lot frontage, lot area, lot configuration, setbacks, dwelling types, building heights and massing, and lot coverage.

The proposed minor variances for the retained land will facilitate a lot size and building configuration that will be a good 'fit' in the community. The proposed variances are in keeping with the general intent and purpose of the Official Plan.

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

By-laws 1-88 and 001-2021 both permit single detached dwellings within the RR and RE Zones, respectively. All variances requested are being made with the intention of developing single family detached dwellings that will be in keeping with the general intent and purpose of each By-law. Through the analysis of the Official Plan policies with respect to lot size and building configuration, it has been determined that the lots will be compatible and a good fit within the neighbourhood. The purpose of the zoning standards is to ensure compatible and appropriate development. The proposed minor variances for the retained land will maintain the large lot character of the neighbourhood which the standards are set out to regulate. As such, the proposed variances are in keeping with the general intent and purpose of the Zoning By-law.

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

The requested variances would create two new residential lots and single family dwellings of comparable size to the surrounding community. The development reflects modest and appropriate infill development and would more efficiently utilize urban lands and services.

Is the variance minor in nature?

The proposed variances are site specific in nature and will not be precedent-setting for the community. The application reflects an appropriate proposal for Consent which will retain and improve the existing heritage house. The location of the lot at the periphery of the neighbourhood with a heritage building located at the south limit of the lot is a unique situation. The proposed lot configuration and setbacks will maintain a consistent streetscape, and will be in keeping with the character of the neighbourhood.

4.0 Conclusion

It is respectfully submitted that the proposed Consent and Minor Variance applications align with the policies and directions of the Provincial Policy Statement, Growth Plan of the Greater Golden Horseshoe, Region of York Official Plan, City of Vaughan Official Plan and City of Vaughan Zoning By-law.

The proposed Consent (severance) application would create one additional lot within an urban area. The proposal represents modest and appropriate intensification that will provide a good fit within the neighbourhood.

The proposed Minor Variances for the retained lot are appropriate as they meet the four tests of the Planning Act.

The subject Consent and Minor Variance applications reflect good planning.

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None