

File: B004/21

Applicant: 2559445 Ontario Inc.

Address: Townsgate Drive/Campbell Avenue, Legally described as: Part of Lot 48, Plan 3205, Designated as Part 2 on Plan 65R-36666

Agent: MacNaughton Hermesen Britton Clarkson Planning Limited

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s)
	<input checked="" type="checkbox"/> Negative Comment	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Real Estate Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department		
Bell Canada	<input checked="" type="checkbox"/>	
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: B016/16, B014/17, A123/17 & A124/17 (see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, October 28, 2021

***Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).**



Consent Application

Agenda Item: 01

B004/21

Ward: 5

Prepared By: Lenore Providence Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, October 28, 2021 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.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: 2559445 Ontario Inc.

Agent: MacNaughton Hermsen Britton Clarkson Planning Limited

Property: Townsgate Drive/Campbell Avenue, Legally described as: Part of Lot 48, Plan 3205, Designated as Part 2 on Plan 65R-36666

Zoning: The subject lands are zoned R3(H) and subject to the provisions of Exception 9(0735) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ("VOP2010"): Low-Rise Residential

Related Files: None

Purpose: Consent is being requested to sever a parcel of land for residential purposes approximately 464.52 square metres. The retained parcel is approximately 463.74 square metres. Both the severed and retained land will have frontage onto Townsgate Drive and are currently vacant.

Background (Previous Applications approved by the Committee on the subject land:

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B016/16	The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land for the creation of a new lot, together with all required easements and right of ways, for residential purposes, and retain the lands for residential purposes. Currently the conveyed and retained lands are vacant.	APPROVED – July 21, 2016
B014/17	The purpose of this application is to request the consent of the committee of Adjustment to convey a parcel of land for the Creation of a new lot, together with all required easements and right of ways, for Residential purposes, and retain the lands for Residential purposes	APPROVED – May 25, 2017
A123/17	To permit a minimum lot frontage of 12.935 metres.	APPROVED – May 25, 2017
A124/17	To permit a minimum lot frontage of 12.935 metres.	APPROVED – May 25, 2017

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "B001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A**Staff & Agency Comments**

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on October 6, 2021

Applicant confirmed posting of signage on September 30, 2021

Existing Building or Structures on the subject land:

Both the severed and retained land are currently vacant.

Committee of Adjustment recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
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. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
4. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.

Adjournment Request / File Review History: N/A**Building Standards (Zoning Review):**

There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

Building Department Staff have no additional comments in respect to this application.

Building Standards Recommended conditions of approval:

Development Planning:

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

The Owner is proposing to sever the subject lands to create two separate lots. The westerly vacant portion (severed lot) will have a lot frontage of 12.95 m, a lot depth of 35.87 m and a lot area of 464.1 m². The easterly vacant portion (retained lot) of the subject lands proposes a lot frontage of 12.95 m, a lot depth of 35.81 m, and a lot area of 463.5 m². Both the severed and retained lots comply with the minimum required lot frontage, lot depth and lot area requirements.

Prior to completing the review of this consent application, the Development Planning Department had prepared and brought forth an implementing zoning by-law to remove the Holding Symbol ('H'), which was approved by Council on June 22, 2021. A Holding Symbol ('H') was originally placed on the subject lands through the enactment of By-law 117-91 to permit the severance of the rear lots fronting Crestwood Road and in addition rezoning the lots fronting on Towngate to R3 with a holding symbol ('H').

In support of the application, the Owner submitted an Arborist Report and Tree Inventory, Protection, and Removals Plan, prepared by MHBC Planning Urban Design and Landscape Architecture, dated March 25, 2021. The Urban Design Division of the Development Planning Department has reviewed the report and have no concerns.

The Development Planning Department has reviewed and concurs with the justification for the severance provided in a letter dated March 15, 2021, that was prepared and submitted by MHBC Planning Urban Design and Landscape Architecture in support of the Consent Application.

Accordingly, the Development Planning Department has no objection to the requested severance as the proposal complies with the lot area, lot depth and lot frontage requirements of Zoning By-law 1-88, maintains the intent of the severance policies in VOP 2010 and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13. Recommendation:

The Development Planning Department recommends approval of the application. Conditions of Approval: If the Committee finds merit in the application, the following condition of approval is recommended: None

Development Engineering:

The Development Engineering (DE) Department does not object to consent application B004/21 subject to the following condition(s):

1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed and retained lands as per city standards, complete with a servicing and lot grading plan. The Owner 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. 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.

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date.

Development Finance:

1. 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.
2. 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.
3. 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
4. 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.

Real Estate:

Real Estate recommended conditions of approval:

1. 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 Senior Manager of Real Estate. Payment shall be made by certified cheque only.

Fire Department:

No comments received to date.

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

Agent Correspondence –Cover Letter

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Bell Canada- No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

Consent Application B016/16

Consent Application B014/17

Minor Variance Application A123/17

Minor Variance Application A124/17

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

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

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

Should the Committee **adjourn** this application the following condition(s) is required: None

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none">1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.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. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.4. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	<ol style="list-style-type: none">1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed and retained lands as per city standards, complete with a servicing and lot grading plan. The Owner 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. 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.
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	<ol style="list-style-type: none">1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
4	Real Estate Franca Mazzanti 905-832-8585 x 8474 franca.mazzanti@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 Senior Manager of Real Estate. Payment shall be made by certified cheque only.

Warning:

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.

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

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

PUBLIC CONSULTATION DURING OFFICE CLOSURE: 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 shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

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.

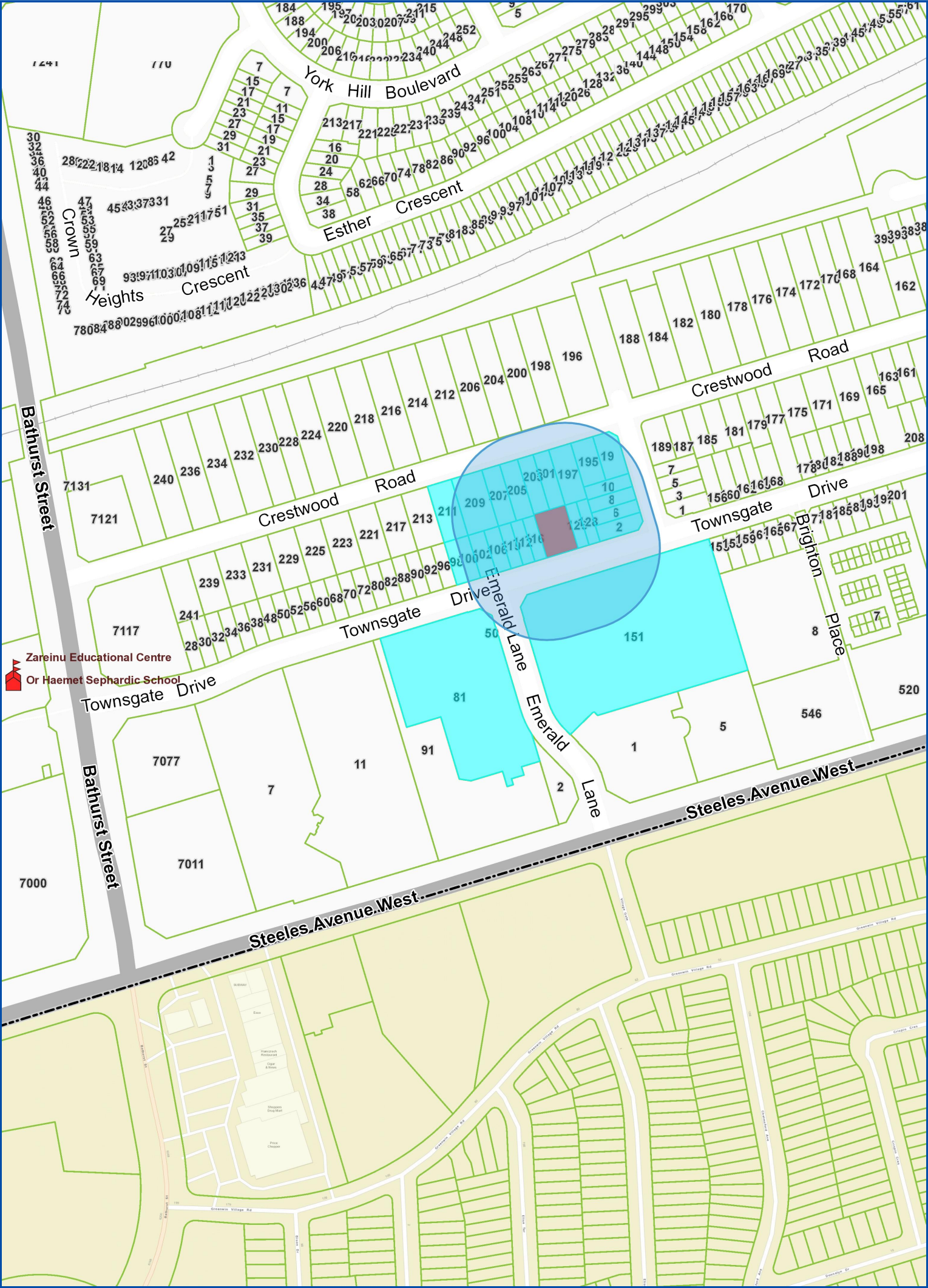
For more information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

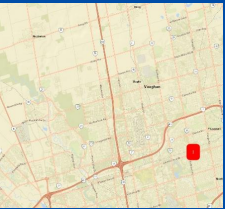
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



Map Information:



Title: Municipally located on Townsgate Drive,
Thornhill, Formerly part of 201 Crestwood Rd.

NOTIFICATION MAP - B004/21

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



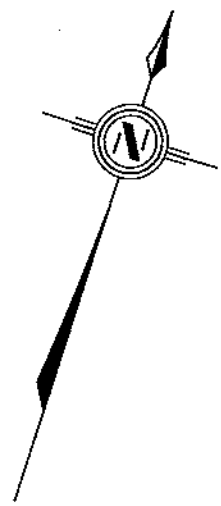
Scale: 1:3,877
0 0.06 km



Created By:
Infrastructure Delivery
Department
October 7, 2021 1:18 PM

Projection:
NAD 83
UTM Zone
17N

PLAN OF SURVEY OF
Part of LOT 48
REGISTERED PLAN 3205
CITY of VAUGHAN
Regional Municipality of York
SCALE 1 : 200
AVANTI SURVEYING INC.



B004/21

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT

DATE : August 15, 2016

CHRIS BERESNIEWCZ
ONTARIO LAND SURVEYOR

PLAN 65R-36666

RECEIVED AND DEPOSITED

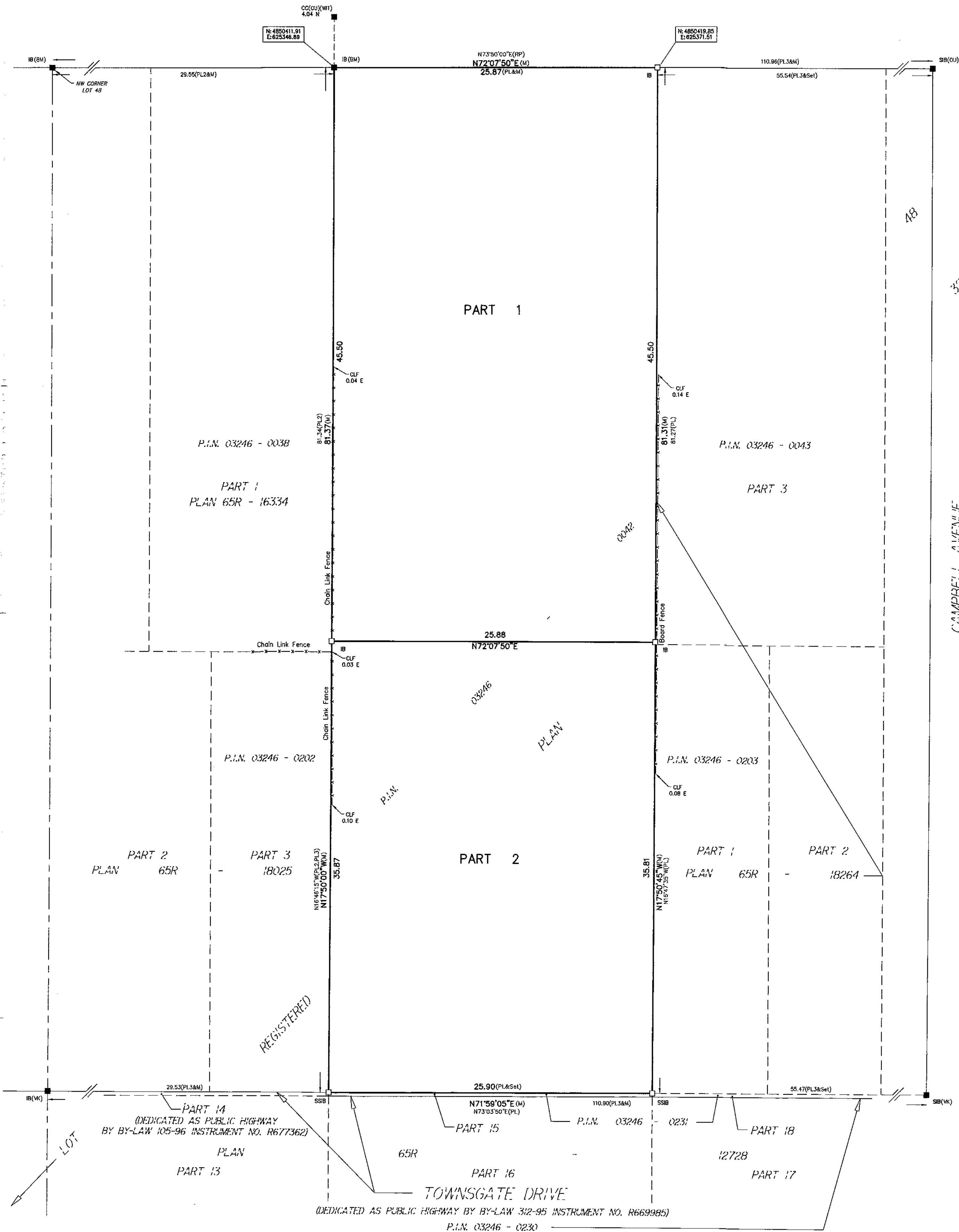
DATE : Sept 23/16

J. Grossi
REPRESENTATIVE FOR THE LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
YORK REGION. (No.65)

SCHEDULE

PART	LOT	PLAN	P.I.N.
1			
2	PART OF LOT 48	3205	ALL OF 03246 - 0042

CRESTWOOD ROAD
(FORMERLY JACKES AVENUE BY REGISTERED PLAN 3205)
P.I.N. 03249 - 0002



METRIC

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 11th DAY OF
MAY, 2016.

AUGUST 15, 2016
DATE

CHRIS BERESNIEWCZ
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE MTM GRID DERIVED FROM SPECIFIED CONTROL
POINTS 02019670094 AND 02019674001, UTM ZONE 17,
NAD83 (CSRS)

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD 83
(CSRS) COORDINATES TO URBAN ACCURACY PER SECTION
14(2) OF O.R.G. 216/10

SCP 02019670094	NORTHING	EASTING
SCP 02019674001	4850172.92	625636.12
	4848935.09	624910.40

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON
THIS PLAN

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING
BY A COMBINED SCALE FACTOR OF 0.9998881.

LEGEND

- | | | |
|---------|---------|--|
| □ | DENOTES | SURVEY MONUMENT SET |
| ■ | — | SURVEY MONUMENT FOUND |
| RP | — | REGISTERED PLAN |
| N,S,E,W | — | NORTH,SOUTH,EAST, WEST |
| M | — | MEASURED |
| CC | — | CUT CROSS |
| SIB | — | STANDARD IRON BAR |
| SSIB | — | SHORT STANDARD IRON BAR |
| IB | — | IRON BAR |
| WT | — | WITNESS |
| P.I.N. | — | PROPERTY IDENTIFIER NUMBER |
| PROD. | — | PRODUCTION |
| VK | — | VLADIMIR KROMAR LTD., O.L.S. |
| BM | — | BAIRD & MUCKLESTONE, O.L.S. |
| DH | — | PLAN BY D.O. HORWOOD, O.L.S.
DATED FEBRUARY 1, 1996 |
| PL | — | PLAN 65R-18264 |
| PL2 | — | PLAN 65R-18025 |
| PL3 | — | PLAN 65R-12728 |

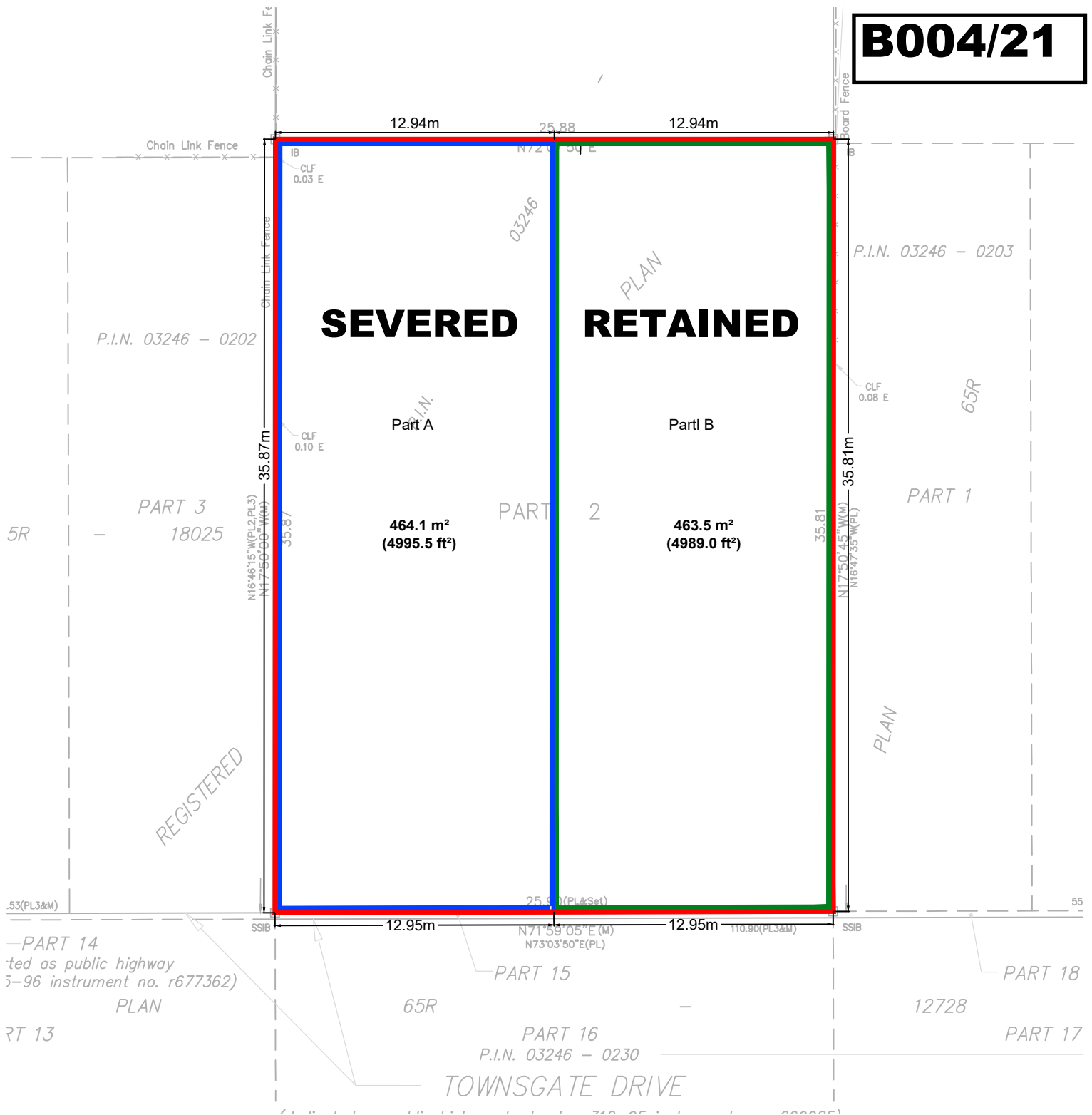
Avanti

SURVEYING INC.

310 North Queen St., Unit 102, Toronto ON M9C-5K4
Tel: (416) 231-1174 - Fax: (416) 621-3360
E-MAIL: info@avantisurveying.com

DRAWN: J.K. CHECKED: R.T./C.B. PROJECT 16-127

B004/21



Data Source: First Base Solutions Aerial Flown 2016

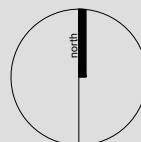
Figure 1 Consent Sketch

LEGEND

- Subject Lands
- Severed Lot (Part A)
- Retained Lot (Part B)

DATE: February 14, 2020

SCALE 1:250



Vaughan, Ontario

N:\13206\C\2020\Consent Application\Consent Sketch Figure\CAD\13206C- Consent Sketch-13 February 2020.dwg



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

Agent Correspondence –Cover Letter



B004/21

KITCHENER
WOODBIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

March 15, 2021

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

Dear Ms. Vigneault:

**RE: CONSENT APPLICATION
 PART OF LOT 48, REGISTERED PLAN 3205, CITY OF VAUGHAN
 OUR FILE 2141A**

On behalf of our client, 2559445 Ontario Inc. (hereinafter the "owner"), we are pleased to submit an application for Consent to sever for lands described as Part of Lot 48, Registered 3205, in the City of Vaughan.

The Subject Lands are located on the northeast corner of Townsgate Drive and Emerald Lane, and are approximately 0.09 ha (0.23 acre) in size. The Subject Lands are currently vacant, with approximately 26 metres frontage along Townsgate Drive.

In support of our application, please find enclosed the following:

- One (1) completed Consent Application form;
- One (1) copy of an Example Housing Typology;
- One (1) copy of the Reference Plan of Survey, dated August 15, 2016; and,
- One (1) copy of the Consent Sketch.

PURPOSE OF APPLICATION

The purpose of the application is to allow the owner to sever the Subject Lands into two (2) separate parcels. The intent of the severance would allow the owner separate ownership and future development of the Subject Lands. As shown on **figure 1**, the lands to be severed consist of the westerly portion of the Subject Lands which the retained lot consists of the easterly portion of the Subject Lands. The proposed severance will result in the following:

	Retained (Part B)	Severed (Part A)
Lot Area	463.5 m ²	464.1 m ²
Lot Frontage	12.95 m	12.95 m
Lot Depth	35.81 m	35.87 m

CONSENT EVALUATION

As per the Section 51(24) of the *Planning Act*, a consent is evaluated based on the following criteria amongst others:

- 1. *Conformity with the Official Plan and compatibility with adjacent land use;*
- 2. *Compliance with the local Zoning By-laws;*
- 3. *Suitability of land for the proposed purpose, including the size, shape of the lot(s) being created, affordable units; and,*
- 4. *Adequacy of vehicular access, water supply, sewage disposal.*

The proposed severance meets the above criteria in the following manner:

- 1. *Conformity with the Official Plan and compatibility with adjacent land use;*

The Subject Lands are located within “Community Areas” on Schedule 1: Urban Structure, and designated “Low-Rise Residential” on Schedule 13: Land Use in the City of Vaughan Official Plan. As such, the City of Vaughan Official Plan provides detailed development policies applicable to the Subject Lands.

The Subject Lands are designated “Community Areas and “Low-Rise Residential”, which permits low-rise housing stock, local-servicing commercial uses and community facilities. The proposal conforms to the Official Plan policies for Low-Rise Residential within the Community Areas designation. The proposed severance is compatible with the adjacent land uses as they maintain and resolve any future ownership issues for the Subject Lands.

- 2. *Compliance with the local Zoning By-law 1-88;*

The Subject Lands are zoned “R3 (H) Residential” with a site specific section 9(735). The Subject Lands conforms to all setback regulations and both lots meet minimum requirements of the Zoning By-law.

The Holding (H) Provision must be removed prior to development on the Subject Lands. A Zoning By-law Amendment Application will be submitted to the City to lift the Holding (H) Provision. Approval of the Zoning By-law Amendment Application will be required prior to the Consent Application.

- 3. *Suitability of land for the proposed purpose, including the size, shape of the lot(s) being created, affordable units; and,*

The severance of the lands is minor and seeks to create two separate lots. The intent for the Subject Lands to be severed is to allow two separate ownership for future development. The part to be severed is similar in size of the retained part and adjacent properties. The proposed severance will have minimum impact on the lot area and overall shapes in the surrounding areas.

4. *Adequacy vehicle access, water supply, sewage disposal.*

Both lots are and will be serviced by the municipal infrastructure. The proposal will maintain the vehicular accesses from Townsgate Drive to the Subject Lands.

SUMMARY

In conclusion, we believe the requested application to consent to sever is appropriate and represents good planning. The proposed consent would maintain the general pattern of the existing lotting fabric within the block and allow opportunity for separate ownerships to provide additional housing to the Region and City. The Consent application is minor in nature and in the public interest.

If you have any questions or require any additional information, please do not hesitate to call.

Thank you.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'Eldon Theodore', followed by a period.

Eldon Theodore, BES, MUDS, MLAI, MCIP, RPP
Partner | Planner | Urban Designer

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- Bell Canada- No concerns or objections



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:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Lenore Providence

Subject: FW: B004/21 - REQUEST FOR COMMENTS - 41 Hurricane Avenue, Woodbridge (Full Circulation)

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

Sent: May-27-21 12:18 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: B004/21 - REQUEST FOR COMMENTS - 41 Hurricane Avenue, Woodbridge (Full Circulation)

Good afternoon Lenore,

The Regional Municipality of York has completed its review of the above consent application and offers the following condition:

1. Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lots from the existing YDSS capacity assigned by the Region

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Providence, Lenore

Subject: FW: [External] RE: B004/21 - REQUEST FOR COMMENTS - 41 Hurricane Avenue, Woodbridge (Full Circulation) - 905-21-214

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

Sent: May-19-21 12:58 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: [External] RE: B004/21 - REQUEST FOR COMMENTS - 41 Hurricane Avenue, Woodbridge (Full Circulation) - 905-21-214

Hi Lenore,

Upon review of the proposed severance application B004/21, Bell Canada confirms that we have existing installations over the subject lands noted above, which are protected by existing easement registered as Instrument No. WB3395.

Therefore Bell Canada confirms that our existing easement rights must be maintained, and that we will not require any additional easement protection.

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

Schedule D: Previous Approvals (Notice of Decision)

- Consent Application B016/16
- Consent Application B014/17
- Minor Variance Application A123/17
- Minor Variance Application A124/17

NOTICE OF DECISION

CONSENTS

FILE NUMBER: B016/16

APPLICANT: GRAZIA ANTINORI

PROPERTY: Part of Lot 26, Concession 1 (Lot 48, Registered Plan 65R-12728) municipally located at Townsgate Drive & Crestwood Road, Thornhill

ZONING: The subject lands are zoned R2, Residential Zone and R3(H), Residential Zone with a Holding Symbol subject to Exception 9(735) under By-law 1-88 as amended.

PURPOSE: The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketch for the creation of a new lot, together with all required easements and right of ways, for residential purposes, and retain the lands marked "B" on the attached sketch for residential purposes.

Currently the conveyed and retained lands are vacant.

Sketches are attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **July 21, 2016.**

MOVED BY:

SECONDED BY:



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No. **B016/16, GRAZIA ANTINORI**, be **APPROVED**, in accordance with the sketch attached and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

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, if required. 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).
3. 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 deed in 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 Senior Manager of Real Estate. Payment shall be made by certified cheque only.
4. That the Owner shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands showing all existing and proposed easements to the satisfaction of the Development Engineering and Infrastructure Planning Department. The Owner shall submit a draft reference plan to the Development Engineering and Infrastructure Planning Department for review prior to deposit, if required, to the satisfaction of the Development Engineering and Infrastructure Planning Department.

5. That the Owner shall provide conceptual site grading and servicing plan(s) for the lots to the satisfaction of the Development Engineering and Infrastructure Planning Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access, if required, Development Engineering and Infrastructure Planning Department.
6. Submission to the Secretary-Treasurer of **FOUR (4)** 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;
7. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter **and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer**, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes **the "Schedule Page" will be an attachment to the Certificate**. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended;
8. A fee of **\$190.00** made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to **three (3) working days** after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of **\$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day**;
9. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions.

IMPORTANT:

Pursuant to Section 53(41) 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. Failing to comply with this requirement will result in the application to be deemed to be refused.

ALL CONDITIONS MUST BE FULFILLED.

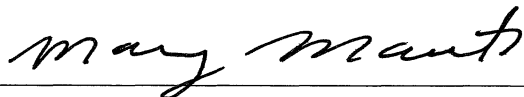
Please contact each Agency and/or Department listed above whether "if required" appears in the condition or not.

Please Note:

1. 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.
2. 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.
3. 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 Development Charges Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment
4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

CARRIED.

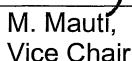
CHAIR:

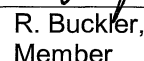


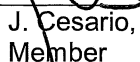
Signed by all members present who concur in this decision:


ABSENT

H. Zheng,
Chair


M. Mauti,
Vice Chair

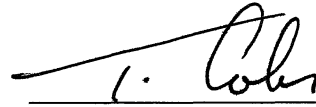

R. Buckler,
Member


J. Cesario,
Member


A. Perrella,
Member

CERTIFICATION

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.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	JULY 21, 2016
Date of Notice:	JULY 29, 2016
Last Date of Appeal:	AUGUST 18, 2016

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the **\$650.00** processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of **\$125.00** for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

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

NOTES

1. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.
2. A Certificate pursuant to Subsection 53(21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

PLAN OF SURVEY OF
Part of LOT 48
REGISTERED PLAN 3205
CITY of VAUGHAN
Regional Municipality of York
SCALE 1 : 200
AVANTI SURVEYING INC.

B016/16

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT

DATE : _____

CHRIS BERESNEWICZ
ONTARIO LAND SURVEYOR

PLAN 65R-

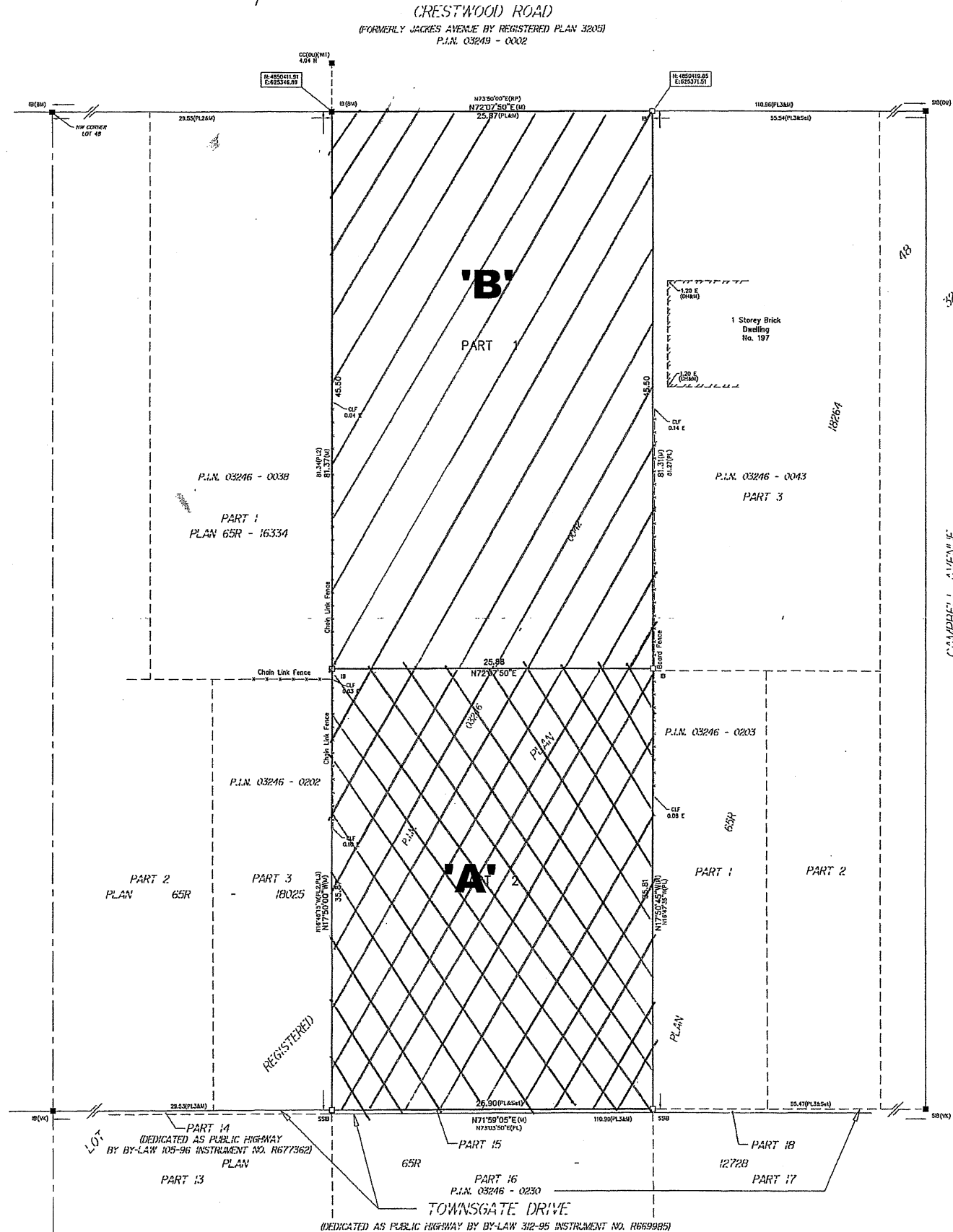
RECEIVED AND DEPOSITED

DATE : _____

REPRESENTATIVE FOR THE LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF THE
TORONTO REGISTRY OFFICE. (No.66)

SCHEDULE

PART	LOT	PLAN	P.L.N.	AREA
1	PART OF LOT 48	3205	ALL OF 03246 - 0042	1177.3 m ²
2				927.6 m ²



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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 11th DAY OF MAY, 2016.

MAY 14, 2016

DATE
CHRIS BERESNEWICZ
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE WITH GRID DERIVED FROM SPECIFIED CONTROL
POINTS 02015870054 AND 02015874001, UTM ZONE 17,
NAD83 (CSRS)

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD 83
(CSRS) COORDINATES TO URBAN ACCURACY PER SECTION
14(2) OF O.R.G. 216/10

	NORTHING	EASTING
SCP 02015870054	4850172.92	625636.12
SCP 02015874001	4849935.09	624910.40

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON
THIS PLAN

DISTANCE NOTE

DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING
BY A COMBINED SCALE FACTOR OF 0.9999881.

LEGEND

- | | | |
|---------|---------|---------------------------------|
| □ | DENOTES | SURVEY MONUMENT SET |
| ■ | — | SURVEY MONUMENT FOUND |
| RP | — | REGISTERED PLAN |
| N.S.E.W | — | NORTH, SOUTHEAST, WEST |
| M | — | MEASURED |
| CC | — | CUT CROSS |
| SIB | — | STANDARD IRON BAR |
| SSB | — | SHORT STANDARD IRON BAR |
| ID | — | IRON BAR |
| WIT | — | WITNESS |
| P.I.N. | — | PROPERTY IDENTIFIER NUMBER |
| PROD. | — | PRODUCTION |
| VL | — | VLADIMIR KRUMHOLTZ LTD., O.L.S. |
| BM | — | BIRD & MCKLESTONE, O.L.S. |
| DH | — | PLAN BY D.O. HORWOOD, O.L.S. |
| PL | — | DATED FEBRUARY 1, 1996 |
| PL2 | — | PLAN 65R-18025 |
| PL3 | — | PLAN 65R-12728 |

Avanti

SURVEYING INC.

310 North Queen St., Unit 102, Toronto ON M5C-5K4
Tel: (416) 231-1174 - Fax: (416) 621-3350
E-MAIL: info@avantisurveying.com

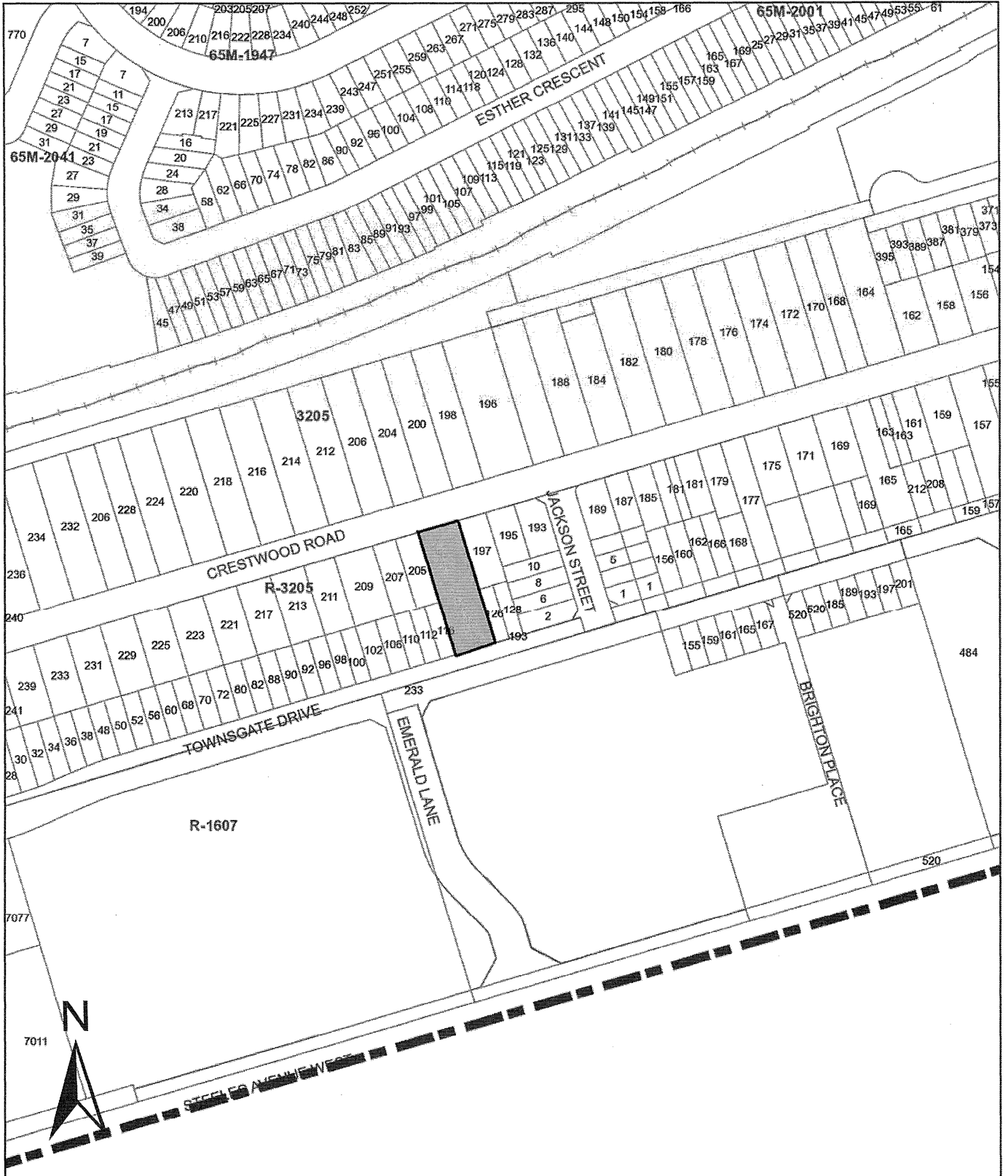
DRAWN: J.K. CHECKED: R.T./C.B. PROJECT 16-127



Location Map - B016/16

CRESTWOOD & TOWNSGATE DRIVE, THORNHILL

Centre Street



City of Vaughan

0 0.05 0.1 0.2 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.



COMMITTEE OF ADJUSTMENT

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Phone: (905)832-8585 Fax: (905)832-8535

NOTICE OF DECISION **CONSENTS**

FILE NUMBER: B014/17

APPLICANT: 2559445 ONTARIO INC

PROPERTY: Part of Lot 26, Concession 1 (Part of Lot 48 of Registered Plan 65R-12728) municipally known as 201 Crestwood Road, Thornhill

ZONING: The subject lands are zoned R2, Residential Zone under By-law 1-88 as amended.

PURPOSE: **Conveyance: Creation of new lot.**
The purpose of this application is to request the consent of the committee of Adjustment to convey a parcel of land marked "A" on the attached sketch for the Creation of a new lot, together with all required easements and right of ways, for Residential purposes, and retain the lands marked "B" on the attached sketch for Residential purposes

BACKGROUND INFORMATION: **Other Planning Act Applications**
The land which is the subject in this application was also the subject of another application under the Planning Act:

B016/16 - APPROVED - July 21/16. Previous severance.

A sketch is attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **April 27, 2017**

MOVED BY:

SECONDED BY:



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.B014/17, **2559445 ONTARIO INC**, be **APPROVED**, in accordance with the **sketch attached** and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1. The Owner shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of the Development Engineering and Infrastructure Planning Department. The Owner shall submit a draft reference plan to the Development Engineering and Infrastructure Planning Department for review prior to deposit; to the satisfaction of the Development Engineering and Infrastructure Planning department.
2. The Owner shall provide conceptual site grading and servicing plan(s) for the lots to the satisfaction of the Development Engineering and Infrastructure Planning Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.
3. 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).

4. 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).
5. 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 Senior Manager of Real Estate. Payment shall be made by certified cheque only.
6. Submission to the Secretary-Treasurer of FOUR (4) 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.
7. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes the "Schedule Page" will be an attachment to the Certificate. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended.
8. A fee of \$190.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of \$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day.
9. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions.

IMPORTANT: Pursuant to Section 53(41) 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. Failing to comply with this requirement will result in the application to be deemed to be refused.

ALL CONDITIONS MUST BE FULFILLED.

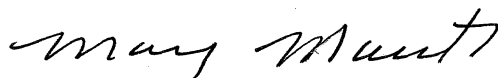
Please contact each Agency or Department listed above whether "**if required**" appears in the condition or not.

Please Note:

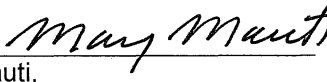
1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.
2. That the payment of Region of York Development Charge is 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.
3. 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 Development Charges Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment
4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

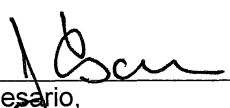
CARRIED.

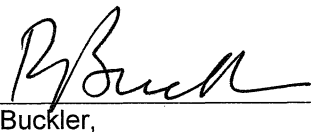
CHAIR:

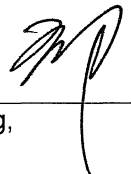


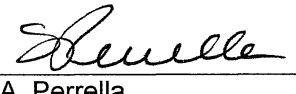
Signed by all members present who concur in this decision:


M. Mauti,
Chair


J. Cesario,
Vice Chair

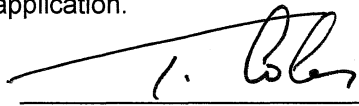

R. Buckler,
Member


H. Zheng,
Member


A. Perrella,
Member

CERTIFICATION

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.


Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	MAY 25, 2017
Date of Notice:	June 02, 2017
Last Date of Appeal:	June 22, 2017

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at elto.gov.on.ca/omb/. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

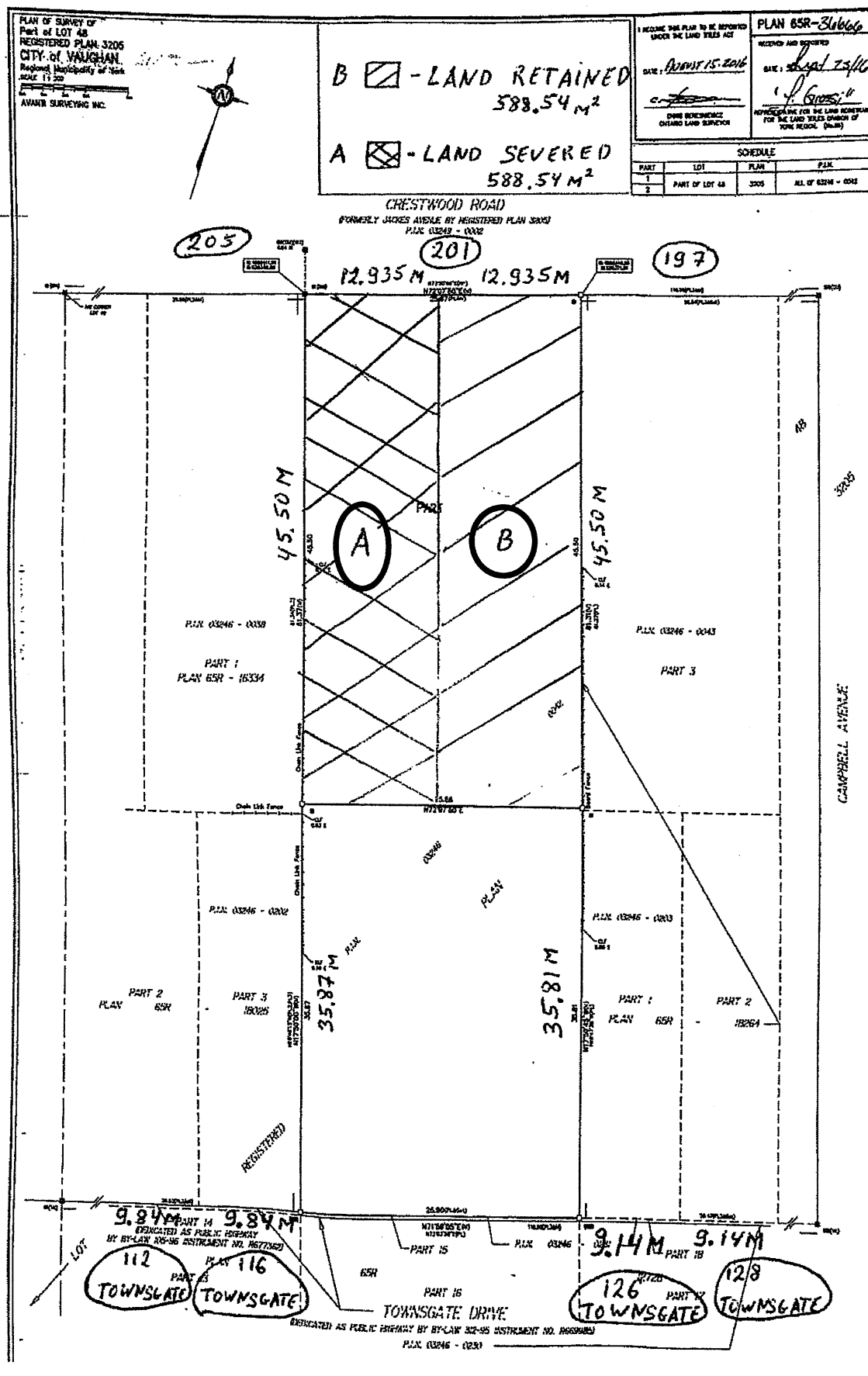
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the **\$708.00** processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of **\$300.00** for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

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

NOTES

1. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.
2. A Certificate pursuant to Subsection 53(21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

B014/17



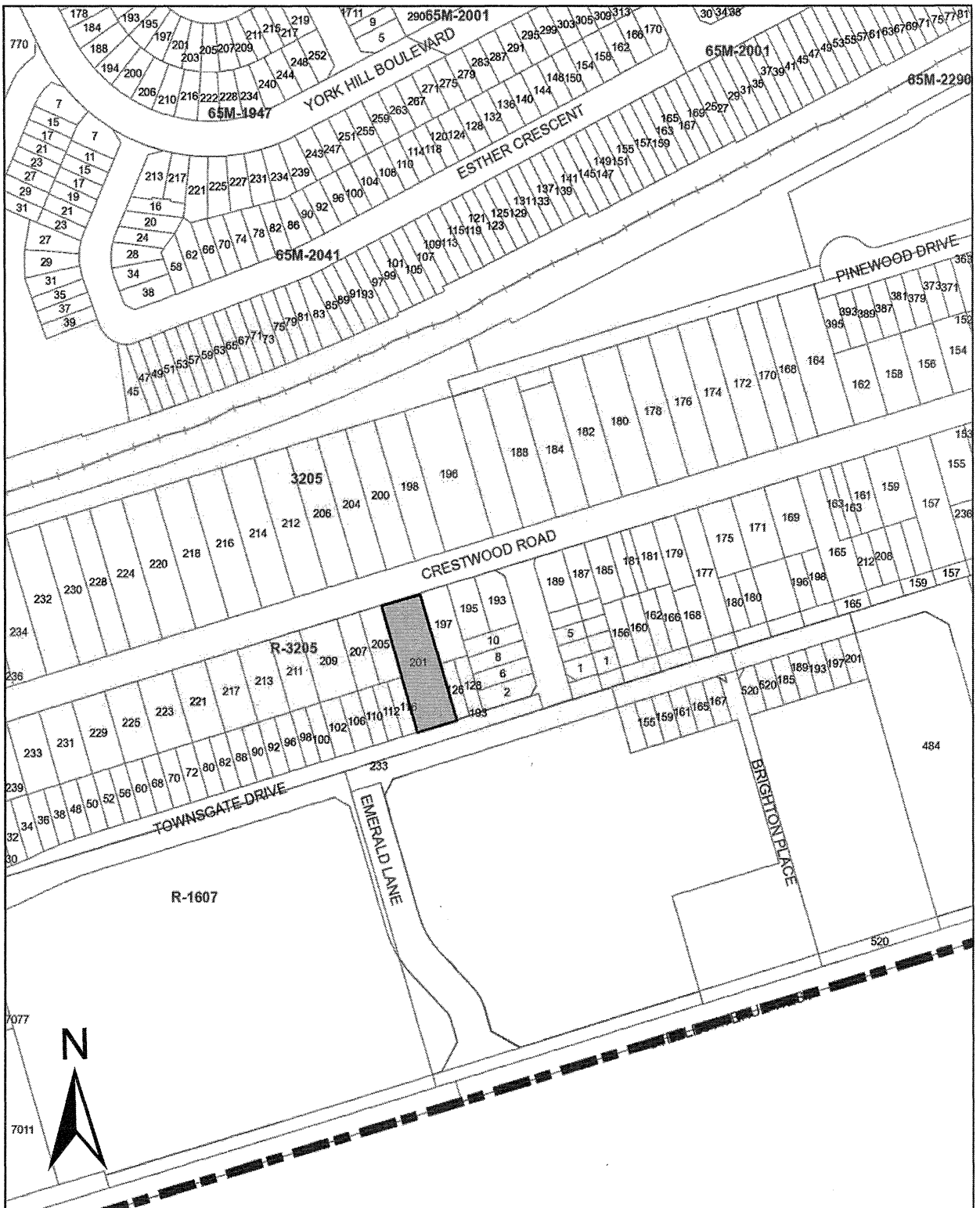


VAUGHAN

B014/17, Location Map - A123/17 & A124/17

201 Crestwood Road, Thornhill

Bathurst Street



Steeles Avenue

City of Vaughan

0 0.05 0.1 0.2 Kilometers

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NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A123/17

APPLICANT: 2559445 ONTARIO INC

PROPERTY: Part of Lot 26, Concession 1 (Lot 48 of Registered Plan 65R-12728) municipally known as 201 Crestwood Road, Thornhill

ZONING: The subject lands are zoned R2, Residential Zone under By-law 1-88 as amended.

PURPOSE: To permit lot frontage of 12.935M

PROPOSAL: 1. To permit a minimum lot frontage of 12.935 metres.

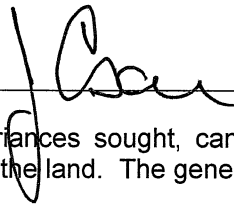
BY-LAW REQUIREMENT: 1. A minimum lot frontage of 15 metres is required.

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variances sought, 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.



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.A123/17, **2559445 ONTARIO INC**, be **APPROVED**, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti
M. Mauti,
Chair

J. Cesario
J. Cesario,
Vice Chair

R. Buckler
R. Buckler,
Member

H. Zheng
H. Zheng,
Member

A. Perrella
A. Perrella,
Member

CERTIFICATION

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.

Todd Coles
Todd Coles, ACST(A), MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	MAY 25, 2017
Last Date of Appeal:	JUNE 14, 2017

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

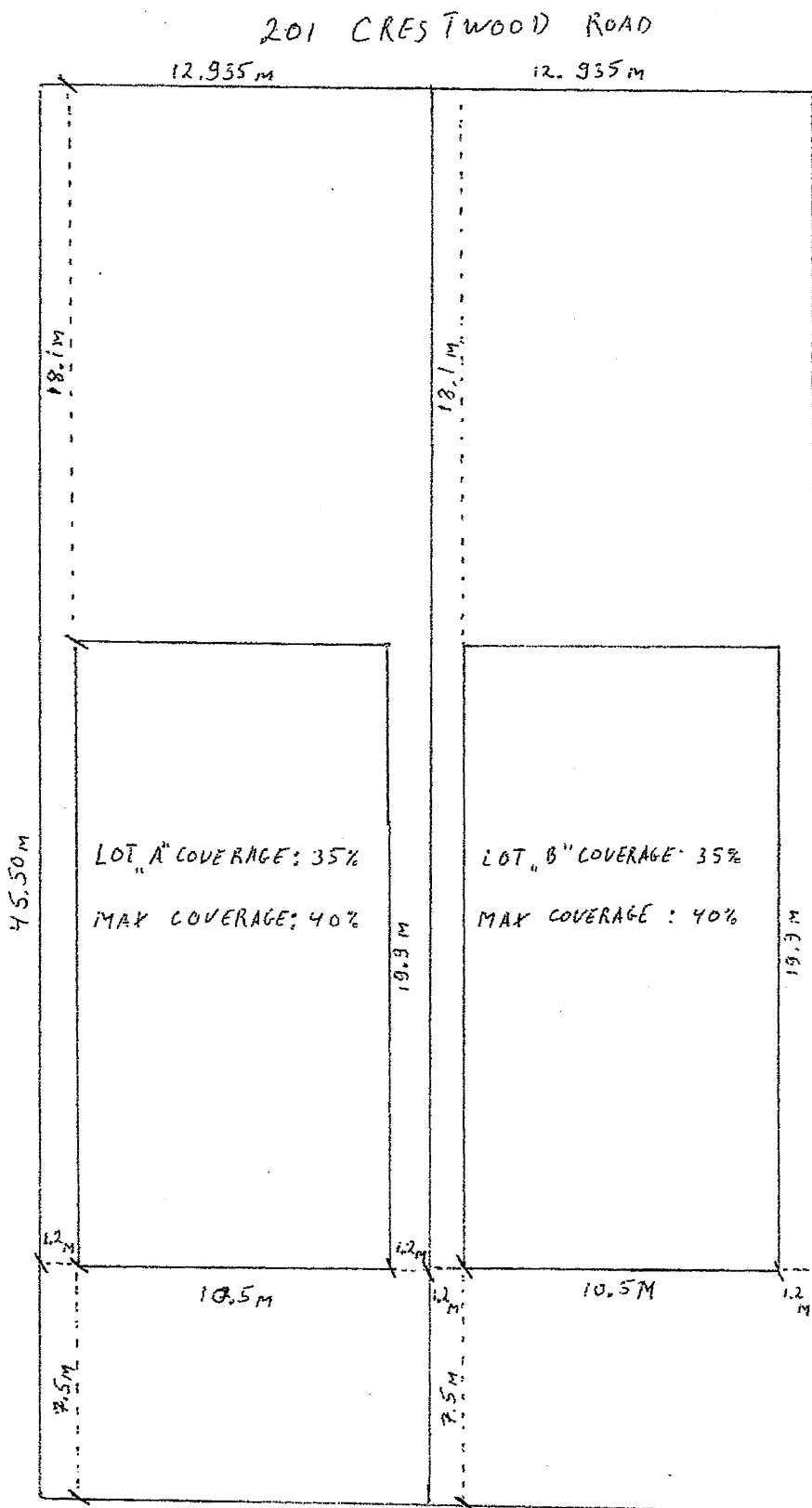
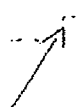
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$300.00 for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

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

CONDITIONS

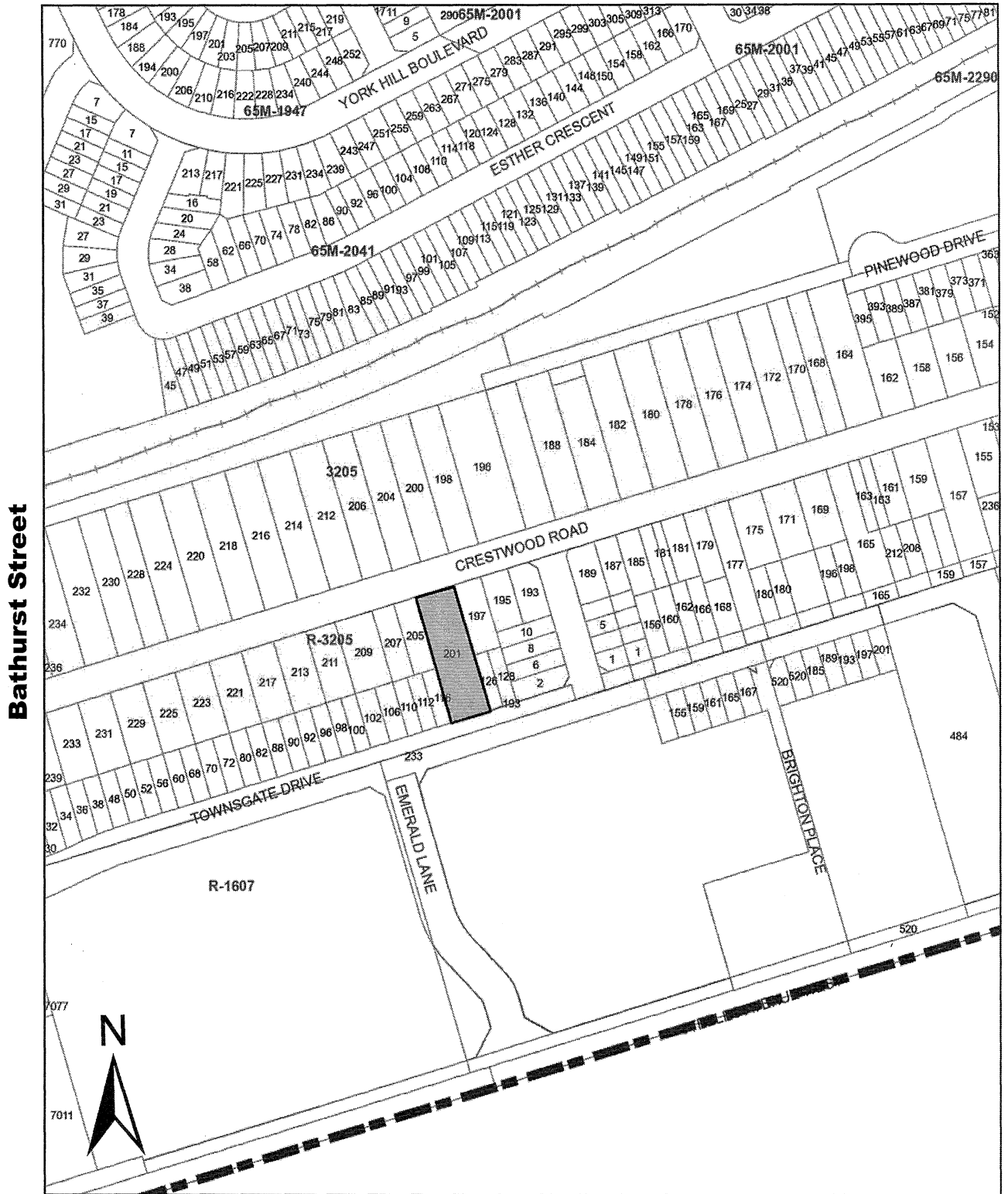
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
June 14, 2018

A123/17



B014/17, **Location Map - A123/17 & A124/17**

201 Crestwood Road, Thornhill



City of Vaughan

Steeles Avenue

0 0.05 0.1 0.2 Kilometers

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NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A124/17

APPLICANT: 2559445 ONTARIO INC

PROPERTY: Part of Lot 26, Concession 1 (Lot 48 of Registered Plan 65R-12728) municipally known as 201 Crestwood Road, Thornhill

ZONING: The subject lands are zoned R2, Residential Zone under By-law 1-88 as amended.

PURPOSE: To permit lot frontage of 12.935m

PROPOSAL: 1. To permit a minimum lot frontage of 12.935 metres.

BY-LAW REQUIREMENT: 1. A minimum lot frontage of 15 metres is required.

A sketch is attached illustrating the request.

MOVED BY:

SECONDED BY:

THAT the Committee is of the opinion that the variances sought, 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.



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.A124/17, **2559445 ONTARIO INC**, be **APPROVED**, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti
M. Mauti,
Chair

J. Cesario
J. Cesario,
Vice Chair

R. Buckler
R. Buckler,
Member

H. Zheng
H. Zheng,
Member

A. Perrella
A. Perrella,
Member

CERTIFICATION

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.

Todd Coles, ACST(A), MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	May 25, 2017
Last Date of Appeal:	June 14, 2017

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

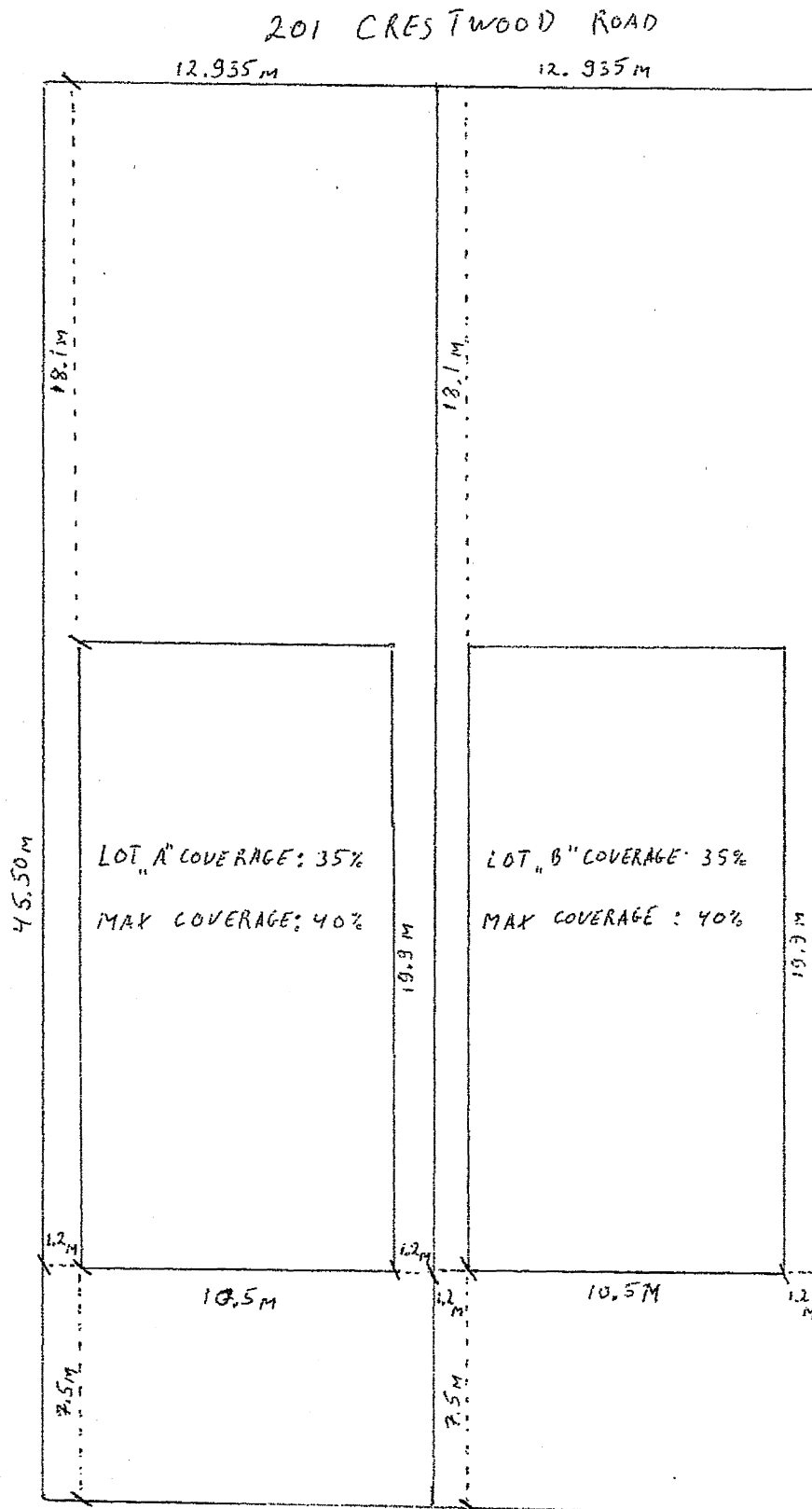
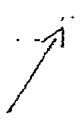
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CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
June 14, 2018



VAUGHAN

Location Map - A123/17 & A124/17



City of Vaughan

0 0.05 0.1 0.2 Kilometers

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