

<b>ITEM #: 6.5</b>	<b>COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A082/22 11 Jordan Hofer Way Woodbridge</b>
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**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		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X		Recommend Approval/No Conditions
Development Engineering	X	X		Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X	X		No Comments or Concerns
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X	X		No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X	X		General Comments
Ministry of Transportation (MTO) <i>*Schedule B</i>	X	X		General Comments
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X	X		General Comments
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see <b>Schedule C</b> of this report for a copy of the public &amp; applicant correspondence listed below.</i>				
The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b>				
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
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
<i>*Please see <b>Schedule D</b> for a copy of the Decisions listed below</i>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
None		

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



**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A082/22  
11 Jordan Hofer Way Woodbridge**

**FILE MANAGER:** Pravina Attwala, Administrative Coordinator - Committee of Adjustment

<b>ITEM NUMBER: 6.5</b>	<b>CITY WARD #: 3</b>
<b>APPLICANT:</b>	Bhajan, Upinder & Paramvir Bhamra
<b>AGENT:</b>	Manmeet Benipal
<b>PROPERTY:</b>	11 Jordan Hofer Way Woodbridge
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit a proposed secondary suite.

The following variances have been requested from the City's Zoning By-law:

**The subject lands are zoned R3A(EN) – Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.828 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum parking space length of 5.7 metres is required. Table 6-1	To permit a minimum parking space length of 5.67 metres on the driveway.
2	A maximum driveway width of 6.0 metres is permitted. Table 6-11	To permit a maximum driveway width of 6.24 metres.
3	Hard landscaping is permitted to encroach into a minimum required yard up to 0.6 metres from the interior side lot line. Table 4-1	To permit hard landscaping to encroach into the minimum required interior side yard up to 0.0 metres from the interior side lot line.

**The subject lands are zoned RV3 Residential and subject to the provisions of Exception 9(1179) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
4	A minimum parking space length of 5.8 metres is required. Section 4.15.5	To permit a minimum parking space length of 5.67 metres on the driveway.
5	A maximum driveway width of 6.0 metres is permitted. Section 4.1.4 f)	To permit a maximum driveway width of 6.24 metres.
6	To permit a maximum curb cut of 6.0 metres is permitted. Section 4.1.4 f)	To permit a maximum curb cut of 6.24 metres.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, July 7, 2022

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](https://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](mailto: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](mailto:cofa@vaughan.ca)

HEARING INFORMATION
<b>Mail:</b> City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
<b>THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.</b>

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.
Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:
That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature.
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	
<b>Date Public Notice Mailed:</b>	June 21, 2022
<b>Date Applicant Confirmed Posting of Sign:</b>	June 22, 2022
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	Not provided
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant <b>prior</b> to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <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
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	None
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

BUILDING STANDARDS (ZONING) COMMENTS	
<b>**See Schedule B for Building Standards (Zoning) Comments</b>	
<b>Building Standards Recommended Conditions of Approval:</b>	None

DEVELOPMENT PLANNING COMMENTS	
<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	None

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
The Development Engineering (DE) Department does not object to variance application A082/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: Forestry has no comment at this time.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment no concerns	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comment no concerns	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	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 in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended: None

IMPORTANT INFORMATION – PLEASE READ	
<b>CONDITIONS:</b> It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart above for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.	

IMPORTANT INFORMATION – PLEASE READ	
<p><b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>	
<p><b>DEVELOPMENT CHARGES:</b> That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p>	
<p><b>NOTICE OF DECISION:</b> 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 <b>not</b> receive notice.</p>	

**SCHEDULE A: DRAWINGS & PLANS**

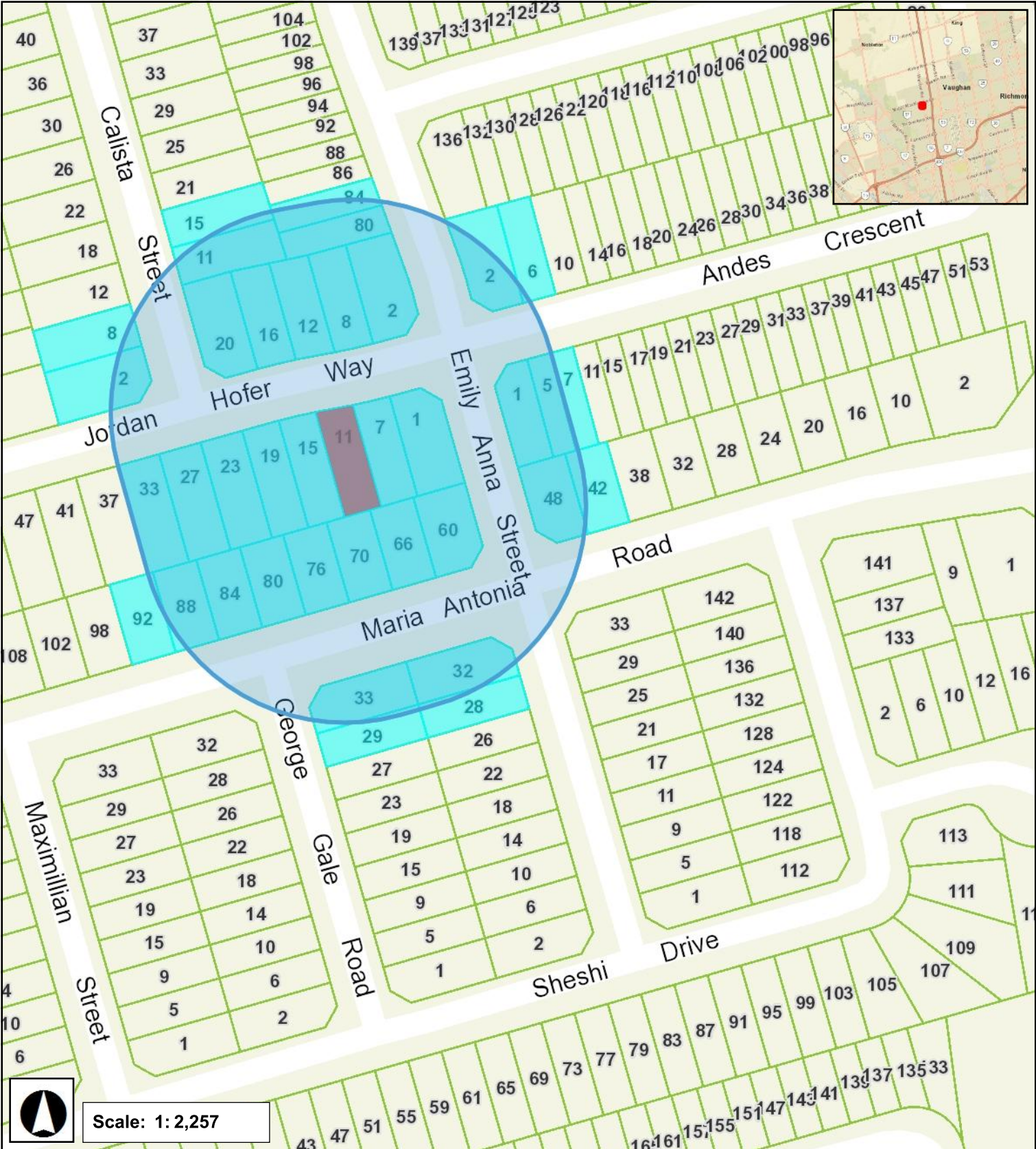




# LOCATION MAP - A082/22

11 JORDAN HOFER WAY, WOODBRIDGE

Major Mackenzie Drive



Rutherford Road

June 13, 2022 9:57 AM

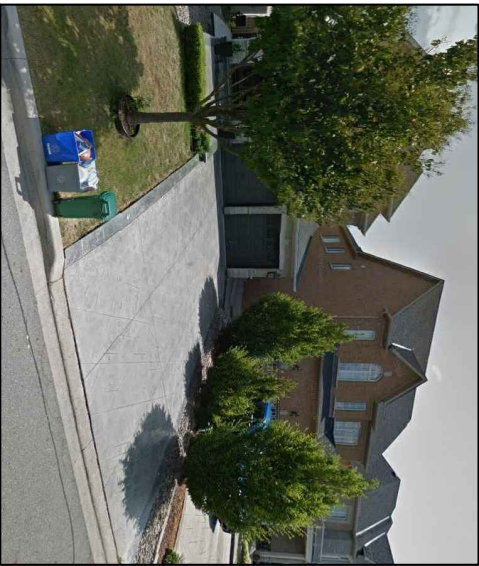
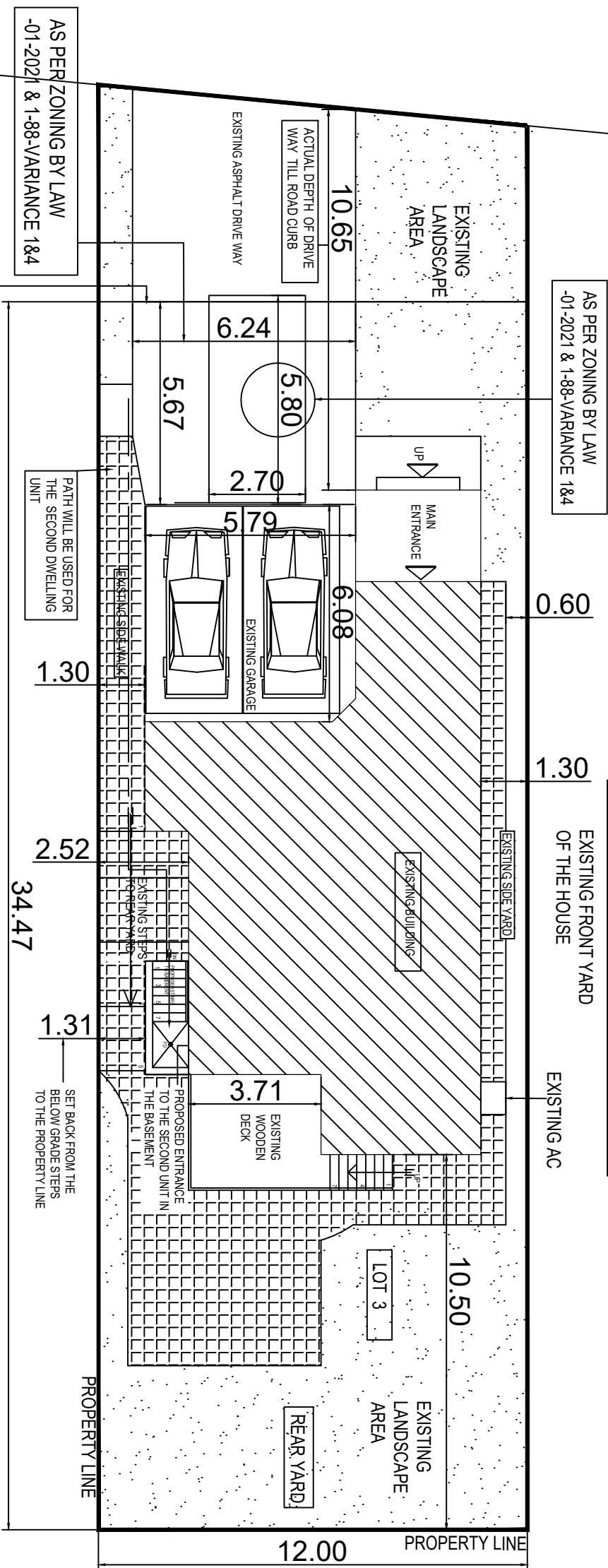


**A082/22**

**RECEIVED**  
By **RECEIVED** at 1:19 pm, Jun 09, 2022

## PLANS PREPARED BY APPLICANT

JORDAN HOFER WAY



1 SITE PLAN  
1:150

- NOTE:**
- 1. EXISTING SITE CONDITIONS TO REMAIN AS IS.  
(NO CHANGE.)**
  - 2. EXISTING FOOTPRINT AND FLOOR LEVEL OF  
THE BUILDING TO REMAIN AS IS (NO CHANGE).**
  - 3. EXISTING COVERAGE, SETBACKS MAIN  
ENTRANCE DOOR TO REMAIN AS IS (NO  
CHANGE).**

**NOTE:**

## KEY

00	ISSUED FOR BUILDING PERMIT	24-09-2021
REV	ISSUED FOR	DATE

PROPOSED SECOND UNIT FOR  
AS BUILT BASEMENT AT  
11 JORDAN HOFER WAY, WOODBRIDGE,  
ON, CANADA

LEAD CONSULTANT:

**B'PAL**  
ARCHITECTURE STUDIO INC.  
6720 Davard Drive ,Unit # 3  
Mississauga, ON Canada, L5T 2K7  
Cell- 647-300-1675  
Email- manmeet@bpalsstudio.com



DRAWING TITLE:

# SITE PLAN

DRAWN BY MB	CHECKED BY MB	APPROVED BY MB
SCALE 1:150	SIZE A3	ISSUED DATE 24-09-2021
SHEET NO A03	STAGE BUILDING PERMIT	PHASE 00    REV 00

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	X	X		General Comments
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X	X		General Comments
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning *Schedule B	X	X		Recommend Approval/No Conditions
Building Standards (Zoning)	X			General Comments

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** June 29, 2022

**Name of Owners:** Bhajan, Upinder, and Paramvir Bhamra

**Location:** 11 Jordan Hofer Way

**File No.(s):** A082/22

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit a minimum parking space length of 5.67 m on the driveway.
2. To permit a maximum driveway width of 6.24 m.
3. To permit hard landscaping to encroach into the minimum required interior side yard up to 0.0 m from the interior side lot line.

**By-Law Requirement(s) (By-law 001-2021):**

1. A minimum parking space length of 5.7 m is required.
2. A maximum driveway width of 6.0 m is permitted.
3. Hard landscaping is permitted to encroach into a minimum required yard up to 0.6 m from the interior side lot line.

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

4. To permit a minimum parking space length of 5.67 m on the driveway.
5. To permit a maximum driveway width of 6.24 m.
6. To permit a maximum curb cut of 6.24 m.

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

4. A minimum parking space length of 5.8 m is required.
5. A maximum driveway width of 6.0 m is permitted.
6. To permit a maximum curb cut of 6.0 m is permitted.

**Official Plan:**

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

**Comments:**

The Owners are requesting reliefs to facilitate the construction of a secondary suite. Relief is sought to permit a hard landscape walkway of sufficient width to provide safe access to the proposed secondary suite entrance in the western side yard. Relief is also sought from the parking space dimension requirements.

The Development Planning Department has no objection to Variances 1 and 4 as the reduction to the parking space length is minor in nature and has been reviewed by the Transportation Division of the Development Engineering Department who have no objection.

The Development Planning Department has no objection to Variances 2, 5 and 6 as the proposed increase to the driveway width will not cause adverse impacts to the streetscape. Variance 6 also complies with Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in-effect.

The Development Planning Department has no objection to Variance 3 as the hard landscape walkway will consist of permeable pavers, which the Development Engineering Department has reviewed and is satisfied that drainage along both side yards will be maintained. The hard landscape walkway facilitates the required 1.2 m clear path to the secondary suite entrance.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

**Comments Prepared by:**

Joshua Cipolletta, Planner I

David Harding, Senior Planner

**To:** Committee of Adjustment  
**From:** Pia Basilone, Building Standards Department  
**Date:** June 6, 2022  
**Applicant:** Bhajan, Upinder & Paramvir Bhamra  
**Location:** PLAN 65M3773 Lot 3 municipally known as 11 Jordan Hofer Way  
**File No.(s):** A082/22

**Zoning Classification:**

The subject lands are zoned R3A(EN) – Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.828 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum parking space length of 5.7 metres is required. Table 6-1	To permit a minimum parking space length of 5.67 metres on the driveway.
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The subject lands are zoned RV3 Residential and subject to the provisions of Exception 9(1179) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum parking space length of 5.8 metres is required. Section 4.15.5	To permit a minimum parking space length of 5.67 metres on the driveway.
5	A maximum driveway width of 6.0 metres is permitted. Section 4.1.4 f)	To permit a maximum driveway width of 6.24 metres.
6	To permit a maximum curb cut of 6.0 metres is permitted. Section 4.1.4 f)	To permit a maximum curb cut of 6.24 metres.

**Staff Comments:**

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

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>.

**Conditions of Approval:**

None

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



**Date:** March 31<sup>st</sup> , 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A082-22**

**Related Files:**

**Applicant** Bhajan Bhamra,Upinder Bhamra & Paramvir Bhamra

**Location** 11 Jordan Hofer Way

**COMMENTS:**

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance 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

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

**Pravina Attwala**

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**Subject:** FW: [External] RE: A082/22 (11 JORDAN HOFER WAY) - REQUEST FOR COMMENTS

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**From:** Gordon, Carrie <carrie.gordon@bell.ca>  
**Sent:** June-07-22 9:39 AM  
**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>  
**Subject:** [External] RE: A082/22 (11 JORDAN HOFER WAY) - REQUEST FOR COMMENTS

Hello Pravina

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

*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

## Pravina Attwala

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**Subject:** FW: [External] RE: A082/22 (11 JORDAN HOFER WAY) - REQUEST FOR COMMENTS

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**From:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

**Sent:** June-07-22 11:06 AM

**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>

**Cc:** Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

**Subject:** [External] RE: A082/22 (11 JORDAN HOFER WAY) - REQUEST FOR COMMENTS

Hello Pravina,

11 Jordan Hoffer Way is outside of MTO permit control area and does not require MTO review or permits.

**Cameron Blaney | Corridor Management Planner | Simcoe & York**

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

[Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)

**From:** [York Plan](#)  
**To:** [Christine Vigneault](#)  
**Cc:** [Hamedeh Razavi](#)  
**Subject:** [External] RE: A082/22 (11 Jordan Hofer Way) - City of Vaughan Request for Comments  
**Date:** Thursday, March 31, 2022 3:07:40 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact the undersigned at your convenience.

**Mark Howard, BES, MLA, MCIP, RPP**  
Senior Planner – Vaughan Review Area  
Development Planning and Permits | Development and Engineering Services  
Toronto and Region Conservation Authority (TRCA)

T:  [\(416\) 661-6600](tel:(416)661-6600) ext 5269  
E: [mark.howard@trca.ca](mailto:mark.howard@trca.ca)  
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | [trca.ca](http://trca.ca)





## Pravina Attwala

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**Subject:** FW: [External] RE: A082/22 (11 JORDAN HOFER WAY) - REQUEST FOR COMMENTS

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

**Sent:** June-09-22 8:15 AM

**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>

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

**Subject:** [External] RE: A082/22 (11 JORDAN HOFER WAY) - REQUEST FOR COMMENTS

Good morning Pravina,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

*Gabrielle*

**Gabrielle Hurst MCIP, RPP** | Programs and Process Improvement | Planning and Economic Development | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				