

ITEM: 6.9	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A191/23
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Report Date: March 8, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Forestry	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

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 <small>(mm/dd/yyyy)</small>	Summary
Applicant	Evans Planning Inc.	8 Campbell Avenue	12/04/2023	Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
B001/22, A011/22, A012/22	Approved by COA

ADJOURNMENT HISTORY	
<small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



**MINOR VARIANCE APPLICATION
FILE NUMBER A191/23
8 CAMPBELL AVENUE, THORNHILL**

CITY WARD #:	5
APPLICANT:	Vitaly Semerenko *Updated Owner
AGENT:	Evans Planning
PROPERTY:	8 Campbell Avenue, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed dwelling.

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

The subject lands are zoned R2A Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.140 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum front yard of 7.5 metres is required. [14.140, T-86]	To permit a minimum front yard of 7.09 metres.
2	A maximum lot coverage of 35% is permitted. [14.140, T – 86]	To permit a maximum lot coverage of 39.8%.
3	An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs are permitted to encroach 2.4 metres into the rear yard.[4.13 Table 4-1]	To permit an uncovered platform, with a height of 1.2 metres or less as measured at any point from grade and including access stairs to encroach a maximum 3.26 metres into the rear yard.
4	An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs are permitted to encroach 0.0 metres into the front yard.[4.13 Table 4 – 1]	To permit an uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs to encroach a maximum 2.01 metres into the front yard.

HEARING INFORMATION

DATE OF MEETING: Thursday, March 14, 2024
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

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

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

Email: cofa@vaughan.ca

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

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

HEARING INFORMATION

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

INTRODUCTION

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

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

Date Public Notice Mailed:	February 29, 2024
Date Applicant Confirmed Posting of Sign:	February 27, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	In order to facilitate the construction of a detached dwelling, modest relief from the lot coverage and front yard setback will be required in relation to the provisions of the R2 zone.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING

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

The proposed work by the Owner/Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer.

The Owner/Applicant shall apply and obtain the necessary 'Curb Cut/Reinstating Permit' through the Transportation and Fleet Management Services. Please visit the Curb Cut Permits page at the City of Vaughan website to learn how to apply for the Curb Cut/ Reinstating Permit.

The Owner/Applicant shall contact Transportation and Fleet Management Services if there is any work required related to the driveway culvert. Please visit the Culvert Installation page at City of Vaughan website for more information.

DEVELOPMENT ENGINEERING

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

Development Engineering Recommended Conditions of Approval:

The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing serviceconnections@vaughan.ca. The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: [Service Connections | City of Vaughan](https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections) for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.

PARKS, FORESTRY & HORTICULTURE (PFH)

None

PFH Recommended Conditions of Approval:

None

DEVELOPMENT FINANCE

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

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

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

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

Demolition development charge credit will expire on Nov 27, 2026.

Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.

Development Finance Recommended Conditions of Approval:

None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date

BCLPS Recommended Conditions of Approval:

None

BUILDING INSPECTION (SEPTIC)

No comments received to date

Building Inspection Recommended Conditions of Approval:

None

FIRE DEPARTMENT

No comments received to date

Fire Department Recommended Conditions of Approval:

None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Engineering jonal.hall@vaughan.ca	The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing serviceconnections@vaughan.ca . The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: Service Connections City of Vaughan for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION

CONDITIONS: 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 (**see condition chart above for contact**). 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.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

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.

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.

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.

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.

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.

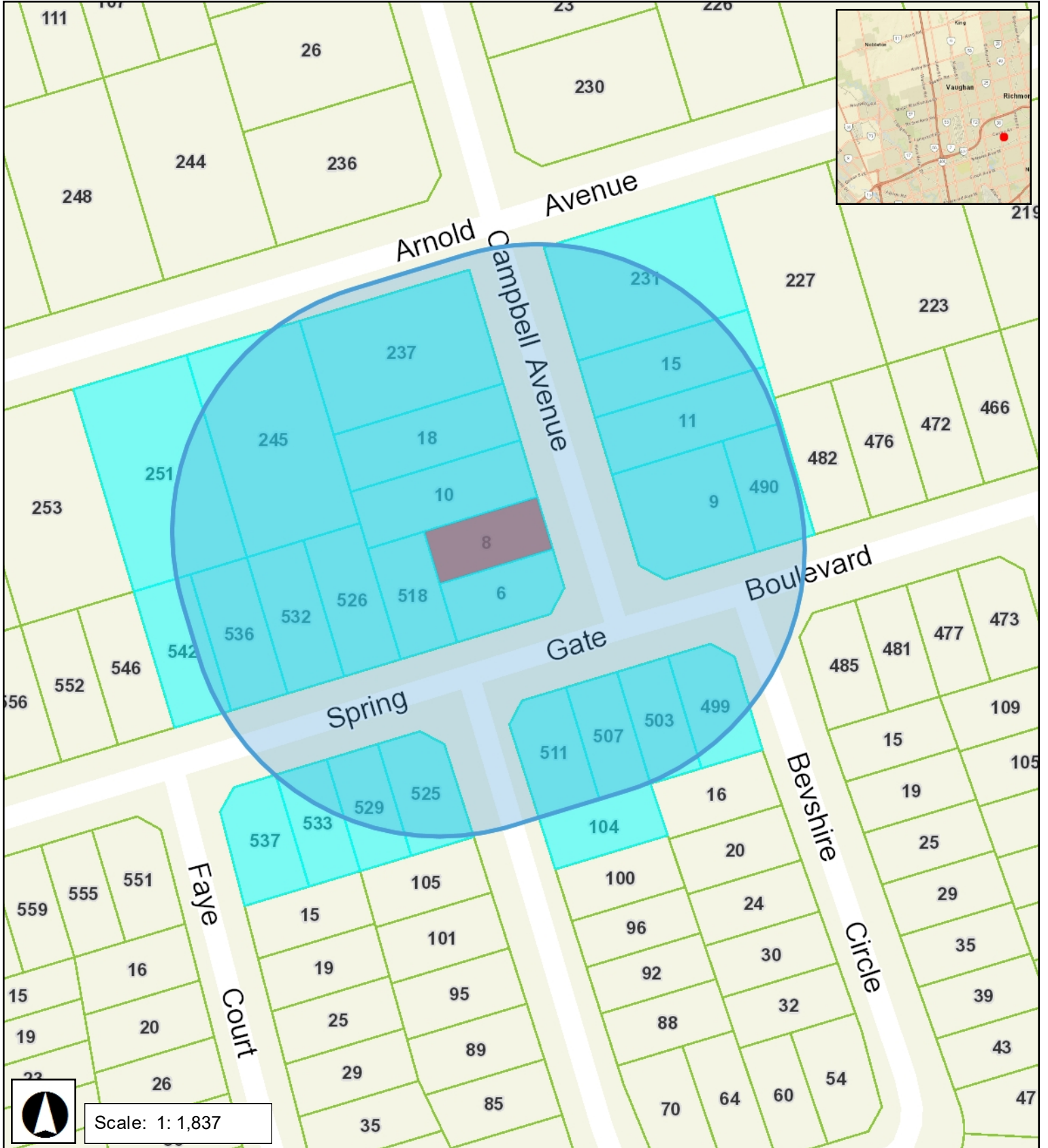
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

IMPORTANT INFORMATION

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

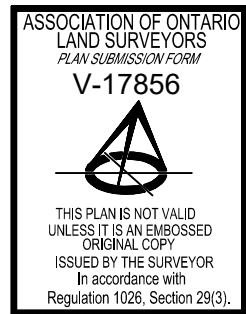
SCHEDULE A: DRAWINGS & PLANS



RECEIVED

By Christine Vigneault at 11:03 am, Feb 20, 2024

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



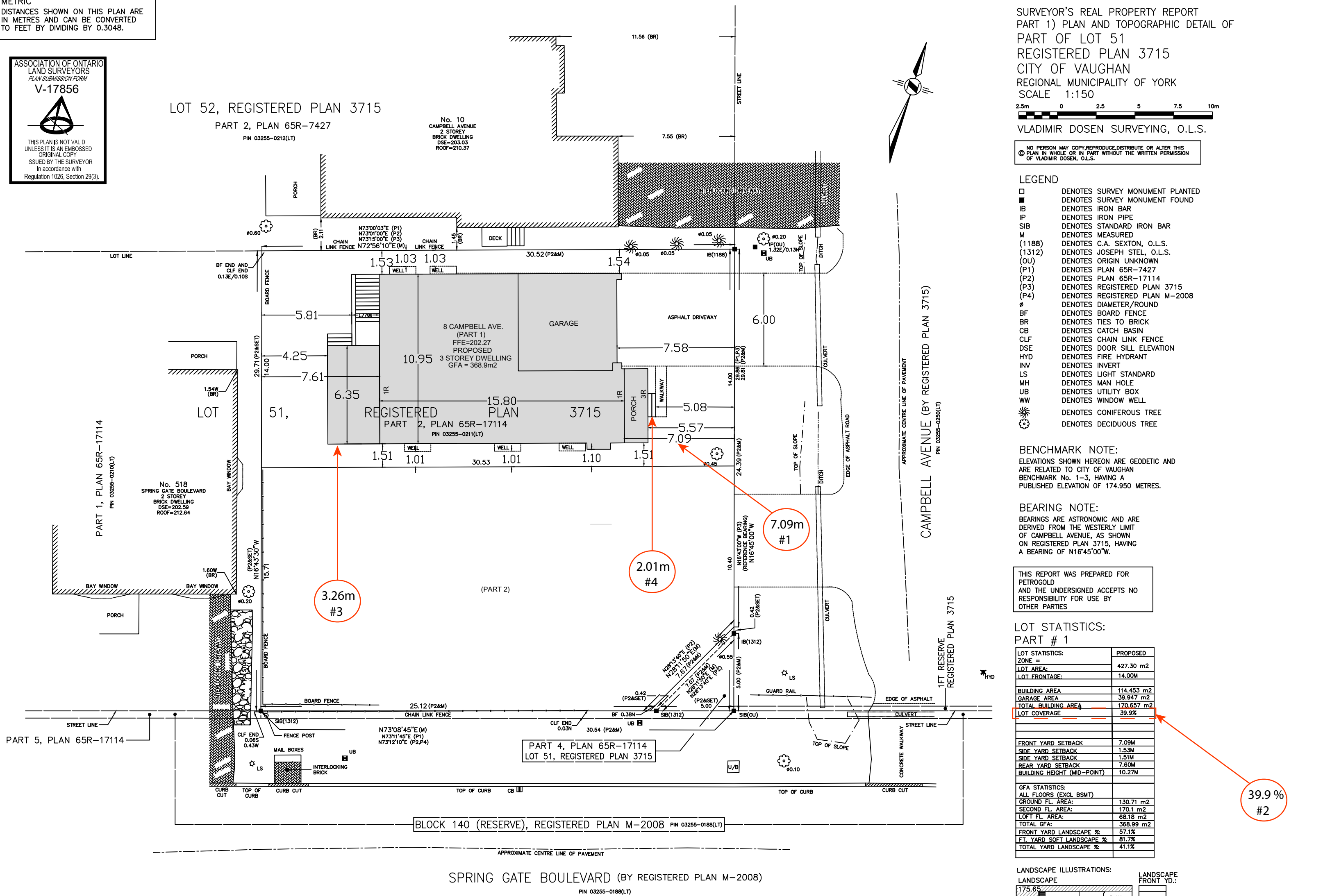
LOT 52, REGISTERED PLAN 3715
PART 2, PLAN 65R-7427
PIN 03255-0212(LT)

No. 10
CAMPBELL AVENUE
2 STOREY
BRICK DWELLING
DSE=203.03
ROOF=210.37

8 CAMPBELL AVE.
(PART 1)
FFE=202.27
PROPOSED
3 STOREY DWELLING
GFA = 368.9m²

REGISTERED
PART 2, PLAN 65R-17114
PIN 03255-0211(LT)

No. 518
SPRING GATE BOULEVARD
2 STOREY
BRICK DWELLING
DSE=202.59
ROOF=212.64



SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
PART OF LOT 51
REGISTERED PLAN 3715
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:150

VLADIMIR DOSEN SURVEYING, O.L.S.

- LEGEND
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - SIB DENOTES STANDARD IRON BAR
 - M DENOTES MEASURED
 - (1188) DENOTES C.A. SEXTON, O.L.S.
 - (1312) DENOTES JOSEPH STEL, O.L.S.
 - (OU) DENOTES ORIGIN UNKNOWN
 - (P1) DENOTES PLAN 65R-7427
 - (P2) DENOTES PLAN 65R-17114
 - (P3) DENOTES REGISTERED PLAN 3715
 - (P4) DENOTES REGISTERED PLAN M-2008
 - ⊕ DENOTES DIAMETER/ROUND
 - BF DENOTES BOARD FENCE
 - BR DENOTES TIES TO BRICK
 - CB DENOTES CATCH BASIN
 - CLF DENOTES CHAIN LINK FENCE
 - DSE DENOTES DOOR SILL ELEVATION
 - HYD DENOTES FIRE HYDRANT
 - INV DENOTES INVERT
 - LS DENOTES LIGHT STANDARD
 - MH DENOTES MAN HOLE
 - UB DENOTES UTILITY BOX
 - WW DENOTES WINDOW WELL
 - ☼ DENOTES CONIFEROUS TREE
 - ☼ DENOTES DECIDUOUS TREE

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

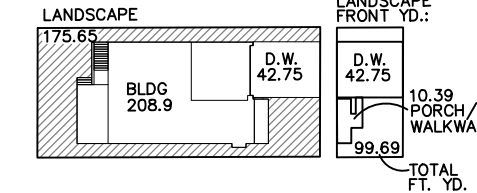
BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE WESTERLY LIMIT
OF CAMPBELL AVENUE, AS SHOWN
ON REGISTERED PLAN 3715, HAVING
A BEARING OF N16°45'00\".

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

LOT STATISTICS:
PART # 1

LOT STATISTICS:	PROPOSED
ZONE =	427.30 m ²
LOT AREA:	14.00M
LOT FRONTAGE:	114.453 m ²
BUILDING AREA:	39.947 m ²
GARAGE AREA:	170.657 m ²
TOTAL BUILDING AREA:	39.9%
LOT COVERAGE:	
FRONT YARD SETBACK: 7.09M	
SIDE YARD SETBACK: 1.53M	
SIDE YARD SETBACK: 1.51M	
REAR YARD SETBACK: 7.60M	
BUILDING HEIGHT (MID-POINT): 10.27M	
GFA STATISTICS:	
ALL FLOORS (EXCL BSM):	
GROUND FL. AREA:	130.71 m ²
SECOND FL. AREA:	170.1 m ²
LOFT FL. AREA:	68.18 m ²
TOTAL GFA:	368.99 m ²
FRONT YARD LANDSCAPE %:	57.1%
FT. YARD SOFT LANDSCAPE %:	81.7%
TOTAL YARD LANDSCAPE %:	41.1%

LANDSCAPE ILLUSTRATIONS:




S1 - PROPOSED SITE PLAN

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

RECEIVED
By attwalap at 10:52 am, Feb 21, 2024

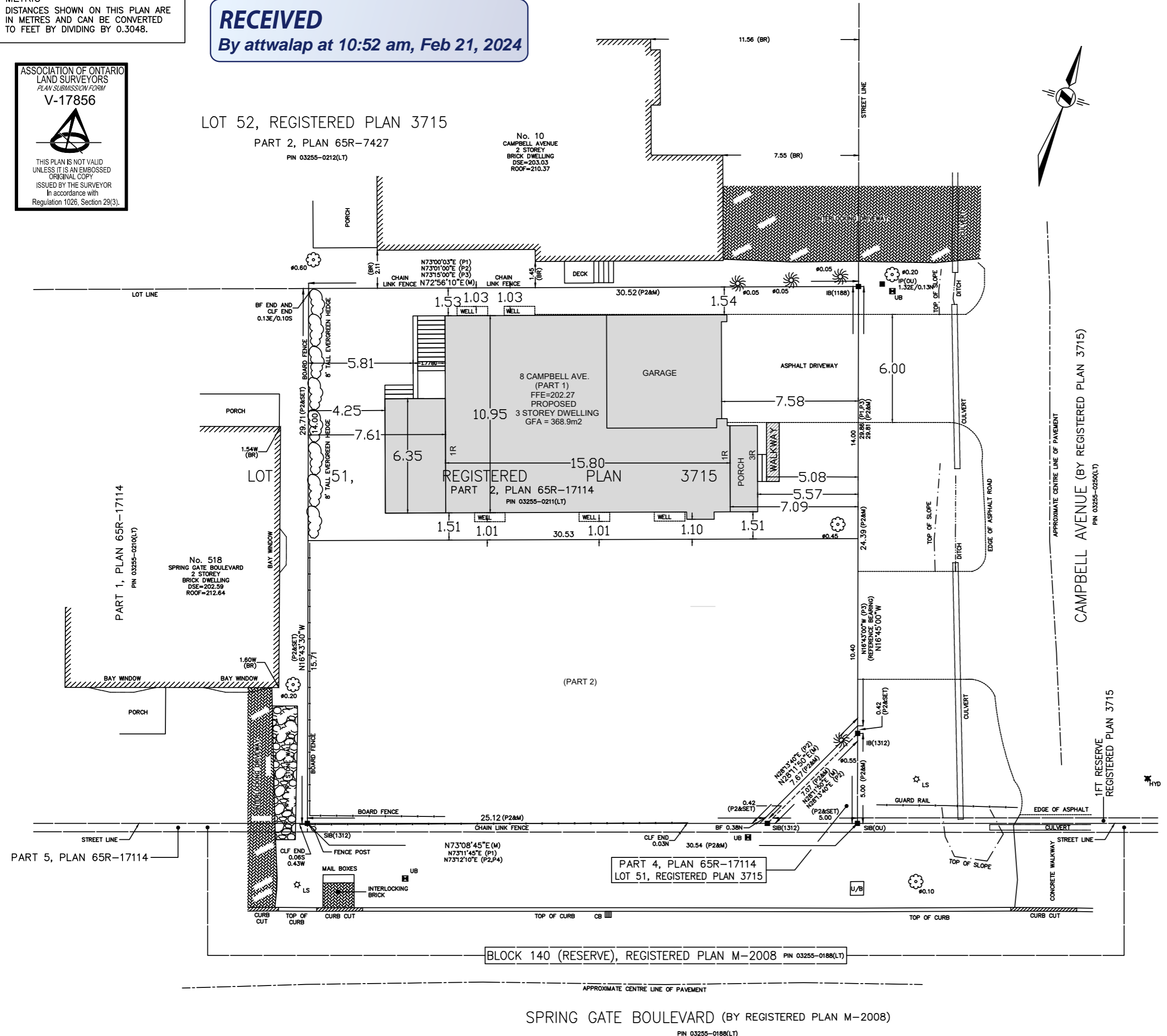
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-17856



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

LOT 52, REGISTERED PLAN 3715
PART 2, PLAN 65R-7427
PIN 03255-0212(LT)

No. 10
CAMPBELL AVENUE
2 STOREY
BRICK DWELLING
DSE=203.03
ROOF=210.37



SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
PART OF LOT 51
REGISTERED PLAN 3715
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:150



VLADIMIR DOSEN SURVEYING, O.L.S.

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

- LEGEND**
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 - DENOTES SURVEY MONUMENT FOUND
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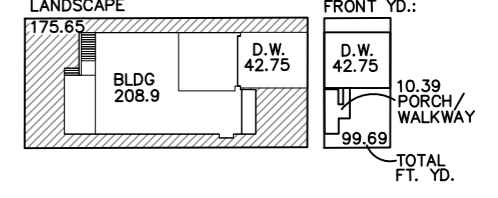
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A BEARING OF N16°45'00"W.

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

**LOT STATISTICS:
PART # 1**

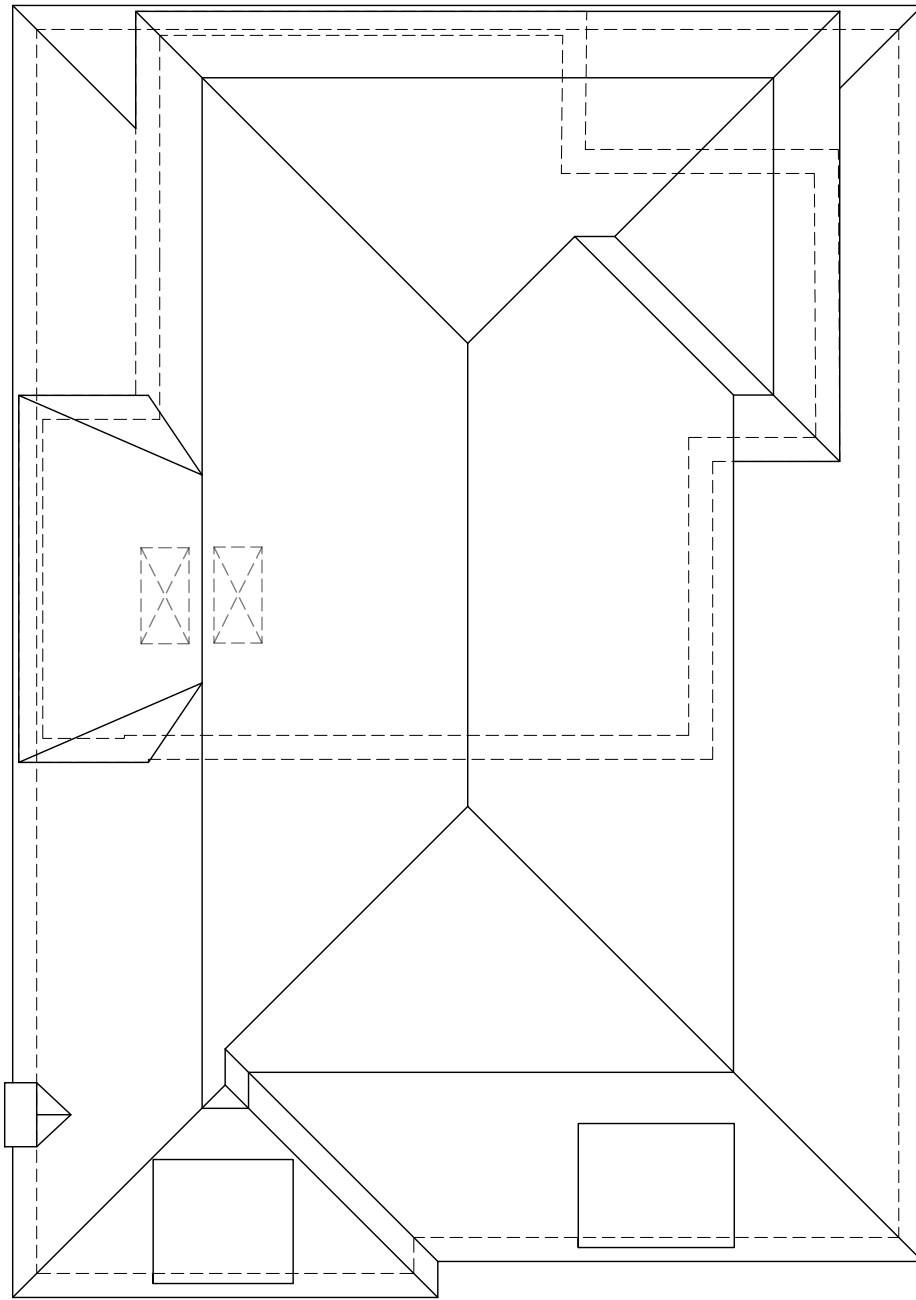
LOT STATISTICS:	PROPOSED
ZONE =	
LOT AREA:	427.30 m ²
LOT FRONTAGE:	14.00M
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GFA STATISTICS:	
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GROUND FL. AREA:	130.71 m ²
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FRONT YARD LANDSCAPE %	57.1%
FT. YARD SOFT LANDSCAPE %	81.7%
TOTAL YARD LANDSCAPE %	41.1%

LANDSCAPE ILLUSTRATIONS:



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

S1 - PROPOSED SITE PLAN

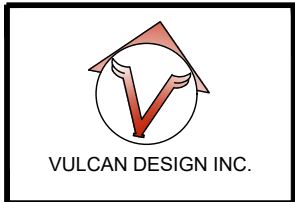



FOUNDATION FLOOR PLAN
SCALE: AS NOTED ON PAGE

 VULCAN DESIGN INC.	PROJECT LOCATION: (PART 1) 8 CAMPBELL AVE. VAUGHAN, ON	CLIENT: <h2 style="text-align: center;">Private Residence</h2>	DATE: 09/27/23	DWN BY: dcb	DATE:	DWN BY:	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER. 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.
	SCALE: 1/8" = 1'-0"		01/02/24	dcb			
			02/07/24	dcb			



EAST ELEVATION
SCALE: AS NOTED ON PAGE



PROJECT LOCATION:
(PART 1)
8 CAMPBELL AVE.
VAUGHAN, ON
SCALE: 1/8" = 1'-0"

CLIENT:

**Private
Residence**

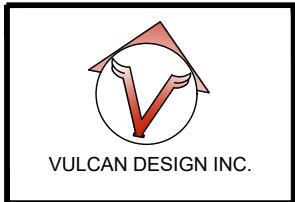
DATE:	DWN BY:	DATE:	DWN BY:
09/27/23	dcb		
01/02/24	dcb		
02/07/24	dcb		

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2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.

Unprotected Opening Calculations			
Total Area =	1466.000	SF	136.191
Limiting Distance =	4.0	LF	1.219
Allowable Area =	102.620	SF	9.533
Actual Area =	102.000	SF	9.476



 SOUTH ELEVATION
SCALE: AS NOTED ON PAGE



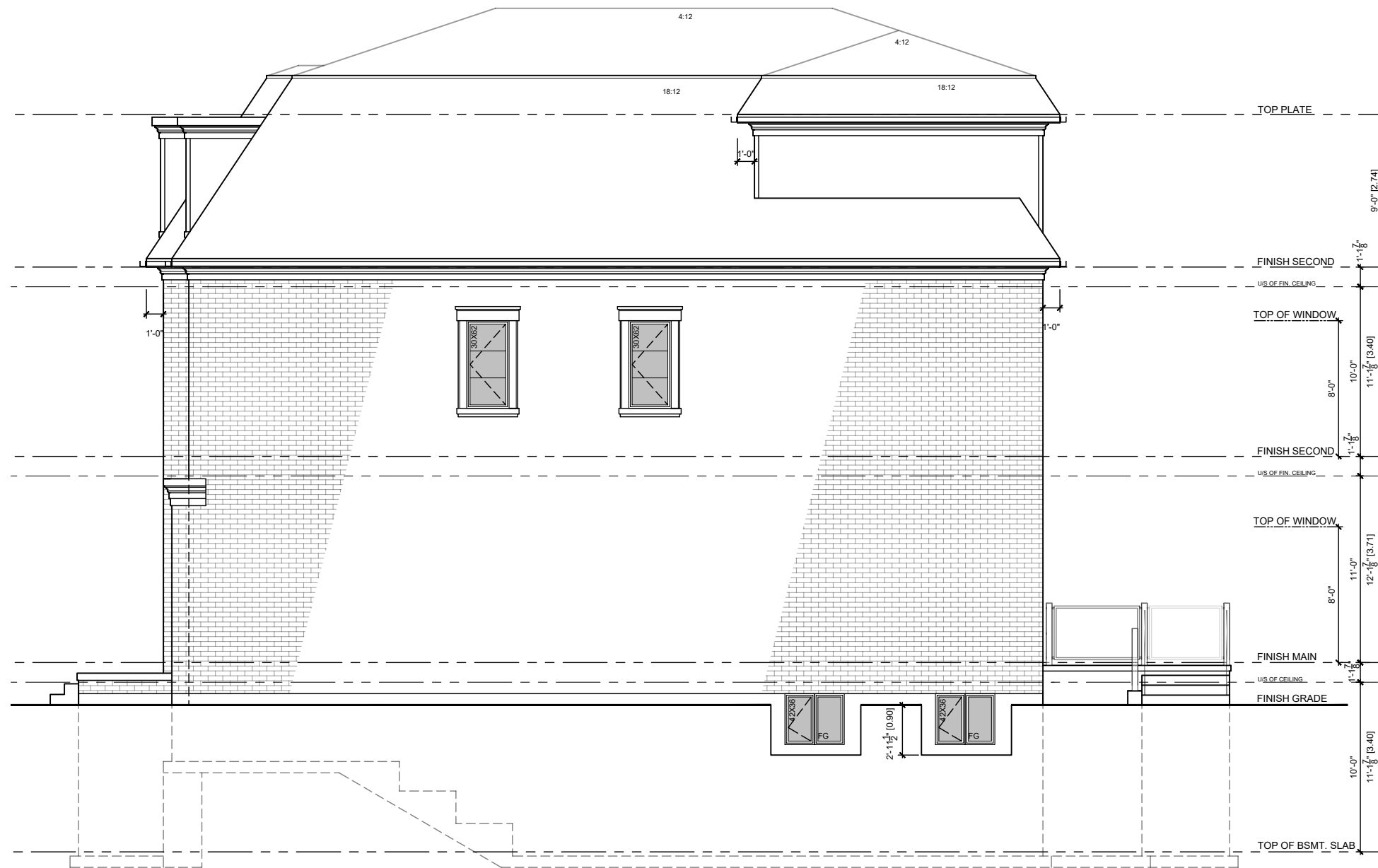
PROJECT LOCATION:
(PART 1)
8 CAMPBELL AVE.
VAUGHAN, ON
SCALE: 1/8" = 1'-0"

CLIENT:

**Private
Residence**

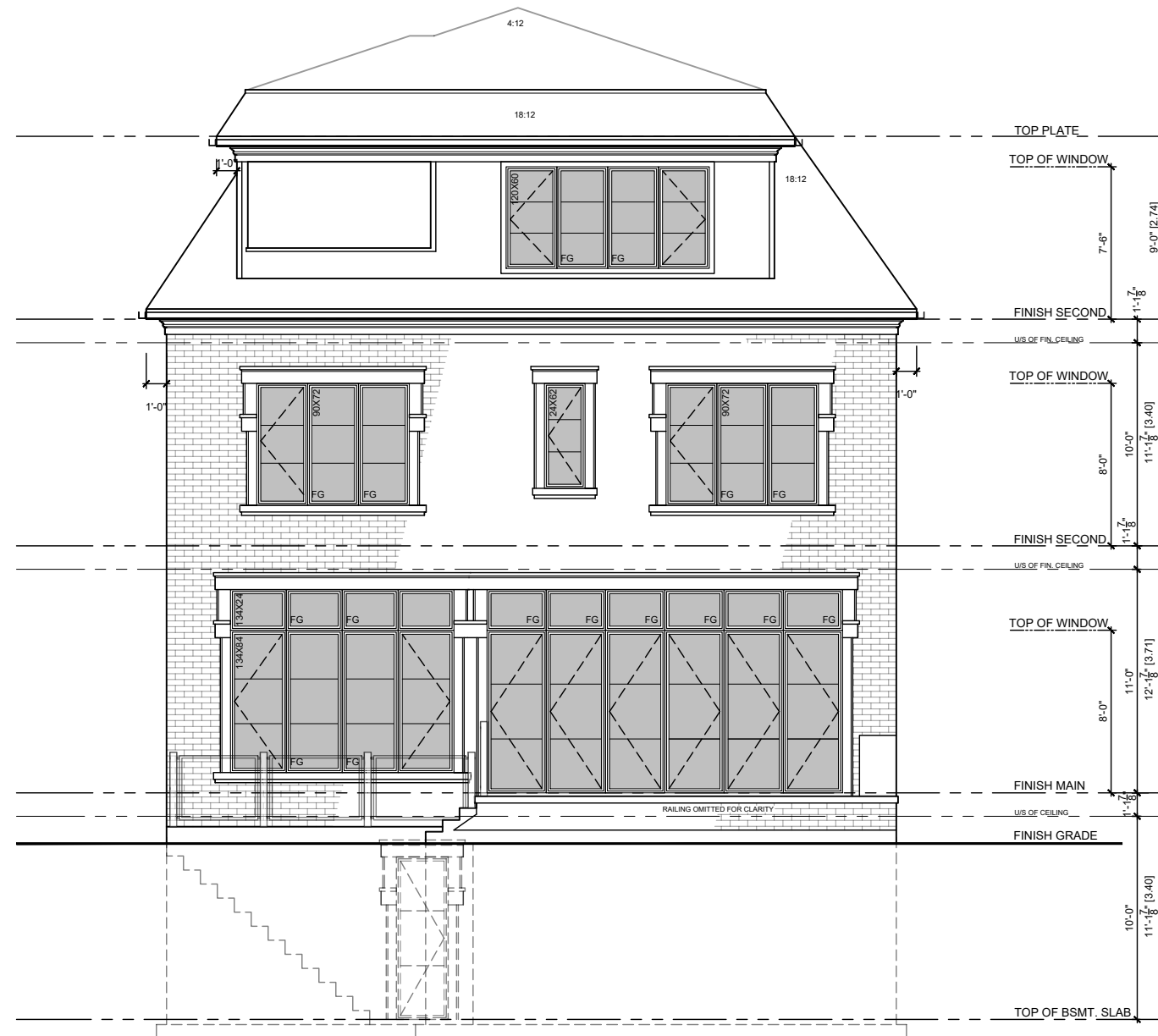
DATE:	DWN BY:	DATE:	DWN BY:
09/27/23	dcb		
01/02/24	dcb		
02/07/24	dcb		

NOTE:
1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER
2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.



NORTH ELEVATION
SCALE: AS NOTED ON PAGE

 VULCAN DESIGN INC.	PROJECT LOCATION: (PART 1) 8 CAMPBELL AVE. VAUGHAN, ON	CLIENT: <h2 style="text-align: center;">Private Residence</h2>	DATE: 09/27/23	DWN BY: dcb	DATE:	DWN BY:	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.	
	SCALE: 1/8" = 1'-0"		01/02/24	dcb				
				02/07/24	dcb			



WEST ELEVATION
SCALE: AS NOTED ON PAGE

 VULCAN DESIGN INC.	PROJECT LOCATION:	CLIENT:	DATE:	DWN BY:	DATE:	DWN BY:	NOTE: 1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.
	(PART 1)	Private Residence	09/27/23	dcb			
	8 CAMPBELL AVE. VAUGHAN, ON		01/02/24	dcb			
	SCALE: 1/8" = 1'-0"		02/07/24	dcb			

**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: January 16th 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A191-23**

Related Files:

Applicant Evans Planning

Location 8 Campbell Ave



Discover the possibilities

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:

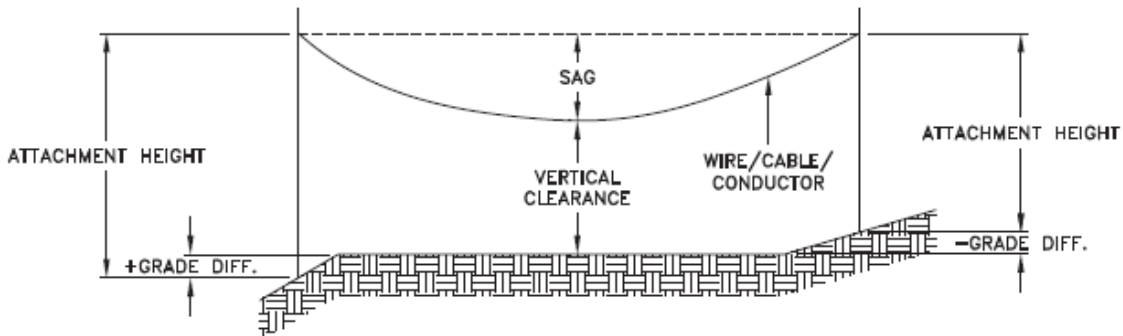
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

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



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

NOTES:

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

CONVERSION TABLE

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

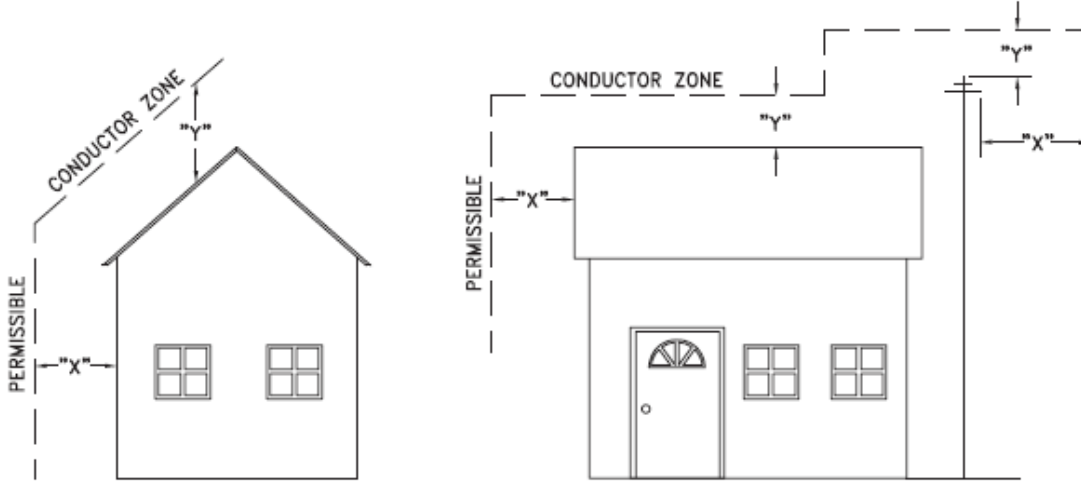
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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

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



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

NOTES

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

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

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

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

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Sean Fitzpatrick, Building Standards Department
Date: February 14, 2024
Applicant: Evans Planning
Location: 8 Campbell Avenue
 PLAN RP3715 Lot 51
File No.(s): A191/23

Zoning Classification:

The subject lands are zoned R2A Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.140 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum front yard of 7.5 metres is required. [14.140, T-86]	To permit a minimum front yard of 7.09 metres.
2	A maximum lot coverage of 35% is permitted. [14.140, T – 86]	To permit a maximum lot coverage of 39.8%.
3	An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs are permitted to encroach 2.4 metres into the rear yard. [4.13 Table 4-1]	To permit an uncovered platform, with a height of 1.2 metres or less as measured at any point from grade and including access stairs to encroach a maximum 3.26 metres into the rear yard.
4	An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs are permitted to encroach 0.0 metres into the front yard. [4.13 Table 4 – 1]	To permit an uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs to encroach a maximum 2.01 metres into the front yard.

Staff Comments:

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

There are no outstanding Orders on file

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

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

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: March 6, 2024
Name of Owner: Vitaliy Semerenko
Location: 8 Campbell Avenue
File No.(s): A191/23

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

1. To permit a minimum front yard of **7.09 m**.
2. To permit a maximum lot coverage of **39.8%**.
3. To permit an uncovered platform, with a height of **1.2 m** or less as measured at any point from grade and including access stairs to encroach a maximum **3.26 m** into the rear yard.
4. To permit an uncovered platform, with a floor height of **1.2 m** or less as measured at any point from grade and including access stairs to encroach a maximum **2.01 m** into the front yard.

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

1. A minimum front yard of **7.5 m** is required.
2. A maximum lot coverage of **35%** is permitted.
3. An uncovered platform, with a floor height of **1.2 m** or less as measured at any point from grade and including access stairs are permitted to encroach **2.4 m** into the rear yard.
4. An uncovered platform, with a floor height of **1.2 m** or less as measured at any point from grade and including access stairs are permitted to encroach **0.0 m** into the front yard.

Official Plan:

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

Comments:

The Owner is requesting relief to permit the construction of a new three-storey detached residential dwelling at 8 Campbell Avenue (Subject Property) with an uncovered deck at the rear of the proposed dwelling with the above noted variances.

Background:

On May 5, 2022, the Owner obtained approval from the Committee of Adjustment (the 'Committee') to divide the property at 8 Campbell (Consent file B001/22) in two. Associated Minor Variance applications, files A011/22 and A012/22 were also approved by the Committee on this date to permit reduced lot areas, lot frontage and an increase in building height for the proposed lots. For the Subject Property in the current variance application, a proposed lot frontage of 15.0 m, minimum lot area of 450 m², and a proposed building height of 9.5m were approved through Minor Variance application A011/22.

Analysis:

Development Planning Department Staff have no objection to Variance 1 to permit a minimum front yard of 7.09 metres. The proposed 0.41 metre reduction in the minimum front yard is negligible from a visual perspective and the proposed dwelling generally is in-line with the established built form on the properties to the north (10 and 18 Campbell Avenue, and 237 Arnold Avenue). Additionally, the proposed articulation and variation of the front façade of the dwelling helps break up the perceived mass of the proposed structure while adding to the existing character of the street. The portion of the front façade containing the entrance of the dwelling is closest to the front lot line (7.09 metres), while the main level of the garage is set slightly further back and the second

storey above the garage is set back even further. Therefore, it is of the opinion of Development Planning Staff that the proposed dwelling and the proposed reduction in the required minimum front yard will not pose adverse visual impacts to the adjacent properties or existing streetscape and will add to the existing character of the neighbourhood.

The Development Planning Department Staff have no objection to Variance 2 to permit a 4.8% increase to the maximum lot coverage (total of 39.8%) for the proposed three-storey dwelling. The Subject Lands, while one of the shallower lots within the neighbourhood, is similar to the lot depths found in proximity to the intersection of the Campbell Avenue and Spring Gate Boulevard road allowances. Due to this, development constraints exist when contemplating development on the shallower lots in this specific area, particularly when considering the lot coverage requirements of Zoning By-law 001-2021. A previous Minor Variance Application (A221/04) at 490 Spring Gate Boulevard was approved to permit a total lot coverage of 39.9% for a dwelling. The lot is located near these two intersecting road allowances, has similar general lot dimensions, and the same zone category as the Subject Property: (R2A (EN)). That built form is compatible with the built forms within the immediate neighbourhood.

As mentioned above, the front wall of the proposed building is generally in-line with the established built form of the properties to the north. Additionally, the proposed detached dwelling complies with the side yard requirements of the Zoning By-law, ensuring the length of the front wall presented to the street is consistent with other properties. The increase in coverage also does not infringe upon the minimum rear yard depth nor impact the functionality of the rear yard. As a conclusion of the analysis above, it is staff's opinion that the proposed increase in lot coverage continues to maintain a sufficient rear yard and front yard amenity area and does not adversely impact the existing character of the surrounding neighbourhood or the existing streetscape.

Development Planning Department Staff have no objection to Variance 3. Variance 3 is for two separate features: (1) An uncovered deck (defined as an uncovered platform) linking the main floor to the rear yard's landscaped space, and (2) below-grade stairs providing access between the basement and rear yard. The 0.86 metre increase to the maximum encroachment for an uncovered deck and the below-grade access stairs into the required rear yard (total of 3.26 metres) is not anticipated to be perceptible. The reduction to the required rear yard will not adversely impact the existing character of the neighbourhood or adjacent properties as the dwelling's rear wall is in-line with the rear wall of the dwelling to the north. The proposed uncovered deck, with a height of 0.71 metres, complies with height and interior side yard setback requirements of the Zoning By-law. The proposed reduced rear yard still maintains sufficient landscaped amenity area and does not adversely impact the functionality of the rear yard. Additionally, the applicant has provided tree plantings along the rear property line that will assist in screening the deck and buffering its activity from the neighbouring property to the west (518 Spring Gate Boulevard).

Development Planning Department Staff have no objection to Variance 4. The proposed relief is to permit an uncovered front landing (defined as an uncovered platform) with a height of approximately 0.57 metres to facilitate access between the slightly elevated main floor and finished grade. The proposed feature is not anticipated to adversely impact the character of the neighbourhood or adjacent properties when considering the modest height of the uncovered front landing and building wall setback to the front lot line. The proposed reduction to the required front yard is solely for the uncovered porch which spans less than half the length of the wall containing the front door. As such, it is of the opinion of Development Planning staff that a sufficient front yard landscaped amenity area is provided and the functionality of the front yard, as well as the existing streetscape, are not adversely impacted.

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

Recommendation:

Development Planning Department Staff 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:

Nicholas Del Prete, Planner 1
David Harding, Senior Planner

From: [Kristen Regier](#)
To: [Committee of Adjustment](#)
Cc: [Christine Vigneault](#)
Subject: [External] RE: A191/23 (8 Campbell Avenue) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Monday, January 15, 2024 10:15:47 AM
Attachments: [image001.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

The subject property at 8 Campbell Avenue, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)

Planner

Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

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

E: kristen.regier@trca.ca

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



From: [Hurst, Gabrielle](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A191/23 (8 Campbell Avenue) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, January 16, 2024 1:50:34 PM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good afternoon Christine,
The Regional Municipality of York has completed its review of the above minor variance and has no comment.
Please provide a Notice of Decision when it becomes available.
Thank you

Gabrielle

Gabrielle Hurst MCIP, RPP | Associate Planner, Planning and Economic Development Branch | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Evans Planning Inc.	8 Campbell Avenue	12/04/2023	Cover Letter



November 21, 2023

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, Ontario

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

Re: Applications for Minor Variance
8 Campbell Avenue
City of Vaughan

Evans Planning Inc. acts on behalf of Vitaliy Semerenko, the “Owner” of land located at 8 Campbell Avenue in the City of Vaughan (the ‘subject land’). On May 5, 2022, the Owner obtained approval from the Committee of Adjustment to sever the property at 8 Campbell (application B001/22). Associated Minor Variance applications A011/22 and A012/22 were also approved by the Committee on this date to recognize reduced lot areas, lot frontage and building height for the proposed lots.

The Owner has proposed the construction of a new single detached dwelling on the subject property and identified additional minor variances that will be required for the proposed dwelling. The proposed development would result in a modest form of intensification in an area currently designated *Low Rise Residential* within the City of Vaughan Official Plan, with development standards that are generally reflective of the existing neighbourhood, which with a built form that respects and reinforces the existing character of the area.

Relief is required for maximum lot coverage and minimum front yard setback provisions of Zoning By-law I-88 and Zoning By-law 001-2021.

Requirement	Exception 9(275)-bylaw1-88			01-2021 (Ex. 140) – (Schedule T-86)		
	Required	Proposed	Relief Requested	Required	Proposed	Relief Requested
Min. Front Yard Setback	7.5	5.49	5.3	7.5	5.49	5.3
Max. Coverage	35%	43.97%	44%	35%	43.97%	44%

Four Tests of the Planning Act:



The Planning Act provides the following tests to be considered in the review of an application for Minor Variance relief. The following section provides our opinion with respect to how each of these has been satisfied in the consideration of the proposed development.

Test 1: Conformity to the general intent of the Official Plan:

The subject property is identified as being in the *Low-Rise Residential* land use designation within the City of Vaughan Official Plan. The *Low-Rise Residential* designation permits single-detached dwellings. The proposal further meets the requirements of the Official Plan as the proposed lots and built form are compatible with the character of the adjacent and surrounding area. The proposed single detached dwelling will be compatible with respect to predominant building forms and types, massing, landscaped areas and treatments, and general pattern of side yard and rear yard setbacks. The character of the existing neighborhood is maintained, and the proposed dwelling will provide for a ‘fit’ in the area.

While a reduction of front yard setbacks is sought, space for landscape area, as well as the separation between the dwelling and the street is maintained, with no expected negative impacts to the existing streetscape. The surrounding neighbourhood has many variations in front yard setbacks, which adds visual interest and compliments the character of the neighbourhood. While an increase in the lot coverage is sought, the massing and built form of the proposed dwelling is similar to the surrounding properties. The surrounding neighborhood has lots with similar or higher lot coverage. To summarize, lots of comparable front yard setbacks and lot coverage do form part of the neighborhood fabric, thus the proposed dwellings would not be out of place. The proposed detached dwellings will have similar setbacks, height, lot coverage and frontage to other residential dwellings in the area. As such, the proposed development and subsequent variances conform to the general intent of the Official Plan.

Test 2: Conformity to the general intent of the Zoning By-Law:

The subject property is zoned *Low Rise Residential (R2)* by City of Vaughan Zoning By-law I-88, as amended. Single detached dwellings are permitted in the R2 Zone. Although the proposed Minor Variance is requesting an increased lot coverage standards of the By-law, the proposed lots will be consistent with many lot sizes in the immediate area and many of the lots on Spring Gate Boulevard. While the Minor Variance is requesting a reduction in the front yard setback, there would be sufficient space for landscape as well as maintain the separation of the dwelling from the street. This reduction of the front yard setback would not be apparent for a passerby. The intent of zoning standards is to maintain consistent development patterns for an area. Given that the proposed lot coverage and front yard setback will be similar to other lots in the immediate area, the proposal is in keeping with the intent and purpose of the By-law.

Test 3: Is the requested relief minor in nature?

The proposed variances are considered minor as they are site specific in nature, and will not be readily apparent to a passerby. The requested variances are numerically modest and will not have



an impact on the surrounding neighborhood. It is expected that the proposed dwelling will integrate with the existing community fabric. Therefore, the requested relief is minor in nature.

Test #4: Is the variance desirable for the appropriate development or use of the lands in question?

The proposed variances are desirable for the appropriate development of the subject property. The proposed detached dwelling will not impede any viewscapes enjoyed by surrounding property owners and will be compatible with other homes in the neighborhood. The relief being sought by the applicant is consistent with the character of the surrounding neighbourhood.

Conclusion:

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

I trust that the enclosed information is sufficient for your review of these revised applications. Should you require any additional materials please contact the undersigned at your earliest convenience.

Yours truly,

Devanshi Mehta
Associate Planner

cc. Mr. Vitaliy Semerenko

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
B001/22, A011/22, A012/22	Approved by COA

NOTICE OF DECISION
MINOR VARIANCE APPLICATION A011/22
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

DATE OF HEARING:	Thursday, May 5, 2022
APPLICANT:	Marina Shcolyar
AGENT:	Evans Planning Inc.
PROPERTY:	8 Campbell Ave, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	B001/22 and A012/22
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the retained land to facilitate Consent Application B001/22, Relief is also requested to permit the construction of a proposed single family on the retained lands.

The following variances are being requested from the City's Zoning By-law:

The subject lands are zoned **R2A(EN) – Second Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.140 under Zoning By-law 01-2021.**

#	Zoning By-law 01-2021	Variance requested
1	Minimum required lot frontage is 16.5m. [Exception 14.140, Figure T-86]	To permit the minimum lot frontage of 15.0m.
2	Minimum required lot area is 555.00 sq.m. [Exception 14.140, Figure T-86]	To permit the minimum lot area of 450.00 sq.m.
3	Maximum permitted height is 8.5m. [Section 4.5.1.b]	To permit a maximum height of 9.5m.

The subject lands are zoned **R2 – Residential Zone** and subject to the provisions of **Exception 9(275) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
4	Minimum lot frontage requirement is 16.5m. [Exception 9(275), Schedule T-86]	To permit the lot frontage of 15.0m.
5	Minimum required lot area is 555.00 sq.m. [Exception 9(275), Schedule T-86]	To permit the lot area of 450.00 sq.m.

Having regard to the requirements of **Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended**, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. **A011/22** for 8 Campbell Ave Thornhill ON be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL	
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.	
DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

Committee of Adjustment christine.vigneault@vaughan.ca	1. That a Surveyors Certificate confirming lot area, frontage is submitted. 2. That Consent Application B001/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
Development Engineering farzana.khan@vaughan.ca	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The variance application A011/22 and A012/22 shall be approved final and binding in conjunction with consent application B001/22.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

PUBLIC WRITTEN & ORAL SUBMISSIONS

Public correspondence considered by the Committee of Adjustment in the making of this decision.

WRITTEN SUBMISSIONS:

Name	Address	Date Received (mm/dd/yyyy)	Summary
David Wagner	10 Campbell Ave	04/12/2022	Letter of Objection

ORAL SUBMISSIONS:

Name	Address	Submission (Hearing) Date (mm/dd/yyyy)	Summary

In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

Name	Address	Date Received (mm/dd/yyyy)	Summary

IMPORTANT INFORMATION

Making any changes to your proposal/development after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings attached to this decision.


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.

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.

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.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

H. Zheng	A. Perrella	ABSENT
H. Zheng Member	A. Perrella Chair	R. Buckler Member
S. Kerwin		A. Antinucci
S. Kerwin Vice Chair		A. Antinucci Member

DATE OF HEARING:	Thursday, May 5, 2022
DATE OF NOTICE:	May 12, 2022
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	May 25, 2022 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Land Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may **within 20 days of the making of the decision** appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land Tribunal Act*.

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: Please notify the Secretary Treasurer by email at cofa@vaughan.ca that you will be filing an appeal and mail or courier appeals and prescribed fees to:

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

If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

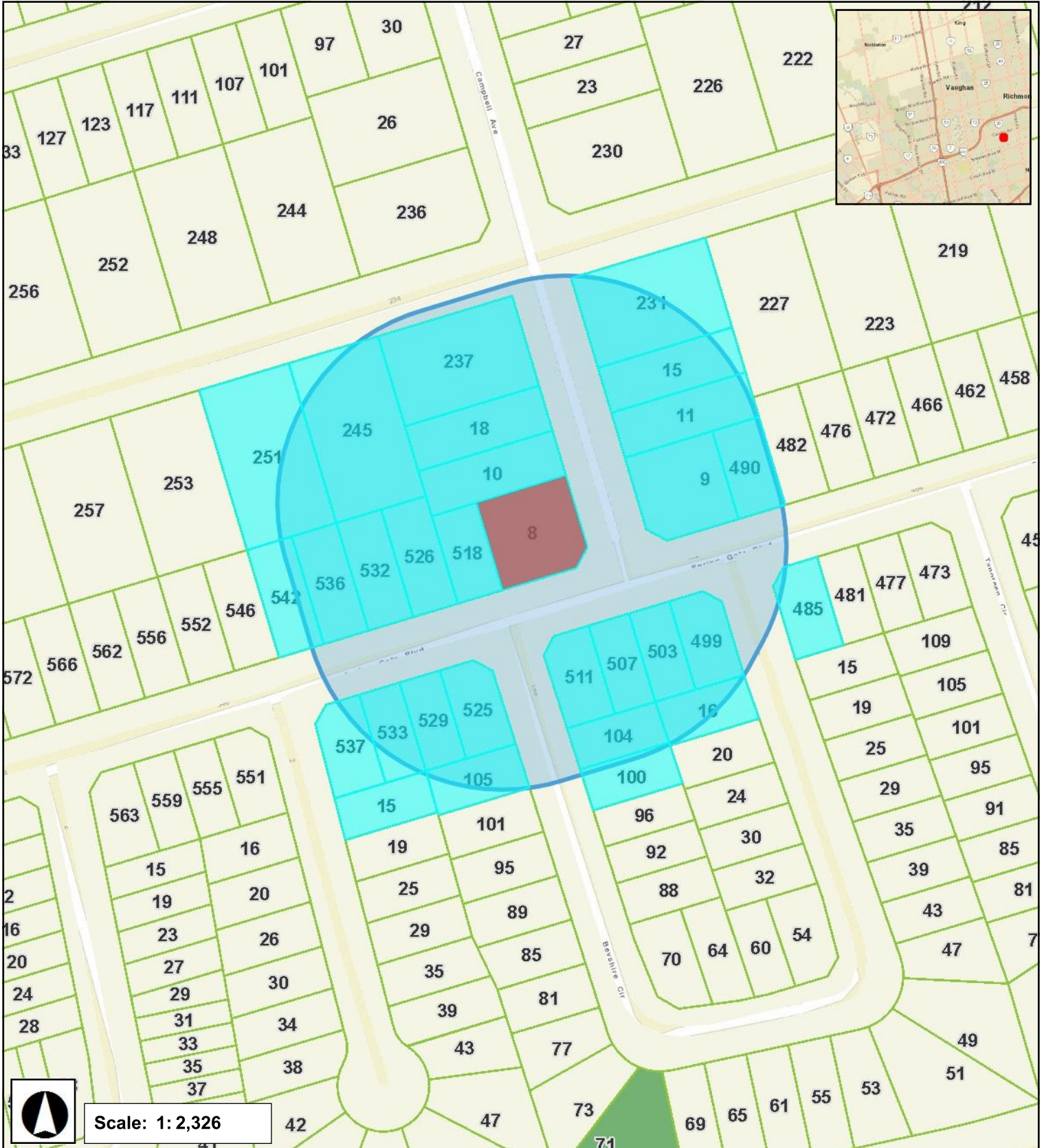
City of Vaughan OLT Processing Fee: \$892.00 per application

*Please note that all fees are subject to change.



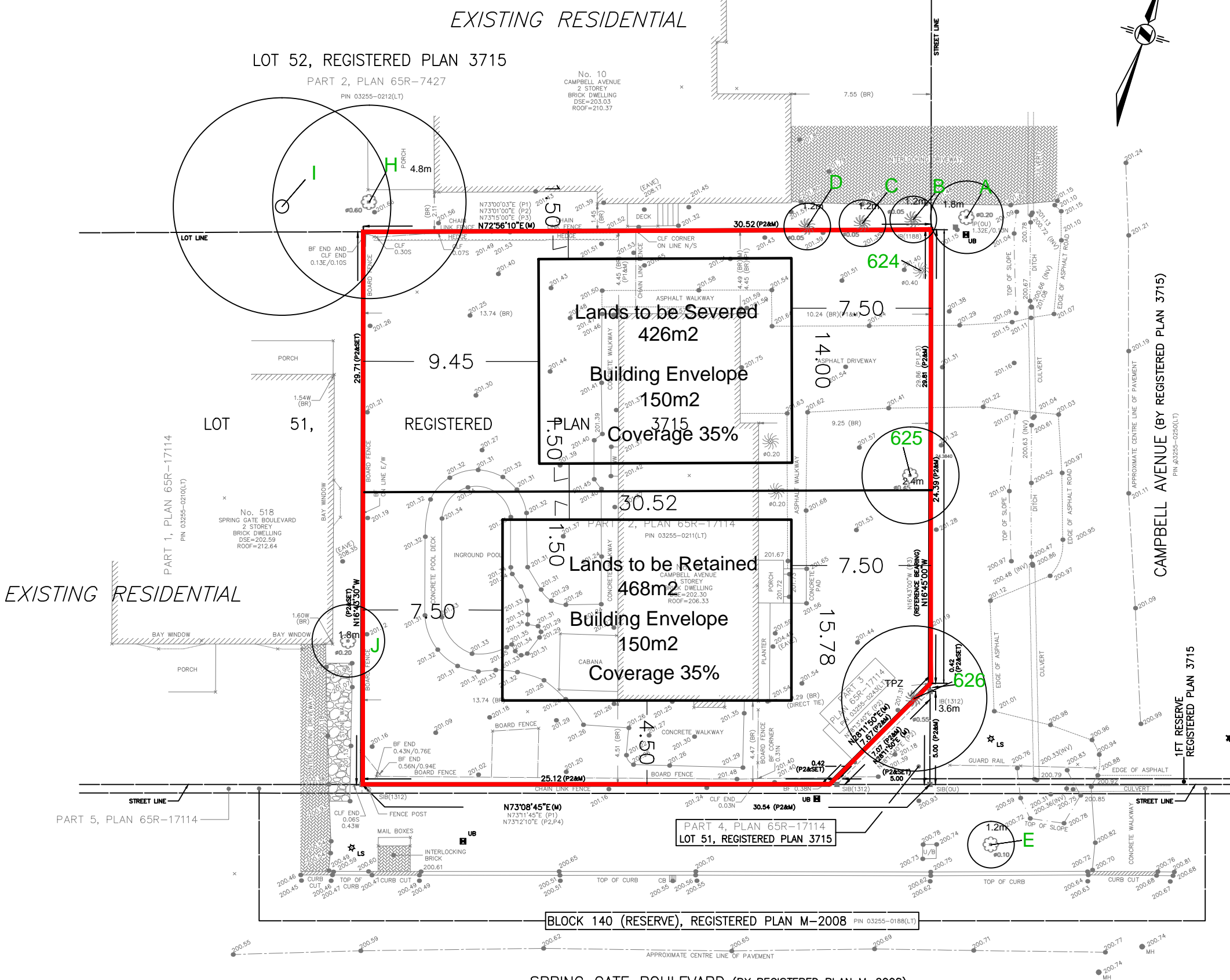
B0011/22, A011/22, A012/22 - Notification Map

8 Campbell Avenue, Thornhill



Clark Avenue

March 25, 2022 8:11 AM



EXISTING RESIDENTIAL

LOT 52, REGISTERED PLAN 3715
PART 2, PLAN 65R-7427
PIN 03255-0212(LT)

LOT 51,
REGISTERED
PLAN 3715

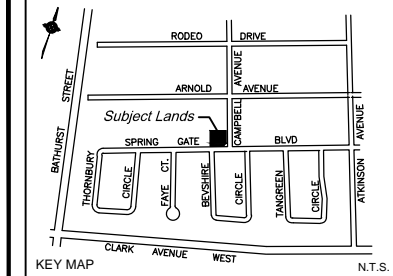
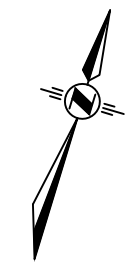
Lands to be Severed
426m²
Building Envelope
150m²
Coverage 35%

Lands to be Retained
468m²
Building Envelope
150m²
Coverage 35%

PART 4, PLAN 65R-17114
LOT 51, REGISTERED PLAN 3715

BLOCK 140 (RESERVE), REGISTERED PLAN M-2008
PIN 03255-0188(LT)

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

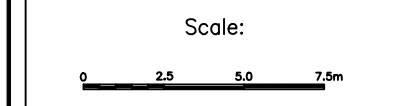


Subject Lands

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

Rev.	Date	Description
Rev. 1	12/11/21	
Rev. 2		
Rev. 3		
Rev. 4		
Rev. 5		

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



5 LANNING
4481 Keele Street
Unit 15
Vaughan, Ontario
L4J 1T7
Tel: (905) 880-8888 Fax: (905) 880-8888
www.planning@5lanning.com

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

DATE JUNE 2 1994

J. Stel
J. STEL
Ontario Land Surveyor

PLAN 65R-17114
RECEIVED AND DEPOSITED

DATE 10 JUNE 1994

Paul Dep. Wolke
LAND REGISTRAR FOR THE LAND TITLES DIVISION AND THE REGISTRY DIVISION OF YORK REGION (No. 65)

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

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

SCHEDULE FOR THE REGISTRY DIVISION OF YORK REGION (N^o 65)

PART	LOT	REGISTERED PLAN	INSTRUMENT N ^o	AREA (m ²)
1	51	3715	618421	451.2
2				893.9
3				2.2
4				12.5

SCHEDULE FOR THE LAND TITLES DIVISION OF YORK REGION (N^o 65)

PART	BLOCK	REGISTERED PLAN	PARCEL	SECTION	AREA (m ²)
5	Part of 140 (RESERVE)	M-2008	Part of 127-1	M-2008	7.1

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

5 4 3 2 1 0 5 10 15 METRES

J. STEL, O.L.S.
1994

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK 140 AS SHOWN ON REGISTERED PLAN M-2008 HAVING A BEARING OF N73°12'10" E

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB " STANDARD IRON BAR
- IB " IRON BAR
- R " ROUND
- OU " ORIGIN UNKNOWN
- 1188 " C.A. SEXTON O.L.S.
- P1 " REGISTERED PLAN 3715
- P2 " PLAN 65R-7427
- P3 " PLAN 65R-4673
- P4 " PLAN 65R-4785
- P5 " REGISTERED PLAN M-2008
- S " SOUTH, ETC.
- CLF " CHAIN LINK FENCE
- WIT " WITNESS

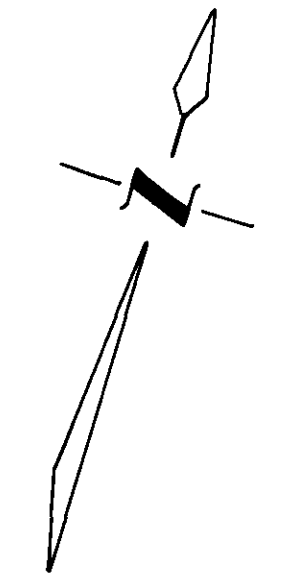
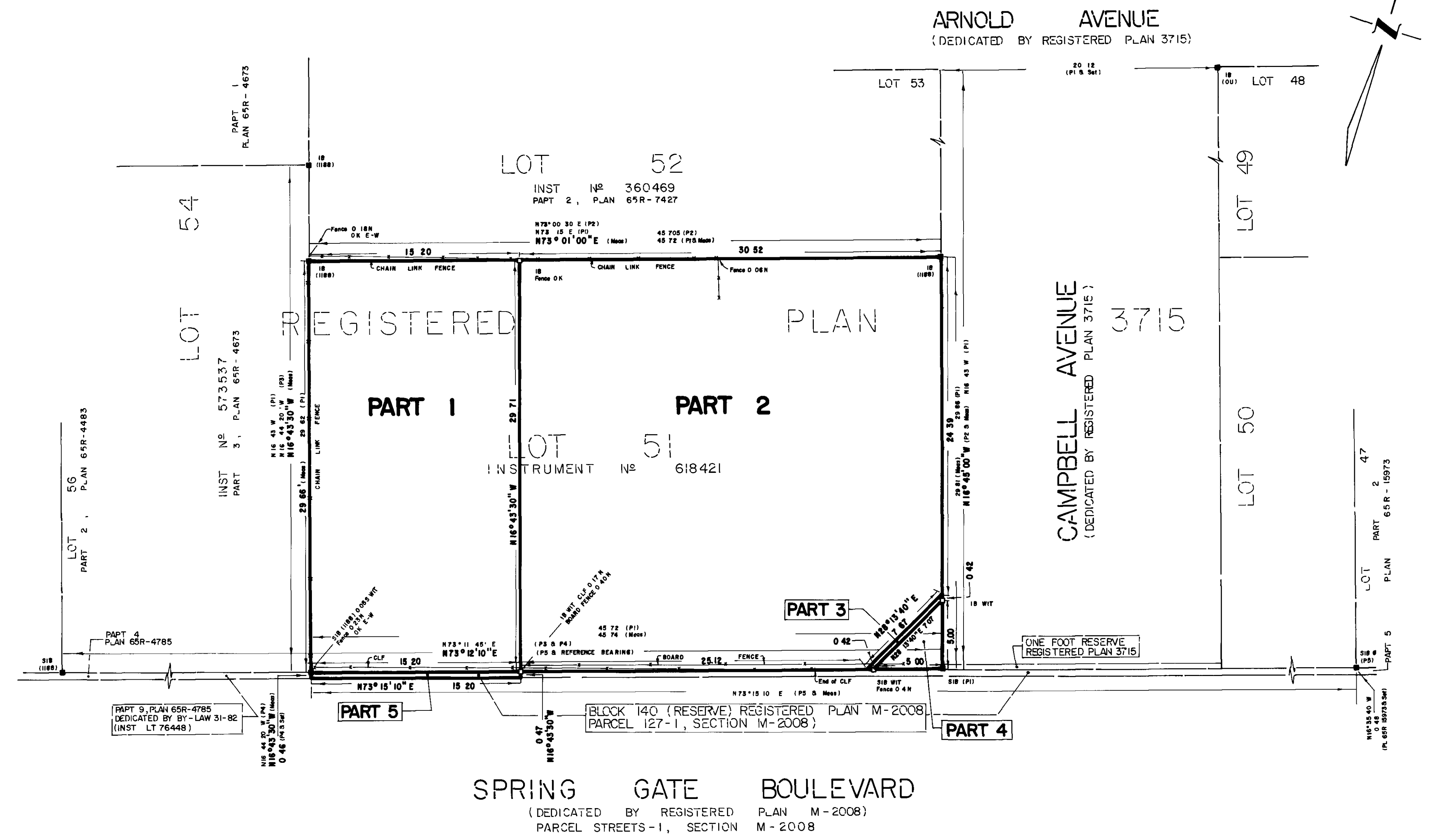
SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT, THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 31st DAY OF MAY 1994.

DATE JUNE 2 1994

J. Stel
J. STEL
Ontario Land Surveyor



J. STEL, O.L.S.
R.R. No. 1, Box N 9
445 STEVENSON AVENUE
KLEINBURG, ONTARIO L0J 1C0
(905) 893-1241

PROJECT NO 94-1139



PROPOSED FRONT ELEVATION
 (LOT 2)
 SCALE: AS NOTED ON PAGE

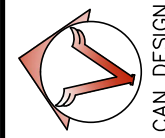
1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER.
 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.

DATE:	DWN BY:	DATE:	DWN BY:
NOV.05/21	dcb		

CLIENT:
 Private Residence

PROJECT LOCATION:
 8 CAMPBELL AVE.
 VAUGHAN, ON

SCALE: 3/8" = 1'-0"
 16



VULCAN DESIGN INC.

NOTICE OF DECISION
MINOR VARIANCE APPLICATION A012/22
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

DATE OF HEARING:	Thursday, May 5, 2022
APPLICANT:	Marina Shcolyar
AGENT:	Evans Planning Inc.
PROPERTY:	8 Campbell Ave, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	B001/22 and A011/22
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to to permit the construction of a proposed single family on the severed lands subject to B001/22.

The following variances are being requested from the City's Zoning By-law:

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.140 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	Minimum required lot frontage is 15.0m. [Exception 14.140, Figure T-86]	To permit the minimum lot frontage of 14.0m.
2	Minimum required lot area is 555.00 sq.m. [Exception 14.140, Figure T-86]	To permit the minimum lot area of 420.00 sq.m.
3	The maximum permitted building height is 8.5 m. [Section 4.5]	To permit the maximum building height of 9.5m.

The subject lands are zoned R2 – Residential Zone and subject to the provisions of Exception 9(275) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	Minimum required lot frontage is 15.0m. [Exception 9(275), Schedule T-86]	To permit the minimum lot frontage of 14.0m.
5	Minimum required lot area is 555.00 sq.m. [Exception 9(275), Schedule T-86]	To permit the minimum lot area of 420.00 sq.m.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. **A012/22** for 8 Campbell Ave Thornhill ON be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That a Surveyors Certificate confirming lot area, frontage is submitted.

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

		2. That Consent Application B001/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The variance application A011/22 and A012/22 shall be approved final and binding in conjunction with consent application B001/22.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

PUBLIC WRITTEN & ORAL SUBMISSIONS

Public correspondence considered by the Committee of Adjustment in the making of this decision.

WRITTEN SUBMISSIONS:

Name	Address	Date Received (mm/dd/yyyy)	Summary
David Wagner	10 Campbell Ave	04/12/2022	Letter of Objection

ORAL SUBMISSIONS:

Name	Address	Submission (Hearing) Date (mm/dd/yyyy)	Summary
None			

In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

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

IMPORTANT INFORMATION

Making any changes to your proposal/development after a decision has been made may impact the validity of the Committee's decision.

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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.

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.

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.

NOTICE OF DECISION
MINOR VARIANCE APPLICATION A012/22
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

DATE OF HEARING:	Thursday, May 5, 2022
APPLICANT:	Marina Shcolyar
AGENT:	Evans Planning Inc.
PROPERTY:	8 Campbell Ave, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	B001/22 and A011/22
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5	Minimum required lot area is 555.00 sq.m. [Exception 9(275), Schedule T-86]	To permit the minimum lot area of 420.00 sq.m.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. **A012/22** for 8 Campbell Ave Thornhill ON be **REFUSED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

REASONS:

This application is refused, as it is the opinion of the Committee that this application fails to meet all four tests under Section 45(1) of the Planning Act:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

PUBLIC WRITTEN & ORAL SUBMISSIONS

Public correspondence considered by the Committee of Adjustment in the making of this decision.

WRITTEN SUBMISSIONS:

Name	Address	Date Received (mm/dd/yyyy)	Summary
David Wagner	10 Campbell Ave	04/12/2022	Letter of Objection

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Name	Address	Submission (Hearing) Date (mm/dd/yyyy)	Summary
None			


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WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

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

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

H. Zheng	A. Perrella	ABSENT
H. Zheng Member	A. Perrella Chair	R. Buckler Member
S. Kerwin		A. Antinucci
S. Kerwin Vice Chair		A. Antinucci Member

DATE OF HEARING:	Thursday, May 5, 2022
DATE OF NOTICE:	May 12, 2022
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	May 25, 2022 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Land Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

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If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

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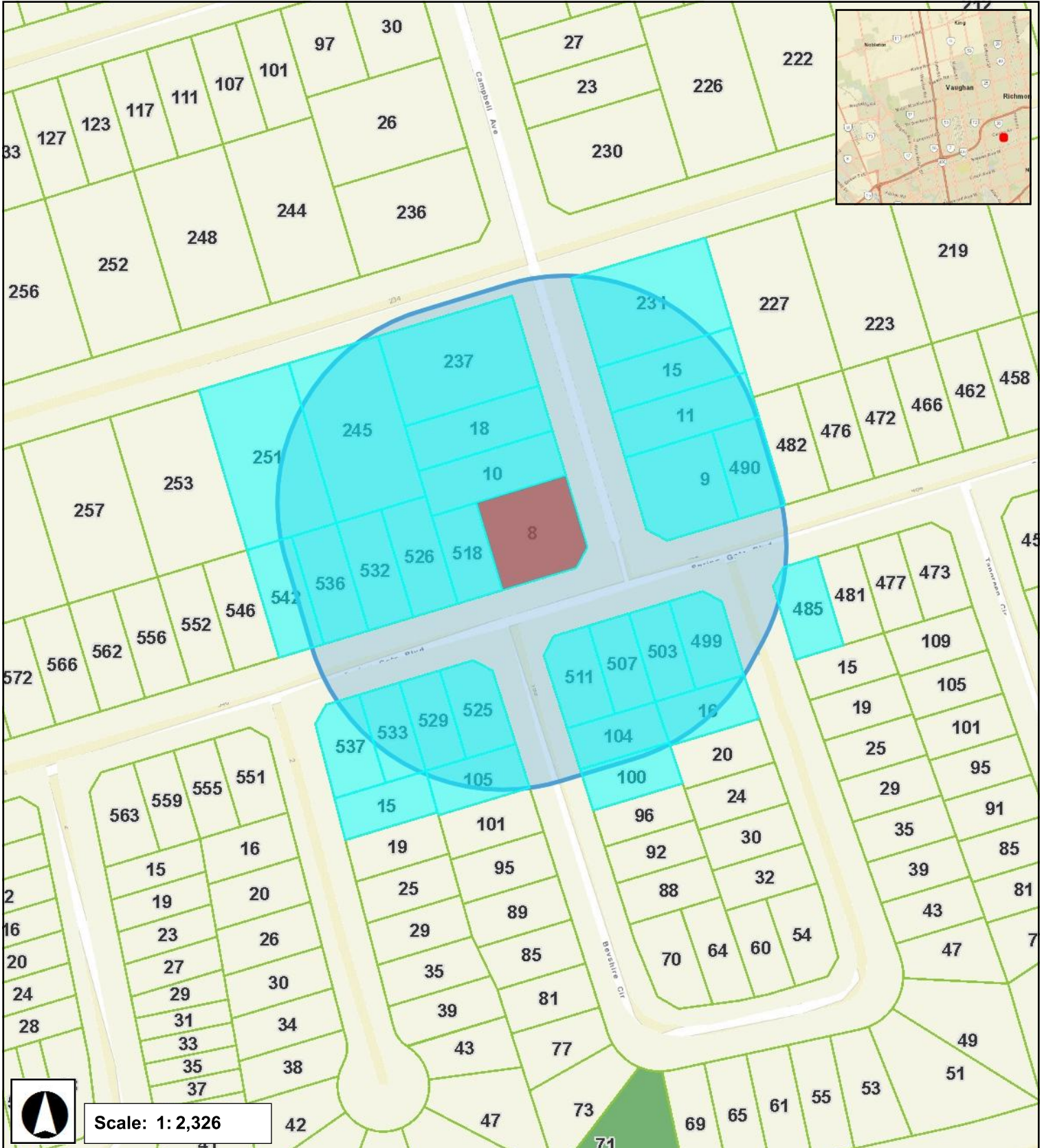
City of Vaughan OLT Processing Fee: \$892.00 per application

*Please note that all fees are subject to change.



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

8 Campbell Avenue, Thornhill



Clark Avenue

March 25, 2022 8:11 AM

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

DATE JUNE 2 1994

J. Stel
J. STEL
Ontario Land Surveyor

PLAN 65R-17114
RECEIVED AND DEPOSITED

DATE 10 JUNE 1994

Paul Dep. Wolke
LAND REGISTRAR FOR THE LAND TITLES DIVISION AND THE REGISTRY DIVISION OF YORK REGION (No. 65)

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

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

SCHEDULE FOR THE REGISTRY DIVISION OF YORK REGION (N^o 65)

PART	LOT	REGISTERED PLAN	INSTRUMENT N ^o	AREA (m ²)
1	51	3715	618421	451.2
2				893.9
3				2.2
4				12.5

SCHEDULE FOR THE LAND TITLES DIVISION OF YORK REGION (N^o 65)

PART	BLOCK	REGISTERED PLAN	PARCEL	SECTION	AREA (m ²)
5	Part of 140 (RESERVE)	M-2008	Part of 127-1	M-2008	7.1

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

5 4 3 2 1 0 5 10 15 METRES

J. STEL, O.L.S.
1994

- NOTES**
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK 140 AS SHOWN ON REGISTERED PLAN M-2008 HAVING A BEARING OF N73°12'10" E
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 - DENOTES SURVEY MONUMENT PLANTED
 - SIB " STANDARD IRON BAR
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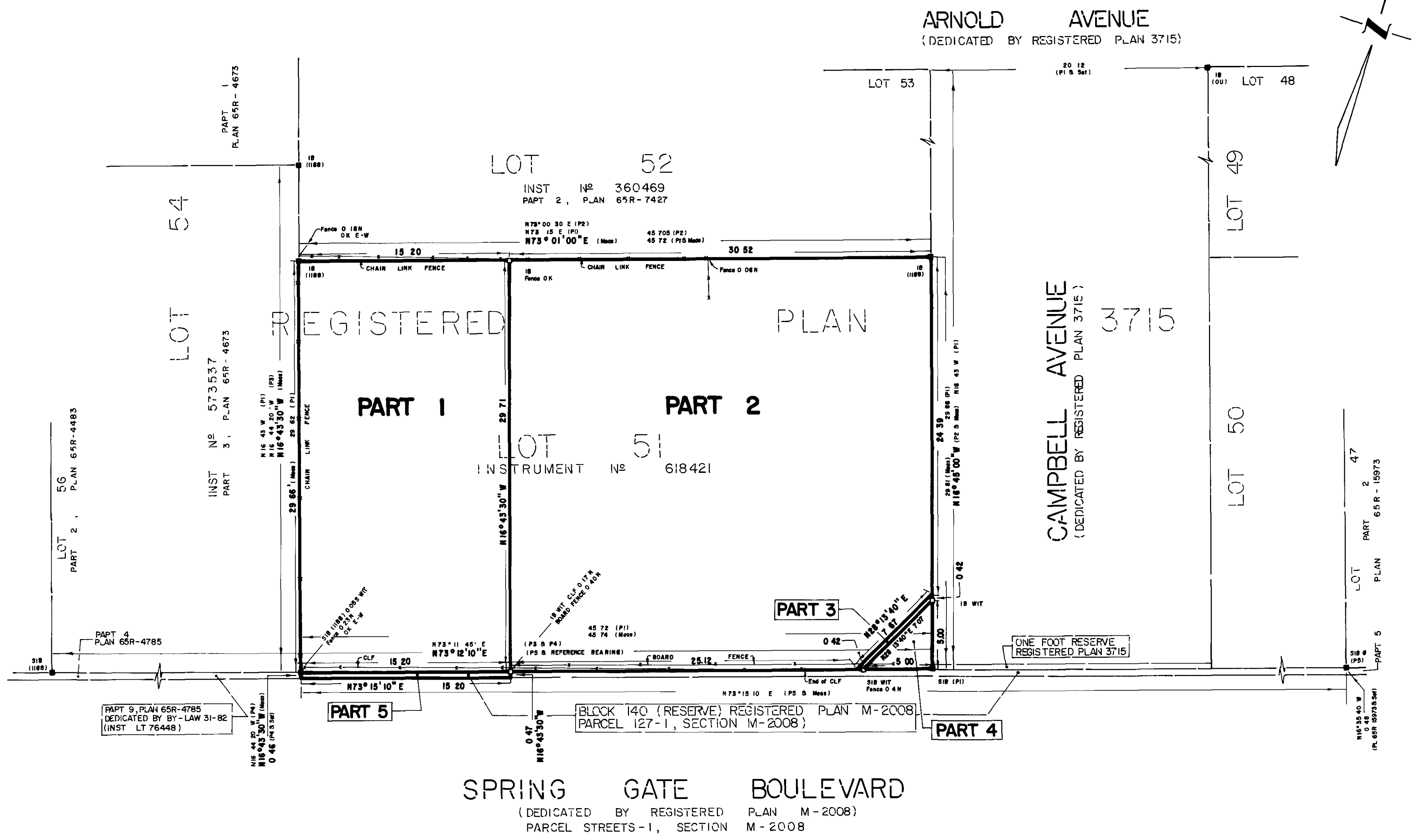
SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT, THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
- THE SURVEY WAS COMPLETED ON THE 31st DAY OF MAY 1994

DATE JUNE 2 1994

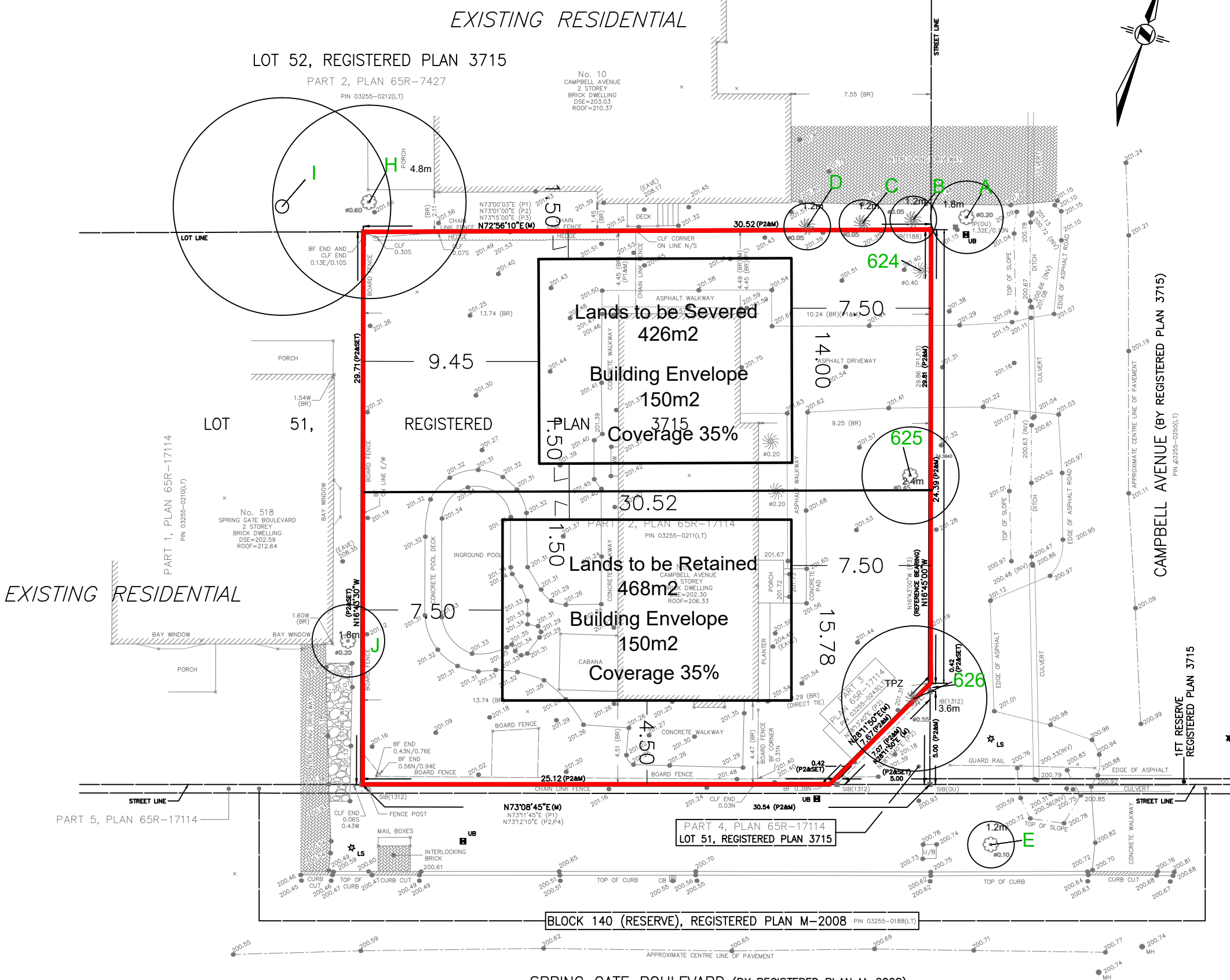
J. Stel
J. STEL
Ontario Land Surveyor



SPRING GATE BOULEVARD
(DEDICATED BY REGISTERED PLAN M-2008)
PARCEL STREETS-1, SECTION M-2008

J. STEL, O.L.S.
R.R. No. 1, BOX N 9
445 STEVENSON AVENUE
KLEINBURG, ONTARIO L0J 1C0
(905) 893-1241

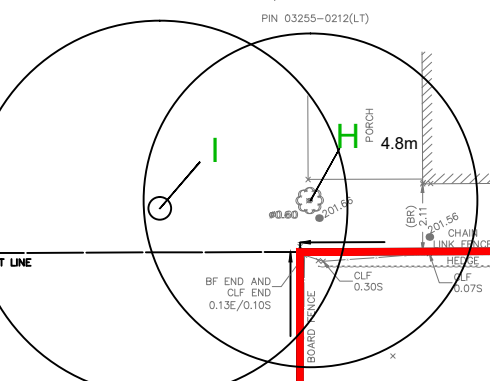
PROJECT NO 94-1139



EXISTING RESIDENTIAL

LOT 52, REGISTERED PLAN 3715
PART 2, PLAN 65R-7427
PIN 03255-0212(LT)

No. 10
CAMPBELL AVENUE
2 STOREY
BRICK DWELLING
DSE=203.03
ROOF=210.37



Lands to be Severed
426m2
Building Envelope
150m2
Coverage 35%

Lands to be Retained
468m2
Building Envelope
150m2
Coverage 35%

EXISTING RESIDENTIAL

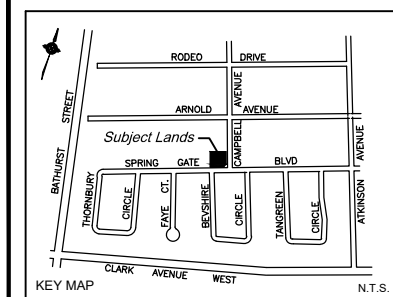
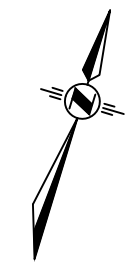
LOT 51,
REGISTERED
PART 1, PLAN 65R-17114
PIN 03255-0210(LT)

No. 518
SPRING GATE BOULEVARD
2 STOREY
BRICK DWELLING
DSE=202.59
ROOF=212.64

PART 4, PLAN 65R-17114
LOT 51, REGISTERED PLAN 3715

BLOCK 140 (RESERVE), REGISTERED PLAN M-2008
PIN 03255-0188(LT)

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

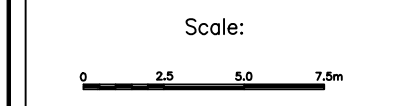


Subject Lands

	Frontage	Area
Severed Lands	14.00m	426m2
Retained Lands	15.78m	468m2
Total Lot Area	29.78m	894m2

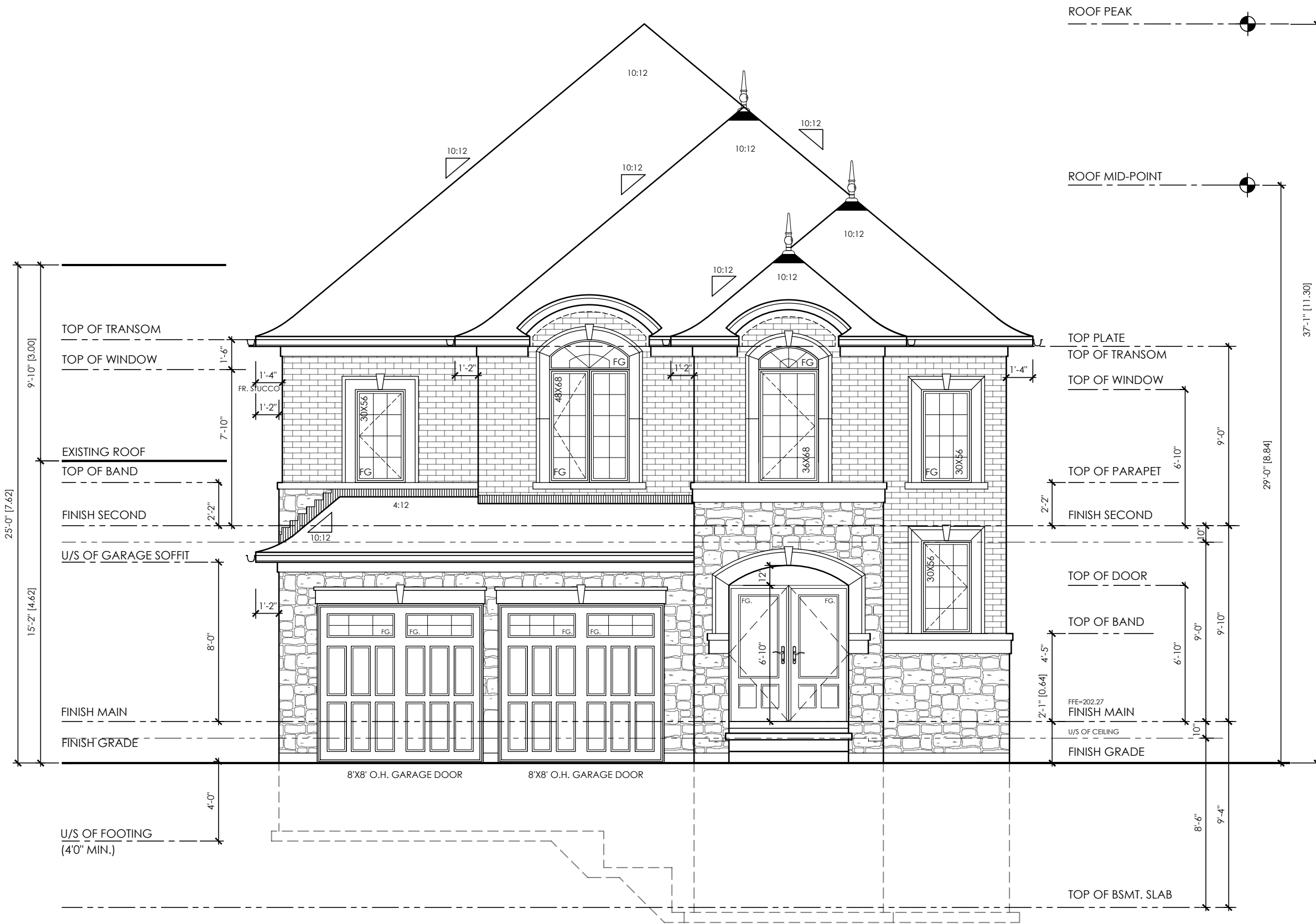
Rev.	Date	Description
Rev. 1	12/11/21	
Rev. 2		
Rev. 3		
Rev. 4		
Rev. 5		

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



5
LANNING

6481 Keele Street
Unit 15
Vaughan, Ontario
L4K 1T7
Tel: (905) 880-8888 Fax: (905) 880-8888
www.lanningm.com



PROPOSED FRONT ELEVATION
(LOT 1)
SCALE: AS NOTED ON PAGE

PROJECT LOCATION: 8 CAMPBELL AVE. VAUGHAN, ON	CLIENT: Private Residence	DATE: NOV.05/21	DWN BY: dcb	DWN BY:
		DATE:	DWN BY:	DWN BY:
SCALE: 3/8" = 1'-0" 16		1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR BY OTHER PARTIES W/O WRITTEN PERMISSION FROM DESIGNER. 2. PRELIMINARY DESIGN, SUBJECT TO CHANGE UPON VERIFICATION W/ SITE SURVEY TO BE PROVIDED BY CLIENT.		
		VULCAN DESIGN INC.		

NOTICE OF DECISION
Consent Application B001/22
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

DATE OF HEARING:	Thursday, May 5, 2022
APPLICANT:	Marina Shcolyar
AGENT:	Evans Planning Inc.
PROPERTY:	8 Campbell Ave, Thornhill
ZONING DESIGNATION:	<p>The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.140 under Zoning By-law 01-2021.</p> <p>The subject lands are zoned R2 – Residential Zone and subject to the provisions of Exception 9(275) under Zoning By-law 1-88, as amended.</p>
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	A011/22 and A012/22
PURPOSE OF APPLICATION:	<p>Consent is being requested to sever a parcel of land for residential purposes approximately 420.00 square metres. The retained parcel is approximately 450.00 square metres.</p> <p>The existing single family dwelling is to be demolished.</p>

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B001/22 on behalf of Marina Shcolyar be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. That Minor Variance Application(s) A011/22 and A012/22 are approved at the same time as the Consent application and becomes final and binding. 5. Payment of the Certificate Fee as provided on the City of Vaughan's

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

		Committee of Adjustment Fee Schedule.
2	Building Standards, Zoning Section punya.marahatta@vaughan.ca	<ol style="list-style-type: none"> 1. That minor variance A011/22 and A012/22 are approved and becomes final and binding. 2. A demolition permit must be obtained for the demolition of the existing dwelling, and the existing dwelling must be demolished.
3	Real Estate ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
4	Development Finance 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).
5	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner of the retained land shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. 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.
6	York Region Teema.Kanji@york.ca	The City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new lot.

For the following reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

PUBLIC WRITTEN & ORAL SUBMISSIONS

Public correspondence considered by the Committee of Adjustment in the making of this decision.

WRITTEN SUBMISSIONS:

Name	Address	Date Received (mm/dd/yyyy)	Summary
David Wagner	10 Campbell Ave	04/12/2022	Letter of Objection

ORAL SUBMISSIONS:

Name	Address	Submission (Hearing) Date (mm/dd/yyyy)	Summary
None			


In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

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

ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

H. Zheng	A. Perrella	ABSENT
H. Zheng Member	A. Perrella Chair	R. Buckler Member
S. Kerwin		A. Antinucci
S. Kerwin Vice Chair		A. Antinucci Member

DATE OF HEARING:	Thursday, May 5, 2022
DATE OF NOTICE:	May 12, 2022
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	June 1, 2022 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	May 12, 2024 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault Manager Development Services & Secretary-Treasurer Committee of Adjustment	

Appealing to The Ontario Land Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: Please notify the Secretary Treasurer by email at cofa@vaughan.ca that you will be filing an appeal and mail or courier appeals and prescribed fees to:

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

If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan OLT Processing Fee: \$892.00 per application (2022 rate)

*Please note that all fees are subject to change.

IMPORTANT INFORMATION

Conditions of Approval: It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Some conditions may require two to three months to process therefore it is important that the applicant initiate consultation at least 3 months prior to the lapsing date.

Lapsing of the Consent: If conditions have been imposed and the applicant has not, within a period of two years after notice was given under subsection (17) or (24) of the Planning Act, whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused but, if there is an appeal under subsection (14), (19) or (27), the application for consent shall not be deemed to be refused for failure to fulfil the conditions until the expiry of two years from the date of the order of the Tribunal issued in respect of the appeal or from the date of a notice issued by the Tribunal under subsection (29) or (33).

No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.

Notice of Changes to the Provisional Consent: The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. 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.

Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

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

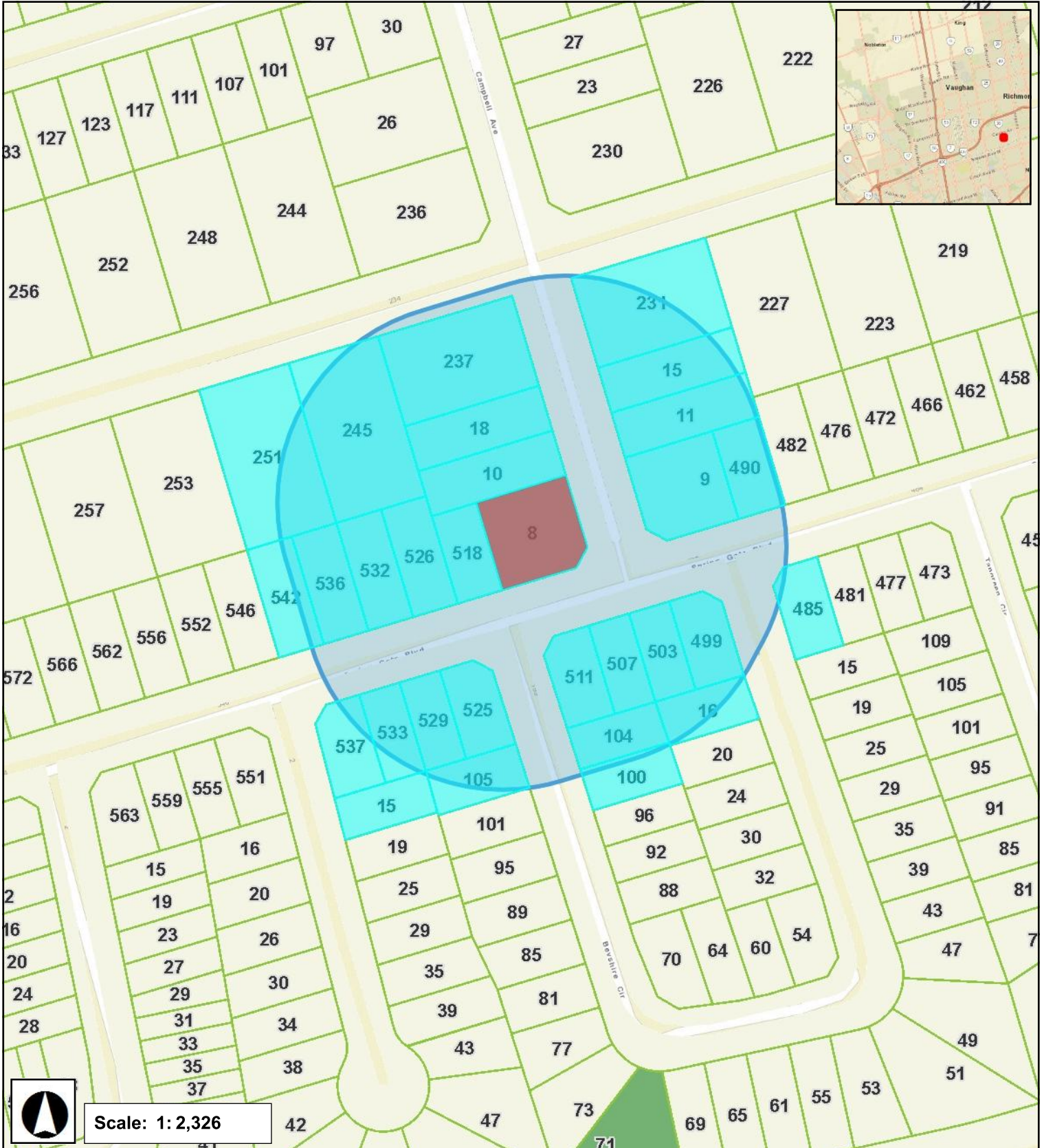
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

For further information please contact cofa@vaughan.ca



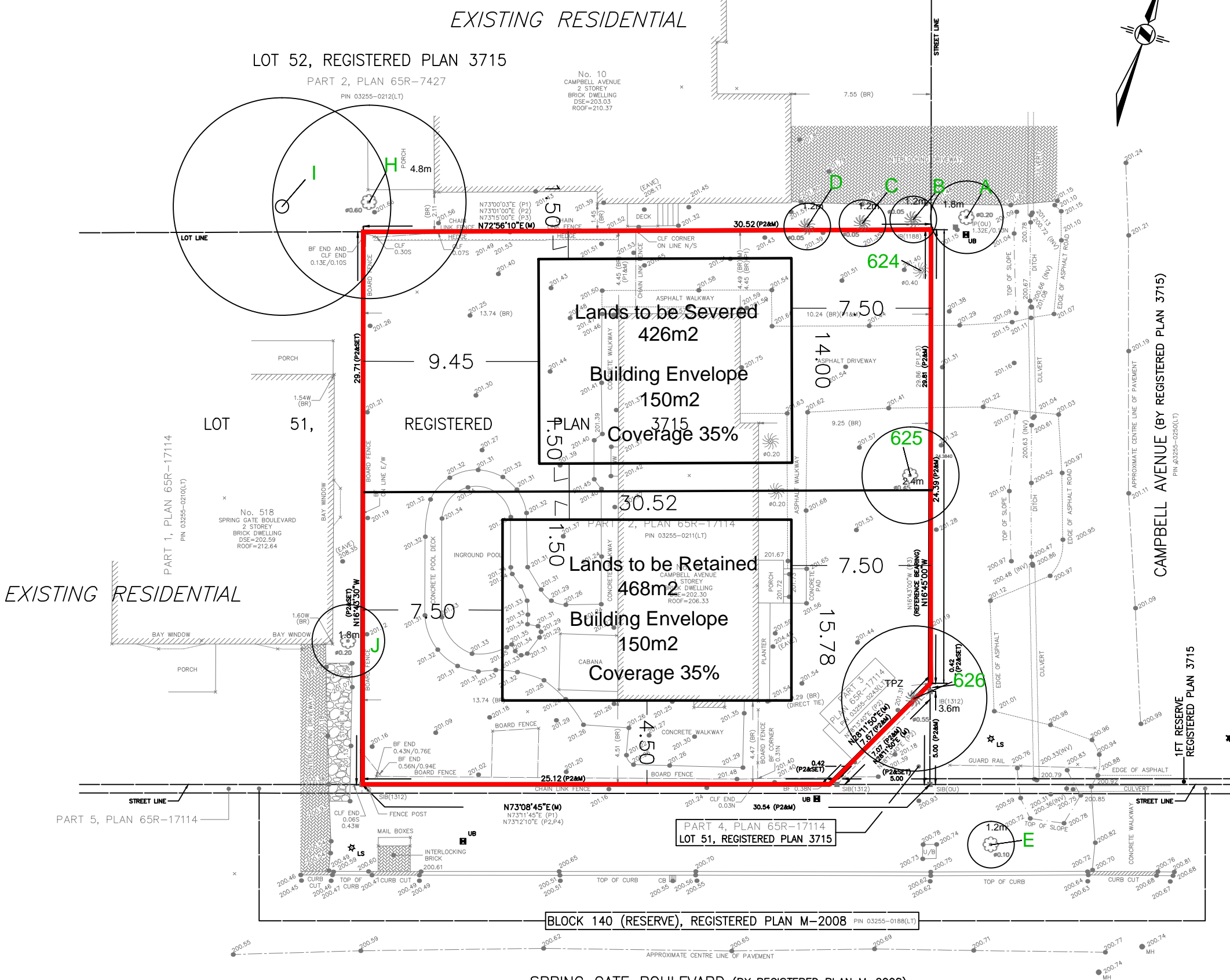
B0011/22, A011/22, A012/22 - Notification Map

8 Campbell Avenue, Thornhill



Clark Avenue

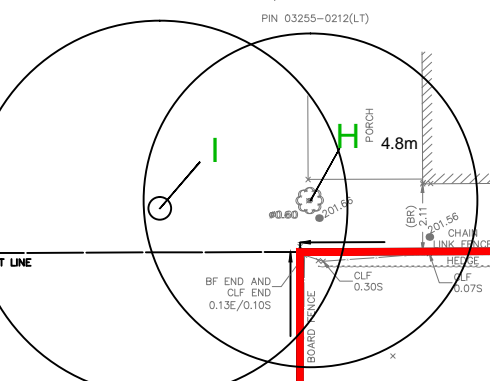
March 25, 2022 8:11 AM



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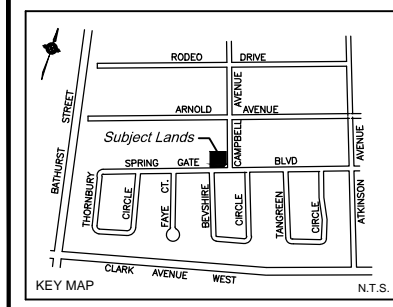
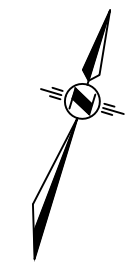
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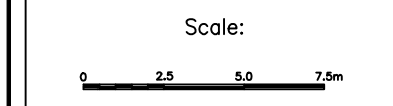


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Rev. 5		

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PART OF LOT 51
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CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



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