

ITEM #: 6.11

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B019/23
236 WALLACE STREET, WOODBRIDGE**

COA REPORT SUMMARY

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

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

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

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

PUBLIC & APPLICANT CORRESPONDENCE

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

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

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

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

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			09/05/23	Application Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

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

ADJOURNMENT HISTORY

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

None	
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**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B019/23
236 WALLACE STREET, WOODBRIDGE**

ITEM NUMBER: 6.11	CITY WARD #: 2
APPLICANT:	Amir Watto
AGENT:	None
PROPERTY:	236 Wallace Street, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas" and "Parkway Belt West Lands"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Consent is being requested to sever a parcel of land for residential purposes, approximately 3,871.00 square metres, as a lot addition, to be merged on title with the abutting lands to the east, municipally known as 224 Wallace Street. The retained lands have frontage along Wallace Street and are approximately 33,410.00 square metres.

HEARING INFORMATION

DATE OF MEETING: Thursday, December 7, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

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

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

Email: cofa@vaughan.ca

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

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

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

INTRODUCTION

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

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

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

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

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	November 23, 2023
Date Applicant Confirmed Posting of Sign:	November 19, 2023
Adjournment Requests / Comments (from staff and agency):	<p>On November 28, 2023, Toronto Region and Conservation Authority (TRCA) provided:</p> <p>It is the position of TRCA staff that a formal recommendation for the noted application is premature at this time.</p> <p>Prior to being able to provide a formal recommendation for the noted application, the above noted comments will need to be addressed to the satisfaction of TRCA.</p> <p>On November 28, 2023, Planning Department staff provided:</p> <p>Development Planning is in receipt of comments from the TRCA indicating that the Application is premature at this time ahead of site remediation that is required to address unauthorized works that occurred on site. After speaking with TRCA staff, we believe that the proposed lot line may need to be altered depending on the remediation measures and the subsequent identification of the erosion hazard limit. As such, Development Planning will also be requesting an adjournment of this Application until such time that all of TRCA’s concerns have been addressed and a final proposed lot line has been determined.</p> <p>On November 28, 2023, the Applicant provided the following response to the TRCA and Development Planning Department:</p> <ol style="list-style-type: none"> 1. The lot line adjustment will not change any effect of TRCA regulations concerning its restrictions to control erosion, etc. 2. No “unauthorized works” have been performed or determined by the applicant. The city of Vaughan is conducting a sewer line-related repair; this sewer line repair results from a sewer pipe leak in the easement area already marked in the adjustment application on the survey. 3. The site remediation resulting from city sewer line repair is the responsibility of the city of Vaughan, not the applicant. 4. After this sewer line on easement is repaired by the City of Vaughan it will have no effect concerning the TRCA “lot line may need to be altered depending on the remediation measures”. <p>The applicant's position is that TRCA's comments on this consent application and concerns are irrelevant at this stage to the lot line adjustment application, and this application should be considered based on its merits.</p> <p>On November 28, 2023, Committee of Adjustment staff provided the applicant with an opportunity to adjourn the application.</p> <p>On November 28, 2023, The Applicant requested to proceed to public hearing and provided:</p> <ol style="list-style-type: none"> 1. TRCA Violation No. V3826: As of today, the applicant has not received any notice of violation from the TRCA nor have any information about it. 2. Concerning “Ontario Regulation 166/06”. This is a consent application to adjust the property line. The sections of the referred regulations do not apply to this application. 3. TRCA “Application-Specific Comments”. The request for relief in this application will not have any effect on the

COMMITTEE OF ADJUSTMENT COMMENTS

	<p>current landscape, “the physical toe of slope” or any other factor.</p> <ol style="list-style-type: none"> 4. Updated plans can only be provided if this consent application is approved. 5. “TRCA has implemented a fee schedule for our planning application review services”. This is not an application for planning for which a fee is required. If future is any such proposal is made by the applicant, the applicant will comply with all applicable fees and procedures.
<p>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</p>	No
<p>Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.</p> <p>An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.</p>	
<p>Committee of Adjustment Comments:</p>	None
<p>Committee of Adjustment Recommended Conditions of Approval:</p>	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirms the legal description of both the severed land. 2. That the applicant provides a full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. 5. That the severed parcel be merged on title with the abutting land to the east municipally known as 224 Wallace Street and that the applicant’s solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments.	
<p>Building Standards Recommended Conditions of Approval:</p>	None

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.	
<p>Development Planning Recommended Conditions of Approval:</p>	Recommend Adjournment

DEVELOPMENT ENGINEERING COMMENTS

<p>Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation</p>	
The Development Engineering (DE) Department does not object to Consent Application B019/23 subject to the following condition(s):	
<p>Development Engineering Recommended Conditions of Approval:</p>	The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The

DEVELOPMENT ENGINEERING COMMENTS

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

	Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE in order to clear this condition.
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

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

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

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

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

Development Finance Recommended Conditions of Approval:	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No Comments Received to Date

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

No Comments Received to Date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

Please ensure all other departments requirements are addressed. Any construction will require consent along with completion of any and all permits required.

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

*See Schedule for list of correspondence

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

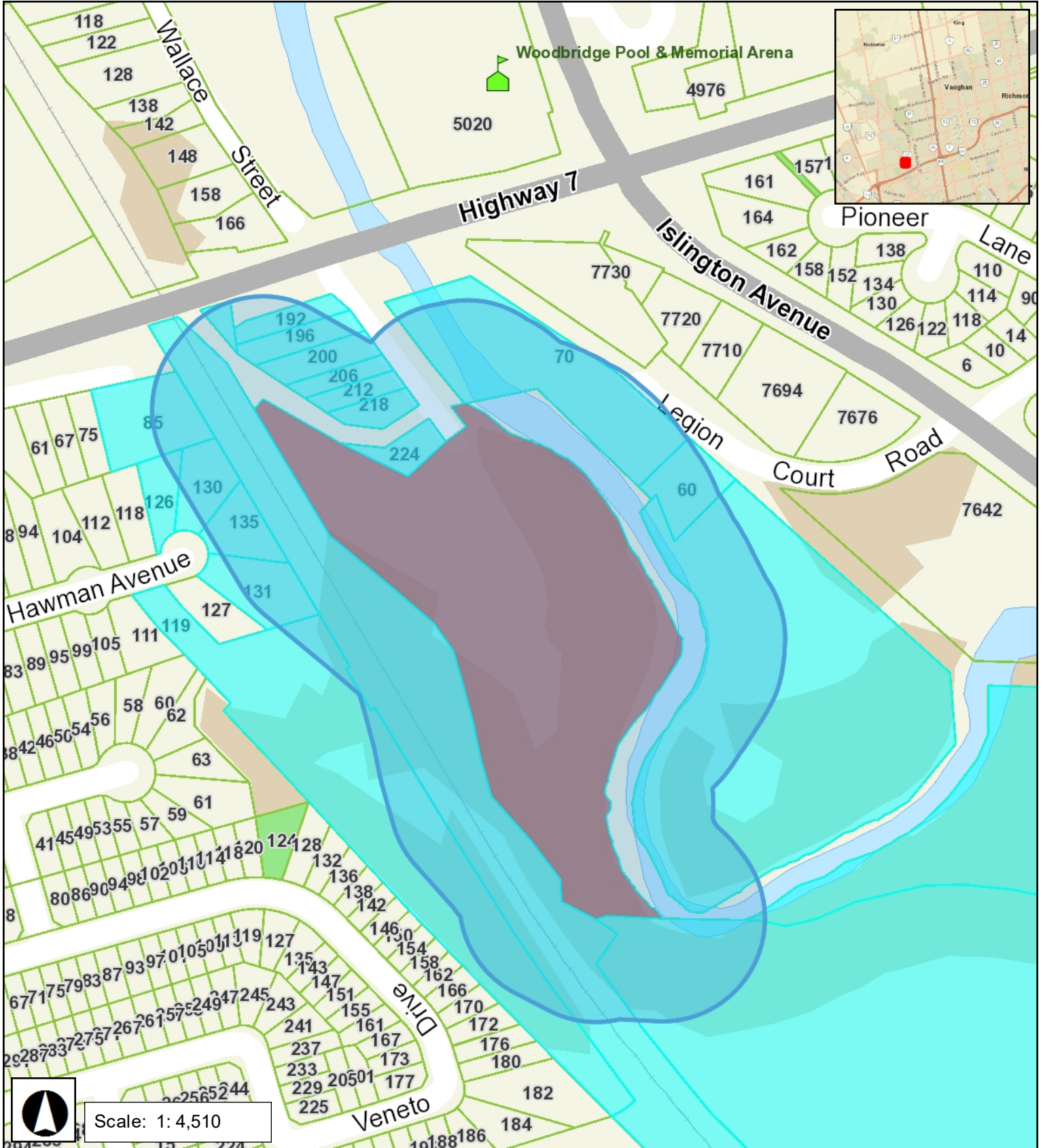
Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment cofa@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirms the legal description of both the severed land. 2. That the applicant provides a full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. 5. That the severed parcel be merged on title with the abutting land to the east municipally known as 224 Wallace Street and that the applicant’s solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.
2	Development Engineering Rex.bondad@vaughan.ca	The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE in order to clear this condition.
3	Development Finance nelson.pereira@vaughan.ca	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).

IMPORTANT INFORMATION – PLEASE READ
<p>CONDITIONS: Conditions must be fulfilled within two years from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.</p>
<p>DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p>
<p>NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will not receive notice.</p>

SCHEDULE A: DRAWINGS & PLANS

0 Wallace Street , Woodbridge



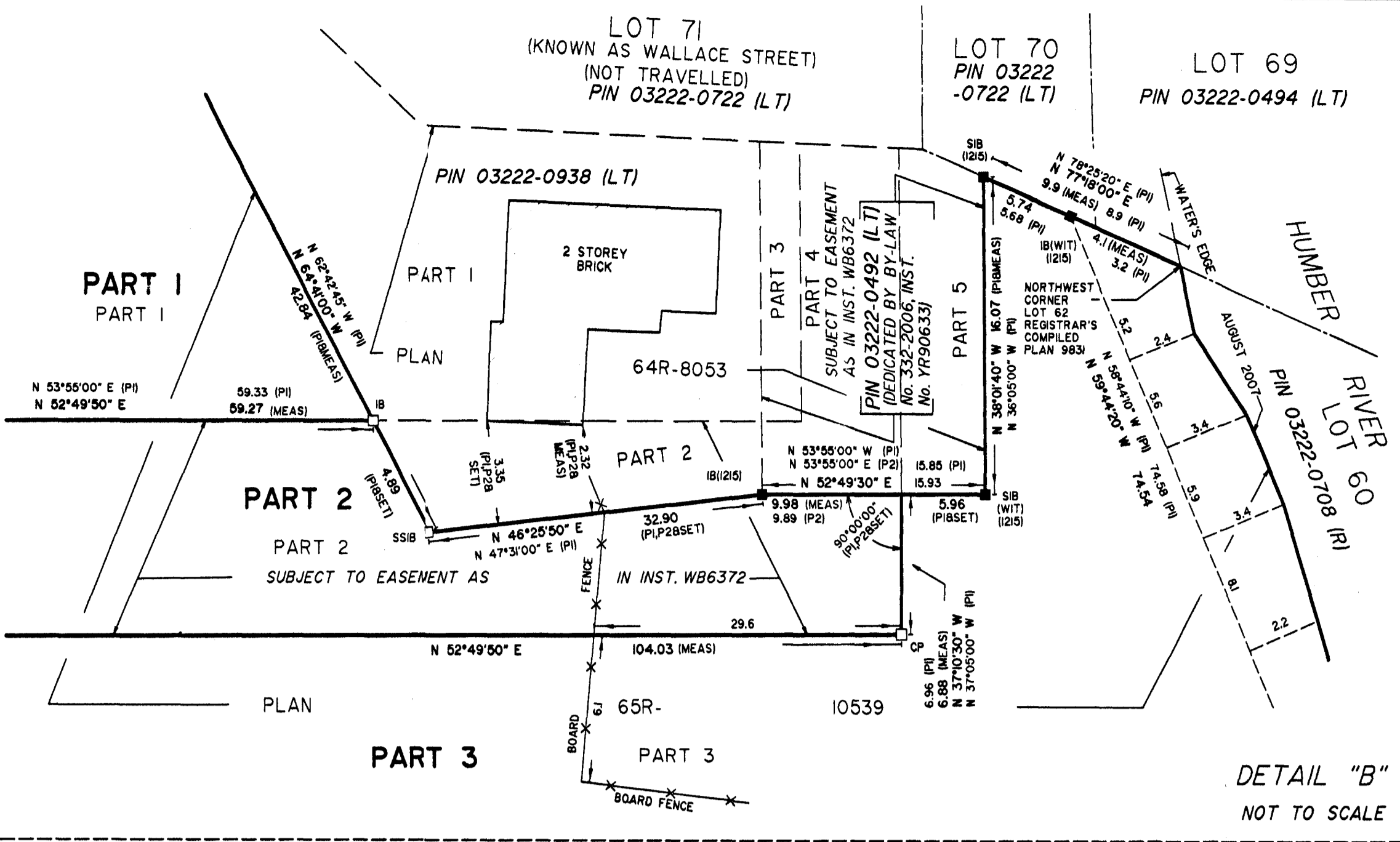
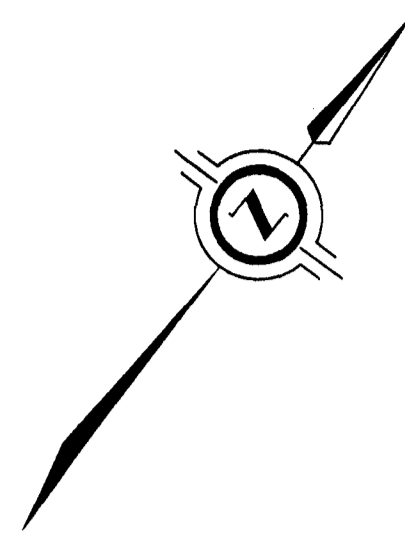
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE June 26, 2008 DATE 15 Oct. 2008

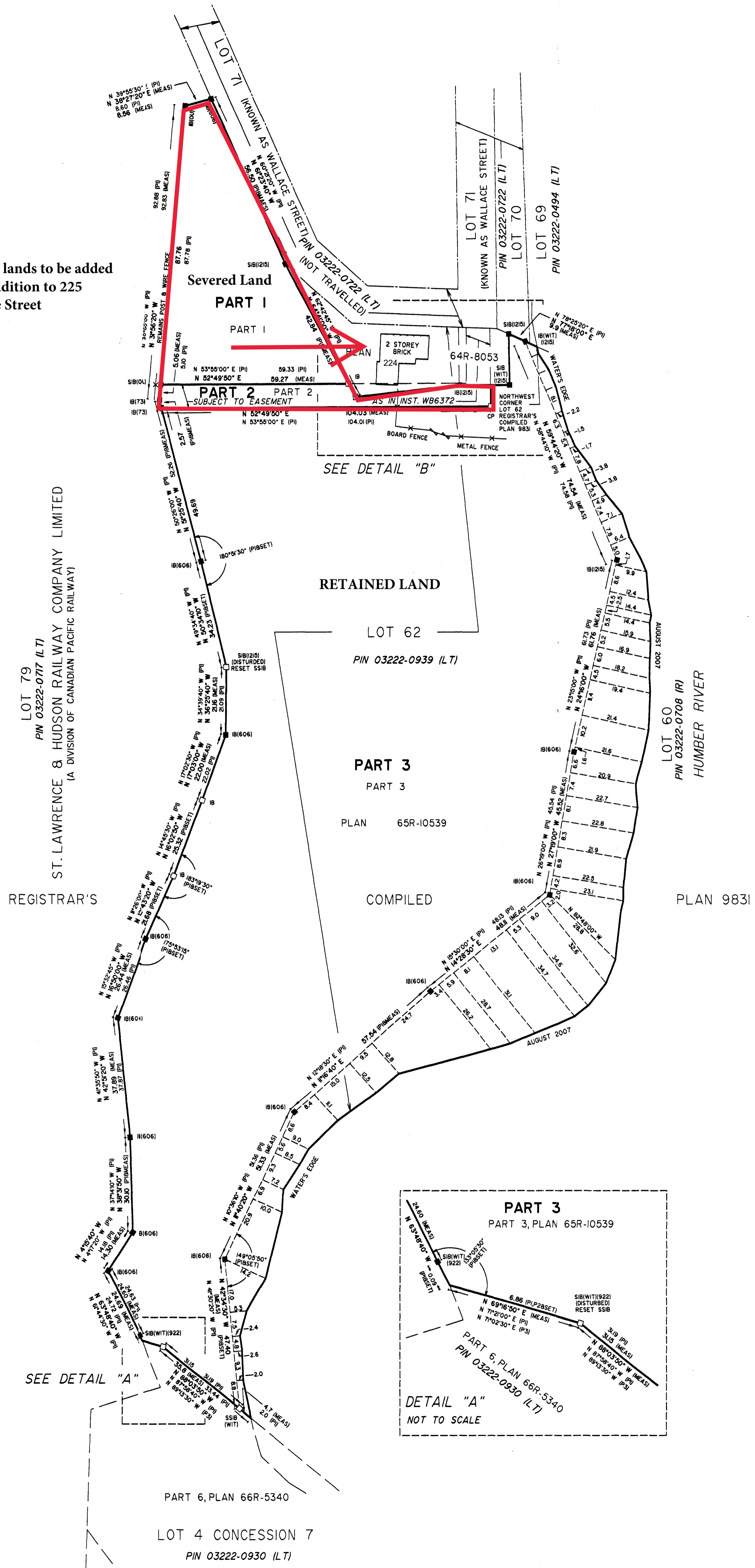
Gabriel C. Laframboise ASST. A. Cole
 GABRIEL C. LAFRAMBOISE
 ONTARIO LAND SURVEYOR
 Dep. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No 65)

SCHEDULE			
PART	PART OF LOT	PLAN	PIN
1		REGISTRAR'S COMPILED PLAN 9831	ALL OF 03222-0939 (LT)
2	62		
3			

PART 2 - SUBJECT TO EASEMENT AS N INST. No. WB6372



Severed lands to be added as an addition to 225 Wallace Street



PLAN OF SURVEY OF
PART OF LOT 62
REGISTRAR'S COMPILED PLAN 9831
 GEOGRAPHIC TOWNSHIP OF VAUGHAN
 NOW IN THE
CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:750

J. D. BARNES LIMITED

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

- NOTES**
- BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM STATION 0081980124 E 61.885 097 N 4 841 453.172 AND STATION 00819790027 E 613.383 355 N 4 841 447.580 AND ARE REFERRED TO THE CENTRAL MERIDIAN 8° WEST LONGITUDE, ZONE 17, NAD 83.
- DISTANCES SHOWN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999737.
- ▲ DENOTES HORIZONTAL CONTROL MONUMENT
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - WIT DENOTES WITNESS
 - MEAS DENOTES MEASURED
 - JDB DENOTES J.D. BARNES LIMITED
 - 606 DENOTES H.D.G. CURRIE O.L.S.
 - 731 DENOTES J.R. DUNNING O.L.S.
 - 922 DENOTES FRED SCHAEFFER O.L.S.
 - 1215 DENOTES OTTO ERLI O.L.S.
 - UN DENOTES ORIGIN UNKNOWN
 - P1 DENOTES PLAN 65R-10539
 - P2 DENOTES PLAN 64R-8053
 - P3 DENOTES PLAN 66R-5340
 - P4 DENOTES PLAN 64R-2630

TIES TO WATER'S EDGE ARE AT 90° TO THE TRAVERSE LINES, UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAID TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON AUGUST 29, 2007

DATE June 26, 2008 Gabriel C. Laframboise
 GABRIEL C. LAFRAMBOISE
 ONTARIO LAND SURVEYOR

J.D. BARNES SURVEYING PLANNING MAPPING
 LAND INFORMATION SPECIALISTS GIS
 140 RENTFREW DRIVE, SUITE 100, MARKHAM, ON L3R 4B3
 T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

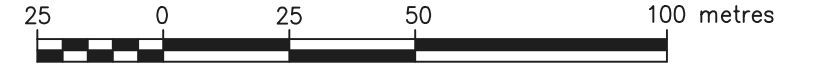
DRAWN BY: ROW CHECKED BY: GCL REFERENCE NO.: 07-21-713-04-A
 FILE: g:\2171304\2171304a.dgn DATED: AUGUST 31, 2007 PLOTTED: 26 JUN 2008



PLAN SHOWING

PART OF LOT 62
 REGISTRAR'S COMPILED PLAN 9831
 GEOGRAPHIC TOWNSHIP OF VAUGHAN
 NOW IN THE CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

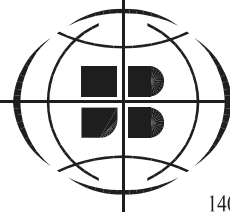
SCALE 1 : 1500



SITE DATA FOR CONVEYED AND RETAINED LANDS

LOT FRONTAGE CONVEYED LANDS	±30 m
LOT FRONTAGE RETAINED LANDS	±36m
LOT AREA CONVEYED LANDS	±3871sq m.
LOT AREA RETAINED LANDS	±33,410 sq m.
LOT DEPTH CONVEYED LANDS	±95 m
LOT DEPTH RETAINED LANDS	±324 m

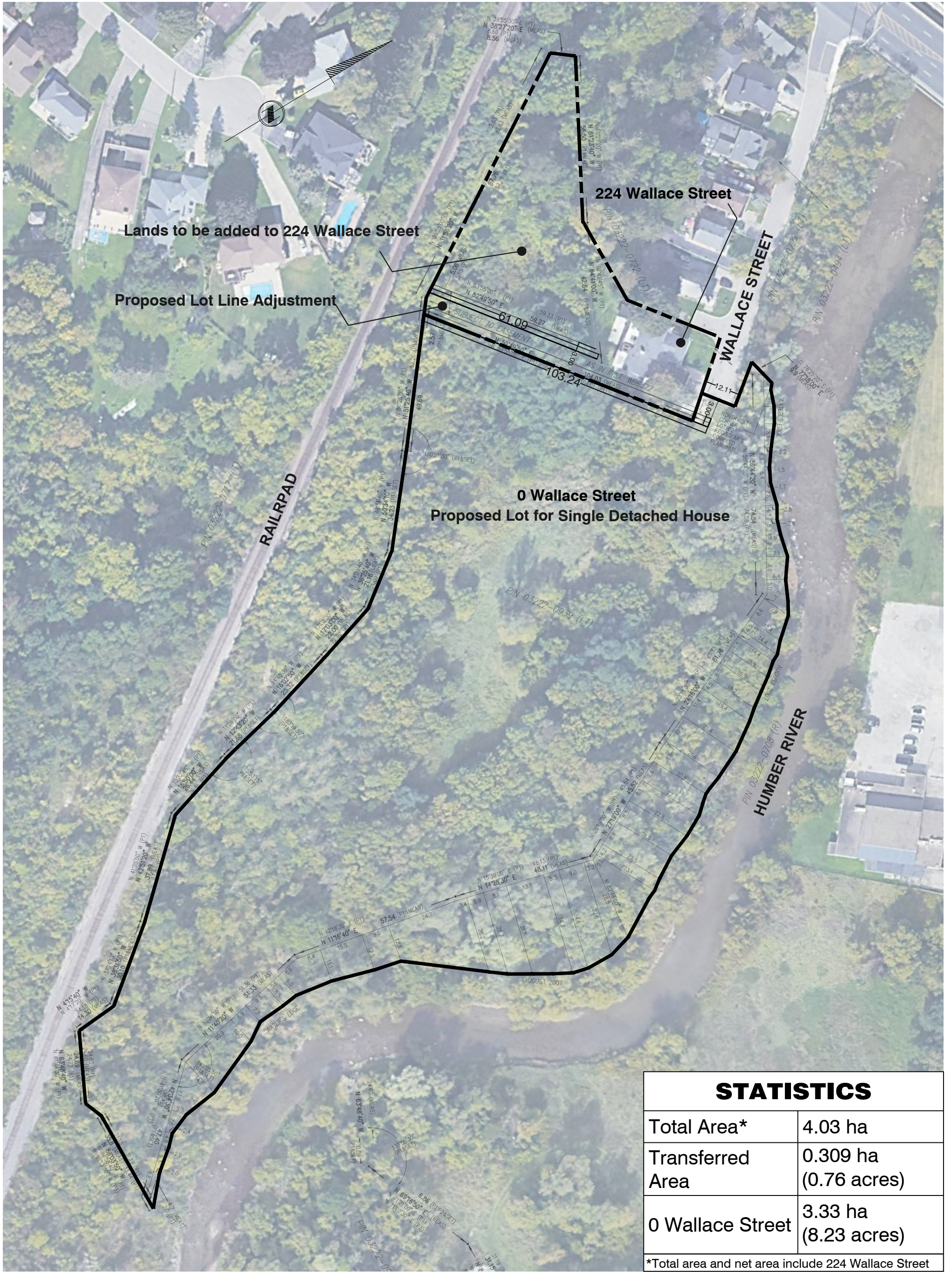
RECEIVED
 By Christine Vigneault at 1:38 pm, Oct 23, 2023



J.D. BARNES
 LIMITED
 LAND INFORMATION SPECIALISTS
 140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
 T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

SURVEYING
 MAPPING
 GIS

DRAWN BY: RF	CHECKED BY: GM	REFERENCE NO.: 23-21-934-00
PLOTTED: 10/13/2023		DATED: OCTOBER 12, 2023



STATISTICS	
Total Area*	4.03 ha
Transferred Area	0.309 ha (0.76 acres)
0 Wallace Street	3.33 ha (8.23 acres)

*Total area and net area include 224 Wallace Street

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

PLAN OF SURVEY OF PART OF LOT 62, REGISTRAR'S COMPILED PLAN 9831 TOWN OF VAUGHAN (FORMERLY VILLAGE OF WOODBRIDGE) REGIONAL MUNICIPALITY OF YORK (FORMERLY COUNTY OF YORK)
SCALE 1:500
OTTO ERTL OLS 1979



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

PLAN 64R-8053

RECEIVED AND DEPOSITED

DATE NOV 7th 1979

DATE 13 Nov. 1979

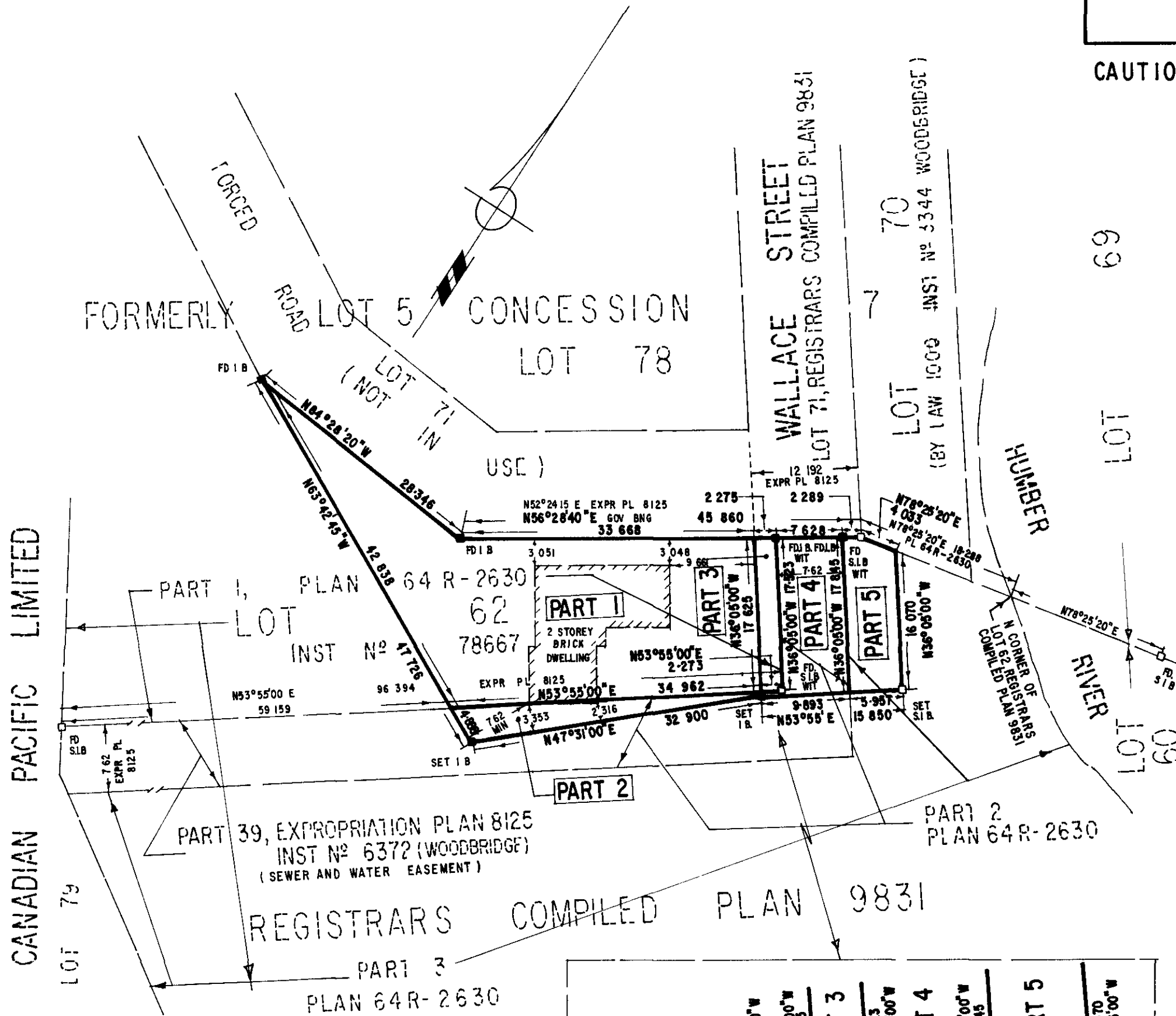
Otto Ertl

E.D. Johnson i.e.p.

OTTO ERTL
ONTARIO LAND SURVEYOR

LAND REGISTRAR FOR THE REGISTRY DIVISION OF TORONTO BOROUGH AND YORK SOUTH (N^o 64)

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



NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE REFERRED TO THE SOUTHERLY LIMIT OF WALLACE STREET HAVING AN ASTRONOMIC BEARING OF N56°28'40"E IN ACCORDANCE WITH PLAN 64R-2630

- SIB DENOTES STANDARD IRON BAR (2.54 cm x 2.54 cm x 1.219 m long)
- IB DENOTES IRON BAR (1.9 cm x 1.9 cm x 0.61 m long)
- FD DENOTES FOUND
- WIT DENOTES WITNESS

SURVEYORS CERTIFICATE

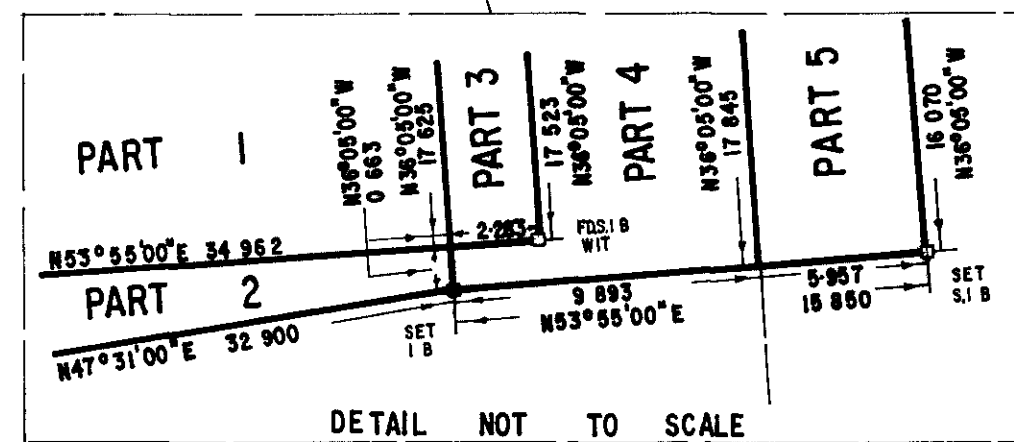
- I CERTIFY THAT
- 1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
 - 2 THE SURVEY WAS COMPLETED ON THE 5th DAY OF NOVEMBER 1979

DATE NOV 7th 1979 *Otto Ertl*

OTTO ERTL
ONTARIO LAND SURVEYOR

SCHEDULE				
PART	LOT	PLAN	INST N ^o	AREA
1	62	REGISTRAR'S COMPILED PLAN 9831	78667	846 m ²
2				86 m ²
3				40 m ²
4				139 m ²
5				103 m ²

PARTS 2 AND 4 ARE SUBJECT TO EASEMENT EXPROPRIATED BY PLAN 8125 INST N^o 6372 (WOODBRIDGE)



DETAIL NOT TO SCALE

OTTO ERTL
ONTARIO LAND SURVEYOR
RR 4, STOUFFVILLE, ONTARIO, TEL 640-2881

JOB N^o 79-84

64R8053

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

PLAN 65R-31220

RECEIVED AND DEPOSITED

DATE June 26, 2008 DATE 15 Oct. 2008

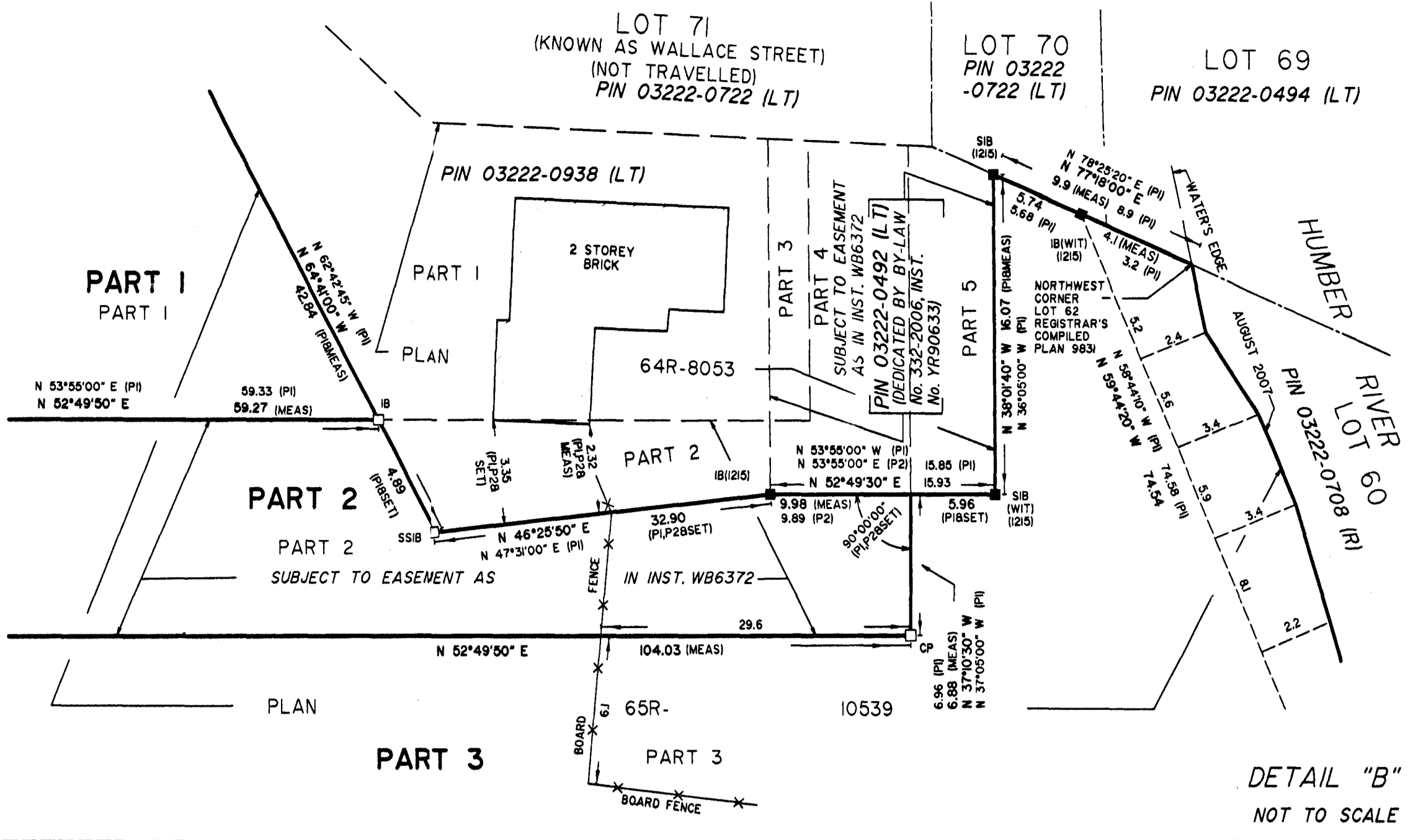
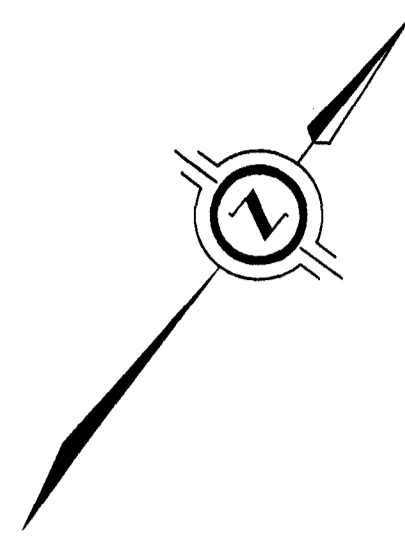
Gabriel C. Laframboise Asst. A. Cole

GABRIEL C. LAFRAMBOISE
ONTARIO LAND SURVEYOR

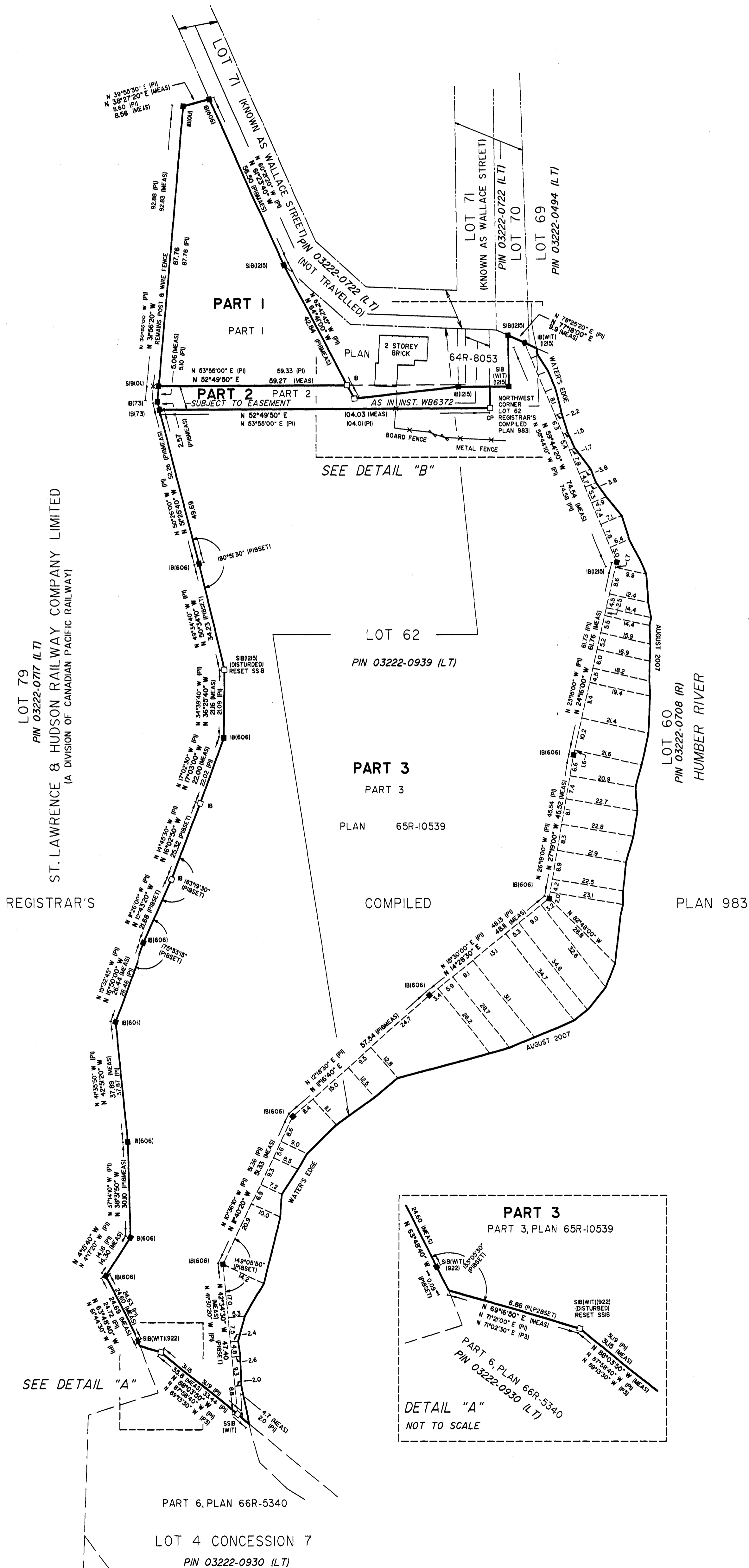
Dep. LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF YORK
REGION (No 65)

SCHEDULE			
PART	PART OF LOT	PLAN	PIN
1			
2	62	REGISTRAR'S COMPILED PLAN 9831	ALL OF 03222-0939 (LT)
3			

PART 2 - SUBJECT TO EASEMENT AS N INST. No. W86372



DETAIL "B" NOT TO SCALE



PLAN OF SURVEY OF
PART OF LOT 62
REGISTRAR'S COMPILED PLAN 9831
GEOGRAPHIC TOWNSHIP OF VAUGHAN
NOW IN THE
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 750

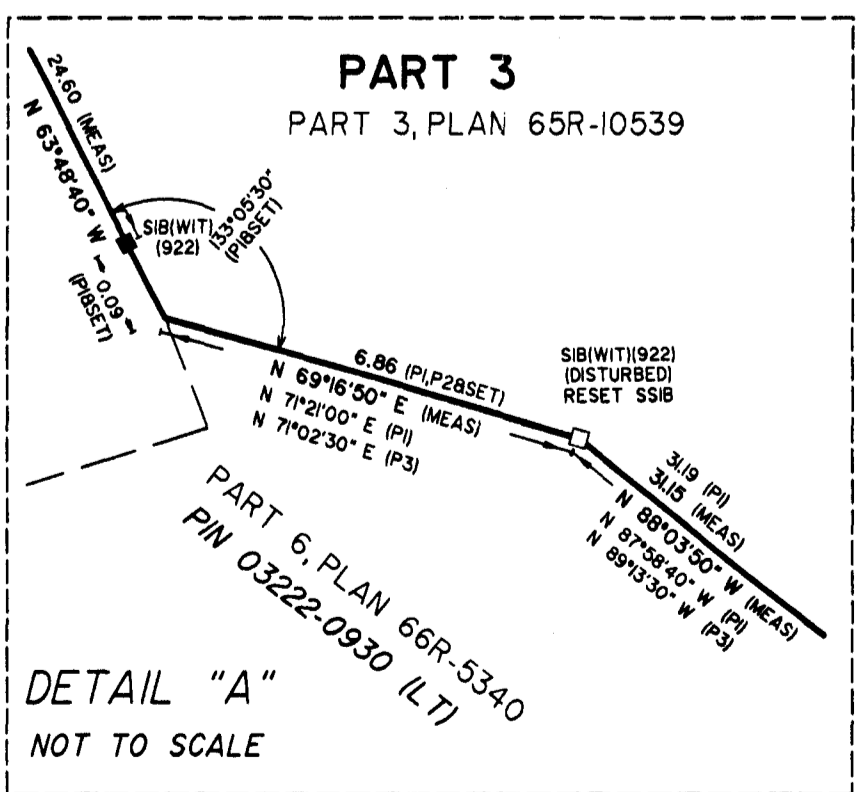
J. D. BARNES LIMITED

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

NOTES

- BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM STATION 0081980124 E 611 885 097 N 4 841 453 172 AND STATION 00819790027 E 613 383 355 N 4 841 447 580 AND ARE REFERRED TO THE CENTRAL MERIDIAN 8° WEST LONGITUDE, ZONE 17, NAD 83.
- DISTANCES SHOWN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999737.
- ▲ DENOTES HORIZONTAL CONTROL MONUMENT
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - WIT DENOTES WITNESS
 - MEAS DENOTES MEASURED
 - JDB DENOTES J.D. BARNES LIMITED
 - 606 DENOTES H.D. CURRIE O.L.S.
 - 731 DENOTES J.R. DUNNING O.L.S.
 - 922 DENOTES FRED SCHAEFFER O.L.S.
 - 1215 DENOTES OTTO ERLI O.L.S.
 - UN DENOTES ORIGIN UNKNOWN
 - P1 DENOTES PLAN 65R-10539
 - P2 DENOTES PLAN 64R-8053
 - P3 DENOTES PLAN 66R-5340
 - P4 DENOTES PLAN 64R-2630

TIES TO WATER'S EDGE ARE AT 90° TO THE TRAVERSE LINES, UNLESS OTHERWISE NOTED



DETAIL "A" NOT TO SCALE

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAID TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON AUGUST 29, 2007

DATE June 26, 2008 Gabriel C. Laframboise
GABRIEL C. LAFRAMBOISE
ONTARIO LAND SURVEYOR

J.D. BARNES SURVEYING
LIMITED PLANNING
MAPPING

LAND INFORMATION SPECIALISTS GIS

140 RENTFREW DRIVE, SUITE 100, MARKHAM, ON L3R 4B3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

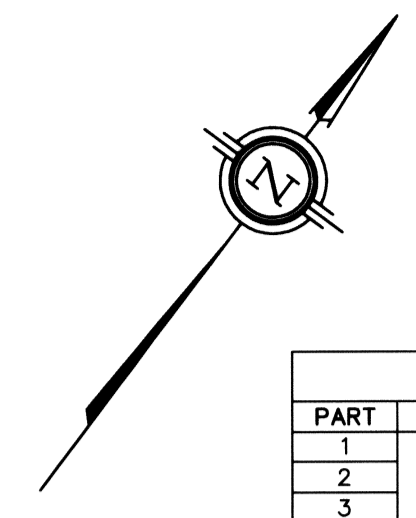
DRAWN BY: ROW CHECKED BY: GCL REFERENCE NO.: 07-21-713-04-A
FILE: g:\2171304\2171304a.dgn DATED: AUGUST 31, 2007
PLOTTED: 26 JUN 2008

PLAN 65R-36212

I require this plan to be deposited under the Land Titles Act.

Date MARCH 01, 2016

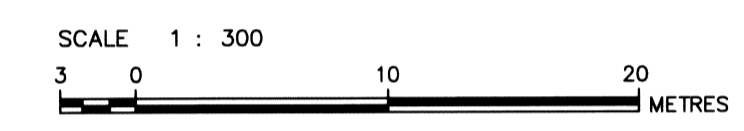
RECEIVED AND DEPOSITED Date MARCH 01, 2016
CHRIS CASEY
Representative for the Land Registrar for the Land Titles Division of YORK REGION (No. 65)



SCHEDULE					
PART	PART OF LOT	PLAN	PIN	AREA (M ²)	OWNER
1			ALL OF 03222-0938	841	WATTO, MUHAMMAD
2	62			87	WATTO, AYSHA
3			ALL OF 03222-0492	138	
4				104	
5				39	
6	71		PART OF 03222-0722	252	THE CORPORATION OF THE TOWN/CITY OF VAUGHAN (WALLACE STREET)
7				508	

PARTS 2 AND 3 - SUBJECT TO EASEMENT AS ON EXPROPRIATION PLAN 8125, INST. WB6372.

PLAN OF SURVEY OF PART OF LOTS 62 AND 71 REGISTRAR'S COMPILED PLAN 9831 CITY OF VAUGHAN THE REGIONAL MUNICIPALITY OF YORK



HOLDING JONES VANDERVEEN INC. ONTARIO LAND SURVEYORS

NOTES

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- WT DENOTES WITNESS
- 606 DENOTES H. D. G. CURRIE, O.L.S.
- 1215 DENOTES OTTO ERTL, O.L.S.
- 1683 DENOTES LLOYD AND PURCELL, O.L.S.
- DT DENOTES DUNNING AND TAYLOR, O.L.S.
- JDB DENOTES J. D. BARNES LIMITED, O.L.S.
- W DENOTES W. N. WILDMAN, O.L.S.
- P1 DENOTES PLAN 65R-34585
- P2 DENOTES PLAN 65R-31220
- P3 DENOTES PLAN 64R-8053
- P4 DENOTES EXPROPRIATION PLAN 8125
- RCP DENOTES REGISTRAR'S COMPILED PLAN
- SCP DENOTES SPECIFIED CONTROL POINT
- BF DENOTES BOARD FENCE
- MF DENOTES METAL FENCE
- WRF DENOTES WOOD RAIL FENCE

BEARINGS AND CO-ORDINATE VALUES

BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 00819790027 AND No. 10519980214 AND ARE REFERRED TO THE 6° UNIVERSAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (ORIGINAL), CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997372.

AREAS SHOWN HEREON IS CALCULATED FROM GROUND DISTANCES.

POINT ID	EASTING	NORTHING
SCP 00819790027	613383.355	4848447.580
SCP 10519980214	614148.497	4846321.401
1303	613341.44	4848295.83
1308	613411.23	4848320.34

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

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

SURVEYOR'S CERTIFICATE

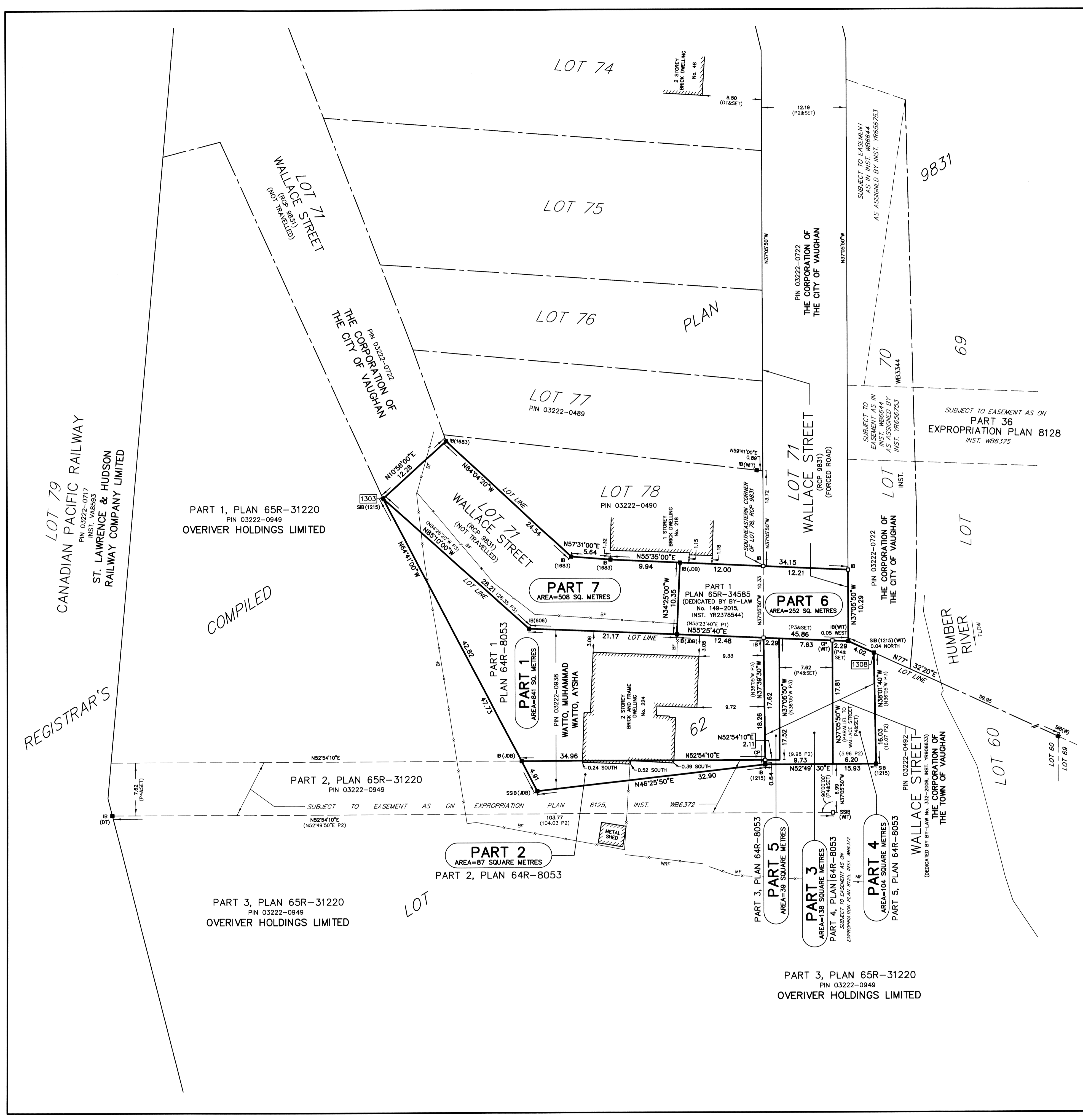
- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON FEBRUARY 19, 2016.

MARCH 01, 2016
DATE

GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR

THE REGIONAL MUNICIPALITY OF YORK

SURVEYOR: G. B. VANDERVEEN O.L.S.	HOLDING JONES VANDERVEEN INC. ONTARIO LAND SURVEYORS	SCALE: 1:300
DRAWN BY: T. PASKARU	1700 LANGSTAFF ROAD, SUITE 1002 - VAUGHAN, ON L4K 3S3	RY-V-70
CHKD BY: G. B. VANDERVEEN O.L.S.	PHONE: 905-660-4000 JOB No. 10-2083-COMPOUND-6B	



PART 1, PLAN 65R-31220
PIN 03222-0949
OVERIVER HOLDINGS LIMITED

PART 2, PLAN 65R-31220
PIN 03222-0949

PART 3, PLAN 65R-31220
PIN 03222-0949
OVERIVER HOLDINGS LIMITED

PART 2
AREA=87 SQUARE METRES
PART 2, PLAN 64R-8053

PART 7
AREA=508 SQ. METRES

PART 6
AREA=252 SQ. METRES
45.86

PART 3
AREA=39 SQUARE METRES
PART 3, PLAN 64R-8053

PART 4
AREA=138 SQUARE METRES
PART 4, PLAN 64R-8053
SUBJECT TO EASEMENT AS ON EXPROPRIATION PLAN 8125, INST. WB6372

PART 5
AREA=104 SQUARE METRES
PART 5, PLAN 64R-8053

PART 3, PLAN 65R-31220
PIN 03222-0949
OVERIVER HOLDINGS LIMITED

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		Recommend Adjournment
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Adjournment
Building Standards (Zoning)	X	X		General Comments

Date: October 31st 2023
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B019-23**
Related Files:
Applicant: The Biglieri Group
Location 224 Wallace Street



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

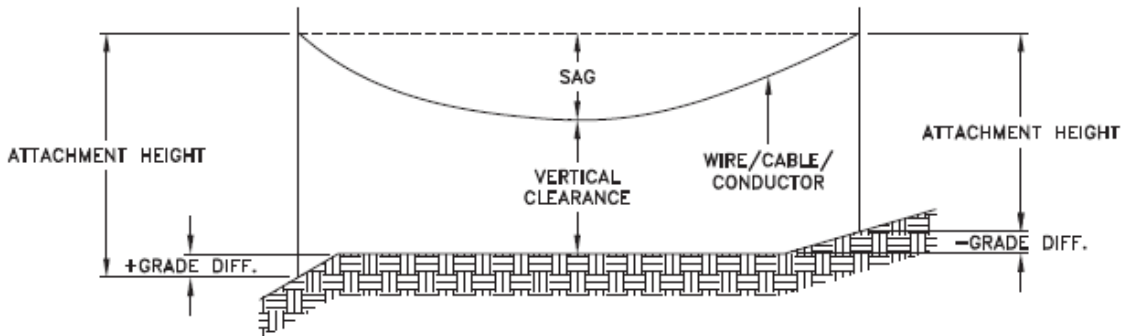
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

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



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

NOTES:

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

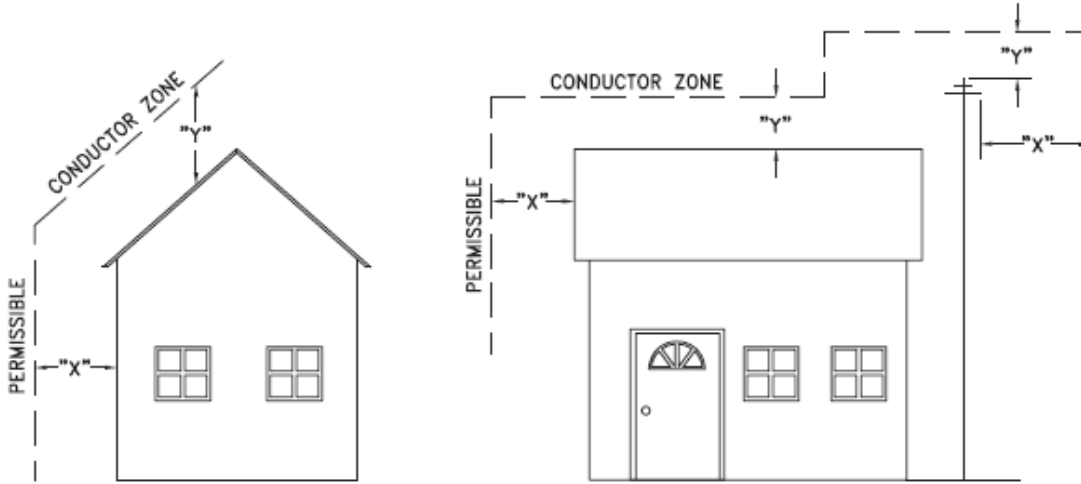
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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

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

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



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

NOTES

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

CONVERSION TABLE	
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:
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4\DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF

To: Committee of Adjustment
From: Sarah Scauzillo, Building Standards Department
Date: October 27, 2023
Applicant: The Biglieri Group
Location: 224 Wallace St
 Woodbridge ON
File No.(s): B019/23

Zoning Classification:

The subject lands are zoned R3(EN), EP, OS1, PB3 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021 Requirements	Proposal
1	The minimum Lot Frontage requirement for the conveyed lands is 12.0 metres.	The proposed lot frontage of 30.0 metres for the conveyed lands complies with the minimum lot frontage requirement.
	The minimum Lot Frontage requirement for the retained lands is 20.0 metres.	The proposed lot frontage of 36.0 metres for the retained lands complies with the minimum lot frontage requirement.
2	The minimum Lot Area requirement for the conveyed lands is 315 m ² .	The proposed lot area of 3,871.0 m ² for the conveyed lands complies with the minimum lot area requirement.
	There is no minimum Lot Area requirement for the retained lands.	The proposed lot area 33,410.0 m ² for the retained lands complies with the minimum lot area requirement.
3	There is no minimum Lot Depth requirement for the conveyed.	The proposed lot depth of 95.0 metres for the conveyed lands complies with the minimum lot frontage requirement.
	There is no minimum Lot Depth requirement for the retained lands.	The proposed lot depth of 324.0 metres for the retained lands complies with the minimum lot frontage requirement.

Staff Comments:

General Comments	
1	The Lot Frontage, Lot Area and Lot Depth requirements of the conveyed lands will be considered as it is merged with the lands to the north (224 Wallace Street).
2	The proposed consent is for the severance of a parcel of land identified as Part 1 and Part 2, Plan 65R-31220 on the attached schedule (submitted by the applicant) and is intended to be merged with the abutting property to the north identified as PIN 03222-0938.

* 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: November 30, 2023

Name of Owner: Muhammad Watto

Location: 236 Wallace Street

File No.(s): B019/23

Proposal:

The Owner has submitted Consent Application File B019/23 to sever a 3,871.0 m² portion of the Subject Lands, identified as "Part 1" and "Part 2" on the submitted sketch, and consolidate it with the lands to the east, municipally known as 224 Wallace Street. A 33,410.0 m² portion of the subject lands, identified as "Part 3", is proposed to be retained. The existing dwelling on the benefitting lands is also proposed to remain.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas" and "Parkway Belt West Lands"

Comments:

The Owner is seeking consent to sever the north portion of the Subject Lands and consolidate it with the lands to the east (224 Wallace Street). As the proposal is for a lot line adjustment, no new lots are being created.

The Toronto and Region Conservation Authority ('TRCA') provided comments on the Consent application. The Subject Lands are within the Humber River valley corridor. Valley slope is the identified regulated natural (erosion) hazard within the lands proposed to be conveyed for the lot addition. All newly proposed lot lines must be set back 10 m from regulated natural features and hazards to provide an adequate buffer in accordance with TRCA's policies.

The TRCA has raised concern with the newly proposed lot configuration for 224 Wallace. The slope on the proposed severed lands is approximately 10 m in height and varies in steepness from approximately 2.6 Horizontal: 1 Vertical at the northern end, to approximately 4.4 Horizontal: 1 Vertical towards the south. Based on a review of the materials circulated with the application, the proposed east-west lot line separating the served and retained lands passes through the slope, resulting in fragmentation of the erosion hazard.

TRCA will require the reconfiguration of the proposed severed lands so that the slope erosion hazard along with its 10 m buffer is fully contained on the retained lands. However, site alteration in the form of valley slope excavation, occurred without a permit from TRCA. The unauthorized works where the lot addition is proposed have altered the physical toe of the valley's slope. Since the valley slope has been altered through unauthorized works, TRCA staff are unable to confirm the physical toe of slope or the appropriate 10 m buffer. The TRCA is requesting the application be deferred until restoration is undertaken on the Subject Lands to the satisfaction of TRCA.

As TRCA has advised that the current lot configuration bisects an erosion hazard, Development Planning cannot support the proposal as currently configured as it is not consistent with Section 3 of the *Provincial Policy Statement 2020*. Once TRCA's outstanding concerns have been addressed, Development Planning will be in a better position to determine the appropriateness of the proposed lot line adjustment.

Accordingly, the Development Planning Department deems this application premature until all outstanding issues have been resolved with the appropriate Departments and external Agencies.

Recommendation:

The Development Planning Department recommends adjournment of the application.

Conditions of Approval:

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

None.

Comments Prepared by:

Joshua Cipolletta, Planner

David Harding, Senior Planner

November 27, 2023

CFN 68401.09
Ex Ref CFN 68462.38, 68462.39

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Ms. Christine Vigneault, Secretary Treasurer
Committee of Adjustment, City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

**Re: Consent Application B019.23
0 Wallace Street
Concession 7; Part Lot 5
City of Vaughan, Region of York
Owner: Mohammad Watto
Agent: The Biglieri Group**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by the Toronto and Region Conservation Authority (TRCA) on October 30, 2023. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Applications

It is our understanding that the purpose of the above noted application is to request the consent of the committee of adjustment to sever an approximately 0.31 ha parcel of land from the existing lot (known municipally as 0 Wallace Street) as a lot addition to be merged on title with the abutting property to the north (known municipally as 224 Wallace Street), leaving a 3.33 ha lot to be retained.

Ontario Regulation 166/06

The subject property is located entirely within TRCA's Regulated Area because it is within a historically built-up portion of the Humber River valley corridor. A significant portion of the site is also within the Regional Storm flood plain associated with the river. Pursuant to Ontario Regulation 166/06, development, interference, or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Background

In November 2023, TRCA became aware that the property owner initiated site alteration in the form of excavation and grading, including excavation of the valley slope on the site without a permit from TRCA. Specifically, the unauthorized works have altered the physical toe of slope of the valley on the northwestern portion of the subject property.

TRCA staff are currently working with the City of Vaughan staff and the owner in order to address the violation (TRCA Violation No. V3826).

Until restoration is undertaken on the subject lands to the satisfaction of TRCA, the aforementioned works shall stand as a noted contravention of Ontario Regulation 166/06 and will be noted as such on any future inquiries regarding this property. The noted contraventions will need to be resolved prior to TRCA providing any future clearances or approvals related to development on the site.

Application-Specific Comments

The current proposal involves adjustment of existing property lines to increase the lot depth and southern side yard of the 224 Wallace Street property. As noted above, the subject lands are located within a valley corridor and there is a slope running along the western portion of the site which is considered an erosion hazard. The slope at the northwestern portion of the property (rear of 224 Wallace Street) is approximately 10 metres in height and varies in steepness from approximately 2.6 Horizontal: 1 Vertical at the northern end, to approximately 4.4 Horizontal: 1 Vertical towards the south. Based on a review of the materials circulated with the application, the proposed lot line passes through the slope, resulting in fragmentation of the erosion hazard.

TRCA policies require that for properties containing regulated natural features and/or natural hazards, newly proposed lot lines must coincide with the boundary of the features and hazards, including an applicable 10 metre buffer.

The proposed property boundaries will need to be revised so that they are setback 10 metres from the erosion hazard. As the valley slope has been altered by the proponent through unauthorized works, TRCA staff are unable to confirm the physical toe of slope and further slope stability analysis to determine the stable toe of slope is not feasible.

Once the above noted violation has been addressed, the physical toe of slope can be determined through a staking exercise coordinated with TRCA staff. Following the site visit, further direction can be provided regarding the need for a geotechnical slope stability report to identify the stable toe of slope.

The proponent will need to provide updated plans / figures identifying the above noted limits and setbacks.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$2,500.00 (Consent/ Severance/ Land Division - Standard) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendation

Based on the above-noted comments, it is the position of TRCA staff that a formal recommendation for the noted application is premature at this time.

Prior to being able to provide a formal recommendation for the noted application, the above noted comments will need to be addressed to the satisfaction of TRCA.

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at 437-880-2129 or at kristen.regier@trca.ca.

Sincerely,

Kristen Regier

Kristen Regier
Planner I
Development Planning and Permits

KR/sb

Prabhdeep Kaur

From: Wong, Justin <Justin.Wong@york.ca>
Sent: Thursday, November 2, 2023 10:53 AM
To: Committee of Adjustment
Subject: [External] RE: B011/23 (0 WALLACE STREET) - REQUEST FOR COMMENTS

Hello,

York Region has reviewed the above noted file and do not have any comments.

Thank you,

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

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

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

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant		09/05/23	Application Cover Letter

July 26th, 2023

The City of Vaughan
Committee of Adjustment
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Attention: Ms. Perrella & Mr. Kerwin, Committee Chair & Vice Chair

Dear Ms. Perrella & Mr. Kerwin,

**RE: Proposed Lot Line Readjustment
224 Wallace Street and 0 Wallace Street, Vaughan
TBG Project No. 22937**

On behalf of our client, Mohammad Watto (“Owner”), The Biglieri Group Ltd. (“Applicant/Agent”) is pleased to submit this application for Lot Line Readjustment for the lands municipally recognized as 0 Wallace Street and 224 Wallace Street, Vaughan (“Subject Site”). The Biglieri Group Ltd. has been retained to prepare Planning Rationale in support of the proposed Lot Line Readjustment for the Subject Site. The purpose of the Lot Line Readjustment is to realign the lot lines between 0 Wallace Street and 224 Wallace Street; to increase the lot depth and southern side yard of the 224 Wallace Street lands.

SUBJECT SITE AND SURROUNDING CONTEXT

The 0 Wallace Street lands are 4.03 hectares in size with 12.11 metres of frontage onto Wallace Street and an approximate depth of 320 metres which varies throughout the site due to its irregular shape. The 0 Wallace Street lands are legally recognized as Part of Lot 62, Registrars Compiled Plan 9831, Geographic Township of Vaughan, Regional Municipality of York. The 224 Wallace Street lands are currently 0.08 hectares (0.20 Acres) and the portion of the Subject Lands our client wishes to transfer from 0 Wallace Street to 224 Wallace Street measures 0.309 hectares (0.76 acres) in size. Together, the land’s combined total 0.317 hectares (0.96 acres). The existing uses on 224 Wallace Street is residential with a single-detached dwelling occupying the lot, whereas 0 Wallace Street is currently a vacant plot of land bound by the railroad tracks to the west and Humber River to the east. The Subject Site fronts Wallace Street, which terminates at a dead-end in front of 0 Wallace Street. The larger context area consists mainly of residential uses. To the north of the Subject Sites are six (6) single-detached dwellings, Woodridge public school, and additional low-rise residential dwellings. East of the Subject Site are the Humber River, further east are small commercial uses. South of the Subject Site are additional open space and natural heritage features, including the Humber River. The western lot line of the Subject Site is the CN Railway, and further west are additional low-rise residential uses, comprised mostly of single-detached dwellings (**Figure 1** and **Figure 2**).

Figure 1 – Subject Site



Figure 2 – Context Area



PROPOSED LOT LINE READJUSTMENT

- The proposed Lot Line Readjustment for 0 Wallace Street and 224 Wallace Street details the following: Part 1 and Part 2 of Part of Lot 62, Registrars Compiled Plan 9831, Geographic Township of Vaughan (being the lands municipally recognized as 0 Wallace Street) will be added to the lands municipally recognized as 224 Wallace Street;
- The remainder of the lands municipally recognized as 0 Wallace Street will be unaffected; and
- The remainder of the lands municipally recognized as 224 Wallace Street will be unaffected.

POLICY CONTEXT

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (“PPS”) dictates the approval authority to the local municipalities, who may allow it only if there is confirmation of sufficient municipal service capacity or on-site capacity for both water and sewage systems(1.6.6.6). Regarding Natural Hazards, the PPS generally disallows development near flooding hazards but has provisions which permit in situations where the scale of development is appropriate or there are other mitigating factors that are applied (3.1).

York Region Official Plan (Office Consolidation, June 2023)

The York Regional Official Plan (“York OP”) appendix Maps illustrate which designations and policies apply to any plot of land. Within these Maps the Subject Site is located within the following designations;

- *Build up Area;*
- *Urban Area; and*
- *Community Area*

As such the following policies apply to the Subject Site. That the lands within the *Urban Area* be the focus for growth and development (2.1.2a). Within the *Urban Area*, the Subject Site is further delineated as a *Community* area, which is directed to accommodate residential population growth (2.1.3a).

York Region’s definition of a *Woodland* is an area of at least 0.2 hectares with varying sizes of trees and is considered significant as it meets the criteria of policy 3.4.30a (3.4.31c). Development is still supported site alteration does not affect the ability of the *Woodland* to remain significant (3.4.32). Various environmental setbacks are highlighted within which would be addressed at the Site Plan Application stage.

City of Vaughan Official Plan (Office Consolidation, 2020)

The City of Vaughan Official Plan (“City OP”) designates the Subject Site as within a *Low-Rise Residential Community Area* with a portion within the *Natural Areas* (Schedule 1) and shown in the *Natural Heritage Network* as *Built-Up Valley Lands* and adjacent to *Core Features* (Schedule 2).

Community Areas in Vaughan are currently predominantly *Low-rise Residential*, the intention is to ensure that these areas remain mostly stable while allowing for incremental change. *Low-Rise Residential* is described as no greater than three storeys (9.2.2.1.a) and residential units allowed in this area permit a range of building types and may include limited commercial uses.

The Subject Site contains and is adjacent to natural heritage features as such the *Natural Areas* within the Subject Site are subject to buffering requirements to protect and conserve the ecological functions (9.1.1.8.d). Vaughan's OP describes these lands as *Built-Up Valley Lands* (Schedule 2) to recognize existing development and allow for limited new development with restrictions (3.2.3.1.iii).

Such restrictions relate to the adjacent Humber River which is shown as part of the Greenbelt External Linkages (Schedule 4) and the compliance of the Site Plan to the Valley and *Stream Corridors* guidelines set out by the Toronto Ravine Conservation Authority (3.3.1.3.), the *Natural Core Area* or *Core* features (Schedule 13) which are defined as, per the City's OP, to include the following that applies to the Subject Lands valley, stream corridors and woodlots. Specifically providing protection zone buffers (3.2.3.4).

Protection of those natural features and demonstration that a negative environmental impact will not be made by the development of the Subject Lands will be required on lands next to *Core Features* (3.2.3.8) or adjacent to a woodlot (3.3.3.2).

Further, the Vaughan Official Plan sets out policies regarding lot creation in Section 9.1.2.3 (4, and 5). These policies dictate that any new lot created should respect the established neighborhood. In such that the lot size, proportions and build form is consistent with the existing lots on the street in which it is being created.

City of Vaughan Zoning By-law

The Subject Site as it currently is assembled has multiple Zones overlapping it. The northwest portions of the parcel are zoned *R3 (Residential)* which allows single-detached dwellings to be developed, whereas the southeast portion is zoned *OS1 (Open Space)* and *PB1 (Parkway Belt)*. These zones restrict land to passive and recreational public uses.

ZBL Requirement Table

Zone	Min. Lot Frontage	Min. Lot Area	Front Yard Setback	Rear Yard Setback	Interior Yard Setback	Exterior Yard Setback	Max Lot Coverage	Max Building Height
R3	12(m)	360m ²	4.5(m)	7.5(m)	1.2(m)	4.5(m)	40%	9.5(m)
OS1	-	-	15(m)	15(m)	15(m)	15(m)	-	11(m)
PB1	20(m)	-	15(m)	15(m)	15(m)	15(m)	-	11(m)

Planning Justification

The proposed lot line adjustment is in keeping with the York Region Official Plan and City of Vaughan Official Plan as the lot line adjustment:

- Does not change the uses on the individual parcels, respectively;
- Does not create new lot lines through environmental features;
- There is no extension of municipal servicing required;
- There is no additional lots being created; therefore, no change to residential density;
- Existing built form is unchanged; and
- Increases the southern side yard and rear side yard area, thereby increasing total lot area and creating a more appropriate lot configuration for 224 Wallace Street and 0 Wallace Street parcels.

Furthermore, in accordance with Ontario Land Tribunals decision, dated September 18th, 2022, (Case #PI111184) for the lands municipally recognized as 0 Wallace Street, these lands may still function as a suitable site for the future construction of a single-detached residential dwelling.

SUPPORTING DOCUMENTATION

In support of the Lot Line Readjustment Application, please find enclosed the following items:

- Cheque in the amount of \$4,332.00, recognizing the application fee for the proposed Lot Line Readjustment;
- Application Form, prepared by The Biglieri Group Ltd. on behalf of Mohammad Watto;
- Plan of Survey, prepared by J.D. Barnes, dated October 15th, 2008; and
Plan of Survey, prepared by Holding Jones Vanderveen Inc., dated March 1st, 2016.

Should you have any questions or require further information, please contact the undersigned at your earliest convenience.

Respectfully,
THE BIGLIERI GROUP LTD.



Brayden Libawski, MSc.Pl.
Senior Planner I



Joseph Illingworth, B.U.R.Pl.
Junior Planner

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None