

ITEM: 6.2	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A108/23 62 LANCER DRIVE, MAPLE
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THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:

*Please see **Schedule B** of this report for a copy of Development Planning 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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
Public	Franco and Teresa Di Martino	55 Lancer Drive	11/23/2023	Letter of Support
Public	Kathy and Nick Sarantis	59 Lancer Drive	11/23/2023	Letter of Support

PUBLIC & APPLICANT CORRESPONDENCE

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Public	Saverio and Tiziana Catricala	60 Lancer Drive	11/23/2023	Letter of Support
Public	Angelo and Marilu Kourlas	61 Lancer Drive	11/23/2023	Letter of Support
Public	Paul and Linda Gortana	63 Lancer Drive	11/23/2023	Letter of Support
Public	Sungwhan Cho	65 Lancer Drive	11/23/2023	Letter of Support
Public	Saverio and Tiziana Catricala	60 Lancer Drive	09/06/2023	Concur with recommendations provided in Arborist Report.

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

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



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A108/23
62 LANCER DRIVE, MAPLE**

ITEM NUMBER: 6.2	CITY WARD #: 1
APPLICANT:	Michael Ghafoor & Nadia Di Martino-Ghafoor
AGENT:	Paul DaCunha Architect Inc.
PROPERTY:	62 Lancer Drive, Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas" and "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed dwelling. Relief is also being requested to recognize the existing lot frontage.

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

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.534 under Zoning Bylaw 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum lot frontage of 30 m is required. [7.2.2 and Table 7-3]	To permit a minimum lot frontage of 22.7 m.
2	A maximum lot coverage of 23% is permitted. [7.2.2 and Table 7-3]	To permit a maximum lot coverage of 29.85%.
3	A minimum interior side yard setback of 1.5 m is required. [7.2.2 and Table 7-3]	To permit a minimum southerly interior side yard setback of 1.3 m to a dwelling.
4	A minimum interior side yard setback of 1.5 m is required. [7.2.2 and Table 7-3]	To permit a minimum northerly interior side yard setback of 1.0 m to a dwelling.
5	A maximum building height of 8.5 m is permitted. [4.5.1b]	To permit a dwelling with a maximum building height of 9.4 m.

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](https://vaughan.ca/LiveCouncil)

PUBLIC PARTICIPATION

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

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 <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	November 23, 2023
Date Applicant Confirmed Posting of Sign:	November 18, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Construct New Single-Family Dwelling
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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. *A revised submission may be required to address staff / agency comments received as part of the application review process. *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.	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

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

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
As the proposed dwelling/ structure/ cabana in the subject property exceeds 10 m2, the Owner/ Applicant needs to obtain a ‘Lot Grading Permit’ from the Development Inspection and Lot Grading Division of the City’s Development Engineering Department. Please note any in-ground structure over 10 m2 requires a ‘Grading Permit’. Please contact the Development Engineering Reviewer after	

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>receiving the Grading Permit to clear the condition. (Condition attached) 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 apply for a 'Pool Grading Permit' with the Development Engineering (DE) Department. Please visit the grading permits page at City of Vaughan website to learn how to apply for the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca.</p>	
Development Engineering Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca 2. The Owner/Applicant shall contact the Development Inspection and Lot Grading Division of the Development Engineering Department at serviceconnections@vaughan.ca to apply for the required service connections for the severed and retained lands as per the City's Design Criteria Standards, which must include the submission of a servicing and lot grading plan. The Development Inspection and Lot Grading Division will provide a cost estimate for the installation of the required services to the Owner/Applicant. 3. The Owner/Applicant shall pay all applicable fee(s) including the servicing cost estimate and administrative fees to the Development Inspection and Lot Grading Division. The Owner/Applicant shall then provide confirmation to the COA application engineering reviewer that the applicable fees have been paid. <p>Note: The Owner/Applicant is strongly encouraged to initiate the service connection request as early as possible to allow sufficient time to complete the service connection application process. Please be advised there is an expiry timeline for the Owner/applicant to initiate the service connection for the quoted estimate to remain valid. This will be noted by the Development Inspection and Lot Grading Division.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: Recommended approval w/conditions.	
PFH Recommended Conditions of Approval:	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.

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

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

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

FIRE DEPARTMENT COMMENTS	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

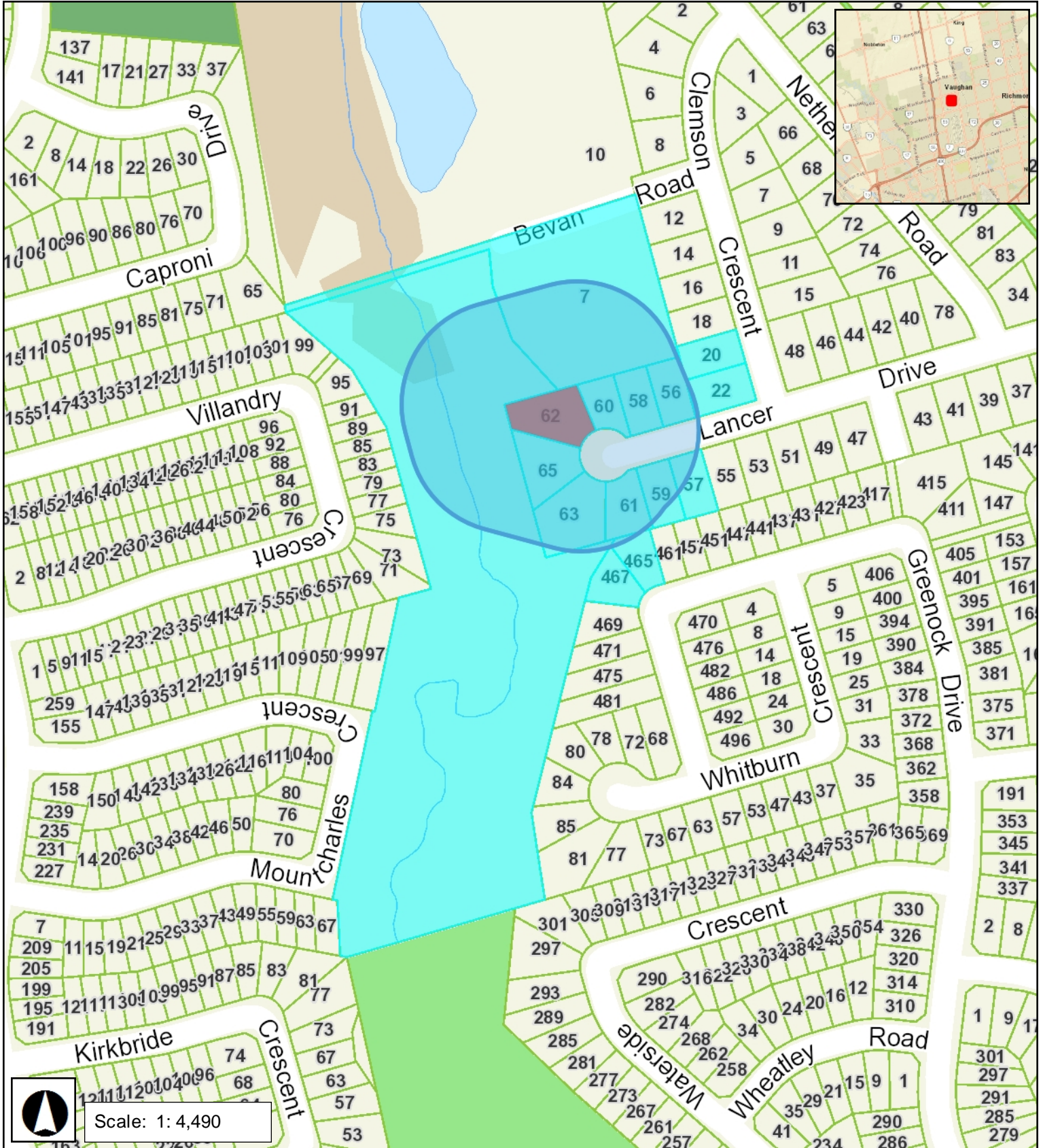
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department 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	Development Engineering Jonal.Hall@vaughan.ca	<div>1. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca</div> <div>2. The Owner/Applicant shall contact the Development Inspection and Lot Grading Division of the Development Engineering Department at serviceconnections@vaughan.ca to apply for the required service connections for the severed and retained lands as per the City’s Design Criteria Standards, which must include the submission of a servicing and lot grading plan. The Development Inspection and Lot Grading Division will provide a cost estimate for the installation of the required services to the Owner/Applicant.</div> <div>3. The Owner/Applicant shall pay all applicable fee(s) including the servicing cost estimate and administrative fees to the Development Inspection and Lot Grading Division. The Owner/Applicant shall then provide confirmation to the COA application engineering reviewer that the applicable fees have been paid.</div> <div>Note: The Owner/Applicant is strongly encouraged to initiate the service connection request as early as possible to allow sufficient time to complete the service connection application process. Please be advised there is</div>

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.		
		an expiry timeline for the Owner/applicant to initiate the service connection for the quoted estimate to remain valid. This will be noted by the Development Inspection and Lot Grading Division.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.
3	Development Planning Michelle.Perrone@vaughan.ca	That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.
4	TRCA Kristen.Regier@trca.ca	1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 166/06.

IMPORTANT INFORMATION – PLEASE READ
<p>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.</p> <p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p> <p>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>

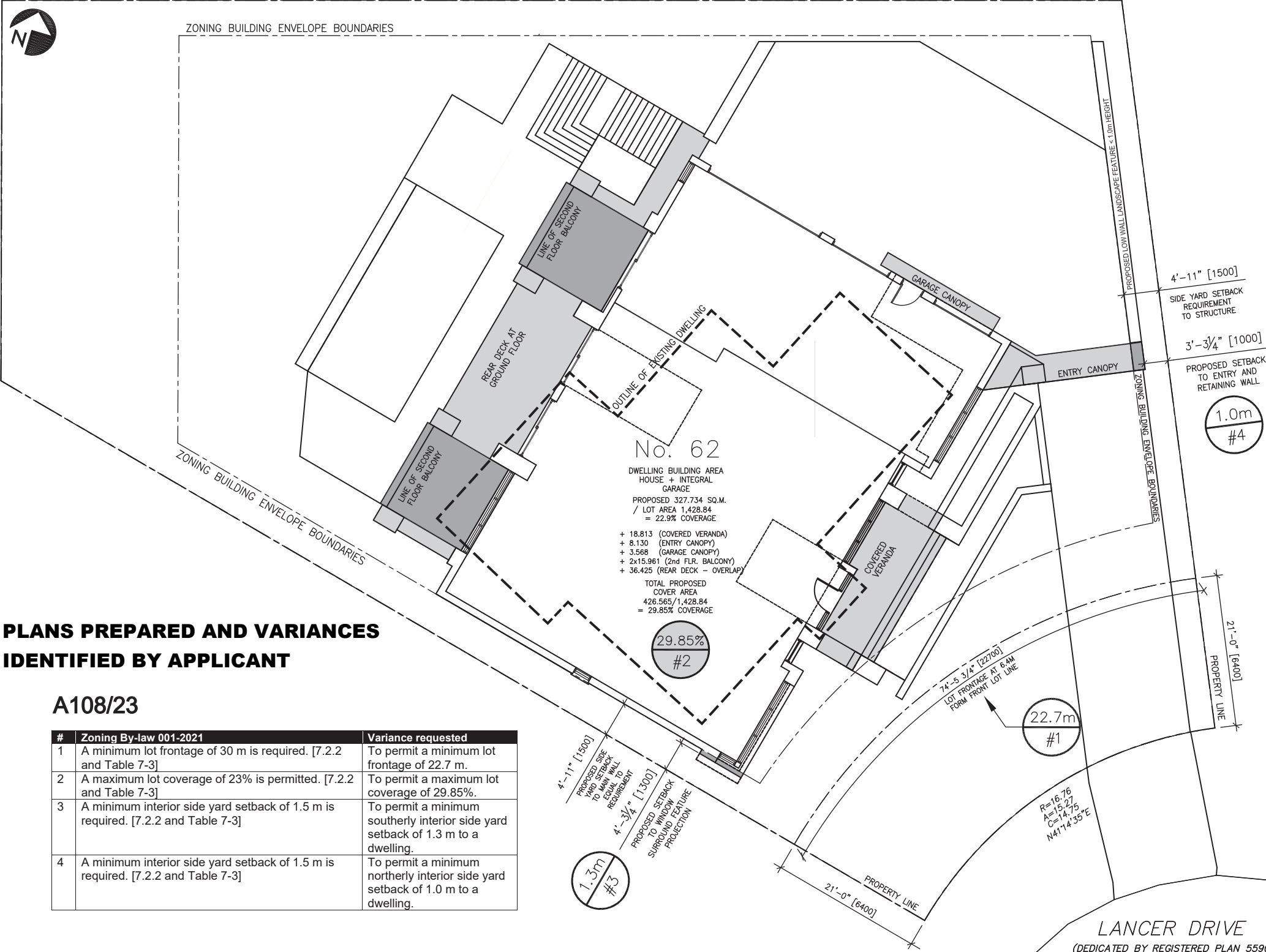
SCHEDULE A: DRAWINGS & PLANS

62 Lancer Drive, Maple





ZONING BUILDING ENVELOPE BOUNDARIES



No. 62

DWELLING BUILDING AREA
HOUSE + INTEGRAL
GARAGE

PROPOSED 327.734 SQ.M.
/ LOT AREA 1,428.84
= 22.9% COVERAGE

+ 18.813 (COVERED VERANDA)
+ 8.130 (ENTRY CANOPY)
+ 3.568 (GARAGE CANOPY)
+ 2x15.961 (2nd FLR. BALCONY)
+ 36.425 (REAR DECK – OVERLAP)

TOTAL PROPOSED
COVER AREA
426.565/1,428.84
= 29.85% COVERAGE

29.85%
#2

4'-11" [1500]
PROPOSED SIDE
YARD SETBACK
TO MAIN WALL
REQUIREMENT

4'-3 1/4" [1300]
PROPOSED SETBACK
TO WINDOW
SURROUND FEATURE
PROJECTION

1.3m
#3

74'-5 3/4" [22700]
LOT FRONTAGE AT 6'4M
FORM FRONT LOT LINE

22.7m
#1

R=16.76
A=15.27
C=14.75
N41°14'35"E

4'-11" [1500]
SIDE YARD SETBACK
REQUIREMENT
TO STRUCTURE

3'-3 1/4" [1000]
PROPOSED SETBACK
TO ENTRY AND
RETAINING WALL

1.0m
#4

21'-0" [6400]
PROPERTY LINE

STATISTICS

PROVIDED	
LOT AREA	1,428.84 SQ.M.
LOT FRONTAGE	21.049 M
BUILDING HEIGHT	9.4 M TO MID POINT FROM FIN. GRADE
LOT COVERAGE (HOUSE ONLY)	327.734 (HOUSE+GARAGE) 327.734/1,428.84 = 22.9%
LOT COVERAGE	327.734 (HOUSE+GARAGE) + 18.813 (COVERED VERANDA) + 8.103 (ENTRY CANOPY) + 3.568 (GARAGE CANOPY) + (2x15.961) (2nd FLR. BALCONY) + 36.425 (REAR DECK – OVERLAP) 426.565/1,428.84 = 29.85%
SETBACKS PROVIDED	
FRONT (EAST)	9.818m – TO MAIN WALL OF HOUSE 8.788m – TO PROPOSED FRONT CANOPY
(SOUTH) SIDE	1.500m – TO SIDE MAIN WALL 1.300m – TO WINDOW SURROUND PROJECTION
REAR (WEST)	18.421m – TO REAR MAIN WALL 16.022m – TO PROPOSED 2nd FLR. BALCONY
(NORTH) SIDE	7.594m 2.124m – TO REAR YARD CONC. STAIRS 1.000m – TO ENTRY & RETAINING WALL

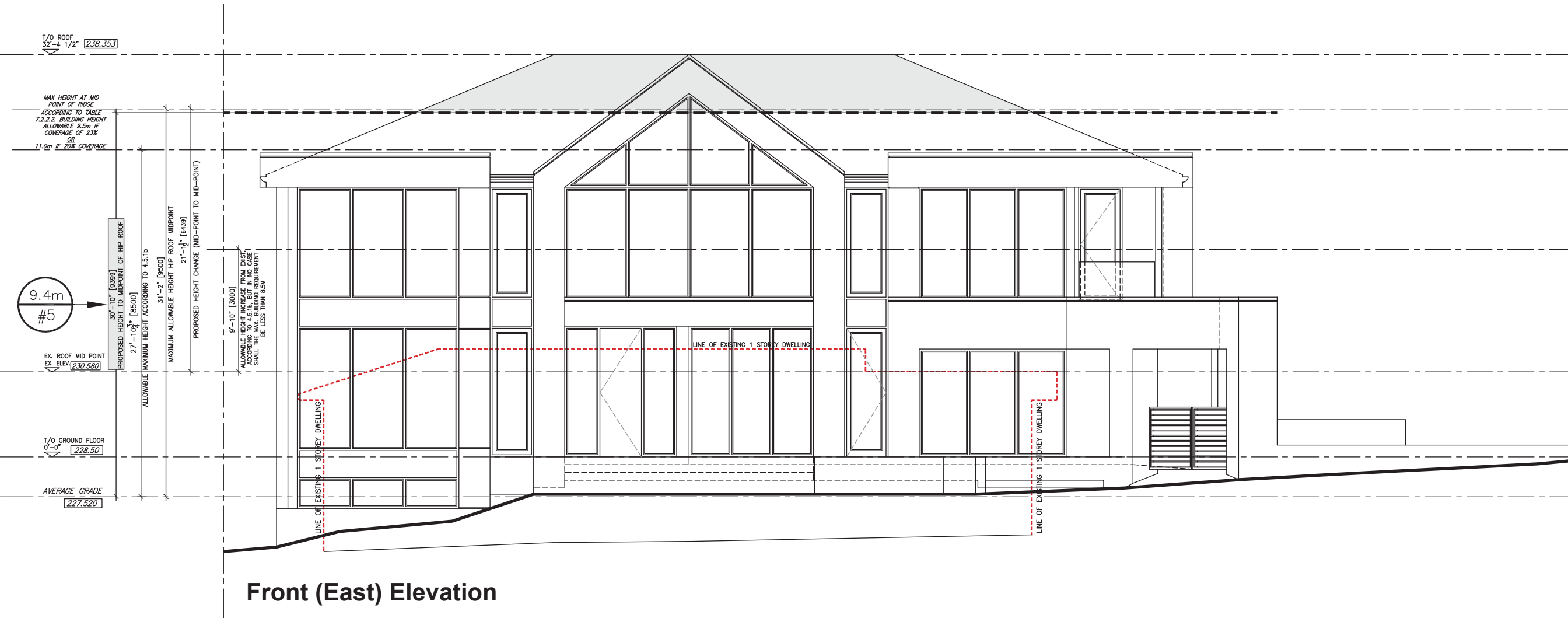
Received

November 20, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A108/23

#	Zoning By-law 001-2021	Variance requested
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4	A minimum interior side yard setback of 1.5 m is required. [7.2.2 and Table 7-3]	To permit a minimum northerly interior side yard setback of 1.0 m to a dwelling.



A108/23

#	Zoning By-law 001-2021	Variance requested
5	A maximum building height of 8.5 m is permitted. [4.5.1b]	To permit a dwelling with a maximum building height of 9.4 m.

Received
November 20, 2023

**PLANS PREPARED AND VARIANCES
IDENTIFIED BY APPLICANT**

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend approval w/condition
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE
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Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
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Public	Saverio and Tiziana Catricala	60 Lancer Drive	09/06/2023	Concur with recommendations provided in Arborist Report.

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None