

<b>ITEM: 6.2</b>	<b>REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A023/24</b>
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Report Date: August 16, 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
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Committee of Adjustment	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"/>	General Comments w/Conditions
Forestry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

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			08/07/2024	Application Cover Letter
Public	Grace Weltman	23 Campbell Avenue	08/07/2024	Letter of Support
Public	Louis Pillener	31 Campbell Avenue	08/07/2024	Letter of Support
Public	Howard Binder	26 Campbell Avenue	08/07/2024	Letter of Support
Public	Adam & Esther Ohayon	71 Rodeo Drive	08/07/2024	Letter of Support
Public	Howard Katz	226 Arnold Avenue	08/07/2024	Letter of Support
Public	Joe & Sherry Garber	59 Rodeo Avenue	08/07/2024	Letter of Support

<b>BACKGROUND (SCHEDULE D, IF REQUIRED)</b>	
<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>
N/A	N/A

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

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



## MINOR VARIANCE APPLICATION FILE NUMBER A023/24

<b>CITY WARD #:</b>	5
<b>APPLICANT:</b>	Michael & Tara Bloom
<b>AGENT:</b>	Mathew Ribau
<b>PROPERTY:</b>	27 Campbell Avenue, Thornhill
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PROPOSAL:</b>	Relief from the Zoning By-law is being requested to permit an addition to the rear of the existing dwelling, covered deck, gazebo and shed all located in the rear yard.  Relief is also being requested to permit reduced landscaping requirements in the front yard and increased maximum driveway width.

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 Neighborhood) and subject to the provisions of Exception 14.304 & 14.403 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	A maximum lot coverage of 30% is permitted. [14.304.1.2]	To permit a maximum lot coverage of 39.1%
2	In a Residential Zone, where lot frontage is 12.0 m or greater, the minimum landscape requirement of the front yard containing the driveway shall be 50%, of which 60% shall be soft landscaping. [Section 4.19.1.2.b]	To permit a minimum front yard landscape requirement of 34.84% (48.0m <sup>2</sup> ) of which a minimum of 58.73% (40.46m <sup>2</sup> ) to be soft landscaping in the yard which the driveway is located.
3	The maximum permitted driveway width is 9.0m for a lot over 12.0m frontage. [Sect 6.7.3 Table 6-11]	To permit a maximum driveway width of 9.93m for a lot over 12.0m frontage.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, August 22, 2024  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

#### PUBLIC PARTICIPATION

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

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

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

## HEARING INFORMATION

**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](mailto: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.

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

<b>Date Public Notice Mailed:</b>	August 8, 2024
<b>Date Applicant Confirmed Posting of Sign:</b>	August 7, 2024
<b>Applicant Justification for Variances:</b> <small>*As provided in Application Form</small>	Due to existing conditions.
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>COMMENTS:</b>	
None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

## BUILDING STANDARDS (ZONING)

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

## DEVELOPMENT PLANNING

<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	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 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](mailto:DEPermits@vaughan.ca). As the proposed addition in the subject property is 24.83 m<sup>2</sup>, 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 m<sup>2</sup> requires a

## DEVELOPMENT ENGINEERING

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

'Grading Permit'. Please contact the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Condition attached)

<b>Development Engineering Recommended Conditions of Approval:</b>	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: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>
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## PARKS, FORESTRY & HORTICULTURE (PFH)

Recommended condition of approval:

<b>PFH Recommended Conditions of Approval:</b>	Obtain a tree removal permit through the Forestry division
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## DEVELOPMENT FINANCE

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
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## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

<b>BCLPS Recommended Conditions of Approval:</b>	None
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## BUILDING INSPECTION (SEPTIC)

No comments received to date.

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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## FIRE DEPARTMENT

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	None
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## 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 <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	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: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>
2	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Obtain a tree removal permit through the Forestry division

*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.

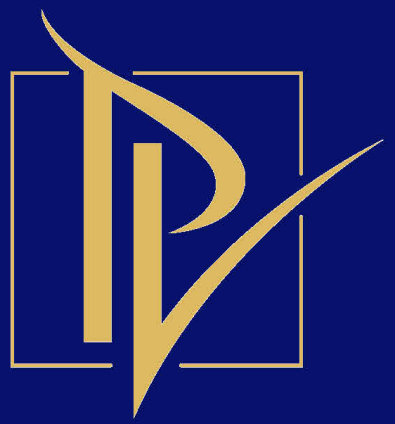
**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified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

**SCHEDULE A: DRAWINGS & PLANS**



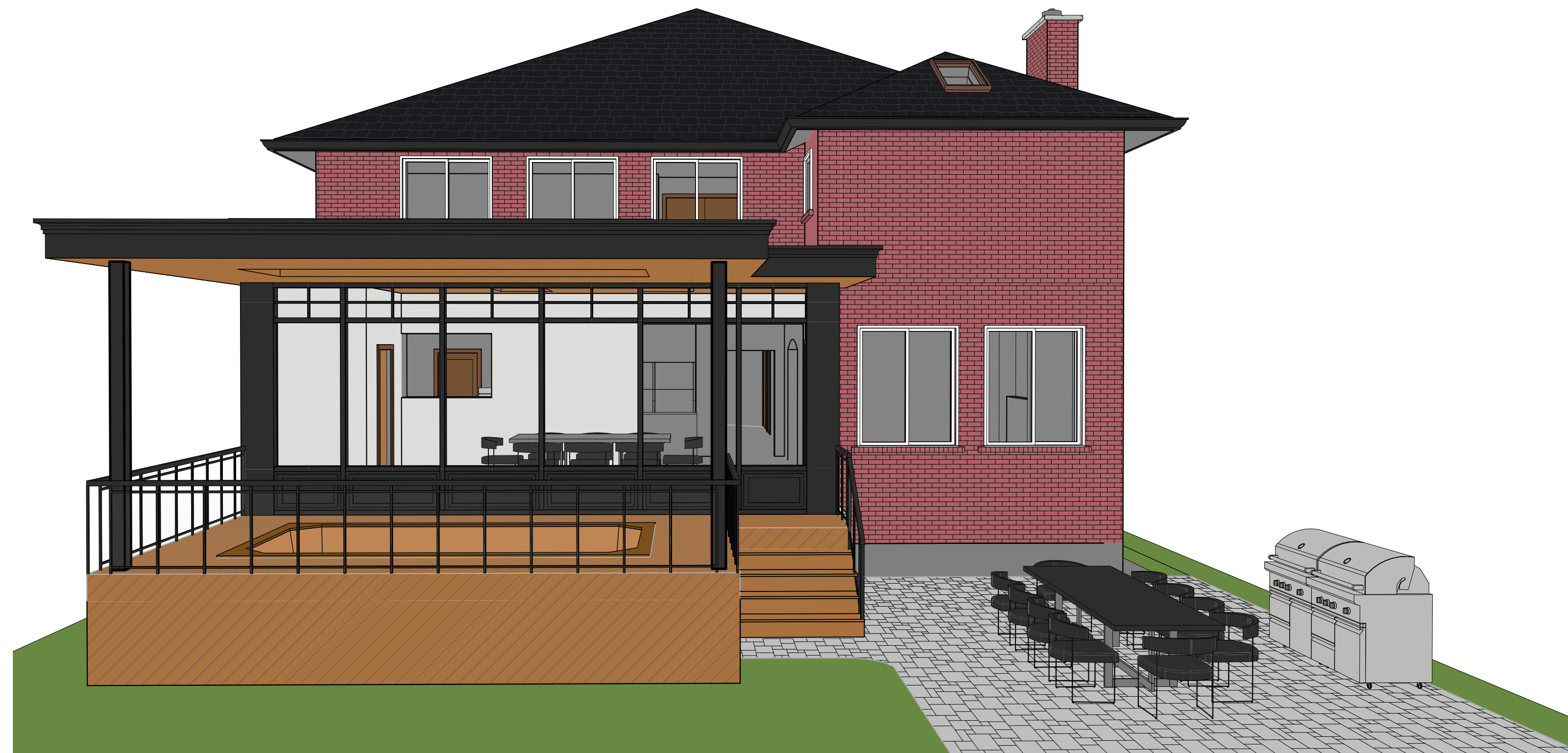
27 Campbell Avenue E/S Thornhill





**RECEIVED**

By Christine Vigneault at 12:16 pm, Aug 07, 2024



PROPOSED REAR PERSPECTIVE



PROPOSED REAR YARD PERSPECTIVE

### Drawing List

A00	COVER PAGE
A000	SITE PLAN
A101	BASEMENT PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR
A104	ROOF PLAN
A105	PROP. BASEMENT PLAN
A106	PROP. FIRST FLOOR PLAN
A107	PROP. SECOND FLOOR PLAN
A108	PROP. ROOF PLAN
A201	WEST (FRONT)& EAST ELEVATION
A202	NORTH & SOUTH (SIDE) ELEVATION
A300	PROP. REAR YARD LANDSCAPE PLAN

### CONSULTANTS:

#### ARCHITECTURAL DESIGN

#### **PERSPECTIVE VIEWS**

23-5359 Timberlea Blvd.  
Mississauga, ON L4W 4N5  
p. 647.894.0889  
e. info@perspectiveviews.com  
w. www.perspectiveviews.com

# BLOOM RESIDENCE

DESIGN DEVELOPMENT

24/02/16

27 CAMPBELL AVE.  
THORNHILL, ON  
CITY OF VAUGHAN

# PV24-004



BUILDING & LOT DATA	
ADDRESS	27 CAMPBELL AVE, THORNHILL, ON
LEGAL DESCRIPTION	LOT 14, REGISTERED PLAN 3715
WARD	N/A
NEIGHBOURHOOD	N/A
DISTRICT	N/A
EXISTING USE	RESIDENTIAL - SINGLE FAMILY DETACHED
PROPOSED USE	RESIDENTIAL - SINGLE FAMILY DETACHED
ZONING	R1E (EXCEPTION 304.403)
LOT AREA	695.55 m <sup>2</sup> / 7,486.84 ft <sup>2</sup>
LOT FRONTAGE	15.24m / 50 ft

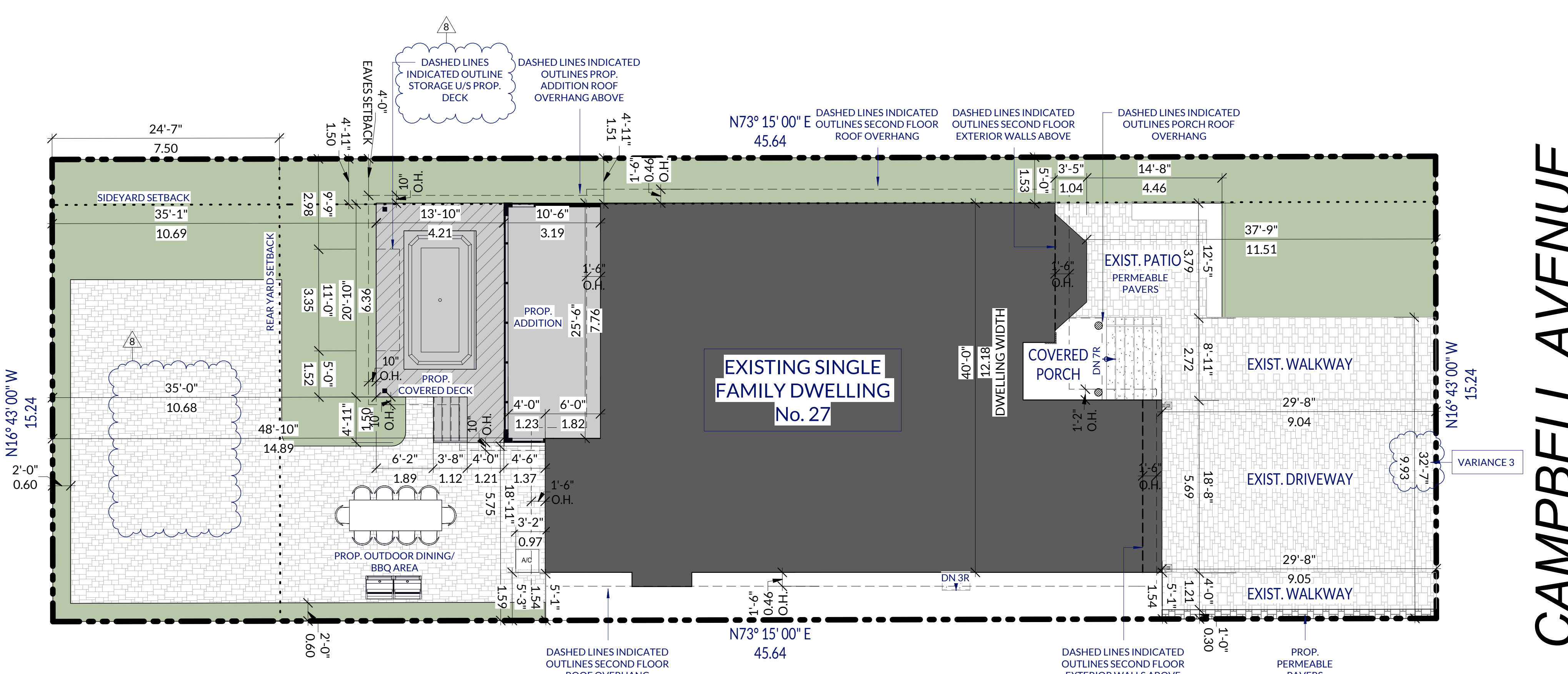
SETBACK, LENGTH & HEIGHT	REQUIRED	PROPOSED
PROP. ADDITION BUILDING HEIGHT	N/A	4.53
ACCESSORY BUILDING HEIGHT	2.83m	2.80
BUILDING LENGTH	N/A	22.69m
BUILDING DEPTH	N/A	31.72m
DECK SIDE YARD SETBACK (1 <sup>ST</sup> FLR)	1.5m	1.5m
REAR YARD SETBACK	9m	9.03m

LANDSCAPING REQUIREMENTS	REQUIRED	PROPOSED
MIN. REAR SOFT LANDSCAPING	60% IN EXCESS OF 135 sq.m.	27.67 m <sup>2</sup> IN EXCESS OF 135 m <sup>2</sup> PROP. SOFT AREA=70.36 m <sup>2</sup> ∴ COMPLIES
TOTAL REAR YARD AREA	N/A	162.67 m <sup>2</sup> / 1,750.97 ft <sup>2</sup>
PROP. INTERLOCKING AREA	N/A	54.18 m <sup>2</sup> / 583.19 ft <sup>2</sup>
PROP. SODDED AREA	N/A	70.36 m <sup>2</sup> / 754.07 ft <sup>2</sup>

FRONT YARD REQUIREMENTS	REQUIRED	EXISTING
MIN. FRONT LANDSCAPING	68.89m <sup>2</sup> / 741.53 ft <sup>2</sup> (50%)	40.46+7.55=48.01m <sup>2</sup> (34.84%)
MIN. SOFT FRONT LANDSCAPING	60% OF 50% REQUIRED (41.32 m <sup>2</sup> OF 68.88 m <sup>2</sup> )	40.46 m <sup>2</sup> / 435.51 ft <sup>2</sup> (58.73%)
FRONT YARD AREA	N/A	137.77 m <sup>2</sup> / 1,482.94 ft <sup>2</sup>
EXISTING DRIVEWAY	N/A	89.76 m <sup>2</sup> / 966.17 ft <sup>2</sup>
HARD LANDSCAPED AREA	N/A	7.55 m <sup>2</sup> / 81.27 ft <sup>2</sup>

LOT COVERAGE	REQUIRED	EXISTING	PROPOSED
TOTAL LOT COVERAGE (m <sup>2</sup> )	208.67m <sup>2</sup> / 2,246.11 ft <sup>2</sup> (30%)	244.52m <sup>2</sup> / 2,631.99 ft <sup>2</sup> (35.15%)	271.65m <sup>2</sup> / 2,924.016 ft <sup>2</sup> (39.1%)
FIRST FLOOR W/ GARAGE	N/A	211.94 m <sup>2</sup> / 2,281.30 ft <sup>2</sup>	211.94 m <sup>2</sup> / 2,281.30 ft <sup>2</sup>
COVERED FRONT PORCH	N/A	6.10 m <sup>2</sup> / 65.66 ft <sup>2</sup>	6.10 m <sup>2</sup> / 65.66 ft <sup>2</sup>
EXIST. COVERED REAR DECK	N/A	26.48 m <sup>2</sup> / 285.03 ft <sup>2</sup>	N/A
PROP. ADDITION	N/A	N/A	24.83 m <sup>2</sup> / 267.27 ft <sup>2</sup>
PROP. COVERED REAR DECK	N/A	N/A	28.78 m <sup>2</sup> / 309.79 ft <sup>2</sup>

GROSS FLOOR AREA	REQUIRED	EXISTING	PROPOSED
TOTAL GFA	N/A	369.39m <sup>2</sup> / 3,976.08 ft <sup>2</sup> (53.11%)	394.22m <sup>2</sup> / 4,243.35 ft <sup>2</sup> (56.68%)
FIRST FLOOR AREA	N/A	177.42 m <sup>2</sup> / 1,909.73 ft <sup>2</sup>	202.25 m <sup>2</sup> / 2,177.00 ft <sup>2</sup>
SECOND FLOOR AREA	N/A	191.97 m <sup>2</sup> / 2,066.35 ft <sup>2</sup>	191.97 m <sup>2</sup> / 2,066.35 ft <sup>2</sup>
GARAGE AREA	N/A	34.52 m <sup>2</sup> / 371.57 ft <sup>2</sup>	34.52 m <sup>2</sup> / 371.57 ft <sup>2</sup>

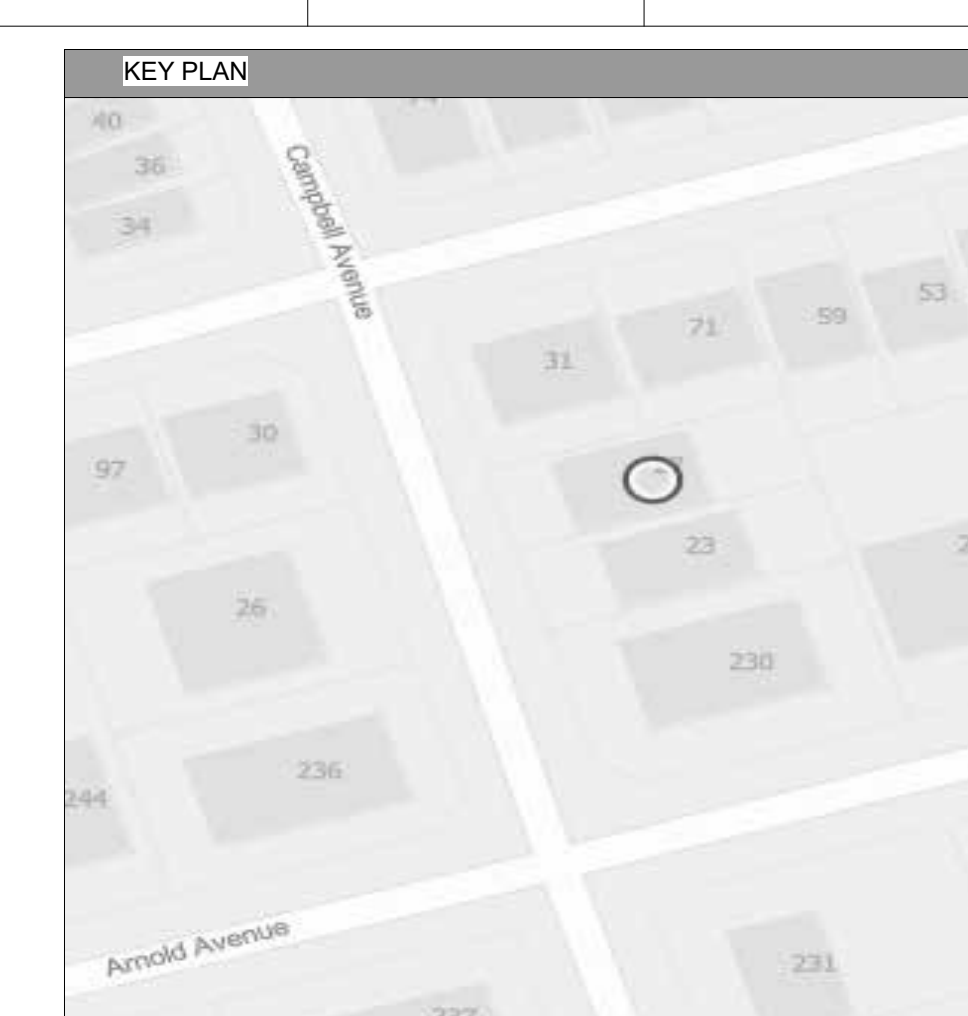


CAMPBELL AVENUE

VARIANCE 1

VARIANCE 2

VARIANCE 3



**1 SITE PLAN**  
A000 SCALE: 1/8" = 1'-0"



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DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, ENGINEERING AND CONSULTANTS SPECIFICATIONS AND DETAILS. CONTRACTOR TO VERIFY AND CORRECT ALL DIMENSIONS AND ELEVATIONS ON DRAWINGS WITH SITE CONDITIONS AND REPORT ANY OMBIGING DISCREPANCIES TO PERSPECTIVE VIEWS AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WITH THE WORK.

## PROP. BREAKFAST ROOM & COVERED DECK

27 CAMPBELL AVE.  
THORNHILL, ON  
CITY OF VAUGHAN  
Project No. PV24-004

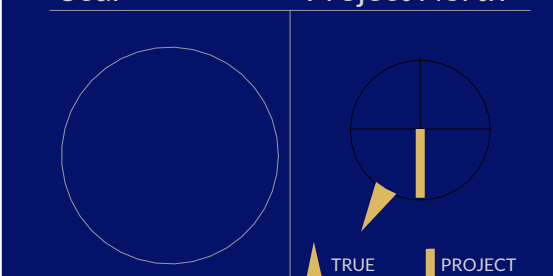
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

# 115278

Approver

- | Issue/Revision | SENT TO CITY FOR REVIEW        | DATE     |
|----------------|--------------------------------|----------|
| 1              | SENT TO CITY FOR REVIEW        | 24/02/16 |
| 2              | REVISIONS AS PER CITY COMMENTS | 24/02/26 |
| 3              | REVISIONS AS PER CITY COMMENTS | 24/03/20 |
| 4              | REVISIONS AS PER CITY COMMENTS | 24/04/01 |
| 5              | REVISIONS AS PER CITY COMMENTS | 24/05/08 |
| 6              | REVISIONS AS PER CITY COMMENTS | 24/06/04 |
| 7              | REVISIONS AS PER CITY COMMENTS | 24/06/18 |
| 8              | REMOVED POOL                   | 24/08/07 |

Seal Project North

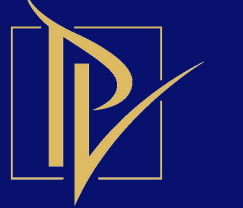


Scale As indicated

**SITE PLAN**

# A000

2024-08-07 10:32:52 AM



PERSPECTIVE VIEWS  
ARCHITECTURAL DESIGN

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### PROP. BREAKFAST ROOM & COVERED DECK

27 CAMPBELL AVE.  
THORNHILL, ON  
CITY OF VAUGHAN  
Project No. PV24-004

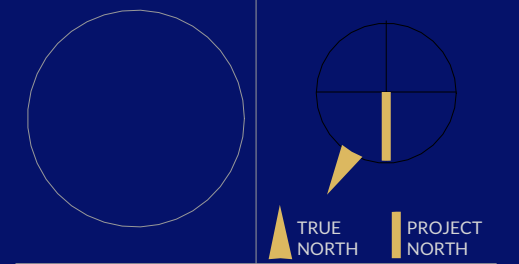
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

# 115278

Approver

Issue/Revision	SENT TO CITY FOR REVIEW	24/02/16
1	SENT TO CITY FOR REVIEW	24/02/16
2	REVISIONS AS PER CITY COMMENTS	24/02/26
3	REVISIONS AS PER CITY COMMENTS	24/03/20
4	REVISIONS AS PER CITY COMMENTS	24/04/01
5	REVISIONS AS PER CITY COMMENTS	24/05/08
6	REVISIONS AS PER CITY COMMENTS	24/06/04
7	REVISIONS AS PER CITY COMMENTS	24/06/18

Seal Project North

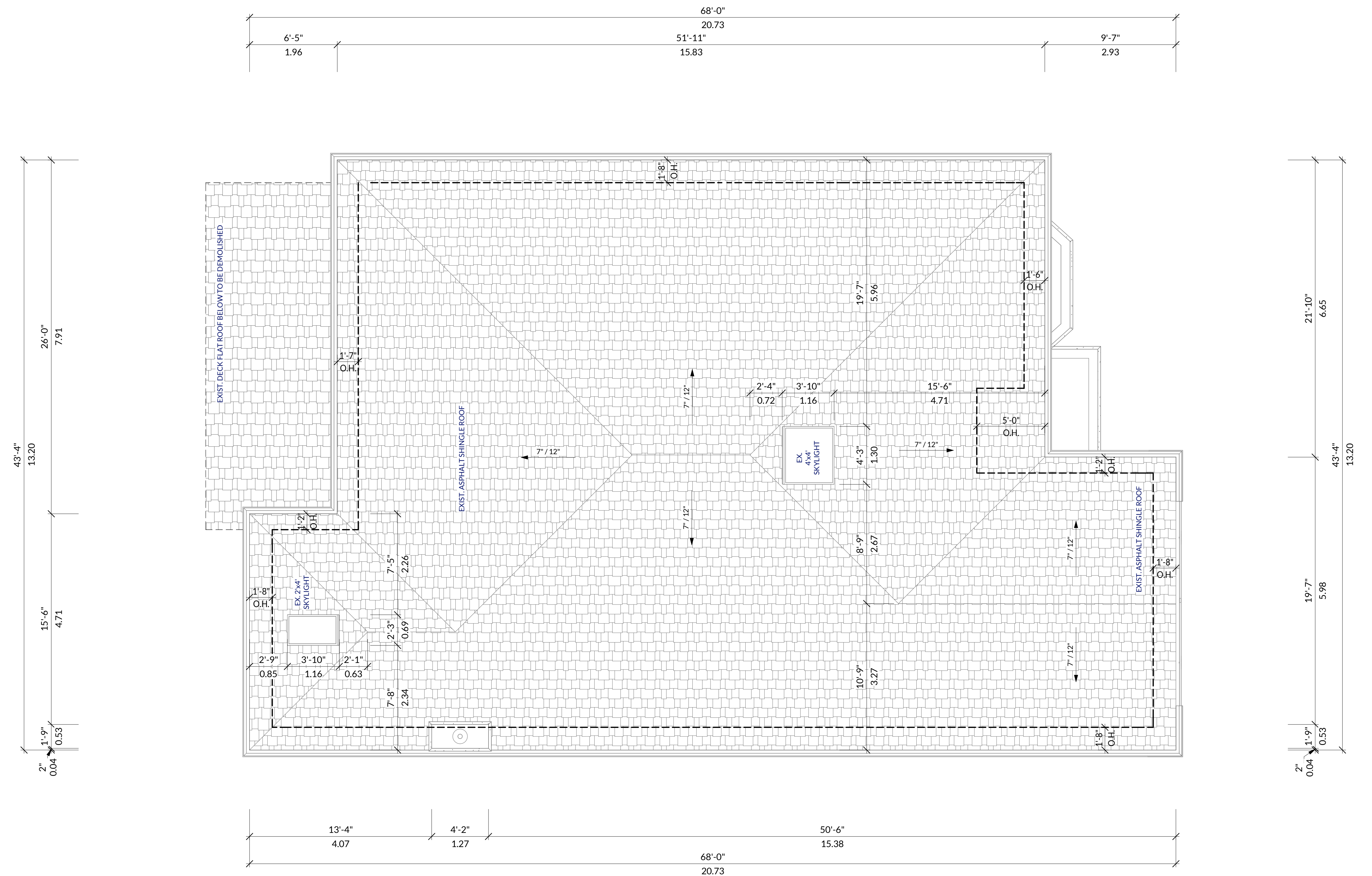


Scale 1/4" = 1'-0"

ROOF PLAN

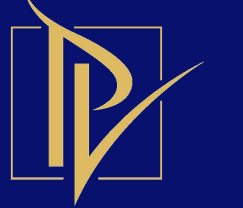
# A104

2024-08-07 10:32:56 AM



1 EXIST. TOP OF ROOF  
A104 SCALE: 1/4" = 1'-0"





PERSPECTIVE VIEWS ARCHITECTURAL DESIGN

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DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, ENGINEERING AND CONSULTANTS SPECIFICATIONS AND DETAILS. CONTRACTOR TO VERIFY AND CORRECT ALL DIMENSIONS AND ELEVATIONS ON DRAWINGS WITH SITE CONDITIONS AND REPORT ANY OMBING OR DISCREPANCIES TO PERSPECTIVE VIEWS AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WITH THE WORK.

PROP. BREAKFAST ROOM & COVERED DECK

27 CAMPBELL AVE. THORNHILL, ON CITY OF VAUGHAN Project No. PV24-004

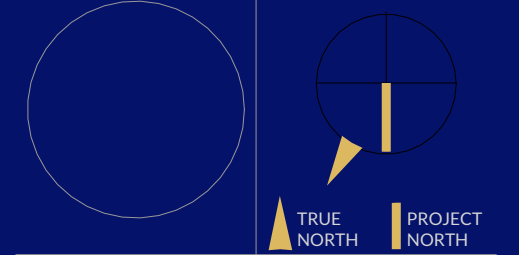
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

115278

Approver

Issue/Revision	1	2	3	4	5	6	7
SENT TO CITY FOR REVIEW	24/02/16	REVISIONS AS PER CITY COMMENTS	24/02/26	REVISIONS AS PER CITY COMMENTS	24/03/20	REVISIONS AS PER CITY COMMENTS	24/04/01
		REVISIONS AS PER CITY COMMENTS	24/05/08	REVISIONS AS PER CITY COMMENTS	24/06/04	REVISIONS AS PER CITY COMMENTS	24/06/18

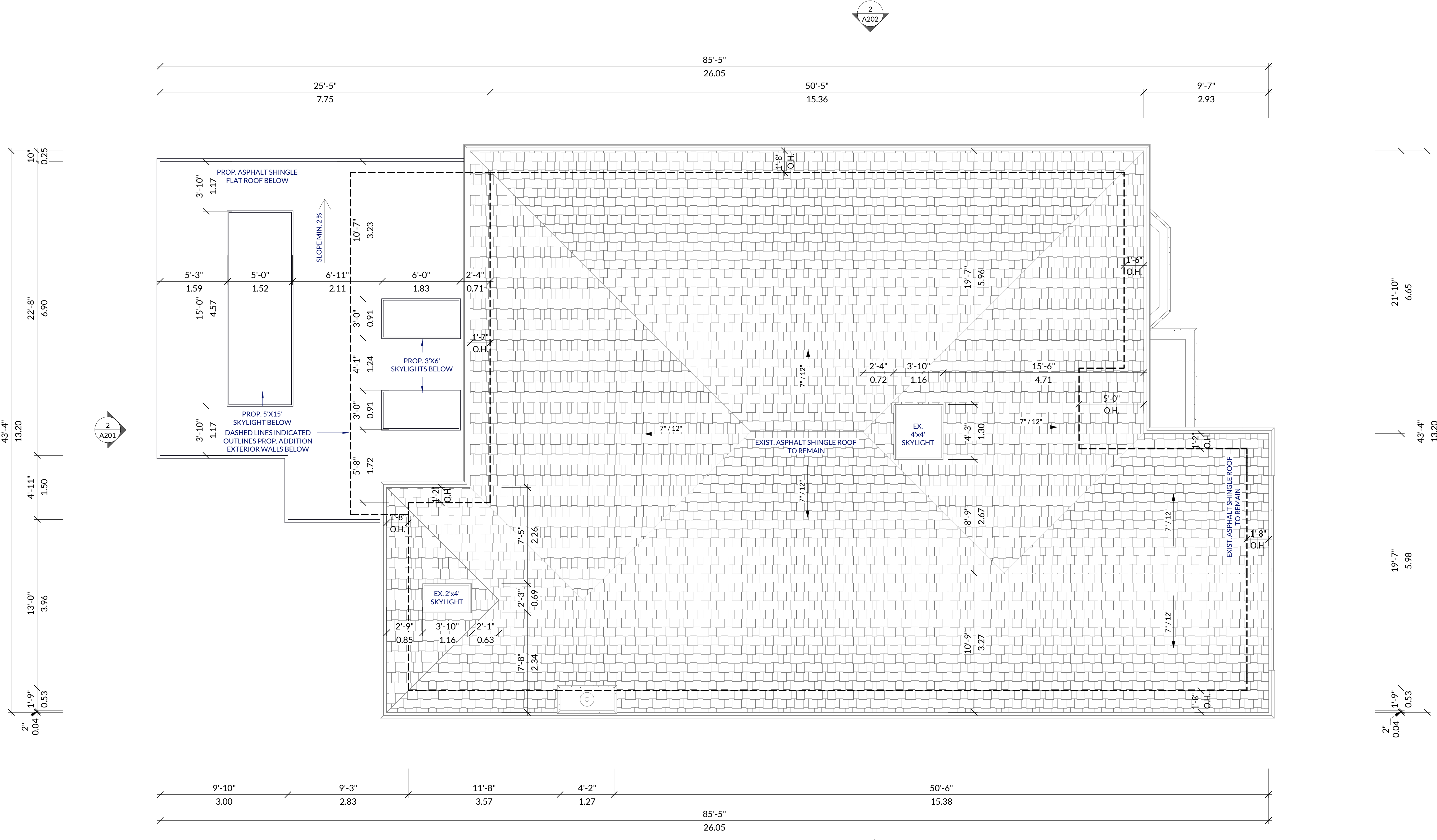
Seal Project North



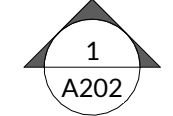
Scale 1/4" = 1'-0"

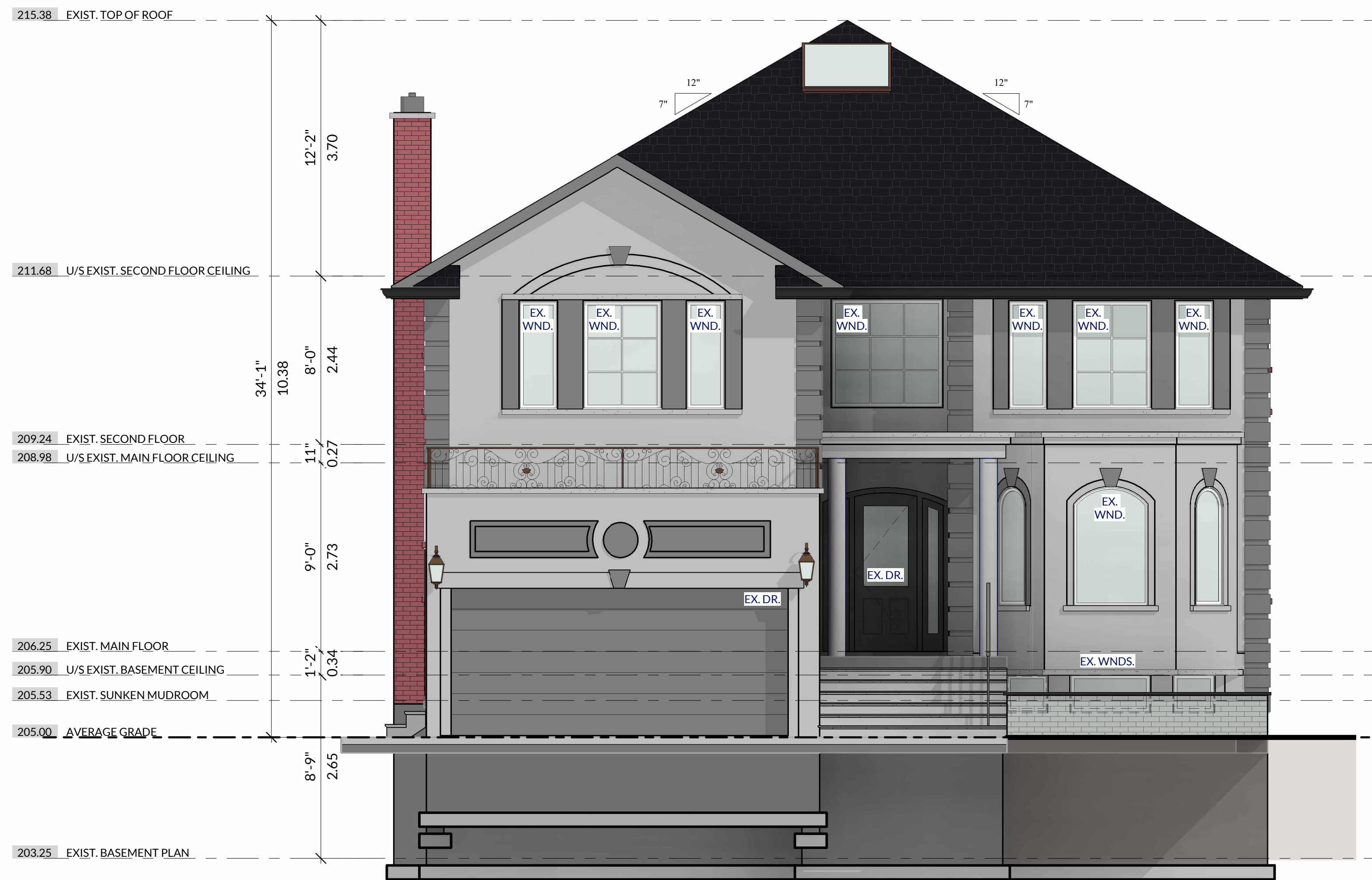
PROP. ROOF PLAN

A108



1 PROP. ROOF PLAN SCALE: 1/4" = 1'-0"





**1**  
A201 **EXIST. WEST ELEVATION (FRONT)**  
SCALE: 1/4" = 1'-0"



**2**  
A201 **PROP. EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

Municipal Stamp

**PV**  
PERSPECTIVE VIEWS  
ARCHITECTURAL DESIGN

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**PROP. BREAKFAST ROOM & COVERED DECK**

27 CAMPBELL AVE.  
THORNHILL, ON  
CITY OF VAUGHAN  
Project No. PV24-004

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**115278**

Approver

Issue/Revision	SENT TO CITY FOR REVIEW	24/02/16
1	SENT TO CITY FOR REVIEW	24/02/16
2	REVISIONS AS PER CITY COMMENTS	24/02/26
3	REVISIONS AS PER CITY COMMENTS	24/03/20
4	REVISIONS AS PER CITY COMMENTS	24/04/01
5	REVISIONS AS PER CITY COMMENTS	24/05/08
6	REVISIONS AS PER CITY COMMENTS	24/06/04
7	REVISIONS AS PER CITY COMMENTS	24/06/18

Seal

Scale 1/4" = 1'-0"

**WEST (FRONT) & EAST ELEVATION**

**A201**

2024-08-07 10:33:07 AM





**1** PROP. NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



**2** PROP. SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

Municipal Stamp

**PERSPECTIVE VIEWS**  
ARCHITECTURAL DESIGN

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**PROP. BREAKFAST ROOM & COVERED DECK**

27 CAMPBELL AVE.  
THORNHILL, ON  
CITY OF VAUGHAN  
Project No. PV24-004

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**115278**

Approver

Issue/Revision	SENT TO CITY FOR REVIEW	24/02/16
1	REVISIONS AS PER CITY COMMENTS	24/02/16
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5	REVISIONS AS PER CITY COMMENTS	24/06/04
6	REVISIONS AS PER CITY COMMENTS	24/06/18
7		

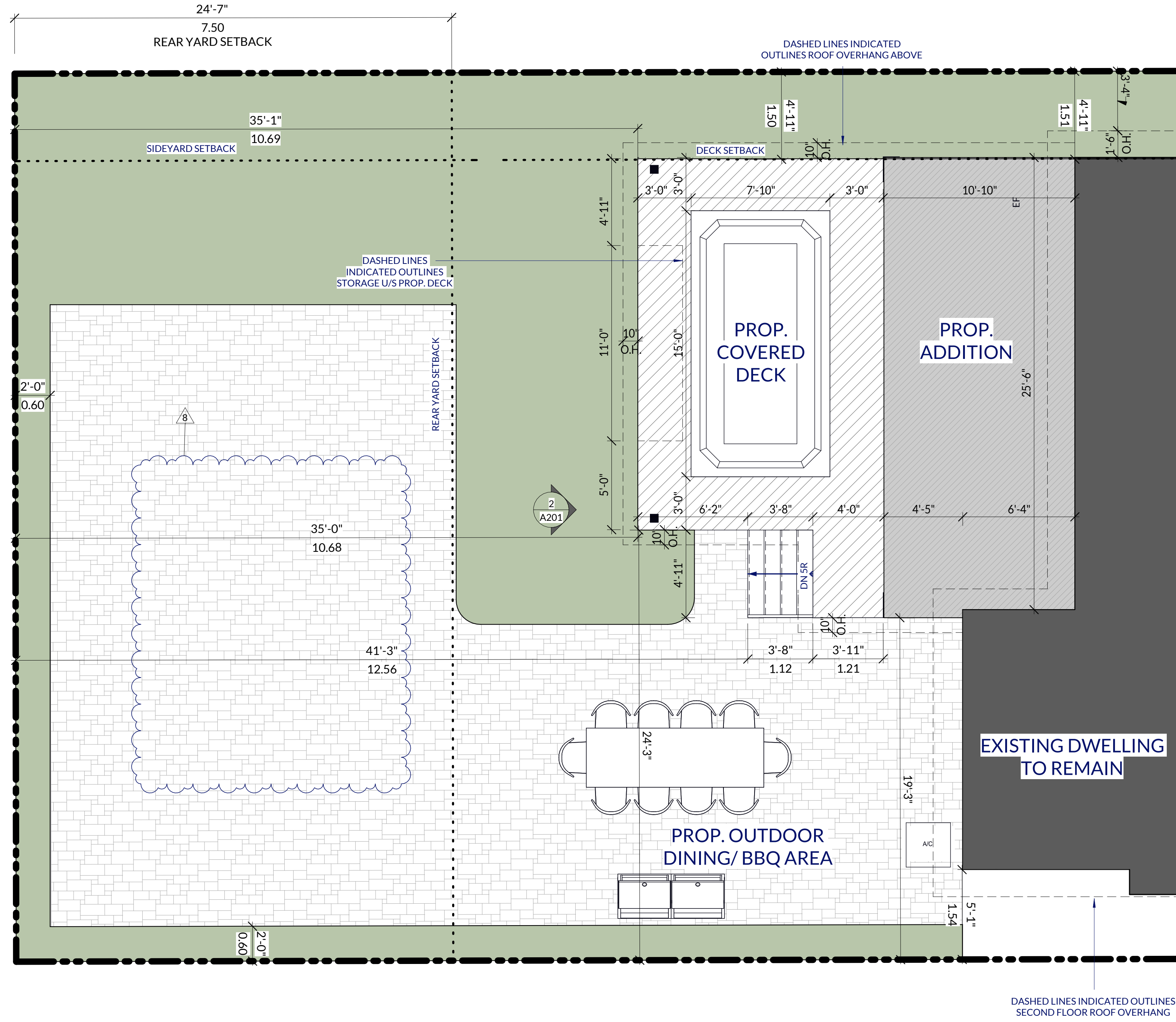
Seal

Scale 1/4" = 1'-0"

**NORTH & SOUTH (SIDE) ELEVATION**

**A202**

2024-08-07 10:33:10 AM



**1**  
A300 **PROP. REAR YARD PLAN**  
SCALE: 1/4" = 1'-0"

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**PROP. BREAKFAST ROOM & COVERED DECK**

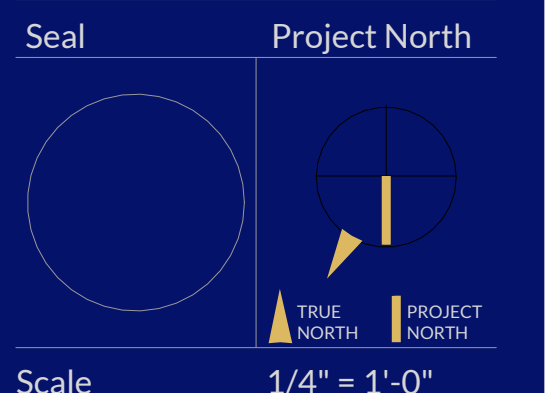
27 CAMPBELL AVE.  
THORNHILL, ON  
CITY OF VAUGHAN  
Project No. PV24-004

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**115278**

Approver

Issue/Revision	Description	Date
1	SENT TO CITY FOR REVIEW	24/02/16
2	REVISIONS AS PER CITY COMMENTS	24/02/26
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6	REVISIONS AS PER CITY COMMENTS	24/06/04
7	REVISIONS AS PER CITY COMMENTS	24/06/18
8	REMOVED POOL	24/08/07



**PROP. REAR YARD LANDSCAPE PLAN**

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

<b>Department / Agency</b> <small>*Comments Received</small>	<b>Conditions Required</b>		<b>Nature of Comments</b>
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

<b>External Agencies</b> <small>*Comments Received</small>	<b>Conditions Required</b>		<b>Nature of Comments</b> <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

**Date:** April 2<sup>nd</sup> 2024

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

**RE:**

**File No.:** **A023-24**

**Related Files:**

**Applicant** Perspective Views

**Location** 27 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:

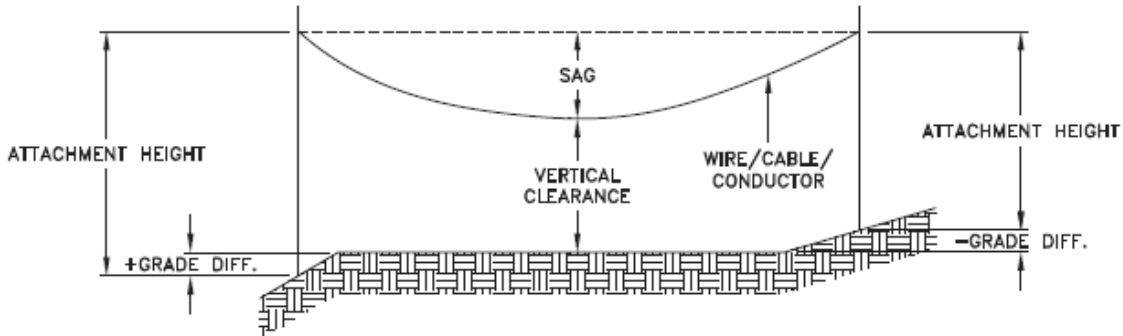
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

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

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

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

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"

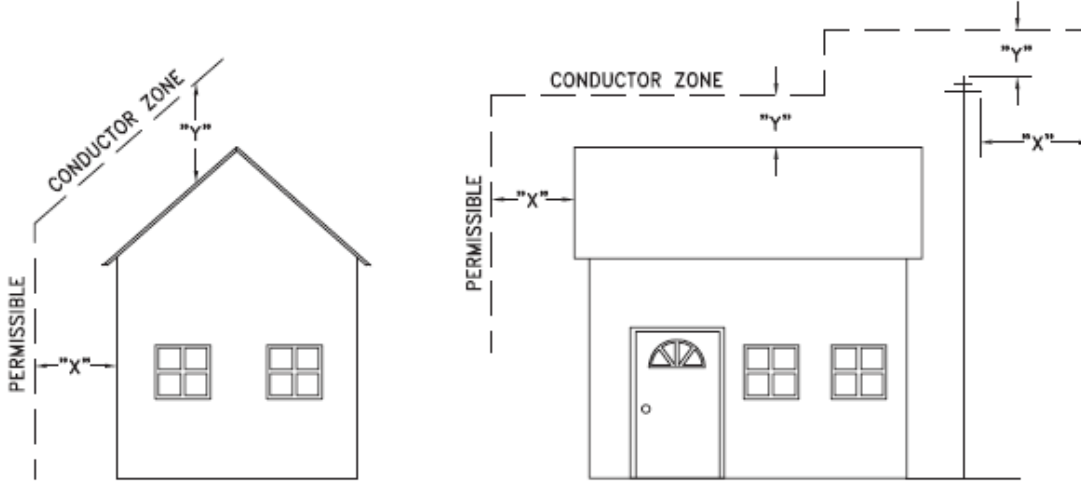
**REFERENCES**

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:** Faegheh Gholami, Building Standards Department  
**Date:** August 9, 2024  
**Applicant:** Perspective Views  
**Location:** 27 Campbell Avenue Unit E/S  
 PLAN RP3715 Part of Lot 14  
 PLAN RS65R12134 Part 1  
**File No.(s):** A023/24

**Zoning Classification:**

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighborhood) and subject to the provisions of Exception 14.304 & 14.403 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A maximum lot coverage of 30% is permitted. [14.304.1.2]	To permit a maximum lot coverage of 39.1%.
2	In a Residential Zone, where lot frontage is 12.0 m or greater, the minimum landscape requirement of the front yard containing the driveway shall be 50%, of which 60% shall be soft landscaping. [Section 4.19.1.2.b]	To permit a minimum front yard landscape requirement of 34.84% (48.0m <sup>2</sup> ) of which a minimum of 58.73% (40.46m <sup>2</sup> ) to be soft landscaping in the yard which the driveway is located.
3	The maximum permitted driveway width is 9.0m for a lot over 12.0m frontage. [Sect 6.7.3 Table 6-11]	To permit a maximum driveway width of 9.93m for a lot over 12.0m frontage.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

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

**Other Comments:**

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

**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:** August 14, 2024  
**Name of Owners:** Tara and Michael Bloom  
**Location:** 27 Campbell Avenue Unit E/S  
**File No.(s):** A023/24

---

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

1. To permit a maximum lot coverage of 39.1%.
2. To permit a minimum front yard landscape requirement of 34.84% (48.0 m<sup>2</sup>) of which a minimum of 58.73% (40.46 m<sup>2</sup>) to be soft landscaping in the yard which the driveway is located.
3. To permit a maximum driveway width of 9.93 m for a lot with over 12.0 m of frontage.

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

1. A maximum lot coverage of 30% is permitted.
2. In a Residential Zone, where lot frontage is 12.0 m or greater, the minimum landscape requirement of the front yard containing the driveway shall be 50%, of which 60% shall be soft landscaping.
3. The maximum permitted driveway width is 9.0 m for a lot with over 12.0 m of frontage.

**Official Plan:**

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

**Comments:****Background**

On June 16, 1986, Council enacted By-law 216-86, a site-specific zoning by-law amendment to By-law 2523 to facilitate the severance of Lot 14, Plan 3715 into two parcels, one of which is the Subject Lands. The By-law permitted a reduction in the lot frontage to a minimum of 15 m and exempted the two parcels from the one house per lot provision. By-law 216-86 and the Committee of Adjustment's decision to grant the consent was appealed to the Ontario Municipal Board ('OMB'). On July 31, 1978, the OMB allowed the appeal. The Owner of the Subject Lands requested a review of the Board's decision, and the matter was reheard on April 28, 1988, and resulted in the dismissal of the appeal. This resulted in By-law 216-88 coming into effect. Exceptions to the lot coverage were not dealt with by By-law 216-88 or the OMB.

The Owner then applied to the Committee of Adjustment to permit 35% lot coverage on each lot, rather than the 20% permitted under the R2 Second Density Residential Zone of By-law 2523 and R1V Old village Residential Zone under By-law 1-88. The Minor Variance applications were refused by the Committee of Adjustments on the basis that the variances were not minor and should be dealt with through a zoning by-law amendment. As such, Zoning By-law Amendment application, Z.18.89, seeking to increase the permitted lot coverage to 35% for the two lots, was filed. The Development Planning Department at the time only provided support for an increase of 25% lot coverage. On June 20, 1989, Council resolved that no change in the by-law be allowed, maintaining the current 20% standard. Council's decision was subsequently appealed to the OMB and heard on August 15, 1990, and the appeal was allowed. The OMB's decision to permit a 30% lot coverage, is reflected as site-specific Exception 9(512) under By-law 1-88 and now as site-specific Exception 14.304.1.2 under the Comprehensive Zoning By-law 001-2021.

**Analysis**

The Owner is seeking relief to construct a proposed addition to the existing single-detached dwelling and covered deck, with the above noted variances. The covered deck will contain a large hot tub.

The Development Planning Department has no objection to Variance 1 for the proposed 39.1% total lot coverage. The Subject Lands sit at the transition between the R1V and R2A Zones. Due to the prior land severance, the parcel is narrower than the other R1V properties in the area, found primarily along Arnold Avenue to the south. Due to the site-specific exception, the Subject Lands are permitted to have a higher lot coverage and frontage than what is typically permitted on lots within the R1V Zone. The frontage and area of the Subject Lands is more reflective of the parcel fabric found along Rodeo Drive to the north, which is zoned R2A. As such, the slight increase to the permitted lot coverage would be appropriate development of the lands as it is more in keeping with the requirements of the R2A Zone.

The dwelling itself meets the 30% permitted lot coverage for the site, while the proposed addition to the dwelling accounts for 3.80%. As for the unenclosed spaces, the front porch accounts for 0.87%, and 4.13% for the proposed covered rear deck (to replace the existing covered deck). The total lot coverage for the enclosed spaces would be 34.03%, and 5% for the unenclosed spaces. The 4.03% increase to the permitted lot coverage on this site is minimal in nature. The proposed addition will be constructed along a portion of the rear wall of the existing single detached dwelling, with the new deck directly adjacent. The addition will have an area of 24.83 m<sup>2</sup> and the top of the addition's roof will only be 0.37 m above the existing second-storey floor. The proposed covered and unenclosed deck will have an area of 28.78 m<sup>2</sup>, with the deck floor approximately 1.10 m above grade. The proposed deck and addition will generally be constructed over the footprint of the existing deck to be demolished. The design of the deck and addition are modest and not anticipated to adversely affect the surrounding properties.

The Development Planning Department has no objection to Variances 2 and 3 for the reduced landscaping in the front yard and wider driveway width. In its current condition, the front yard is 34.84% landscaped, with 58.73% of that amount being soft landscaping. The driveway, front and side walkways are all of the same stone interlock. However, the requested relief for the driveway portion alone is only for an additional 0.93 m, which is minimal in nature, and similar conditions can be found in the surrounding area. There is a grass lawn in the front yard, which is sufficiently sized to facilitate drainage for stormwater management, and to provide vegetation to reduce urban heat island effects. An arborist report prepared by The Real Tree Masters Inc., dated May 3, 2024, inventoried and outlined protection requirements for 10 trees. The report recommends the protection of eight (8) trees, anticipates injury to two (2) trees, and identifies no trees for removal to proceed with the construction. The two tree injuries related to a pool and pool equipment which are no longer proposed, hence no tree injury is anticipated based on the current proposed works. Urban Design staff have reviewed the arborist report and have no concerns with the proposal.

The Development Planning Department has no objection to the above-noted variances. Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

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

None.

**Comments Prepared by:**

Alyssa Pangilinan, Planner 1  
David Harding, Senior Planner

**Lenore Providence**

---

**Subject:** FW: [External] RE: A023/24 (27 Campbell Avenue) – REQUEST FOR COMMENTS, CITY OF VAUGHAN

---

**From:** Kristen Regier <Kristen.Regier@trca.ca>  
**Sent:** Thursday, March 28, 2024 2:53 PM  
**To:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: A023/24 (27 Campbell Avenue) – REQUEST FOR COMMENTS, CITY OF VAUGHAN

**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 27 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](mailto:kristen.regier@trca.ca)  
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca](https://www.trca.ca)



**From:** [Development Services](#)  
**To:** [Christine Vigneault](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A023/24 (27 Campbell Avenue) – REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Monday, April 8, 2024 9:24:17 AM  
**Attachments:** [image001.png](#)  
[image003.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.

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A023/24 (27 Campbell Avenue) and has no comment.

Please provide us with a digital copy of the notice of decision for our records.

Many thanks,

*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.*

**Niranjan Rajevan, M.Pl.** | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*



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

Please consider the environment before printing this email.



**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Applicant			08/07/2024	Application Cover Letter
Public	Grace Weltman	23 Campbell Avenue	08/07/2024	Letter of Support
Public	Louis Pillener	31 Campbell Avenue	08/07/2024	Letter of Support
Public	Howard Binder	26 Campbell Avenue	08/07/2024	Letter of Support
Public	Adam & Esther Ohayon	71 Rodeo Drive	08/07/2024	Letter of Support
Public	Howard Katz	226 Arnold Avenue	08/07/2024	Letter of Support
Public	Joe & Sherry Garber	59 Rodeo Avenue	08/07/2024	Letter of Support

#23 Campbell Ave.

**RECEIVED**

By Christine Vigneault at 9:32 am, Aug 07, 2024

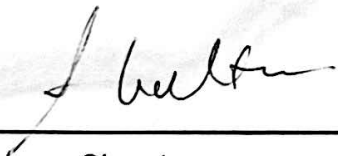
I Grace Weltman the property owner of  
(first name) (last name)

23 Campbell Ave. Thornhill<sup>ON</sup> declare that I have seen the  
(address)

proposed architectural drawings completed by Perspective Views Inc, dated June 18th, 2024, proposing a rear 1 storey addition, rear covered deck and swimming pool, at 27 Campbell Ave, Thornhill, Ontario.

This letter is to state that I have reviewed and understand the proposed architectural drawings, and I have no concerns or objections with this proposal.

Thank you,



Signature

July 21/24.

Date

#31 Campbell Ave.

I LOUIS PILLETIER the property owner of  
(first name) (last name)

31 CAMPBELL AVE THORNHILL declare that I have seen the  
(address)

proposed architectural drawings completed by Perspective Views Inc, dated June 18th, 2024, proposing a rear 1 storey addition, rear covered deck and swimming pool, at 27 Campbell Ave, Thornhill, Ontario.

This letter is to state that I have reviewed and understand the proposed architectural drawings, and I have no concerns or objections with this proposal.

Thank you,

Louis Pilletier

Signature

July 23, 2024

Date

# 26 Campbell Ave.

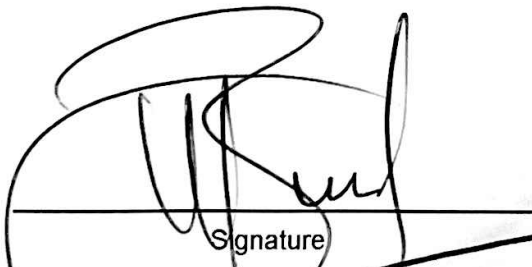
I Howard Binder the property owner of  
(first name) (last name)

26 Campbell Ave declare that I have seen the  
(address)

proposed architectural drawings completed by Perspective Views Inc, dated June 18th, 2024, proposing a rear 1 storey addition, rear covered deck and swimming pool, at 27 Campbell Ave, Thornhill, Ontario.

This letter is to state that I have reviewed and understand the proposed architectural drawings, and I have no concerns or objections with this proposal.

Thank you,

  
Signature

21/7/24  
Date

# 71 Rodeo Dr.

I Adam + Estler Oliver the property owner of  
(first name) (last name)

71 Rodeo Dr. Thornhill ON L4J 4Y4 declare that I have seen the  
(address)

proposed architectural drawings completed by Perspective Views Inc, dated June 18th, 2024, proposing a rear 1 storey addition, rear covered deck and swimming pool, at 27 Campbell Ave, Thornhill, Ontario.

This letter is to state that I have reviewed and understand the proposed architectural drawings, and I have no concerns or objections with this proposal.

Thank you,

  
\_\_\_\_\_  
Signature

July 24, 2024  
Date



226 Arnold Ave.

I Howard Katz the property owner of  
(first name) (last name)

226 Arnold Ave declare that I have seen the  
(address)

proposed architectural drawings completed by Perspective Views Inc, dated June 18th, 2024, proposing a rear 1 storey addition, rear covered deck and swimming pool, at 27 Campbell Ave, Thornhill, Ontario.

This letter is to state that I have reviewed and understand the proposed architectural drawings, and I have no concerns or objections with this proposal.

Thank you,

  
Signature

7/29/24  
Date

# 59 Rodeo Dr,

I \_\_\_ Joe and Sherry Garber \_\_\_\_\_

(first name)

(last name)

the property owner of \_\_\_ 59 Rodeo Drive \_\_\_ declare that we have

seen the proposed architectural drawings completed by Perspective Views Inc, dated

June 18th, 2024, proposing a rear 1storey addition and rear covered deck at 27

Campbell Ave, Thornhill, Ontario.

This letter is to state that we have reviewed and understand the proposed

architectural drawings, and have no concerns or objections with this proposal.

Thank you,

*Sherry Garber*

*Joe Garber*

Signature

July 25, 2024

Date

## SCHEDULE D: BACKGROUND

None