



Committee of Adjustment Justification Report 50 Pine Ridge Ave, Woodbridge, ON L4L 2H9

Prepared For:

Simran Kahlon
50 Pine Ridge Ave,
Woodbridge, ON L4L 2H9

Prepared By:

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10320 Pine Valley Drive
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Subject Lands Description

The subject property is located at 50 Pine Ridge Ave, Woodbridge Ontario. 50 Pine Ridge is a single storey single family home with a rear yard tennis court located on the West side of Pine Ridge Avenue. The lot is currently zoned as R3 - third density residential with a frontage of 30.42m, and a total lot area of 2318sqm. The 30.42m lot frontage is considered twice as large compared to the adjacent lots in this designation. The property is legally described as Lot 14, Registered Plan M-1114, City of Vaughan, Regional Municipality of York.

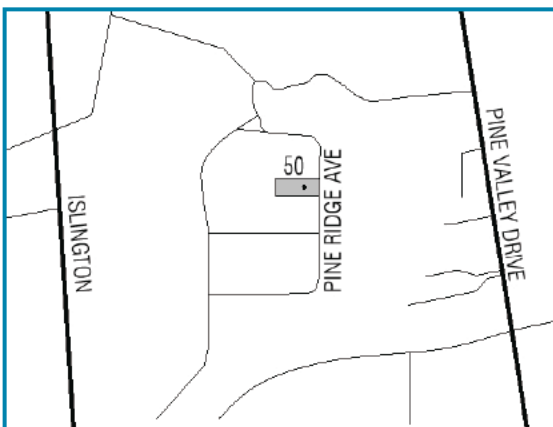


Fig. 1 – Context map - Gray region indicates the subject lands location in the neighborhood

Neighborhood Description

The dwelling is located in Woodbridge between Woodview Road and Birch Hill Road in the Pine Valley Neighborhood. The Pine Valley Neighborhood is predominantly two-storey detached single family dwellings. The area is experiencing urban renewal and infill developments with several examples in proximity to the subject property. The community has an eclectic mix of architecture styles both built and renovated at different times contributing to the architecture character of the neighborhood.



Official Plan & Official By-Law

The proposal for 50 Pine Ridge Ave will create two new lots by Consent and the existing home and tennis court would be demolished in favor of two new single family dwellings. The intent is to provide housing that meets the needs of families for Woodbridge residents consistent with the Official Plan and Province's goals.

The subject property is designated as R3(EN) - third density residential (Established Neighborhood). The permitted uses for the lands are residential detached dwellings. The proposed land use and proposed built-form can comply fully with what is permitted in the By-law. The application for severance does not require or seek relief for any variances.

Table A provides detail and analysis of the zoning requirements and the concept dwelling site statistics.

Table A - Zoning By-law 001-2021 Requirements and Conceptual Development

	Zoning Standard	Required	Proposed (Conceptual)
1	Max. Lot Coverage	50%	49%
2	Min. Front Yard Setback	4.5 m	5.52 m
3	Min. Interior Side Yard Setbacks (N & S)	1.2 m	N: 1.2m S: 1.2m
4	Max. Height	9.5 m	8.42
5	Min. Front Yard Soft Landscaping	33%	66%



Planning Justification

A Consent application has been submitted to sever the lot and permit construction on the severed and retained lots.

Mainline Planning Services (hereby referred to as "Mainline") was hired to review the application and their report was circulated as part of our consent application B008/24 and minor variance applications A115/24 and A116/24. **The minor variance applications have been closed and are no longer applicable to our design. References to them should not be considered and have been stricken out where necessary.** Letters in opposition to our original proposal - Minor Variances A115/24 and A116/24 were received from the community members surrounding 50 Pine Ridge. We did not receive any opposition to the severance Consent application B008/24.

Mainline's report is attached after this report. Supporting quotations have been highlighted in blue with a synopsis quoted below;

"The consent proposal (creating 2 new lots from the subject property) is justified as good planning in accordance with provincial and municipal policy." (Page 1, Mainline Report)

The proposed new lots conform in size and shape to the in-force By-law's minimum lot standard and "based on (Mainline's) policy review, the proposed consent... represents good and responsible planning and deserve the approval of the Committee of Adjustment." (Page 3, Mainline Report)

Further, "The proposal is appropriate development and is consistent with the PPS... conforms with Growth Plan objectives.... conforms with



York Regional Official Plan as intensification through infill development is encouraged" (Page 22, Mainline Report) and "conforms with the Vaughan Official Plan and the Woodbridge Centre Secondary Plan as the proposal will result in infilling that economizes the use of land by creating two (2) new lots for homes that are appropriate and in character with the existing pattern of development in the surrounding community" (Page 23, Mainline Report). Ultimately concluding the proposed Consent application is good planning.

June 25, 2024

FRANKFRANCO ARCHITECTS
10320 Pine Valley Dr
Vaughan, ON L3L 0B3

Attention: Theo Bulzan

Re: Planning Opinion - Proposed Consent and Minor Variances – Secondary Suite Proposal. 50 Pine Ridge Avenue.

The Proposal

Pursuant to your email dated May 1, 2024, we are informed that in addition to a consent creating 2 new lots and 2 new single-family homes, 'your client wishes to ADD 2 rental secondary suites ('accessory suites') on the second floor of each home'. In this scenario there would be a total of 3 dwelling units per home – one principal dwelling on the main floor and two secondary suites on the second floor. [see Attachment 1 – Architectural Drawing Set]

Executive Summary:

Planning Opinion:

The Consent Application

It is my considered and professional planning opinion that the consent proposal (creating 2 new lots from the subject property) is justified as good planning and in accordance with provincial and municipal policy as discussed in our opinion letter dated April 25, 2023. [see Attachment 2] It is important to note that the proposed new lots conform in size and shape to the in-force By-law's minimum lot standard.

Secondary Units

It is my considered and professional planning opinion that Provincial Bill 23 amended the City's Official Plan and Zoning By-law to allow up to 2 secondary dwelling units in single family homes with no minimum area and one parking space per dwelling unit.

The New Homes

It is my considered and professional planning opinion that the proposed variances are minor for the use of land and homes and satisfy the four tests required by Section 45(1) of the Planning Act.

The Proposed Variances

~~The following variances ('proposal') are required to allow the construction of homes as proposed in the attached Architectural Drawing Set. [see Attachment 1]~~

- ✓ ~~A variance is needed to permit a 1.0m side-yard setback whereas a minimum 1.2m setback is required.~~
- ✓ ~~A variance is needed to permit a secondary suite that is 60% of the area of the primary dwelling unit's GFA; whereas the maximum is 45%.~~

The Four Tests

1. The Proposal Maintains the General Intent and Purpose of the Official Plan

- ✓ Pursuant to OP policy 7.5.1.5.b.ii, only one secondary suite unit is allowed in each eligible house.
- ✓ This policy is amended by Bill 23 to permit 2 secondary suites per home.

Bill 23

Subsection 16 (3) of the Act is repealed and the following substituted:

- ✓ (3) ***"No official plan may contain any policy that has the effect of prohibiting the use of ... three residential units in a detached house, ...if no building or structure ancillary to the detached house... contains any residential units"***
 - (.1) *"No official plan may contain any policy that has the effect of requiring more than one parking space to be provided and maintained in connection with a residential unit referred to in subsection (3)."*

- (.2) “No official plan may contain any policy that provides for a minimum floor area of a residential unit referred to in subsection (3).”
- (.3) “A policy in an official plan is of no effect to the extent that it contravenes a restriction described in subsection (3), (3.1), or (3.2).”
- ✓ Section 23 (2) states: “The Minister’s order has the same effect as an amendment to the plan adopted by the council and approved by the appropriate approval authority”.
- ✓ As such, It is my considered and professional planning opinion that **the proposal is compliant with the Official Plan.**

2. The Proposal Maintains the General Intent and Purpose of the Zoning By-law

By-law 001-2021 regulates the number and location of secondary suites in section 5.21 as follows.

- ✓ Policy 5.21.1 states... “A **maximum of one secondary suite per lot shall be permitted**”. [Amended by Bill 23]
- ✓ Policy 5.21.3 requires... “Parking shall be provided in accordance with the requirements of this By-law. For clarity, **the minimum parking requirements of this By-law shall apply to both the principal dwelling and the secondary suite**”. [Amended by Bill 23]
- ✓ Policy 5.21.4 informs... “A secondary suite shall only be permitted within a principal dwelling on a lot”. [Amended by Bill 23]
- ✓ Policy 5.21.7 regulates the maximum floor area of a secondary suite... “**The maximum gross floor area of a secondary suite shall not exceed 45% of the total gross floor area of the principal dwelling.**”
- ✓ Policy 5.21.8 regulates the minimum floor area of a secondary suite... “**The minimum gross floor area of a secondary suite shall be 35.0 m2.** [Amended by Bill 23]

Bill 23 has the affect of amending the zoning bylaw to permit the proposal as follows.

- ✓ “**Subsections 35.1 (1) and (2) of the Act is repealed and the following substituted:**
 - Restrictions for residential units
(1) The authority to pass a by-law under section 34 does not include the authority to pass a by-law that prohibits the use of ... (b) **three residential units in a detached house**, ... if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units...
 - Same, parking
(1.1) The authority to pass a by-law under section 34 does not include the authority to pass a by-law requiring more than **one parking space to be provided and maintained in connection with a residential unit** referred to in subsection (1) of this section.
 - Same, minimum area
(1.2) The authority to pass a by-law under section 34 **does not include** the authority to pass a by-law that regulates **the minimum floor area of a residential unit** referred to in subsection (1) of this section.
 - Provisions of no effect
(1.3) A provision of a by-law passed under section 34 or an order made under subsection 34.1 (9) or clause 47 (1) (a) **is of no effect** to the extent that it contravenes a restriction described in subsection (1), (1.1) or (1.2) of this section.”
- ✓ As such, It is my considered and professional planning opinion that **the proposal maintains the intent and purpose of the zoning By-law.**

3. The Proposal is Desirable for the Appropriate Development of the Land, Building and Structure.

- ✓ It is my considered and professional planning opinion that the proposal is desirable as it will result in the construction of affordable housing through lot intensification within an existing residential community.

4. The Variances are Minor in Nature.

It is my considered and professional planning opinion that **the proposed variances are minor in nature.** The reduced side yard is minimal, and the larger secondary suite is located on the second storey. As such, there can be no increase in adverse impact on adjacent properties that is not already considered by the By-law.

Conclusion

It is my considered and professional opinion that:

April 25, 2023

FRANKFRANCO ARCHITECTS
10320 Pine Valley Dr
Vaughan, ON L3L 0B3

Attention: Sara Ruffolo

Re: Planning Opinion - Proposed Consent (Lot Creation) and Variance Applications. 50 Pine Ridge Avenue.

Executive Summary:

A consent application is proposed to create 2 new single-family dwelling lots at the above referenced property. [see Figure 1: Site Plan]

A minor variance application is needed to allow the construction of homes within 1.0m in the interior side-yard setback of each new lot whereas the By-law requires a 1.2m setback.

It is our considered and professional planning opinion that the consent and minor variance applications ('the proposal') represent good planning for the following reasons.

Consent to Create 2 New Lots:

- ✓ In this case, the subject lot is oversized and once subdivided will provide two new lots that conform in size and area to the minimum requirement of the By-law.
- ✓ The subject property is located in an urbanized residential area and has frontage on a fully serviced municipal road.
- ✓ A plan of subdivision is not necessary for the proper and orderly development of the municipality and therefore, in accordance with section 51(3) of the Planning Act, the approval authority may grant the proposed consent.
- ✓ The consent will create two new residential lots from one oversized lot. Intensification in existing urban residential areas is a form of development that is promoted and consistent with the Provincial Policy Statement.
- ✓ The consent will create two new residential lots from one oversized lot. Urban intensification is encouraged the province and does not conflict with the Provincial Growth Plan.
- ✓ The consent will result in development that conforms with the Official Plan and the Zoning By-law.

Minor Variance to Interior Side-yard Setback:

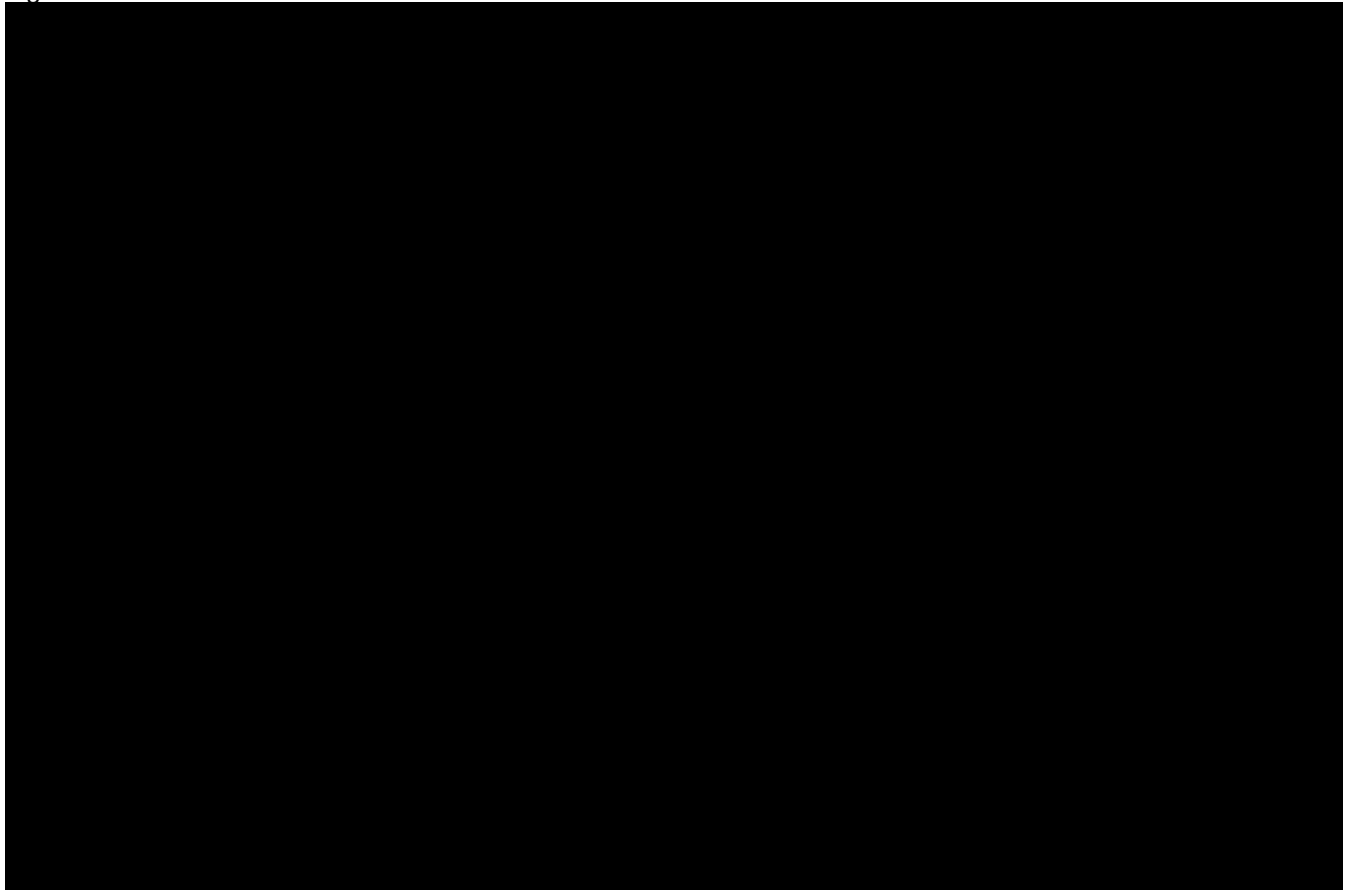
- ✓ Meets the 4 tests pursuant to Section 45(1) of the Planning Act.
 - Tests 1, 2 - Conforms with the general intent and purpose of both the Official Plan and Zoning By-law.
 - Test 3 - Is desirable and appropriate for the development of land and structures.
 - Test 4 - Is minor as the reduction in side-yard setback by 0.2m will not create an adverse impact on adjacent homes or property that is not otherwise contemplated in the bylaw.

The Planning Merits:

In considering this matter, we undertook an analysis of the existing site condition and determined that the following issues are relevant for the Committee to support a consent and variance application.

- ✓ In considering the consent, is a plan of subdivision necessary for the orderly development of the city?
- ✓ Will the Consent decision result in development that is consistent with the Provincial Policy Statement?
- ✓ Will the Consent decision result in development that conforms with Provincial Plans?
- ✓ Will the Consent decision result in development that conforms with the Township Official Plan?
- ✓ ~~Is a 0.2m reduction in the interior side-yard setback minor to support the development of a single-family home?~~

Figure 1: Site Plan



Background

Location:

The subject property is a developed single-family residential lot that is 2,329 sm in area at municipal address 50 Pine Ridge Ave. The lot is more precisely located on the west side of Pine Ridge Avenue, midway between Woodview Road and Birch Hill Road within the Pine Valley Neighborhood. The property is legally described as *Lot 14, Registered Plan M-1114, City of Vaughan, Regional Municipality of York*.

Existing /Proposed Development:

The Pine Valley Neighborhood is in transition. Urban intensification and urban renewal by way of infilling is common in this neighbourhood with several examples in vicinity of the subject property. The subject property is a double wide lot that contains an existing single-family detached dwelling. The proposal will create two new lots by Consent and the existing home would be demolished in favor of two new homes.

Existing Urban Services:

Municipal services (including sewers and a watermain) as well as public utilities (including but not necessarily limited to telephone, gas, and hydro) are available on surrounding streets with sufficient capacity to service an additional home /lot.

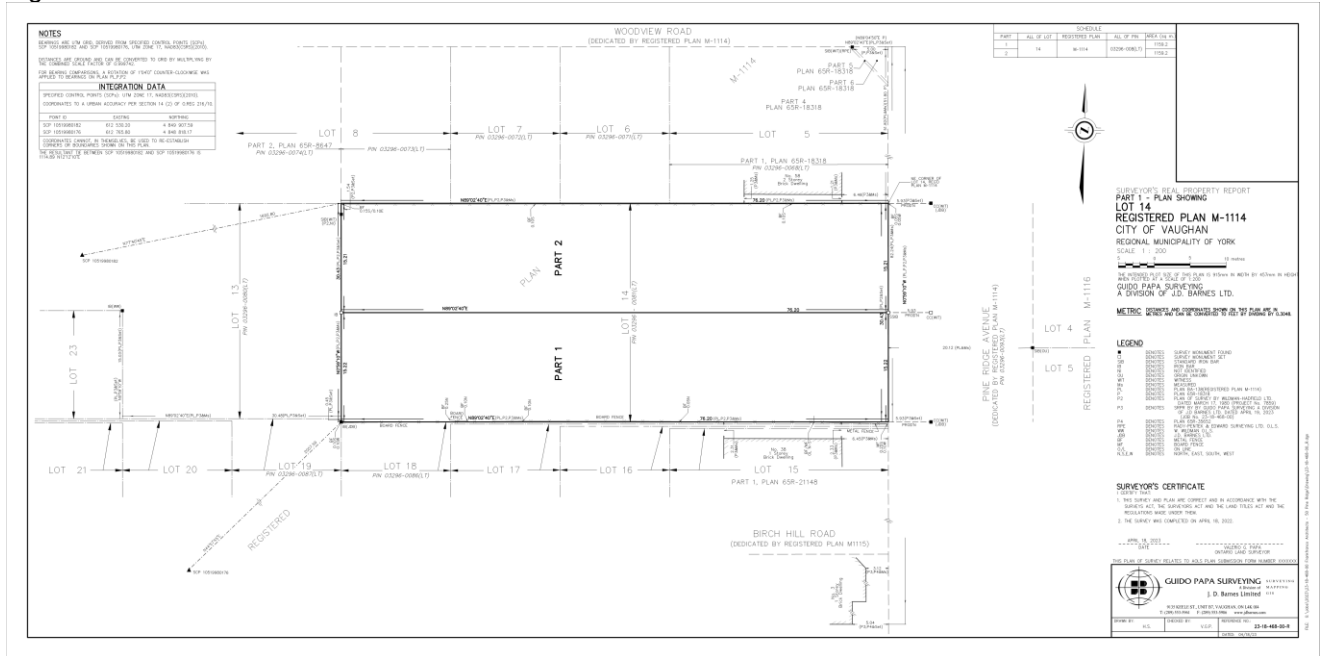
Surrounding Area:

The subject property is within an established low density residential area and is within a single-detached dwelling neighbourhood.

The Proposal:

The proposed consent application will result in a lot severance creating two (2) new single-family residential lots that are sized in accordance with the By-law for homes that subject to a building permit will be in character within this established community. [see Figure 2 – Reference Plan]

Figure 2: Reference Plan



Legislation and Policy Review

The Planning Act:

Our professional opinion concerning the subject severance application includes a review of Section 53(1) of the *Planning Act* and is supported by the following policies.

- According to Section 53(1) of the *Planning Act*, the approval authority may... “give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.” [see Exhibit 1]
- In accordance with Section 53(2) of the *Planning Act*, the applicant provided the prescribed information and material with his application together with the necessary application fee. [see Exhibit 1]

It is our considered and professional planning opinion that a plan of subdivision is not needed for the proper and orderly development of the municipality as the necessary service infrastructure exists at the property frontage with sufficient capacity to service the development, and the proposal is provided with the prescribed information and material required for the Committee to allow the Consent.

Provincial Policy Statement, 2020 (“PPS”):

Issued under the authority of Section 3 of the *Planning Act*, the updated Provincial Policy Statement (‘PPS’) provides policy direction on matters of provincial interest related to land use planning and development.

The following policies are helpful in forming our planning opinion.

- The PPS defines intensification to include the creation of 'infill lots'. [see Exhibit 2]
- Pursuant to Section 3(5)(a) of the *Planning Act*, the decision by an approval authority respecting a planning matter, including a consent, "*shall be consistent with the provincial policy statements ...that are in effect on the date of the decision*". [see Exhibit 3]
- The PPS states that "*Planning authorities are encouraged to permit ... residential intensification, to respond to current and future needs. Efficient development patterns optimize the use of land, resources and public investments in infrastructure and public service facilities.*" [see Exhibit 14]
- Consistent with PPS policy 1.1.1a) and 1.1.1e), the consent will create two new lots and homes where there is currently one home promoting a more efficient land use pattern that minimizes land consumption and is sustained by existing service infrastructure so there is no additional cost to the municipality or the province. [see Exhibit 4]
- Consistent with PPS policies 1.1.3.1, 1.1.3.2, 1.1.3.3, and 1.1.3.4, the consent affects a lot that is located in an urbanized neighbourhood in Vaughan where intensification is intended by the Province to occur. The policies state that "*Settlement areas shall be the focus of growth and development*" and "*Land use patterns within settlement areas shall...a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.*" Further, they encourage "*intensification, redevelopment and compact form.*" [see Exhibit 4]
- PPS policy 1.4.3b), e) and f) is a Provincial initiative that support intensification in settlement areas including infill lot creation by consent to facilitate compact and sustainable communities. [see Exhibit 5]

In conclusion, it is our considered and professional planning opinion that the proposal is appropriate development and is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Amended August 2020) ("Growth Plan"):

Prepared under the *Places to Grow Act, 2005*, the Growth Plan for the Greater Golden Horseshoe, 2019, as amended ('Growth Plan'), is a policy document that implements the Government of Ontario's vision for controlled growth of existing urban areas.

The following policies are helpful in forming our planning opinion.

- The Growth Plan is in effect. Pursuant to Section 3(5)(b) of the *Planning Act*, the decision by an approval authority respecting a planning matter, including a consent, "*shall conform with the provincial plans that are in effect on that date, or shall not conflict with them as the case may be*". [see Exhibit 3]
- The creation of infill lots within subdivisions is supported by provincial policy and the Growth Plan... "*Better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification.*" [see Exhibit 6 – page 2]
- The Growth Plan defines intensification to include the creation of infill lots. [see Exhibit 7]

Based on our review, it is our considered and professional planning opinion that the proposal conforms with Growth Plan objectives.

York Region Official Plan ("Regional OP"):

The subject property is designated 'Community Area' within the 'Urban Area' in the Regional OP. [see Exhibit 8 - Map 1A] With respect to our planning opinion concerning the proposal's conformity with the Regional OP, we offer that the following policies are helpful.

- Policy 4.4.10(d) provides that municipal intensification strategies apply to Community Areas "*...in accommodating additional residential units through gentle density ... in local infill.*" [see Exhibit 9]
- Policy 4.4.16 is a direction for the Region... "*To work with local municipalities to encourage integration of gentle density and a mix and range of housing options within the built boundary, where locally appropriate, through redevelopment of existing neighbourhoods.*" [see Exhibit 9 – page 2]

Based on our policy review, it is our considered and professional planning opinion that the proposal conforms with Regional Official Plan as intensification through infill development is encouraged.

City of Vaughan Official Plan (“OP”):

The subject property is designated ‘Low Rise Residential’ in the Woodbridge Centre Secondary Plan. [see Exhibit 10]

The following OP policies are helpful in formulating our planning opinion concerning this matter.

- OP Policy 2.2.3.3 states “That limited intensification may be permitted in Community Areas ...The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context”. [see Exhibit 11]
- OP Policy 9.1.2.2 informs “That in Established Community Areas, new development as reflected in any ... consent... will be designed to respect and reinforce the existing physical character and uses of the surrounding area...”. [see Exhibit 12]
- OP Policy 10.1.2.38 states “That a lot(s) may be created only if there is enough net developable area on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on the Natural Heritage Network.” [see Exhibit 13]
- OP Policy 10.1.2.42 describes “That a consent(s) to sever land in the Urban Area... will be considered for the purposes of infilling in an existing Urban Area..” and that “**infilling which economizes the use of urban land without disturbing the existing pattern of development or perpetuating an undesirable pattern of development or prejudicing the layout of future development shall be considered acceptable;**” [see Exhibit 13]

It is our considered and professional planning opinion that the proposal conforms with the Vaughan Official Plan and the Woodbridge Centre Secondary Plan as the proposal will result in infilling that economizes the use of land by creating two (2) new lots for homes that are appropriate and in character with the existing pattern of development in the surrounding community.

Zoning By-Law:

The subject property is zoned ‘R3(EN) – Third Density Residential Zone (Established Neighborhood)’ under Zoning By-Law 001-2021, and ‘R3 – Third Density Residential’ under Zoning By-Law 1-88. It is our considered planning opinion that the subject property generally complies with the provisions of both by-laws. The following zoning compliance review is offered to support our planning opinion. [see Exhibit 15]

50 Pine Ridge Avenue - Zoning Compliance Review						
Provisions	BY-LAW 1-88 Provision Number	BY-LAW 1-88 Requirement	BY-LAW 001-2021 Provision Number	BY-LAW 001-2021 Requirement	Proposed	Complies
Permitted Uses	4.5	Single-family Detached Dwelling	7.2.1	Single Detached Dwelling	Single Detached Dwelling	Yes
Minimum Lot Frontage (m)	10.0	12m	7.2.3	12m (5) (5) - Where a lot is accessed by a lane, the minimum lot frontage shall be 9.0 m...	15.23m	Yes
Minimum Lot Area (m2)		360m2		315m2	1,164.8m2	Yes

50 Pine Ridge Avenue - Zoning Compliance Review						
<u>Provisions</u>	<u>BY-LAW 1-88 Provision Number</u>	<u>BY-LAW 1-88 Requirement</u>	<u>BY-LAW 001-2021 Provision Number</u>	<u>BY-LAW 001-2021 Requirement</u>	<u>Proposed</u>	<u>Complies</u>
Minimum Front Yard (m)		4.5m (6) (6) - Except where a single-family detached dwelling is erected without an attached garage or carport, the minimum side-yard requirements of one interior yard be 4.5 metres, or the front yard shall be a minimum of 11 metres.	4.5(3) / 7.2.3	The minimum front yard shall be the lesser (less restrictive) of: a. The minimum front yard required in the applicable zone (4.5m) (2) ; or, b. The existing front yard less 2.0 m, but in no case shall the required minimum front yard be less than 4.5 m. (2) - Where a private garage faces a front lot line or an exterior side lot line, the minimum setback to the private garage shall be 5.7 m.	19.1m to home and 7.5m to garage	Yes
Minimum Rear Yard (m)		7.5m	7.2.3	6m (5) (5) - Where a lot is accessed by a lane... the minimum rear yard shall be 13.0 m.	28.6	Yes
Minimum Interior Side-yard (m)		1.2m (6) (6) - Except where a single-family detached dwelling is erected without an attached garage or carport, the minimum side-yard requirements of one interior yard be 4.5 metres, or the front yard shall be a minimum of 11 metres.	4.5(2) / 7.2.3	For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side-yard shall be the greater (more restrictive) of: a. the requirements of the applicable zone (1.2m) b. The existing interior side-yard or c. 2.2m	1.0m	No
Minimum Exterior Side-yard (m)		4.5m (2) (2) - Provided that the minimum setback to a garage which faces a lot line shall be 6.4 metres	7.2.3	2.4m (2) (2) - Where a private garage faces a front lot line or an exterior side lot line, the minimum setback to the private garage shall be 5.7 m.	N/A	N/A
Maximum Lot Coverage (%)		40%		50%	40%	Yes

50 Pine Ridge Avenue - Zoning Compliance Review						
<u>Provisions</u>	<u>BY-LAW 1-88 Provision Number</u>	<u>BY-LAW 1-88 Requirement</u>	<u>BY-LAW 001-2021 Provision Number</u>	<u>BY-LAW 001-2021 Requirement</u>	<u>Proposed</u>	<u>Complies</u>
Maximum Height (m)		9.5	4.5(1) / 7.2.3	The maximum building height shall be the least (more restrictive) of: a. The requirement of the applicable zone (9.5m) or b. The existing building height plus 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m.	8.37m	Yes
Minimum landscape of front yard or exterior side-yard	4.1.4 (f)(v)(2)	The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side-yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side-yard shall be soft landscaping in accordance with Paragraph 4.1.2.	7.2.3	33%	66%	Yes
Minimum landscape of rear yard	4.1.2 (b)	where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq.m shall be composed of soft landscaping	-	-	100%	Yes

Minor Variance

Our zoning review indicates that a minor variance is needed to support a 0.2m reduction in the By-law's interior side-yard setback requirement to support the proposed construction of homes.

The Four Tests:

The proposal is to support a variance to the By-law to permit a 1.0m side-yard setback whereas a minimum 1.2m setback is required (see Figure 1).

Pursuant to Section 45(1) of the Planning Act it is our considered and professional planning opinion that the proposed variance meets the 4 tests as follows:

- ✓ A reduction in the side-yard setback of 0.2m is minor in nature as the reduction will not cause an

adverse impact on adjacent residential property that is not otherwise contemplated by the By-law if a home were 0.2m further away from the side lot line.

- ✓ The proposal is desirable for the appropriate development of these additional homes to provide functional garages. The dwelling itself is setback in excess of the interior side-yard requirement.
- ✓ The proposed variance will result in the construction of single-family homes that are in character with the existing neighbourhood and therefore maintains the general intent and purpose of the Zoning By-law?
- ✓ The proposed variance will result in two new infill lots and homes from one oversized lot within an urbanized community. The variance maintains the general intent and purpose of the Official Plan as the Plan contains policies that encourage intensification through infill development.

Conclusion

It is our considered and professional planning opinion that the proposed Consent and supporting Minor Variance Application(s) is good planning for the following reasons.

- ✓ The proposal is consistent with the Provincial Policy Statement.
- ✓ The proposal conforms with the Provincial Growth Plan.
- ✓ The proposal conforms with the York Region Official Plan.
- ✓ The proposal conforms with the Vaughan Official Plan.
- ✓ The proposal meets the general intent and purpose of Zoning By-law 001-2021 and Zoning By-law 1-88.
- ✓ The proposal will result in the creation of two new lots and homes in an urbanized community without cost to the City associated with the provision of service infrastructure or for any other known reason.
- ✓ There is sufficient land to create the lots and the variance needed to support the proposed homes is minor in nature and satisfies the 4 tests in Section 45(1) of the Planning Act.
- ✓ For the reasons discussed in this report, the proposal is justified as good planning.

We trust that our comments are well received. Should you require anything further, please do not hesitate to contact the undersigned at [REDACTED]

Sincerely,
mainline planning services inc.

Joseph P. Plutino, MCIP, RPP

cc. Client

(6) A delegation of authority made by a council or municipal planning authority under this section may be subject to such conditions as the council or municipal planning authority by by-law provides. 1994, c. 23, s. 31.

Withdrawal of delegation

(7) A council or a municipal planning authority may by by-law withdraw a delegation of authority made by a council or a municipal planning authority under this section and such withdrawal may be either in respect of one or more plans of subdivision specified in the by-law or any or all plans of subdivision in respect of which a final disposition was not made before the withdrawal. 1994, c. 23, s. 31.

Section Amendments with date in force (d/m/y) [+]

Sale of lands in accordance with unregistered plan prohibited

52 (1) No person shall subdivide and offer for sale, agree to sell or sell land by a description in accordance with an unregistered plan of subdivision, but this subsection does not prohibit any person from offering for sale or agreeing to sell land by a description in accordance with a plan of subdivision in respect of which draft approval has been given under section 51.

Definition

(2) In subsection (1),

“unregistered plan of subdivision” does not include a reference plan of survey under section 150 of the *Land Titles Act* that complies with the regulations under that Act or a plan deposited under Part II of the *Registry Act* in accordance with the regulations under that Act. R.S.O. 1990, c. P.13, s. 52.

Consents

Definition

53 (0.1) In this section,

“provisional consent” means a consent given under subsection (1) in respect of which a certificate cannot be issued under subsection (42) because,

- (a) the 20-day period mentioned in subsection (19) has not elapsed,
- (b) any appeals under subsection (19) remain outstanding, or
- (c) conditions have been imposed but have not been fulfilled. 2020, c. 34, Sched. 20, s. 2 (1).

Same

(1) An owner or chargee of land, or such owner's or chargee's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 1994, c. 23, s. 32; 2020, c. 34, Sched. 20, s. 2 (2).

Prescribed information

(2) The applicant for a consent shall provide the council or the Minister with the prescribed information or material. 1996, c. 4, s. 29 (1).

Other information

(3) A council or the Minister may require that a person or public body that makes an application for a consent provide any other information or material that the council or the Minister considers it or he or she may need, but only if the official plan contains provisions relating to requirements under this subsection. 2006, c. 23, s. 23 (1).

Refusal and timing

(4) Until the council or the Minister has received the information and material required under subsections (2) and (3), if any, and any fee under section 69 or 69.1,

- (a) the council or the Minister may refuse to accept or further consider the application for a consent; and
- (b) the time period referred to in subsection (14) does not begin. 2006, c. 23, s. 23 (1).

Motion re dispute

(4.1) The applicant, the council or the Minister may make a motion for directions to have the Tribunal determine,

- (a) whether the information and material required under subsections (2) and (3), if any, have in fact been provided; or
- (b) whether a requirement made under subsection (3) is reasonable. 2017, c. 23, Sched. 5, s. 100 (1).

Final determination

property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*).

High quality: means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, housing for people with *special needs*, and housing related to employment, institutional or educational uses.

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or

Public service facilities do not include *infrastructure*.

Quality and quantity of water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

Recreation: means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) development and introduction of new *housing options* within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other *housing options*.

River, stream and small inland lake systems: means all watercourses, rivers, streams, and

Section Amendments with date in force (d/m/y) [+]**Approval authorities and Tribunal to have regard to certain matters**

2.1 (1) When an approval authority or the Tribunal makes a decision under this Act that relates to a planning matter, it shall have regard to,

- (a) any decision that is made under this Act by a municipal council or by an approval authority and relates to the same planning matter; and
- (b) any information and material that the municipal council or approval authority considered in making the decision described in clause (a). 2015, c. 26, s. 13; 2017, c. 23, Sched. 3, s. 2 (1); 2019, c. 9, Sched. 12, s. 1 (1).

Same, Tribunal

(2) When the Tribunal makes a decision under this Act that relates to a planning matter that is appealed because of the failure of a municipal council or approval authority to make a decision, the Tribunal shall have regard to any information and material that the municipal council or approval authority received in relation to the matter. 2019, c. 9, Sched. 12, s. 1 (2).

Same

(3) For greater certainty, references to information and material in subsections (1) and (2) include, without limitation, written and oral submissions from the public relating to the planning matter. 2015, c. 26, s. 13.

Section Amendments with date in force (d/m/y) [+]**Policy statements**

3 (1) The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest. R.S.O. 1990, c. P.13, s. 3 (1).

Approval of Minister, etc.

(1.1) A policy statement may require an approval or determination by the Minister, any other minister of the Crown or multiple ministers of the Crown for any of the matters provided for in the policy statement. 2017, c. 23, Sched. 3, s. 3.

Minister to confer

(2) Before issuing a policy statement, the Minister shall confer with such persons or public bodies that the Minister considers have an interest in the proposed statement. 1994, c. 23, s. 6 (1).

Notice

(3) If a policy statement is issued under subsection (1), the Minister shall cause it to be published in *The Ontario Gazette* and shall give such further notice of it, in such manner as the Minister considers appropriate, to all members of the Assembly and to any other persons or public bodies that the Minister considers have an interest in the statement. 1994, c. 23, s. 6 (1).

Idem

(4) Each municipality that receives notice of a policy statement under subsection (3) shall in turn give notice of the statement to each local board of the municipality that it considers has an interest in the statement. R.S.O. 1990, c. P.13, s. 3 (4).

Policy statements and provincial plans

(5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

Part V: Policies

1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

- 1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

Within *settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*.

Nothing in policy 1.1.2 limits the planning for *infrastructure*, *public service facilities* and *employment areas* beyond a 25-year time horizon.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 *Settlement areas* shall be the focus of growth and development.

1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the *impacts of a changing climate*;
- e) support *active transportation*;
- f) are *transit-supportive*, where transit is planned, exists or may be developed; and
- g) are *freight-supportive*.

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *transit-supportive* development, accommodating a significant supply and range of *housing options* through *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.
- 1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.
- 1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:
- a) that specified targets for *intensification* and *redevelopment* are achieved prior to, or concurrent with, new development within *designated growth areas*; and
 - b) the orderly progression of development within *designated growth areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.
- 1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:
- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
 - b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
 - c) in *prime agricultural areas*:
 1. the lands do not comprise *specialty crop areas*;
 2. alternative locations have been evaluated, and

1.4 Housing

1.4.1 To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

1.4.2 Where planning is conducted by an upper-tier municipality:

- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and
- b) the allocation of population and units by the upper-tier municipality shall be based on and reflect *provincial plans* where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households* and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) **permitting and facilitating:**
 1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and
 2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;

- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;
- e) requiring *transit-supportive* development and **prioritizing intensification**, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) **establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.**

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

1.6 Infrastructure and Public Service Facilities

1.6.1 *Infrastructure* and *public service facilities* shall be provided in an efficient manner that prepares for the *impacts of a changing climate* while accommodating projected needs.

Planning for *infrastructure* and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

1.6.2 Planning authorities should promote *green infrastructure* to complement *infrastructure*.

2 Where and How to Grow

2.1 Context

The *GGH* is a dynamic and diverse area, and one of the fastest growing regions in North America. By 2051, this area is forecast to grow to, at a minimum, 14.8 million people and 7.0 million jobs. The magnitude and pace of this growth necessitates a plan for building healthy and balanced communities and maintaining and improving our quality of life while adapting to the demographic shift underway.

To better co-ordinate planning for growth across the region, this Plan provides population and employment forecasts for all upper- and single-tier municipalities in the *GGH*. These growth forecasts are a foundational component of this Plan. They are to be reviewed in consultation with municipalities at least every five years.

This Plan is about accommodating forecasted growth in *complete communities*. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, *public service facilities*, and a full range of housing to accommodate a range of incomes and household sizes. *Complete communities* support quality of life and human health by encouraging the use of *active transportation* and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food. They provide for a balance of jobs and housing in communities across the *GGH* to reduce the need for long distance commuting. They also support climate change mitigation by increasing the *modal share* for transit and *active transportation* and by minimizing land consumption through *compact built form*.

To support the achievement of *complete communities*, this Plan establishes minimum intensification and density targets that recognize the diversity of communities across the *GGH*. Some larger urban centres, such as Toronto, have already met some of the minimum targets established in this Plan, while other communities are growing and intensifying at a different pace that reflects their local context.

Building compact and *complete communities*, and protecting agricultural lands, water resources and natural areas will help reduce greenhouse gas emissions and ensure communities are more resilient to the *impacts of a changing climate*. Ontario has recently affirmed its commitment to reduce greenhouse gas emissions by 30 per cent below 2005 levels by 2030 in Preserving and Protecting our Environment for Future Generations: A Made-in-Ontario Environment Plan. This target aligns Ontario with Canada's 2030 target under the Paris Agreement.

To support the achievement of *complete communities* that are healthier, safer, and more equitable, choices about where and how growth occurs in the *GGH* need to be made carefully. Better use of land and *infrastructure* can be made by directing growth to *settlement areas* and prioritizing *intensification*, with a focus on *strategic growth areas*, including *urban growth centres* and *major transit station areas*, as well as *brownfield sites* and *greyfields*. Concentrating new development in these areas provides a focus for investments in transit as well as other types of *infrastructure* and *public service facilities* to support forecasted growth, while also supporting a more diverse range and mix of housing options. However, to protect public safety and prevent future flood risks, growth should generally be directed away from hazardous areas, including those that have been identified as Special Policy Areas in accordance with the PPS.

The Growth Plan, 2006 identified 25 *urban growth centres* and this Plan continues to recognize those *urban growth centres* as regional focal points for accommodating population and employment growth. The continued revitalization of *urban growth centres* as meeting places, locations for cultural facilities, public institutions, and major services and transit hubs with the potential to become more vibrant, mixed-use, *transit-supportive* communities is particularly important.

This Plan recognizes transit as a first priority for major transportation investments. It sets out a regional vision for transit, and seeks to align transit with growth by directing growth to *major transit station areas* and other *strategic growth areas*, including *urban growth centres*, and promoting transit investments in these areas. To optimize provincial investments in *higher order transit*, this Plan also identifies *priority transit corridors* and the Province expects municipalities to complete detailed planning for *major transit station areas* on these corridors to support planned service levels.

The region is experiencing a dramatic economic change. Traditional industries, such as manufacturing and agri-food businesses, continue to play an important role, but globalization and technology are also transforming the *GGH's* economy. There has been a shift towards knowledge-intensive, high value-added activities that is increasing the significance of the service and knowledge-based sectors and spurring innovation in other segments of the economy. This change is providing opportunities for a variety of types of businesses to locate and grow in the *GGH*, which is fundamental to ensuring a more prosperous economic future. Therefore, it is important to ensure an adequate supply of land within *employment areas* – both for traditional industries and for service sector and knowledge-based businesses that warrant such locations – and sites for a broad range of other employment uses.

It is important that we maximize the benefits of land use planning as well as existing and future investments in *infrastructure* so that our communities are

well-positioned to leverage economic change. It is also critical that we understand the importance of *provincially significant employment zones* and consider opportunities to better co-ordinate our collective efforts across municipalities to support their contribution to economic growth and improve access to transit.

As in many thriving metropolitan regions, many communities in the *GGH* are facing issues of housing affordability, which are being driven primarily by sustained population growth and factors such as a lack of housing supply with record low vacancy rates. This Plan helps to address this challenge by providing direction to plan for a range and mix of housing options, including additional residential units and *affordable* housing and, in particular, higher density housing options that can accommodate a range of household sizes in locations that can provide access to transit and other amenities. There is also a need for stakeholders to work collaboratively to find opportunities to redevelop sites using more age-friendly community design.

Building more compact greenfield communities reduces the rate at which land is consumed. Communities in larger urban centres need to grow at *transit-supportive* densities, with walkable street configurations. *Compact built form* and *intensification* efforts go together with more effective transit and *active transportation* networks and are fundamental to where and how we grow. They are necessary to ensure the viability of transit; connect people to homes, jobs and other aspects of daily living for people of all ages; and meet climate change mitigation and adaptation objectives. Moreover, an increased *modal share* for *active transportation* and transit, including convenient, *multimodal* options for intra- and inter-municipal travel, supports reduced air pollution and improved public health outcomes.

It is important to optimize the use of the existing urban land supply as well as the existing building and housing stock to avoid over-designating land for future urban development while also providing flexibility for local decision-makers to respond to housing need and market demand. This Plan's emphasis on optimizing the use of the existing urban land supply represents an *intensification* first approach to development and city-building, one which focuses on making better use of our existing *infrastructure* and *public service facilities*, and less on continuously expanding the urban area.

Strong, healthy and prosperous rural communities are also vital to the economic success of the *GGH* and contribute to our quality of life. This Plan recognizes and promotes the important role of rural towns and villages as a focus of economic, cultural and social activities that support surrounding rural and agricultural areas across the *GGH*. Opportunities to support a diversified rural economy should be promoted by protecting farmland and the viability of the agri-food sector in rural

areas. Healthy rural communities are important to the vitality and well-being of the larger region.

2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

1. Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its *municipal comprehensive review* will be used for planning and managing growth in the *GGH* to the horizon of this Plan in accordance with the policies in subsection 5.2.4.
2. Forecasted growth to the horizon of this Plan will be allocated based on the following:
 - a) the vast majority of growth will be directed to *settlement areas* that:
 - i. have a *delineated built boundary*;
 - ii. have existing or planned *municipal water and wastewater systems*; and
 - iii. can support the achievement of *complete communities*;
 - b) growth will be limited in *settlement areas* that:
 - i. are *rural settlements*;
 - ii. are not serviced by existing or planned *municipal water and wastewater systems*; or
 - iii. are in the *Greenbelt Area*;
 - c) within *settlement areas*, growth will be focused in:
 - i. *delineated built-up areas*;
 - ii. *strategic growth areas*;
 - iii. locations with existing or planned transit, with a priority on *higher order transit* where it exists or is planned; and
 - iv. areas with existing or planned *public service facilities*;
 - d) development will be directed to *settlement areas*, except where the policies of this Plan permit otherwise;
 - e) development will be generally directed away from *hazardous lands*; and
 - f) the establishment of new *settlement areas* is prohibited.
3. Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:

Hydrologic Function

The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (PPS, 2020)

Impacts of a Changing Climate

The present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. (PPS, 2020)

Infrastructure

Physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. (PPS, 2020)

Inner Ring

The geographic area consisting of the cities of Hamilton and Toronto and the Regions of Durham, Halton, Peel, and York.

Innisfil Heights Strategic Settlement Employment Area

Location set out in Schedule 8. The *Innisfil Heights strategic settlement employment area* boundary is determined by the Minister and planned for in accordance with the policies in subsection 6.4.

Intensification

The development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

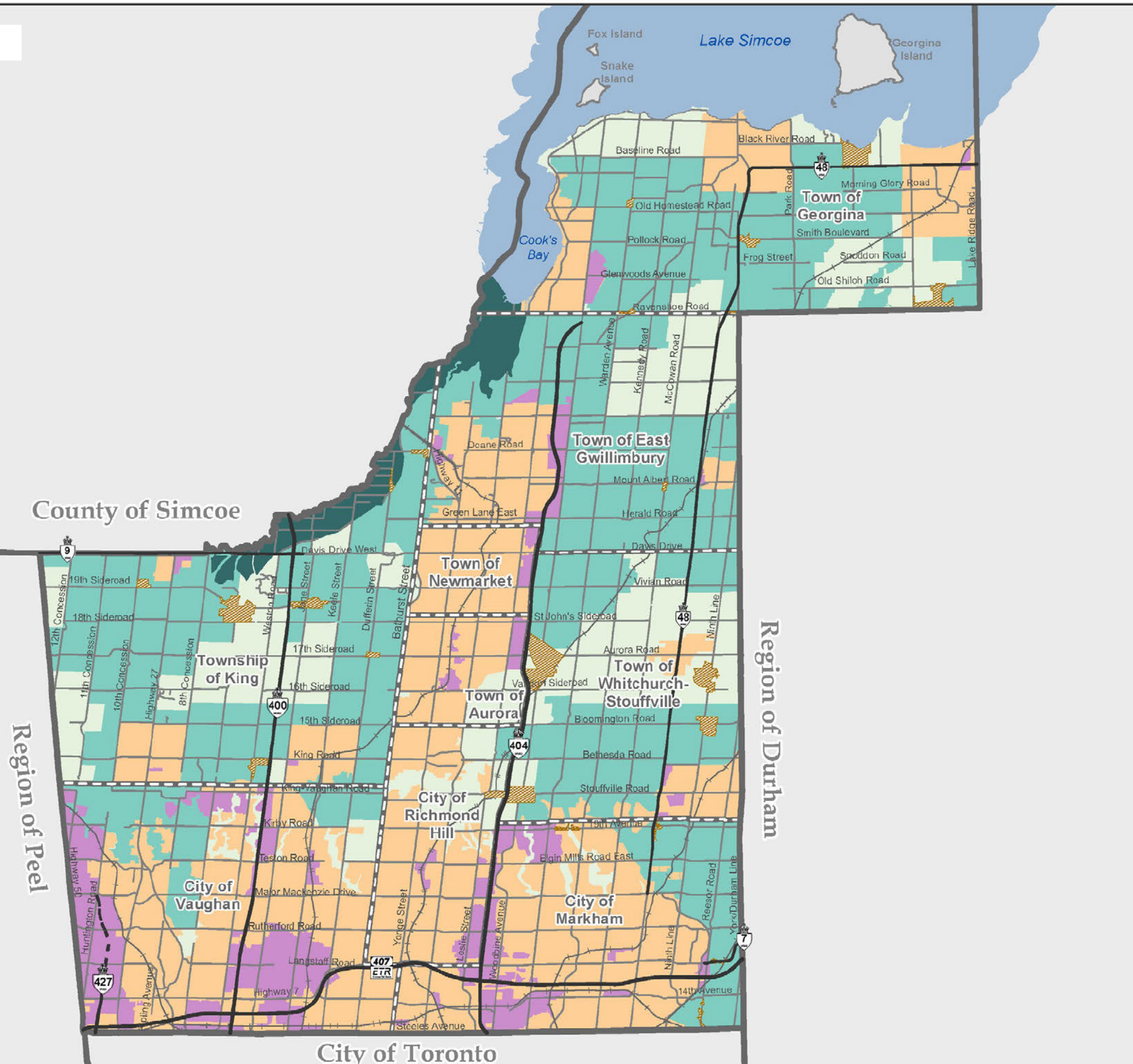
(PPS, 2020)

Intermittent Streams

Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the

MAP 1A

LAND USE DESIGNATIONS



Urban System

- Community Area
- Employment Area

Agricultural System

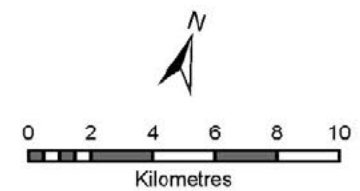
- Holland Marsh Specialty Crop Area
- Agricultural Area
- Rural Area
- Hamlet

Provincial Highways

- Existing

Municipal Boundaries

- Regional Municipal Boundary
- Local Municipal Boundary



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 Queen's Printer for Ontario 2003-2022, Includes Greenbelt and Oak Ridges Moraine
 Boundaries and Water Features
 Based on best available data and may contain minor errors or omissions.

4.4 INTENSIFICATION

4.4.6 That within the planned strategic growth areas, the minimum density targets may be achieved beyond the planning horizon of the Plan.

4.4.7 That the majority of residential *intensification* shall be directed to locations which provide access to human, educational and social services, retail, employment, arts, culture, parks, recreational facilities and transit within a 15 minute walk and in a manner that is consistent with the policies in Section 2.3 the Plan.

4.4.8 That *intensification* shall include a variety of medium and high density dwelling unit types and sizes to provide housing choice. Larger family type units shall be encouraged to accommodate York Region's forecast.

4.4.9 To direct a significant amount of mixed-uses, including street-related commercial, to strategic growth areas.

4.4.10 That local municipalities shall complete and adopt *intensification* strategies based on the policies of the Plan. The local municipal *intensification* strategies, developed in cooperation with York Region, shall:

a. Plan to meet or exceed *intensification* targets identified in Table 6

Table 6 – York Region Residential Intensification Targets by Local Municipality 2016-2051

Municipality	Residential Units	Intensification Rate
Aurora	4,600	45%
East Gwillimbury	700	2%
Georgina	2,700	32%
King	4,700	52%
Markham	52,400	55%
Newmarket	11,400	89%
Richmond Hill	34,500	78%
Vaughan	51,300	57%
Whitchurch-Stouffville	4,200	25%
York Region	166,500	52%

Please note intensification units in this table reflect the motions adopted by Council on October 21, 2021. Should the Province refuse requested settlement area boundary expansions within the ORM, minor updates to this table would be required to reintroduce urban expansion on the whitebelt lands in Whitchurch-Stouffville in accordance with Council direction of November 25, 2021.

b. Identify the role and planned function of each strategic growth area in conformity with the Regional *intensification* hierarchy in policy 4.1.3;

c. Identify the planned residents and jobs target for each strategic growth area;

d. Identify the role for other locations in *Community Areas* in accommodating additional residential units through *gentle density* along other major streets and in local infill:

e. Plan for a range and mix of housing that is commensurate with the planned density and local context, considering *affordable* housing needs; and,

f. identify implementation policies and strategies to prioritize, phase in and achieve local municipal *intensification* targets in local official plans.

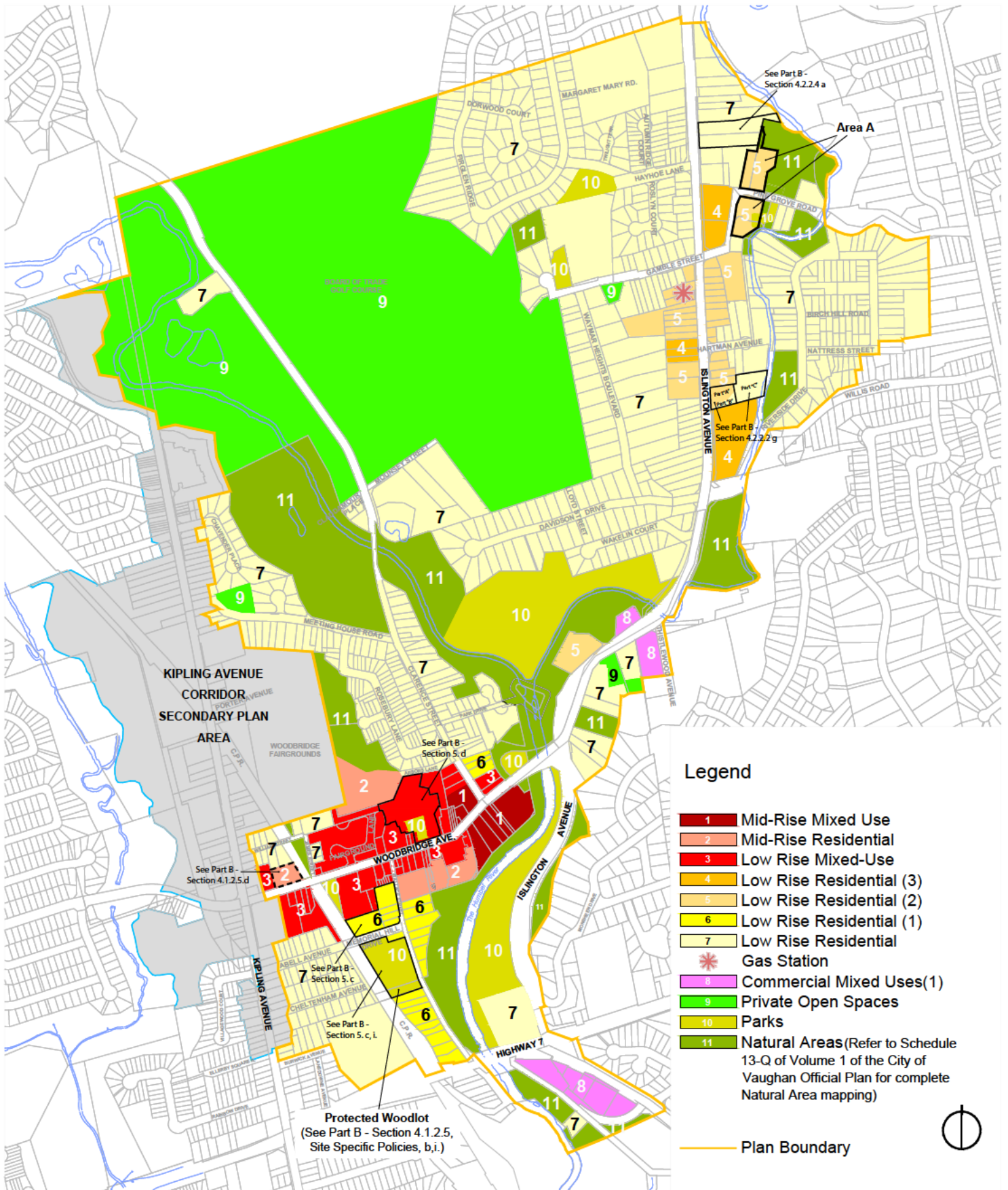
4.4 INTENSIFICATION

The Missing Middle and Gentle Density

The terms Missing Middle and Gentle Density are planning concepts that encourage residential intensification within existing neighbourhoods that is devised for minimal impact on a neighborhood and its' character. Additional housing may be provided that is often connected to existing single-family homes by means of accessory units and/or by adding new ground-oriented, small-scale attached infill housing such as semi-detached, duplex and townhouses where it is appropriate.

- 4.4.11 That local municipalities shall develop local municipal *intensification* hierarchies and identify minimum density and height targets for strategic growth areas in a manner that is consistent with the Regional *intensification* hierarchy.
- 4.4.12 That strategic growth area density targets apply to the entirety of the area within the boundary delineation, not individual parcels.
- 4.4.13 That *development* within strategic growth areas shall be prioritized along existing rapid transit corridors on *Map 10* and in locations with existing water and wastewater capacity.
- 4.4.14 That rapid transit corridors identified in *Map 10* be planned to support higher density *development* and improve access to multi-modal transit facilities over the long-term.
- 4.4.15 That local municipalities shall, in consultation with York Region, identify locations along Regional arterial roads and other major streets where the *missing middle* can be accommodated.
- 4.4.16 To work with local municipalities to encourage integration of *gentle density* and a mix and range of *housing options* within the built boundary, where locally appropriate, through redevelopment of existing neighbourhoods.
- 4.4.17 That *development* within strategic growth areas be of an urban form and design that is compact, accessible, mixed-use, oriented to the street, pedestrian- and cyclist-friendly, and *transit supportive*.
- 4.4.18 That a wide range of residential, commercial and institutional uses, including retail uses, offices, mixed-use and *human services* be provided in strategic growth areas.
- 4.4.19 That strategic growth areas be planned and designed to achieve an appropriate transition of built form to adjacent areas.
- 4.4.20 To recognize strategic growth areas as:
- a. The preferred location for *major office* uses; and
 - b. Hubs of commerce, business, and entertainment activities
- 4.4.21 That *secondary plans* or equivalent comprehensive planning studies within strategic growth areas specify that a minimum of 35% of new housing units within Regional Centres and *major transit station areas* (MTSAs) be *affordable*, offering a range of compact housing forms and tenures, and intrinsically *affordable* units for low and moderate income households.
- 4.4.22 That local municipalities shall prepare an implementation strategy to address the requirement that a minimum 35% of new housing units in Regional Centres and MTSAs be *affordable*.
- 4.4.23 To encourage tools such as Community Improvement Plans to encourage office and *affordable* housing including purpose-built rental housing within strategic growth areas and to help improve economic activity and vitality.

Land Use Plan - Schedule 2



Legend

- 1 Mid-Rise Mixed Use
- 2 Mid-Rise Residential
- 3 Low Rise Mixed-Use
- 4 Low Rise Residential (3)
- 5 Low Rise Residential (2)
- 6 Low Rise Residential (1)
- 7 Low Rise Residential
- * Gas Station
- 8 Commercial Mixed Uses(1)
- 9 Private Open Spaces
- 10 Parks
- 11 Natural Areas(Refer to Schedule 13-Q of Volume 1 of the City of Vaughan Official Plan for complete Natural Area mapping)

— Plan Boundary



and libraries. They will function as *complete communities* and encourage walking, cycling and transit use.

2.2.3.2. That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing *development* are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New *development* that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan. (OPA #15)

2.2.3.3. That limited *intensification* may be permitted in **Community Areas** as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed *development* must be sensitive to and compatible with the character, form and planned function of the surrounding context.

2.2.3.4. That *development* immediately adjacent to **Community Areas** shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts, while fulfilling the *intensification* objectives for **Intensification Areas**, where applicable.

2.2.3.5. That the provision of local transit service to and through **Community Areas** is a priority where such service does not yet exist, and the enhancement and improvement of local transit is a priority where it does exist consistent with York Region's transit service planning process and with approved YRT service standards and guidelines.

2.2.3.6. That new communities are subject to a Secondary Plan process as set out in policy 9.2.2.14 and consistent with the requirements for new communities within the York Region Official Plan.

2.2.3.7. That *greenfield* lands within **Community Areas** should be developed to help achieve the average minimum density of 50 residents and jobs per hectare combined as required in policy 2.1.3.2.d. Where appropriate, zoning permissions and plans of subdivision should be reexamined to determine if this target can be met and new *development* should be consistent with the requirements for new communities in the York Region Official Plan.

2.2.4 Employment Areas

Employment Areas are intended for the use of economic activities that require separation from other uses in order to achieve their maximum potential. While Vaughan is anticipated to see significant job growth in **Employment Areas**, they are considered **Stable Areas** and their planned function for economic activity related to industrial, manufacturing, warehousing and some offices uses is to be maintained. In order to continue Vaughan's success at attracting the kind of economic activity that requires a location in **Employment Areas**, the City's **Employment Areas** must be protected from encroaching non-employment uses that would serve to

- a. in **Community Areas**, new *development* will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. An Established Community Area is a portion of the **Community Area** identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined;
- b. in **Intensification Areas**, new *development* will be located and organized, as set out in policies 9.1.2.7 and 9.1.2.9, to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity *development*;
- c. in **Employment Areas**, new *development* will be located and organized, as set out in policy 9.1.2.10, to provide functional buildings that meet the needs of employees that walk, cycle or take transit, and to limit any impacts on nearby **Community Areas**; and
- d. in *Countryside* areas, new *development*, where permitted, shall be **rural** in character and protect, preserve and strengthen the **rural** and **agricultural** context within which it is situated, as set out in policy 9.1.2.11 of this Plan.

(OPA #15)

9.1.2.2. That in Established Community Areas, new *development* as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the orientation of buildings;
- e. the heights and scale of adjacent and immediately surrounding residential properties;
- f. the setback of buildings from the street;
- g. the pattern of rear and side-yard setbacks;
- h. the presence of mature trees and general landscape character of the streetscape;

- i. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties
- j. conservation and enhancement of heritage buildings, heritage districts and *cultural heritage landscapes*.
- k. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).

(OPA #15)

9.1.2.3. Within the Established Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by detached houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value. These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods. Some of these established neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape *development* and streetscapes. These include neighbourhoods at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and *redevelopment* of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2. In order to maintain the character of established, large-lot neighbourhoods the following policies shall apply to all *developments* within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots or the average of the frontage of the adjoining lots where they differ;
- b. Lot area: The area of new lots should be consistent with the size of adjoining lots;
- c. Lot configuration: New lots should respect the existing lotting fabric in the immediately surrounding area;
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;

10.1.2.33. That an owner(s) seeking to subdivide land may be required to enter into one or more agreements to secure the matters associated with the subdivision of land as is deemed necessary by the City.

Consents (Severances)

10.1.2.34. That a consent(s) to sever land may be considered, pursuant to Section 53 of the Planning Act, provided that a Plan of Subdivision is not deemed necessary in accordance with policy 10.1.2.28.

10.1.2.35. That a consent(s) to sever land for the creation of new lots applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage.

10.1.2.36. That a consent(s) may be permitted for the following purposes:

- a. the creation of new lots;
- b. boundary adjustments to existing lots;
- c. the creation of easements over existing lots; and/or
- d. to convey additional lands to an adjacent lot, provided a lot smaller than that otherwise permitted by the Zoning By-law is not created.

10.1.2.37. That authority to grant a consent(s) to sever land is delegated to the Committee of Adjustment.

10.1.2.38. That a lot(s) may be created only if there is enough net *developable area* on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on the Natural Heritage Network.

10.1.2.39. As a condition of approval, the City shall enter into an agreement with the applicant establishing conditions requiring that *natural self-sustaining vegetation* be maintained or restored in order to ensure the long-term protection of any Natural Heritage Network components and hydrologically sensitive features on the lot.

10.1.2.40. That a lot shall not be created if it would extend or promote strip *development*.

10.1.2.41. That a consent(s) shall not be granted for uses that are inconsistent with this Plan.

10.1.2.42. That a consent(s) to sever land in the **Urban Area**, including the lands designated as **Oak Ridges Moraine Settlement Area** on Schedule 4, will be considered for the purposes of infilling in an existing **Urban Area**, but shall not extend the existing **Urban Area**. Such consent(s) in the **Urban Area** will be subject to the following:

- a. infilling which economizes the use of urban land without disturbing the existing pattern of *development* or perpetuating an undesirable pattern of *development* or prejudicing the layout of future *development* shall be considered acceptable;

- b. where a parcel of land is located within an existing settlement or designated by the Official Plan for *development*, and the size of the parcel is large and it is apparent that an application for a severance could be a forerunner of other similar applications on the original parcel, such individual severances from that parcel shall not be permitted but may be considered through an application for a Plan of Subdivision; and
- c. where existing developed lots have the potential for *redevelopment* on a more comprehensive scale, a proposed severance(s) which might block potential points of access or further fragment ownership of these lands, shall not be approved unless such severance is determined to be appropriate following a Council approved comprehensive study of the area such as through a Secondary Plan or Block Plan process.

10.1.2.43. That a consent(s) to sever land designated on Schedule 13 as **Natural Area** and **Agricultural**, may be permitted in the following instances:

- a. acquisition of land by a public body for infrastructure projects;
- b. conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, provided no separate lot is created;
- c. Minor lot adjustments or boundary additions, provided that they do not create a separate lot for a residential dwelling in specialty crop or prime **agricultural** areas; and there is no increased fragmentation of a key natural heritage feature or key hydrological feature;
- d. *agricultural uses* where both the subject and retained lands are a minimum size of 40 hectares (100 acres) outside the **Urban Boundary** shown on Schedule 1;
- e. existing or new *agriculture-related uses*, such as farm-related commercial and farm-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation. In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required; or
- f. severance of an existing residence that is surplus to a farming operation as a result of a farm consolidation, provided no additional residence can be constructed on the retained farmland.

10.1.2.44. That a consent(s) to sever land designated on Schedule 13 **Oak Ridges Moraine Natural Core**, **Oak Ridges Moraine Natural Linkage**, or **Oak Ridges Moraine Countryside**, may be permitted in the following instances:

Part IV: Vision for Ontario's Land Use Planning System

The long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

Ontario is a vast province with diverse urban, rural and northern communities which may face different challenges related to diversity in population, economic activity, pace of growth and physical and natural conditions. Some areas face challenges related to maintaining population and diversifying their economy, while other areas face challenges related to accommodating and managing the development and population growth which is occurring, while protecting important resources and the quality of the natural environment.

The Province's rich cultural diversity is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region.

Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.



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PROJECT MANAGER FD
 DRAWN TB

KAHLON RESIDENCE

50 PINE RIDGE AVE
 VAUGHAN, ON L4L 2H9

CONSENT PLAN

1	2024.05.06	PLANNER REVIEW R1
2	2024.09.06	ZONING REVIEW (VARIANCES REMOVED)
3	2024.09.10	CONSENT APPLICATION

NO. DATE ISSUED FOR

A-001 R3

SITE STATISTICS

50 PINE RIDGE AVE, WOODBRIDGE, ON
 LOT 14 REGISTERED PLAN M-1114
 CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK

ZONING DESIGNATION
 R3 - THIRD DENSITY RESIDENTIAL
 R3EN1 - THIRD DENSITY RESIDENTIAL (ESTABLISHED NEIGHBOURHOOD)

LOT AREA

1159 m ²	1159.00 m ²
1159 m ²	1159.00 m ²

