



File: A032/21

Applicant: Mariam Burhan & Roain Bayat

Address: 176 Port Royal Ave Kleinburg

Agent: JVK Landscape Design & Consultation Inc

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection		
Development Planning		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, April 8, 2021

**Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



Minor Variance Application

Agenda Item: 14

A032/21

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday , April 08, 2021 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at Vaughan.ca/LiveCouncil

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

- Applicant:** Mariam Burhan & Roain Bayat
- Agent:** JVK Landscape Design and Consultation inc
- Property:** **176 Port Royal Ave Kleinburg**
- Zoning:** The subject lands are zoned RD1 9(1316) and subject to the provisions of Exception under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan ('VOP 2010'): "Low-Rise Residential"
- Related Files:** None
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana, pool and hot-tub to be located in the rear yard.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 square metres shall be composed of soft landscaping.	1. To permit a minimum of 42% rear yard soft landscaping. *Variance was revised prior to the issuance of public notice.
2. A minimum rear yard setback of 7.5 metres is required to a Cabana.	2. To permit a minimum rear yard setback of 1.33 metres to a Cabana.
3. A minimum interior side yard setback 1.2 metres is required to a Cabana.	3. To permit a minimum interior side yard setback of 1.06 metres to a Cabana.
4. A maximum building height of 3.0 metres is permitted to the nearest part of the roof of a Cabana.	4. To permit a maximum height of 3.6 metres to the nearest part of the roof of a Cabana.

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on March 24, 2021

Applicant confirmed posting of signage on March 24, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2015

Applicant has advised that they cannot comply with By-law for the following reason(s): This will allow our client endless hours of fun and entertainment so that they can maximize their usable space to enjoy and connect with their friends and family outdoors. We cannot comply with the Zoning bylaw because the requirements are not realistic to allow for all the items our client's needs in their space. This will be a family space and as such it needs to be versatile for different people at different ages. Each space caters to different times of the day and to different ages using the space.

Adjournment Request: Applicant was advised prior to the issuance of public notice:

The Development Planning Department is not in position to support a reduction of 38.2% in the rear yard landscape. We would like to work with you but note recent approvals in your area that have been supported by DP and approved by Committee of Adjustment range from 42 to 48% . It is opinion of DP staff that reducing it below this standard will set an unwanted precedence and not maintain the general intent and purpose of Zoning By-law 1-88.

No concerns with respect to variances 2, 3 and 4.

*Applicant updated variance #1 to 42% prior to the issuance of public notice and zoning staff have completed review.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

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

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres.

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Building Inspections (Septic):

No response

Development Planning:

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

Application under review.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A032/21. subject to the following condition(s):

- 1) The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
- 2) The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage from 60% to 38.2% in order to mitigate potential impacts on the municipal storm water system.

Parks Development - Forestry:

Forestry requires any boulevard trees of any size fronting subject site to be protected with MLA-107B or ULA-110B (Light Duty/Snow Fence) hoarding details. Hoarding shall be installed prior to start of the proposed works and is to remain for the duration of the project.

Applicant shall contact Forestry for final inspection and approval of the Hoarding.

Parks Development - Parks:

No comments or concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comments to date.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections
 Region of York – No concerns or objections
 MTO – Located outside of MTO permit control area

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

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

Should the Committee **adjourn** this application the following condition(s) is required: N/A

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

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	1) The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2) The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage from 60% to 38.2% in order to mitigate potential impacts on the municipal storm water system.
2	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Application under review.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting Vaughan.ca/LiveCouncil. To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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

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

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

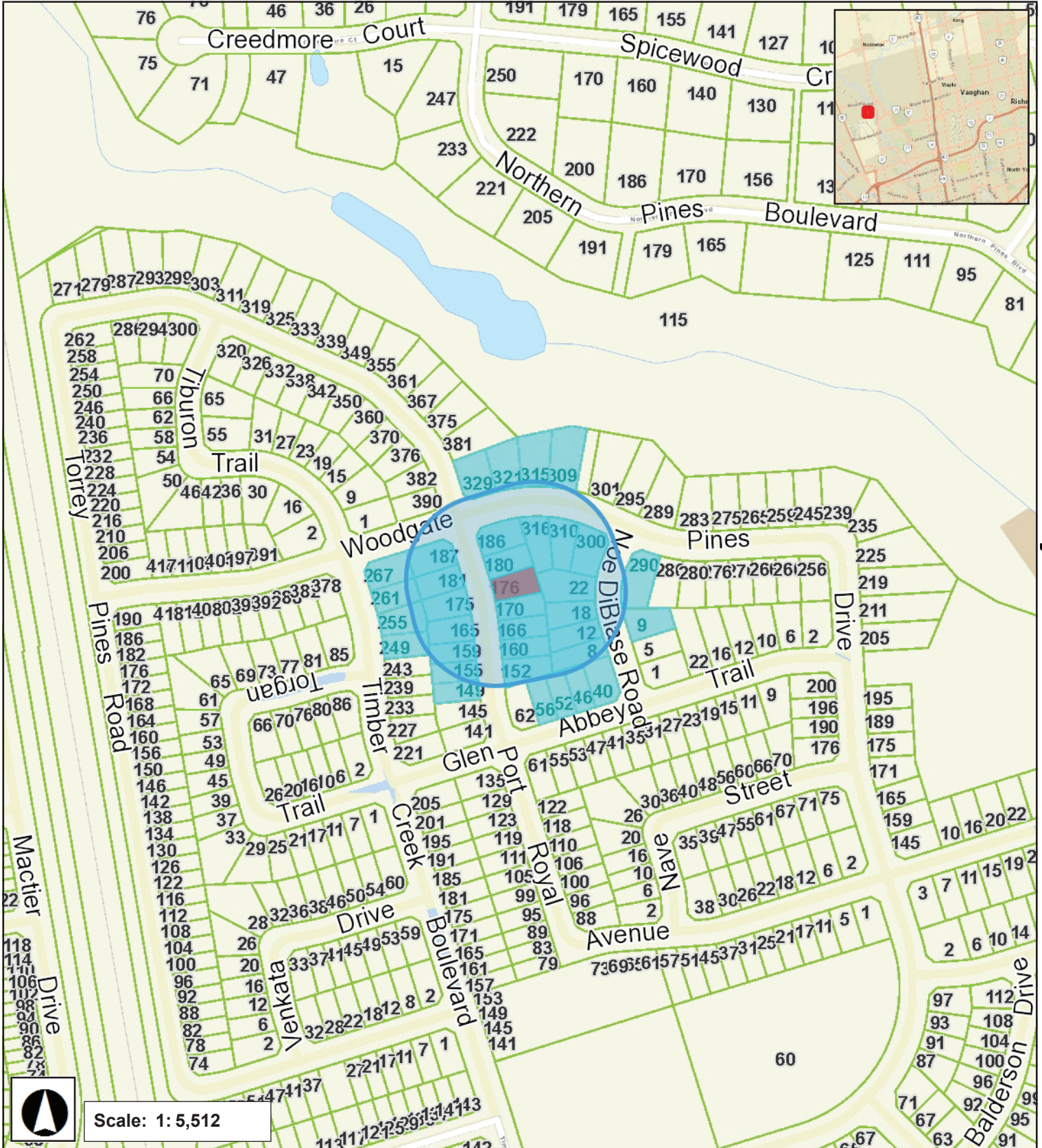
**Location Map
Plans & Sketches**



LOCATION MAP - A032/21

176 PORT ROYAL AVENUE, KLEINBURG

Nashville Road



Huntington Road

Hwy 27

Major Mackenzie Drive

March 16, 2021 12:05 PM

A032/21

public traveled road 8.5m
PORT ROYAL AVENUE

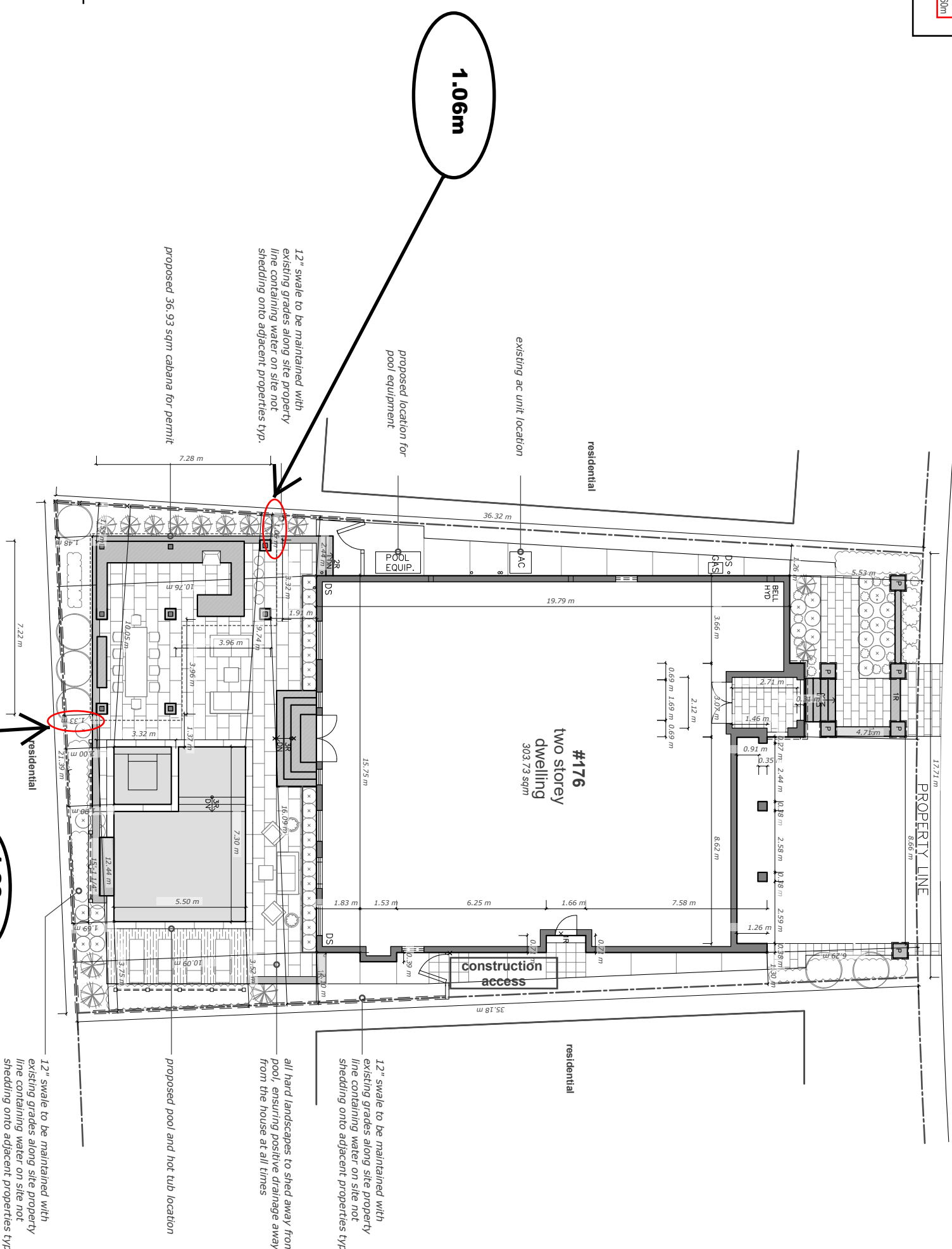


SITE STATISTICS CHART		RD1
zone:		RD1
lot:	695.53 sqm	
ex. house	293.48 sqm	
cabana	36.93 sqm	
pool	38.62 sqm	
ex. lot coverage	91.38 sqm	42.00%
rear soft landscaping	126.19 sqm	36.00%
rear hard landscaping	1.33m	
rear yard setback	1.06m	
side yard setback	1.06m	
closest part of roof height	3.60m	

application for:

SITE PLAN

SCALE: 1:200m



1306 SODOM ROAD, DUNDAS ONTARIO L9H 5E2 PHONE 289.440.4940 EMAIL jayvanderkruk@gmail.com IG @jvklanscapedesign

revision table

no.	date	revision / comment
5	21-03-23	SOFT SCAPE 42%
4	21-02-23	REISSUED FOR CIRCULATION
3	21-02-09	ISSUED FOR CIRCULATION
2	21-01-26	ISSUED FOR APPROVAL
1	21-01-21	ISSUED FOR APPROVAL

site statistics:

zone:	RD1
lot:	695.53 sqm
ex. house	293.48 sqm
cabana	36.93 sqm
pool	38.62 sqm
ex. lot coverage	42.20%
rear soft landscaping	91.38 sqm 42.00%
rear hard landscaping	126.19 sqm 36.00%

general note:

ALL GRADES ALONG PROPERTY LINES TO REMAIN AS ARE BEFORE CONSTRUCTION

owner:

Custom Residential
 176 Port Royal
 Kleinburg, ON L4H 3N5

drawing:

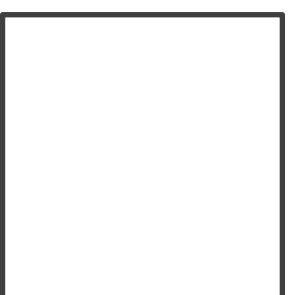
Site Plan
 landscape plan file no.

JVK_176 Port Royal - Permit 21-03-23

scale: as noted
 date: 21-03-23
 dwn by: JVK
 proj. no: 21-01-19.99

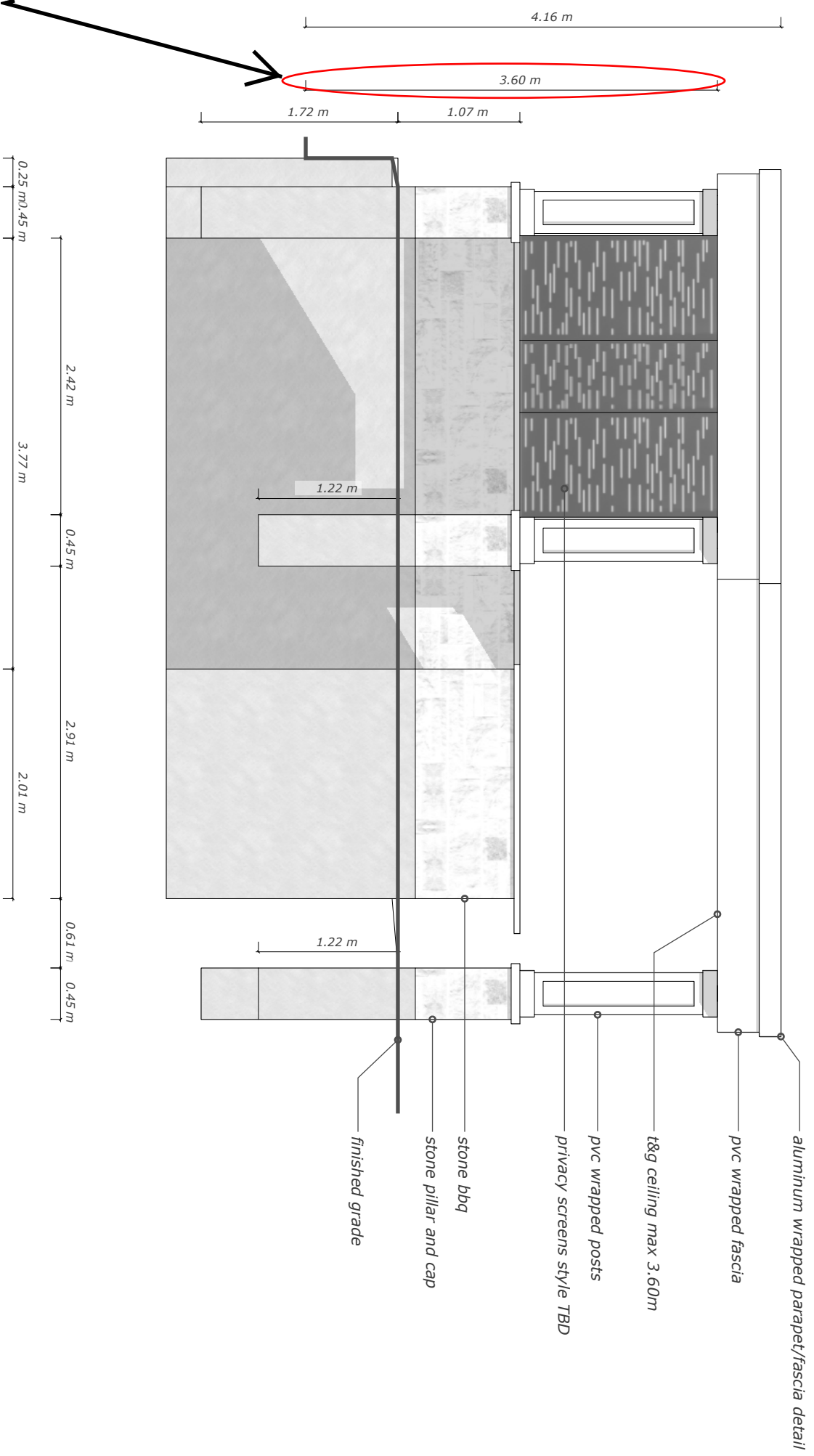
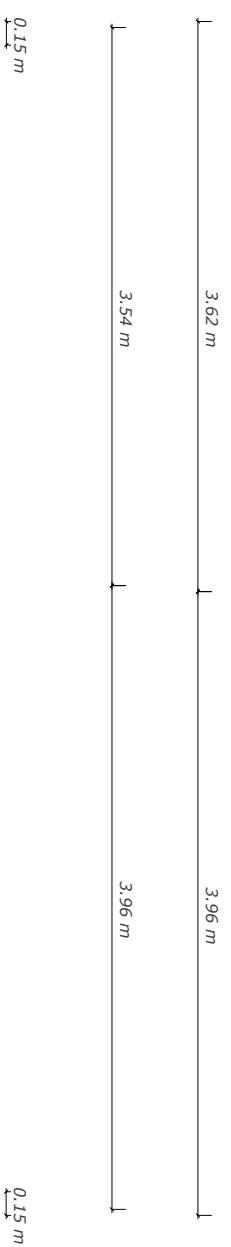
D2

engineer seal:



PREMIUM
 LANDSCAPING INC.

A032/21



3.6m

NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1306 SODOM ROAD, DUNDAS ONTARIO

L9H 5E2

PHONE

289.440.4940

EMAIL

jayvanderkruk@gmail.com

IG

@jvklandscapedesign

revision table

4	21-02-23	REISSUED FOR CIRCULATION
3	21-02-09	ISSUED FOR CIRCULATION
2	21-01-26	ISSUED FOR APPROVAL
1	21-01-21	ISSUED FOR APPROVAL
no.	date	revision / comment

site statistics:

refer to D.2 - Site Plan

general note:

ALL GRADES ALONG PROPERTY LINES TO REMAIN AS ARE BEFORE CONSTRUCTION

owner:

Custom Residential
176 Port Royal
Kleinburg, ON L4H 3N5

drawing:

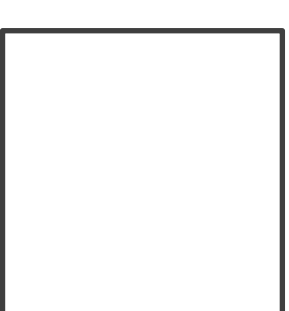
A2.01 Elevation - North
landscape plan file no.

JVK 176 Port Royal - Permit 21-03-23

scale: as noted
date: 21-03-23
dwn by: JVK
proj. no: 21-01-19.99

D.5

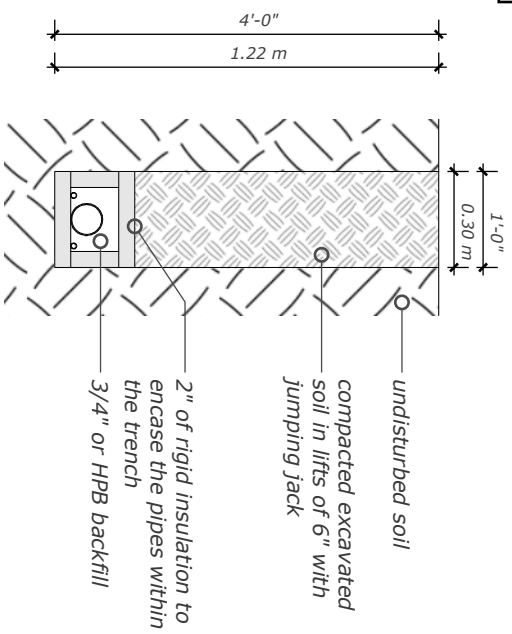
engineer seal:



JVK land
scape
design

PREMIUM
LANDSCAPING INC

note:
4" Sewer
3/4" water lines



FROST PROTECTION

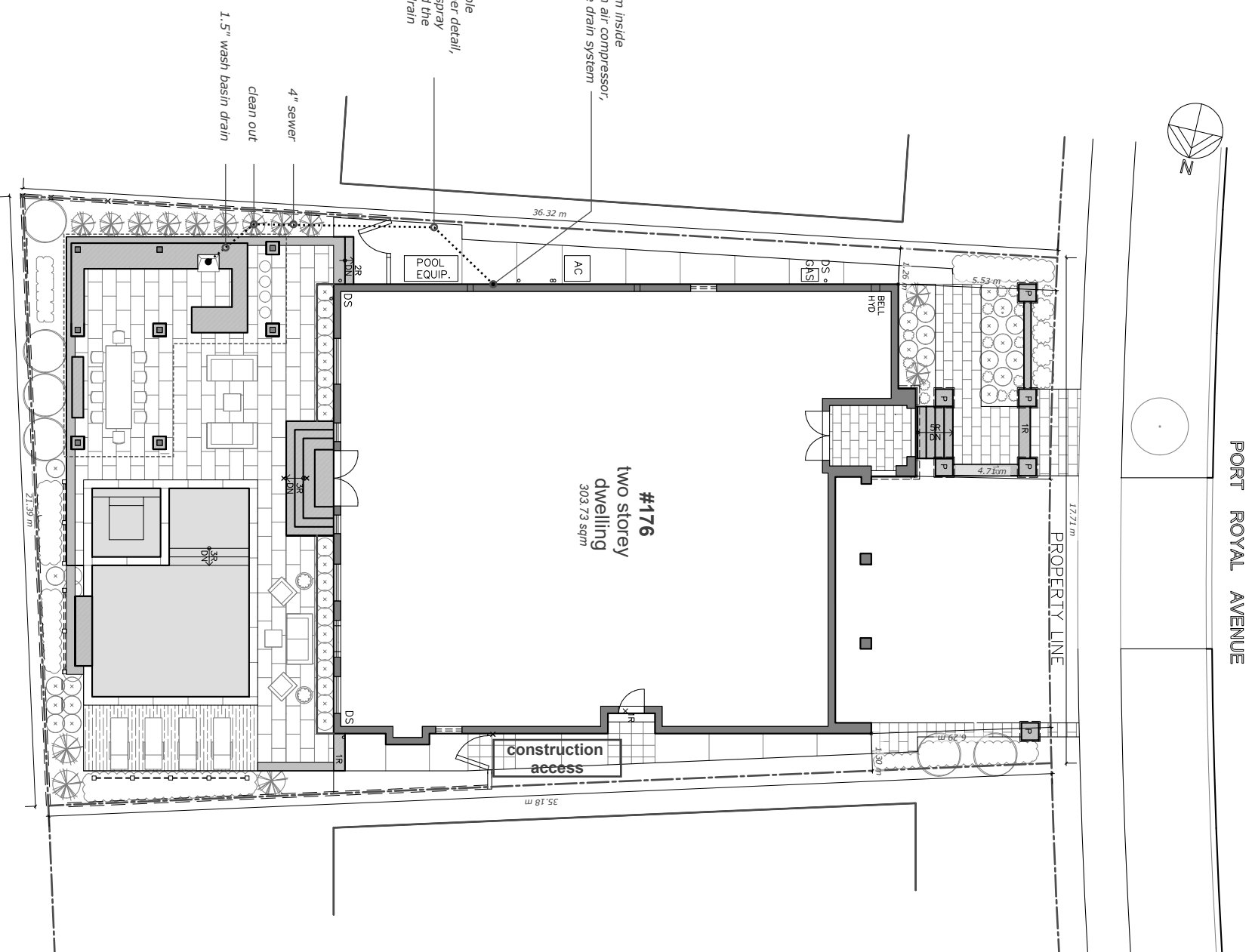
SCALE: 1/2" = 1'-0"

lines shut off manually from inside house, lines blown out with air compressor, drain connected into house drain system

tie into house where possible min 4'-0" below grade as per detail, -core through foundation, spray foam between the pipe and the foundation core. Connect drain into house septic line.

PLUMBING PLAN

SCALE: 1:200m



1306 SODOM ROAD, DUNDAS ONTARIO

L9H 5E2

PHONE

289.440.4940

EMAIL

jayvanderkruk@gmail.com

IG

@jvklandscapedesign

revision table

no.	date	revision / comment
5	21-03-23	SOFT SCAPE 42%
4	21-02-23	REISSUED FOR CIRCULATION
3	21-02-09	ISSUED FOR CIRCULATION
2	21-01-26	ISSUED FOR APPROVAL
1	21-01-21	ISSUED FOR APPROVAL

site statistics:

refer to D.2 - Site Plan

general note:

ALL GRADES ALONG PROPERTY LINES TO REMAIN AS ARE BEFORE CONSTRUCTION

owner:

Custom Residential
176 Port Royal
Kleinburg, ON L4H 3N5

drawing:

Plumbing Plan
landscape plan file no.

JVK 176 Port Royal - Permit 21-03-23

scale: as noted

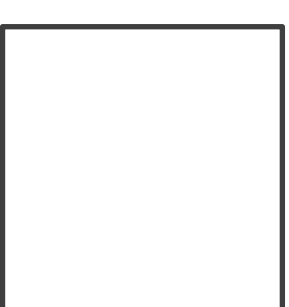
date: 21-03-23

dwn by: JVK

proj. no: 21-01-19.99

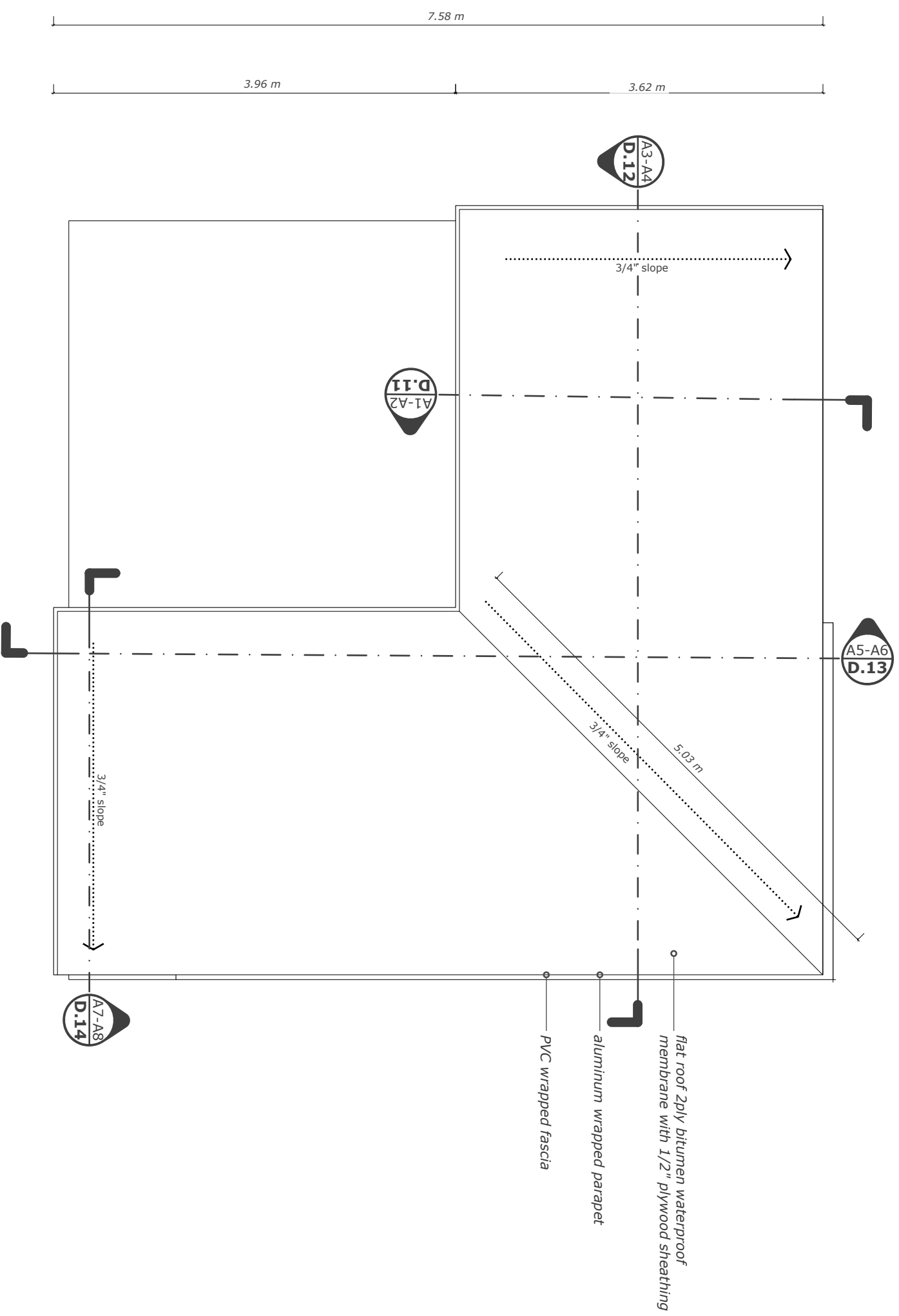
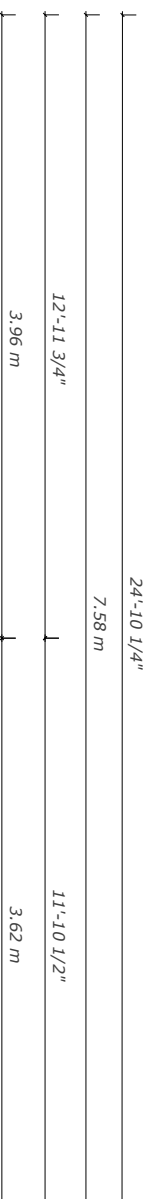
engineer seal:

D.3



JVK land
scape
design

PREMIUM
LANDSCAPING INC.



ROOF PLAN

SCALE: 1/4" = 1'-0"



revision table

4	21-02-23	REISSUED FOR CIRCULATION
3	21-02-09	ISSUED FOR CIRCULATION
2	21-01-26	ISSUED FOR APPROVAL
1	21-01-21	ISSUED FOR APPROVAL
no.	date	revision / comment

site statistics:
refer to D.2 - Site Plan

general note:
ALL GRADES ALONG PROPERTY LINES TO REMAIN AS ARE BEFORE CONSTRUCTION

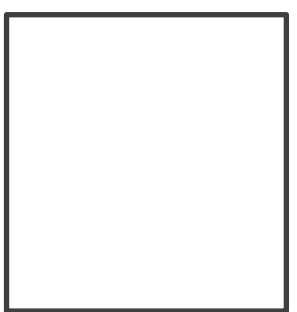
owner:
Custom Residential
176 Port Royal
Kleinburg, ON L4H 3N5

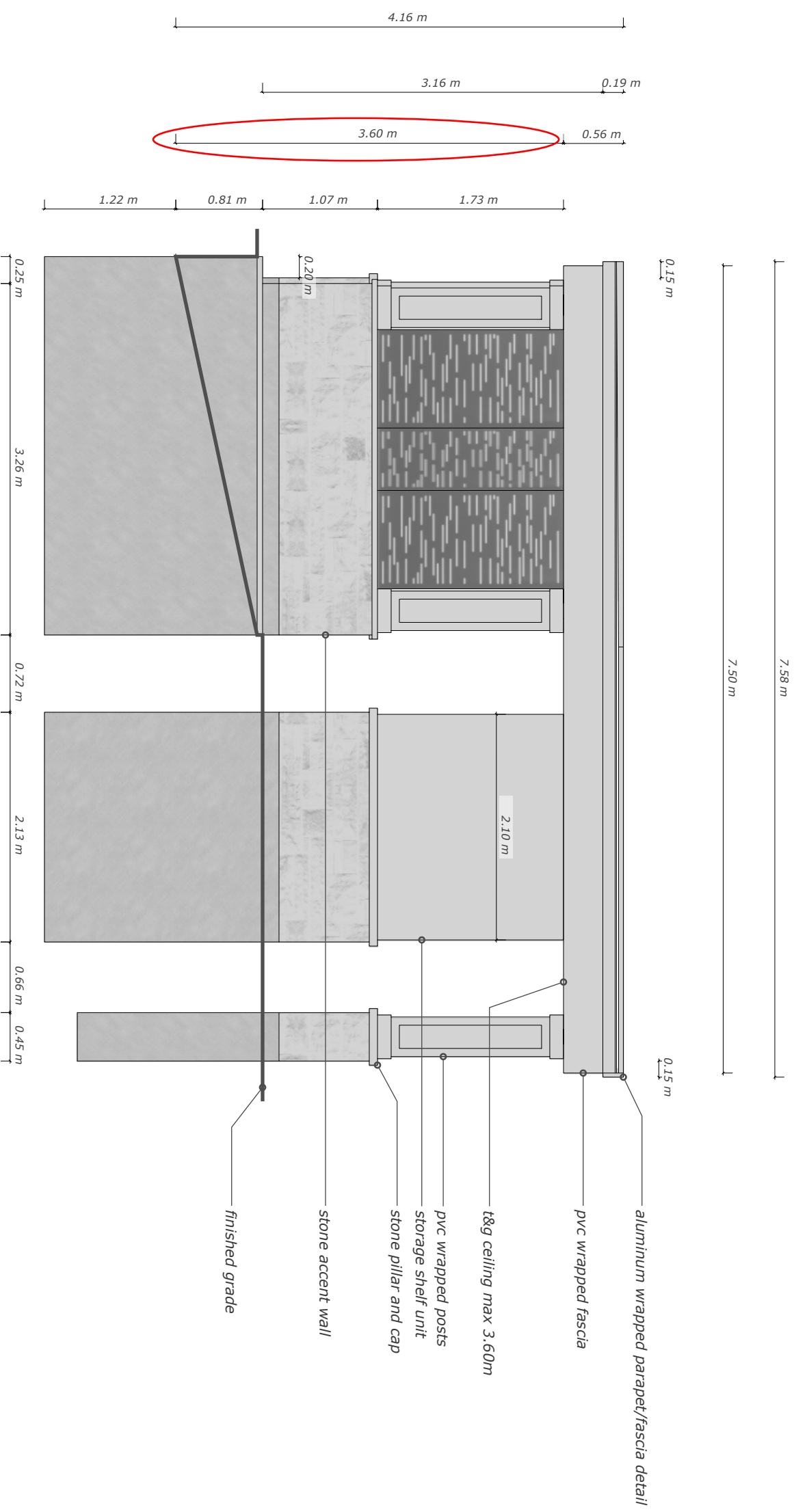
drawing:
A1.01 Roof Plan
landscape plan file no.

JVK 176 Port Royal - Permit 21-03-23
scale: as noted
date: 21-03-23
dwn by: JVK
proj. no: 21-01-19.99

engineer seal:

D.4





EAST ELEVATION

SCALE: 1/4" = 1'-0"



revision table

4	21-02-23	REISSUED FOR CIRCULATION
3	21-02-09	ISSUED FOR CIRCULATION
2	21-01-26	ISSUED FOR APPROVAL
1	21-01-21	ISSUED FOR APPROVAL
no.	date	revision / comment

site statistics:

refer to D.2 - Site Plan

general note:

ALL GRADES ALONG PROPERTY LINES TO REMAIN AS ARE BEFORE CONSTRUCTION

owner:

Custom Residential
176 Port Royal
Kleinburg, ON L4H 3N5

drawing:

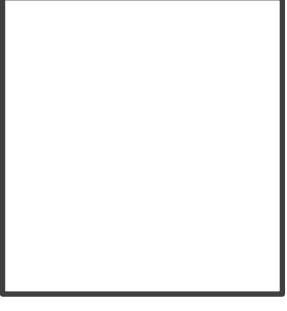
A2.02 Elevation - East
landscape plan file no.

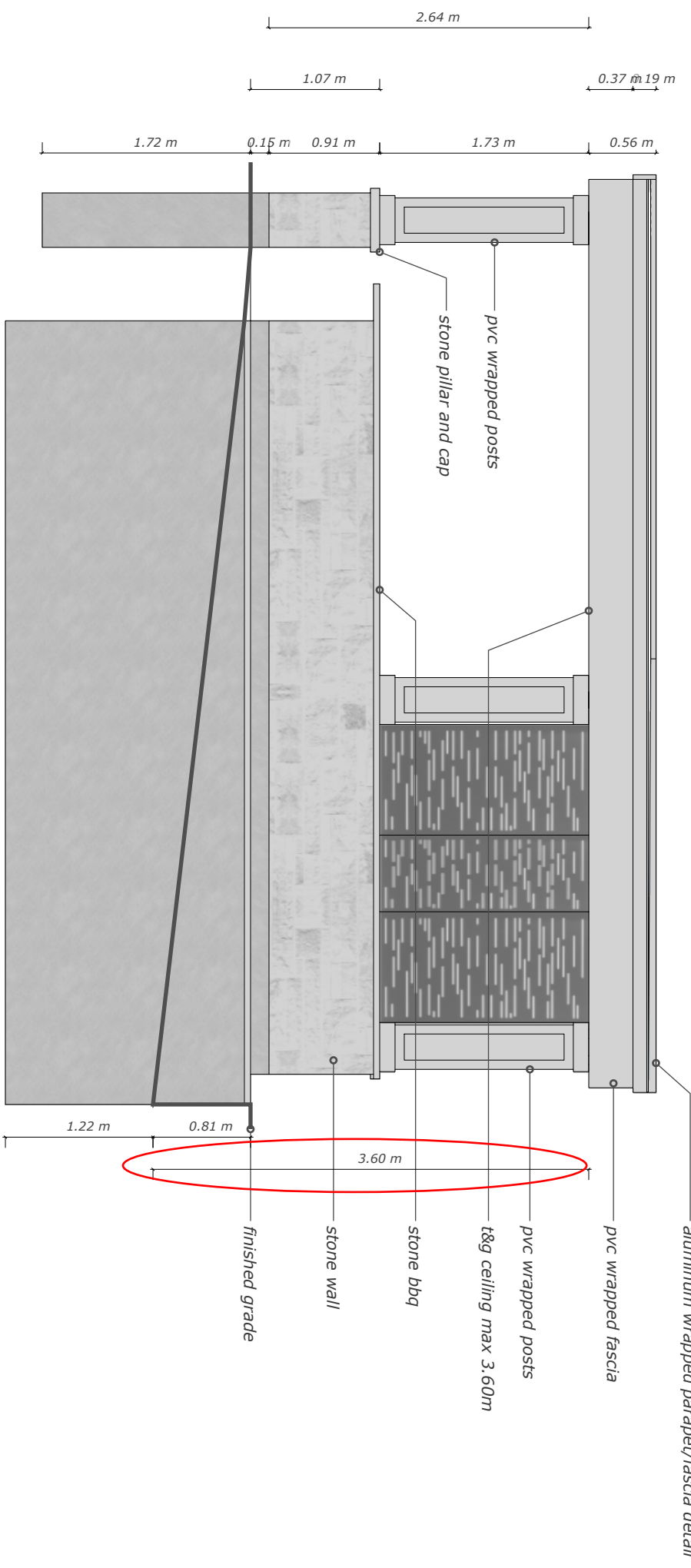
JVK 176 Port Royal - Permit 21-03-23

scale: as noted
date: 21-03-23
dwn by: JVK
proj. no: 21-01-19.99

D.6

engineer seal:





SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



revision table

4	21-02-23	REISSUED FOR CIRCULATION
3	21-02-09	ISSUED FOR CIRCULATION
2	21-01-26	ISSUED FOR APPROVAL
1	21-01-21	ISSUED FOR APPROVAL
no.	date	revision / comment

site statistics:
refer to D.2 - Site Plan

general note:
ALL GRADES ALONG PROPERTY LINES TO REMAIN AS ARE BEFORE CONSTRUCTION

owner:
Custom Residential
176 Port Royal
Kleinburg, ON L4H 3N5

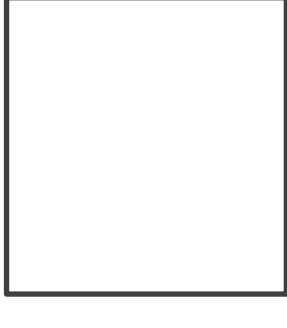
drawing:
A2.03 Elevation - South
landscape plan file no.

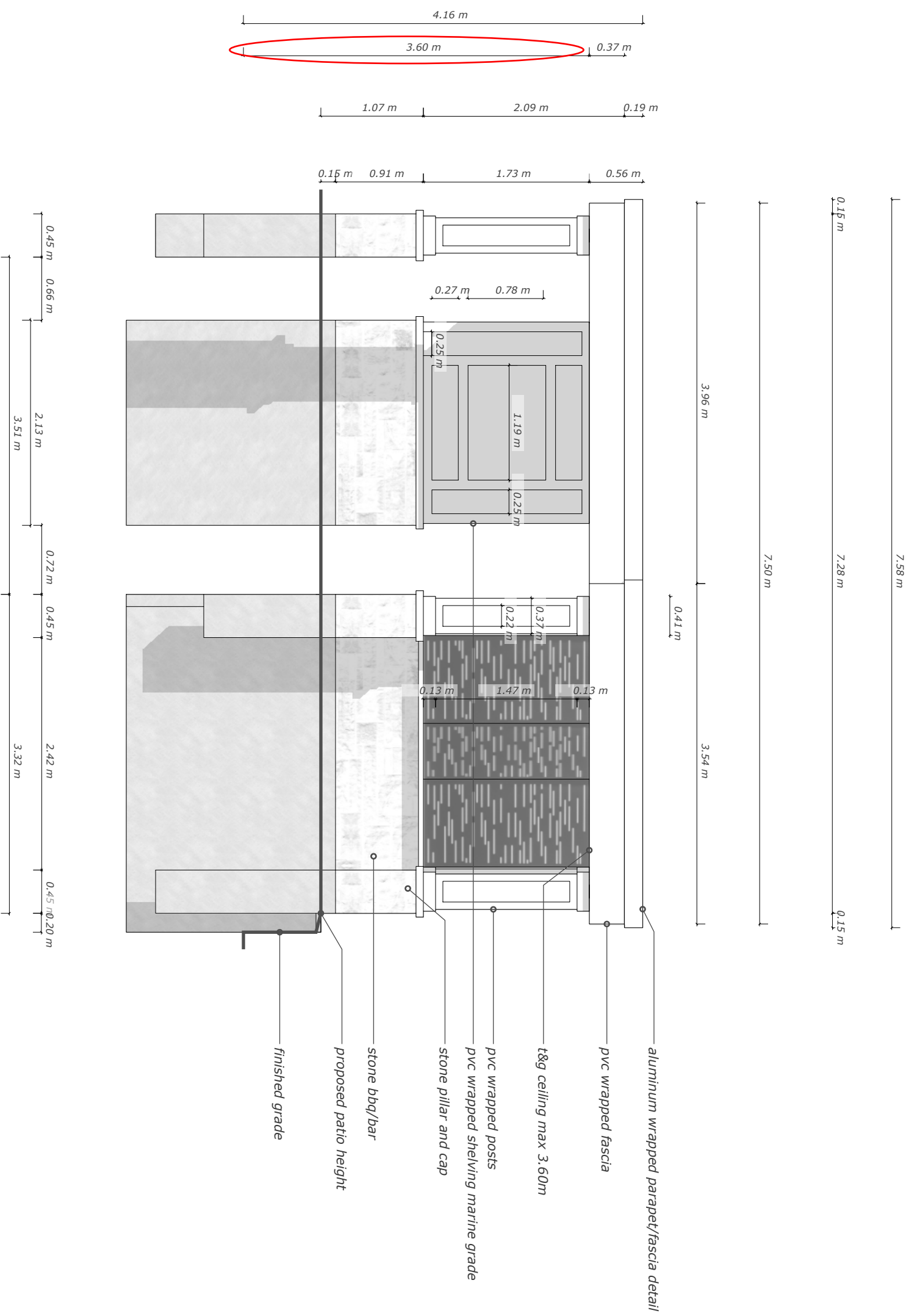
JVK 176 Port Royal - Permit 21-03-23

scale: as noted
date: 21-03-23
dwn by: JVK
proj. no: 21-01-19.99

engineer seal:

D.7





WEST ELEVATION

SCALE: 1/4" = 1'-0"



revision table

4	21-02-23	REISSUED FOR CIRCULATION
3	21-02-09	ISSUED FOR CIRCULATION
2	21-01-26	ISSUED FOR APPROVAL
1	21-01-21	ISSUED FOR APPROVAL
no.	date	revision / comment

site statistics:

refer to D.2 - Site Plan

general note:

ALL GRADES ALONG PROPERTY LINES TO REMAIN AS ARE BEFORE CONSTRUCTION

owner:

Custom Residential
176 Port Royal
Kleinburg, ON L4H 3N5

drawing:

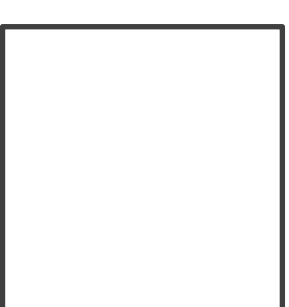
A2.04 Elevation - West
landscape plan file no.

JVK 176 Port Royal - Permit 21-03-23

scale: as noted
date: 21-03-23
dwn by: JVK
proj. no: 21-01-19.99

D.8

engineer seal:



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

COMMENTS:

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

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

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

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

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

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

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

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: A032/21 - REQUEST FOR COMMENTS

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

Sent: February-26-21 2:36 PM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: A032/21 - REQUEST FOR COMMENTS

Hello Pravina,

This site (A032/21) is not within MTO permit control and MTO has no concern.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

Cameron.Blaney@ontario.ca

Attwala, Pravina

Subject: FW: A032/21 - REQUEST FOR COMMENTS

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: March-03-21 3:12 PM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: [External] RE: A032/21 - REQUEST FOR COMMENTS

Good afternoon Pravina,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca