

**From:** [Torres, Michael](#)  
**To:** [Committee of Adjustment](#)  
**Cc:** [Khan, Farzana](#)  
**Subject:** Vaughan - Planning - Complete With Conditions (PROVIDEL)  
**Date:** Wednesday, April 28, 2021 9:00:35 PM

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Please note that Vaughan - Planning process is now complete for a COA folder with the following details:

File No: A046/21

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 178 Rushworth Cr

Comments: The Owner is requesting permission to construct a single family 2-storey detached dwelling with the above-noted variances. In support of the application, the Owner submitted an Arborist Report, prepared by Tree Doctors Inc., dated February 16, 2021, identifying no removal or injury of trees during the proposed construction provided the appropriate measures are in place to ensure tree protection. Urban Design staff have reviewed the report and concur with its recommendations. Upon the request of Development Planning staff, the Owner increased the front yard setback from 5.65m (porch) and 6.05m (dwelling) to 6.5m (porch and dwelling) and reduced their lot coverage from 41.1% to 39.6% (34.9% dwelling, 4.7% covered porch and patio). Development Planning staff are satisfied with the revised front yard setback, as the setback matches the front yard setbacks of the existing dwellings in the area. Urban Design staff requested additional planting along the front and exterior yards to soften the streetscape. The Owner will provide an updated landscape plan to the satisfaction of the Development Planning Department. A condition to this effect has been included in the Conditions of Approval. The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Conditions: The Owner shall provide a Landscape Plan to ensure appropriate planting is provided along the streetscape, to the satisfaction of the Development Planning Department.