



**File:** A080/21

**Applicant:** Franca Zeppa

**Address:** 10356 Huntington Road, Woodbridge

**Agent:** John Zipay - John Zipay & Associates

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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	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
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		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

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Background History: A243/05 (see next page for details)

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Staff Report Prepared By: Lenore Providence  
Hearing Date: Thursday, June 10, 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: 08

**A080/21**

Ward: 1

**Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, June 10, 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](http://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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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:** Franca Zeppa
- Agent:** John Zipay - John Zipay & Associates
- Property:** **10356 Huntington Road, Woodbridge**
- Zoning:** The subject lands are zoned and subject to the provisions of Exception under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Agricultural"
- Related Files:** DA.20.032
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed Community Centre and Daycare Centre and to facilitate related Site Plan Application DA20.032.

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 front yard setback of 15.0m is required. (Schedule A)	1. To permit a minimum front yard setback of 3.07m.
2. A minimum side yard setback of 15.0m is required. (Schedule A).	2. To permit a minimum side yard setback of 1.57m at north side.
3. A minimum side yard setback of 15.0m is required. (Schedule A)	3. To permit a minimum side yard setback of 10.93m at south side.
4. A strip of landscaping not less than 6.0m in width shall be provided along a lot line which abuts a street line. (3.13)	4. To permit a landscaping strip of 0.88m along the lot line which abuts the street.
5. Canopies shall not project more than 0.5m into a required yard. (3.14)	5. To permit a maximum projection of 1.23m for the canopy into the front yard.
6. A minimum of 136 parking spaces is required.	6. To permit a minimum of 50 parking spaces.

**Background (previous applications approved by the Committee on the subject land):**

Application #	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A243/05	The purpose of this application is to request variances to permit the maintenance of one storey, single family detached dwelling and a detached garage as follows: Proposal: 1. An interior side yard setback of 4.13m to the dwelling. 2. An interior side yard setback of 5.49m to the garage.	Approved – September 29, 2005

For information on the previous approvals listed above please visit [www.vaughan.ca](http://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: None.**

**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 May 26, 2021

Applicant confirmed posting of signage on May 21, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	To be demolished
Community Centre & Daycare	To be determined

Applicant has advised that they cannot comply with By-law for the following reason(s): The lot is a rural residential lot across the road from a new residential development. The current setbacks for front and side yards are 15 metres respectively which does not relate to a more urban form of development. We have worked with the Planning Department on developing a site plan which is satisfactory and will be recommended to Council in April 2021 which includes the variances as requested.

**Adjournment Request: N/A**

**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 10m<sup>2</sup>

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval. Applicant to provide below items: Building elevation drawings. Daycare employee numbers for parking calculations. Revised site plan to show the strip of landscaping at the front side.

**Building Inspections (Septic):**

No comments received to date.

**Development Planning:**

City of Vaughan Official Plan ('VOP 2010'): "Agricultural".

The Owner is proposing to construct a two-storey private community centre and day nursery with the above-noted variances. Vaughan Council on April 20, 2021, approved Site Development File DA.20.032 subject to conditions. One of the conditions included that the Owner submit a Minor Variance application to the satisfaction of the Committee of Adjustment ('Committee') and obtain approval from the Committee, and the Committee's decision shall be final and binding, prior to final Site Plan Approval.

The proposed changes to the Zoning By-law are compatible with the existing and planned uses in the surrounding area, will provide a more street oriented, pedestrian development and the landscape buffer proposed along Huntington Road is sufficient to allow for planting. In addition, the development is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan, as amended, is a permitted use in Zoning By-law 1-88 and the requested variances to Zoning By-law 1-88 are appropriate. Additionally, the Development Engineering Department has advised that the proposed parking supply is sufficient to service the development, as the proposed parking supply meets IBI parking standards, in accordance with the March 2010 Draft Parking Design Guidelines.

Accordingly, 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.

The Development Planning Department recommends approval of the application.

**Development Engineering:**

The Parking Study is in support of a proposed development with a reduced parking supply of 50 spaces comparing to bylaw requirement of 136 spaces

The estimated parking spaces are found consistent with the IBI Parking Standard prepared for the City of Vaughan. (A total of 39 parking spaces estimated based on IBI Study)

The proposed parking supply of 50 spaces is found adequate based on the supporting analysis provided in the consultant's report. We therefore agree with the conclusions reached in the study report and have no objections with the subject variance application.

The Development Engineering (DE) Department does not object to variance application A080/21 subject to the following condition(s):

1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.032) from the Development Engineering (DE) Department.

**Parks Development - Forestry:**

No comments or concerns

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns

**Development Finance:**

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

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

**Fire Department:**

No comments received to date

**Schedule A – Plans & Sketches****Schedule B – Public Correspondence**

Application cover letter.

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

**Schedule D - Previous Approvals (Notice of Decision)**

Minor Variance Application A243/05

**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 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:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.032) from the Development Engineering (DE) Department.

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

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://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](http://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.

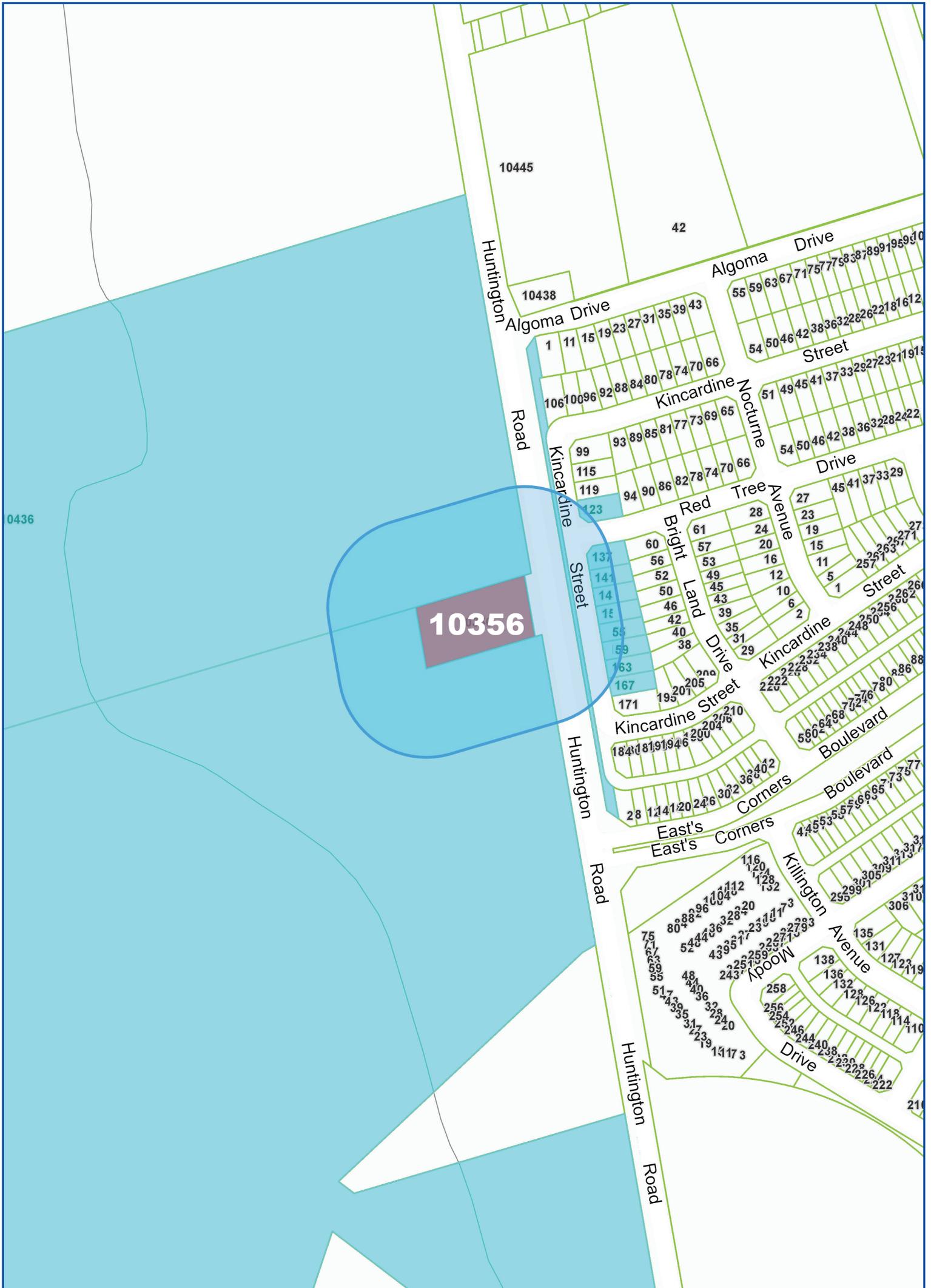
**For further information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

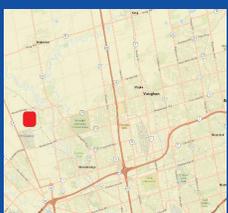
## **Schedule A: Plans & Sketches**

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**



**Map Information:**



**Title:**

10356 HUNTINGTON ROAD, KLEINBURG

NOTIFICATION MAP - A080/21

**Disclaimer:**

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



**Scale:** 1:3,596

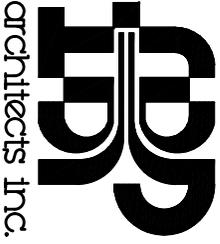
0 0.06 km



**Created By:**

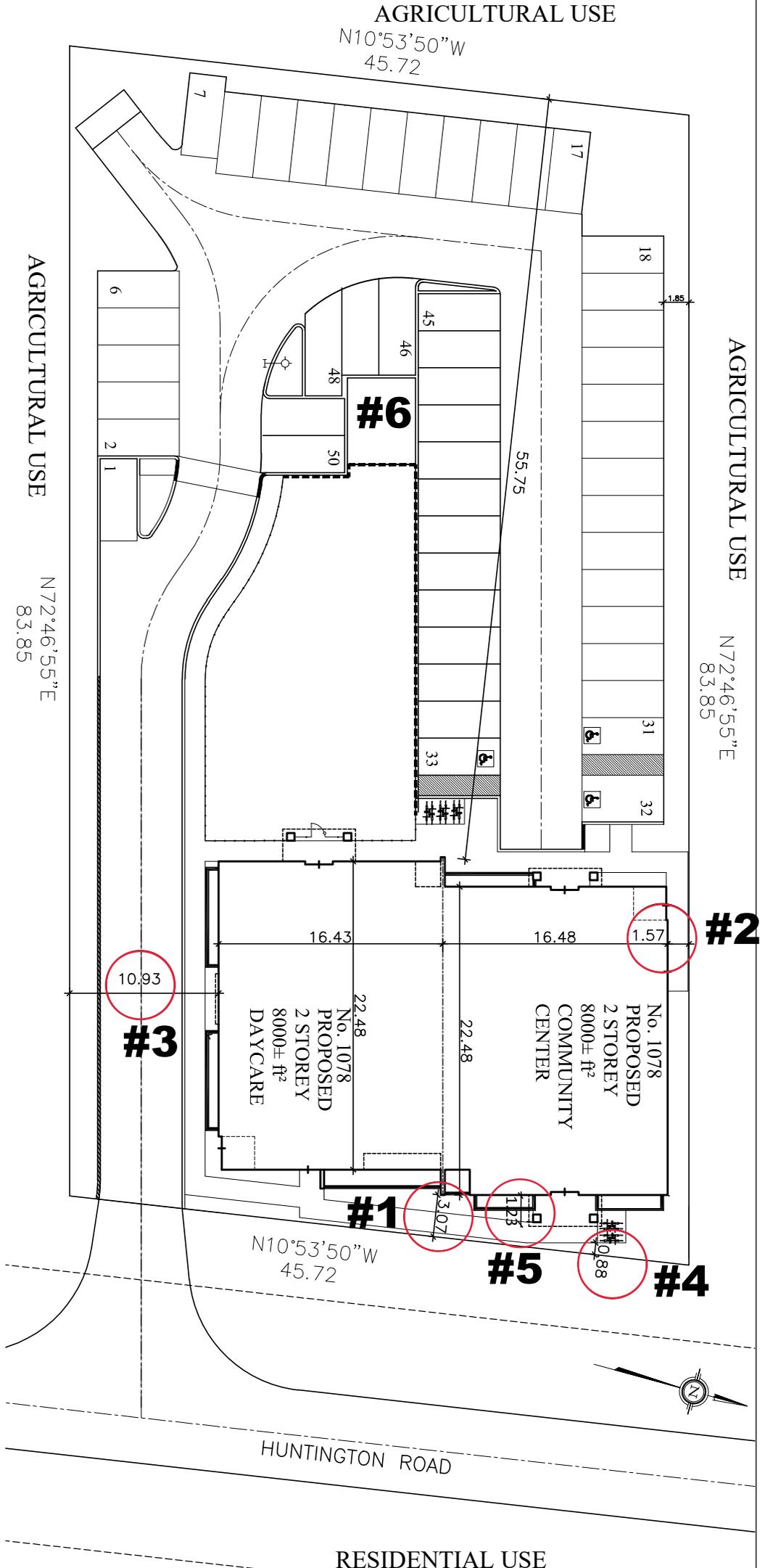
Infrastructure Delivery  
Department  
May 17, 2021 3:43 PM

**Projection:**  
NAD 83  
UTM Zone  
17N



70 Siltion Road, Unit #01,  
Woodbridge, Ontario, L4L 8B9  
(905) 265-2688

**CITY PARK HOMES DEVELOPMENTS**  
**PROPOSED DAYCARE/COMMENTY CENTER**  
10356 HUNTINGTON RD. VAUGHAN  
APRIL 22, 2021  
1:400 SCALE



PARKING STATISTICS	
PARKING REQUIRED UNDER EXISTING BY-LAW 1-88:	
Daycare (1.5 space/employee)	36
Community Center (1 space/ 3 persons x 298 persons) (occupancy load/capacity=298 persons)	100
Accessible Parking space (Type A & Type B)	6
<b>TOTAL PARKING REQUIRED UNDER EXISTING BY-LAW 1-88:</b>	<b>136</b>
PARKING REQUIRED UNDER NEW PROPOSED THIRD DRAFT BY-LAW:	
Daycare (1.0 space/employee)	24
Community Center (2 spaces/ 100sqm x 745sqm)	15
Accessible Parking space (Type A & 2xType B)	3
<b>TOTAL REQUIRED UNDER NEW PROPOSED BY-LAW:</b>	<b>39</b>
<b>TOTAL PROVIDED UNDER NEW PROPOSED BY-LAW:</b>	<b>50</b>

**#6**





## **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.

**A080/21 – Application Cover Letter**



**WESTON  
CONSULTING**

planning + urban design

**A080/21**

Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

May 26, 2021  
File 9883

**Attn: Lenore Providence**

Dear Madam,

**RE: Minor Variance Application  
10356 Huntington Road  
City of Vaughan**

John Zipay and Associates, in partnership with Weston Consulting, is the planning consultant for Franca Zeppa, the registered owner of the property municipally known as 10356 Huntington Road in the City of Vaughan (herein referred to as the 'subject property'). On behalf of the landowner, we have filed this application for Minor Variance to permit the development of a new community centre and daycare facility on the subject property.

The subject property is located on the east side of Huntington Road within the Kleinburg Planning Area. The site has a total area of approximately 0.38 hectares (0.94 acres) and is currently occupied by an existing single detached residential dwelling and ancillary garage. The property has approximately 46 metres of frontage along Huntington Road. Currently, vehicular access is achieved from two points along Huntington Road.

The subject property is designated *Agricultural* in accordance with Schedule 13 – Land Use of the Vaughan Official Plan. Vaughan Zoning By-law 1-88 zones the property A – Agricultural. The proposed uses are permitted under the current Zoning designation.

An application was submitted to the City of Vaughan for Site Development Approval to permit the proposed redevelopment of the subject property with a 2-storey community centre and daycare facility with associated outdoor amenity area and parking. The application was draft approved by City Council on April 20, 2021 with a Condition requiring that a Minor Variance Application be filed to implement the draft approved site plan.

The draft approved development includes the demolition of the existing buildings and the construction of a new 2-storey community centre and daycare facility. The development maintains a total GFA of 1,459.63 m<sup>2</sup> and a total gross lot coverage of 19.5% of the site. An outdoor amenity area is accommodated in association with the daycare facility, which includes play space for the daycare children. The outdoor area is fenced with a gate access from the daycare portion of the

proposed building. Wood privacy fencing is proposed around the perimeter of the site along the north, west and south property lines.

Vehicle access to the site is maintained from one access point from Huntington Road. Parking facilities are located at-grade to the rear of the building and consist of a total of 50 vehicle parking spaces, including one Type A and two Type B accessible parking spaces. Waste storage facilities are deep collection moloks and are located on the rear of site adjacent to the parking area.

Due the agriculture zoning of the subject property, the existing zoning provisions related to yard setbacks do not appropriately reflect the proposed use of the site. The Planning Department has reviewed the proposed variances and consider them appropriate for the development. The proposed setbacks will provide street-oriented, pedestrian development and a landscape buffer along Huntington Road that is sufficient to allow for planting and provide an attractive streetscape. The Planning Department has advised that the City is currently undertaking a project to urbanize Huntington Road. The project will include limited widening and sidewalks to provide accessibility to pedestrians. The site is directly across the road from an existing residential subdivision and the development of the subject property is more in keeping with this urban context. Accordingly, City Council has endorsed the Site Plan application along with the variances, and consider them to be appropriate planning and minor in nature. The day nursery and community centre will service the abutting residential neighbourhood on the east side of Huntington Road.

The reduced parking rate proposed is in accordance with the IBI Parking Study and draft Comprehensive Zoning By-law, and on this basis, is considered to be appropriate for the development of the site, minor in nature and maintains the intent and purpose of the Zoning By-law and Official Plan.

The requested variances as endorsed by City Council maintain the general intent and purpose of the Official Plan and Zoning By-law, are desirable for the appropriate development of the land, and are minor in nature.

We trust that the above is in order. Please contact the undersigned at 416-305-7989 should there be any questions related to the enclosed submission.

Yours truly,

**Weston Consulting**

**Per:**



John Zipay, MCIP, RPP

c. Chris Zeppa, Client

## **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**



Discover the possibilities

### COMMENTS:

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

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

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

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

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

### References:

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

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

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

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

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

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Providence, Lenore**

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**Subject:** FW: A080/21 - REQUEST FOR COMMENTS - 10356 Huntington Road, Kleinburg (Full Circulation)

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

**Sent:** May-18-21 12:05 PM

**To:** Providence, Lenore <Lenore.Providence@vaughan.ca>

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A080/21 - REQUEST FOR COMMENTS - 10356 Huntington Road, Kleinburg (Full Circulation)

Good afternoon Lenore,

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

*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](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

## **Schedule D: Previous Approvals (Notice of Decision)**

**Minor Variance Application A243/05**

COMMITTEE OF ADJUSTMENT  
**(VARIANCES)**

# NOTICE OF DECISION

**FILE NO: A243/05**

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **ELIZABETH SILVER**, with respect to Part of Lot 23, Concession 10, (municipally known as 10356 Huntington Road, Kleinburg).

The subject lands are zoned A, Agricultural under By-law 1-88 as amended.

The purpose of this application is to request variances to permit the maintenance of one storey, single family detached dwelling and a detached garage as follows:

**Proposal:**

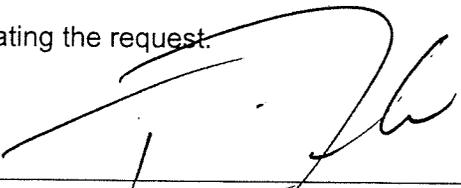
1. An interior side yard setback of 4.13m to the dwelling.
2. An interior side yard setback of 5.49m to the garage.

**By-Law Requirements:**

1. The required minimum interior side yard setback to the dwelling is 9m.
2. The required minimum interior side yard setback to the garage is 9m.

A sketch is attached illustrating the request.

Moved by:



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Seconded by:



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THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application No. **A243/05 – ELIZABETH SILVER**, be **APPROVED**, in accordance with the sketch attached.

**THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.**

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision.

Mary Mauti

M. Mauti,  
Chair,

T. DeCicco

T. DeCicco  
Vice Chair,

L. Fluxgold

L. Fluxgold,  
Member,

D. H. Kang

D. H. Kang,  
Member,

~~M. S. P...~~  
~~Member,~~

**ABSENT**

**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E. L. Grout

Dianne E. L. Grout, A.M.C.T.,  
Manager of Development Services and  
Secretary-Treasurer to Committee of  
Adjustment  
City of Vaughan

DATE OF HEARING: **SEPTEMBER 29, 2005**

LAST DATE OF APPEAL: **OCTOBER 19 2005**

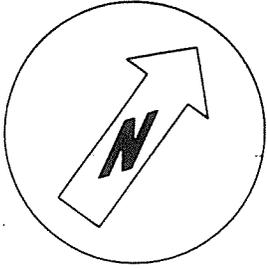
**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON OCTOBER 19, 2005.**

**NOTE:** The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION,  
THE FINAL DATE FOR FULFILLING THEM IS:  
OCTOBER 19, 2006**



# COMMITTEE OF ADJUSTMENT



<b>File No.:</b>	<b>A243/05</b>
<b>Applicant:</b>	<b>Elizabeth Silver</b>
	<b>10356 Huntington Road, Kleinburg Subject Area</b>

