



File: A088/21

Applicant: Mario Asta & Kersten Smargiassi

Address: 41 Hurricane Ave Woodbridge

Agent: MHBC Planning

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"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection		
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"/>	<input checked="" type="checkbox"/>
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
CP Rail	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)		
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, July 22, 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: 3

A088/21

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, July 22, 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:** Mario Asta & Kersten Smargiassi
- Agent:** MHBC Planning
- Property:** **41 Hurricane Ave Woodbridge**
- Zoning:** The subject lands are zoned R3, Residential Zone, under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
- Related Files:** Consent Application B005/21 & Minor Variance A089/21
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit reduced lot area on the **retained land** to facilitate Consent Application B005/21.

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

By-law Requirement	Proposal
A minimum Lot area of 360.0 m2 is required (Schedule A).	To permit a minimum Lot area of 347.0 m2.

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 July 7, 2021

Applicant confirmed posting of signage on July 7, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1955 (Purchased 2018) TBD

Applicant has advised that they cannot comply with By-law for the following reason(s): The required lot area is 360m² and the proposed LOT B area is 347.53m². The trapezoidal shape of the lot makes for a large front and a smaller rear yard. This overall shape of the land is the reason for the Minor Variance request.

Recommended conditions of approval:

1. That a Surveyors Certificate confirming lot area is submitted.
2. That Consent Application B005/21 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

Adjournment Request: None

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.

This file shall be read in conjunction with B005/21.

Please note: A ground mounted AC unit shall be setback a minimum of 0.6 metres from the interior side lot line and may encroach a maximum of 1.5 metres into the required rear yard. A wall mounted AC unit shall be setback a minimum of 0.3 metres from the interior side lot line and may encroach 1.5 metres into the required rear yard.

Building Inspections (Septic):

No response

Development Planning:

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

The Owner is proposing to sever the subject lands to develop two new single-family dwellings on the proposed severed (Lot B) and retained lands (Lot A) with the above-noted variances. The severed and retained lands meet the minimum lot frontage requirements of the "R3 Residential Zone".

The subject lands are located in an existing mature low-rise residential neighbourhood characterized by one and two-storey single-family dwellings with lot frontages in the range of approximately 14.6 m to 30 m. Recently approved Consent Applications along Hurricane Avenue and Fran Drive resulted in infill development consisting of smaller lots accommodating new single-family dwellings. In 2013, the Committee of Adjustment ('Committee') approved Consent Application Files B032/13, B033/13 and Minor Variance Application File A367/13 at 69 and 75 Hurricane Avenue which created three lots for new two-storey single-family detached dwellings to the west of the subject lands. In 2020, the Committee approved Consent Application Files B008/20 and B009/20 at 36 and 46 Fran Drive which implemented a similar type of proposal as in 2013. The result of these applications is infill residential development that respect and reinforce the physical character of the established neighbourhood.

The subject lands are designated "Low-Rise Residential" by VOP 2010 and fall within the Established Large Lot Neighbourhoods Policy (Official Plan Amendment #15 ('OPA 15'), approved by Vaughan Council on September 27, 2018, and Regional Municipality of York on May 29, 2019). OPA 15 amends Volume 1 of VOP 2010 to clarify and support existing policy in order to address concerns regarding the compatibility of infill development in Community Areas with a Low-Rise Residential designation.

The subject lands are not located within areas subject to Policy 9.1.2.3, as identified on Schedule 1B of VOP 2010, however the policy text of 9.1.2.3 (a-h) prevails as the neighbourhood is considered an Established Large Lot Neighbourhood given that it is characterized predominantly by detached houses located on generally large lots with frontages exceeding 20 m. Policy 9.1.2.3 (a-h) speaks to requirements for lot frontage, lot area, lot configuration, front, exterior and rear yards, dwelling types, building heights and massing, and lot coverage to maintain the existing large lot neighbourhood. Specifically, Policy 9.1.2.3.a and 9.1.2.3.b speak to new lots having lot frontages equal to or exceeding frontages of adjoining lots, and area of new lots being consistent in size with adjacent lots.

Although the proposed severed and retained lands are smaller in lot frontage and lot area than adjacent lots, the proposal is generally consistent with Policy 9.1.2.3 (a-b). The lot frontage of the severed and retained lands, 14.54 m and 14.02 m respectively, comply with the requirements of Zoning By-law 1-88, and are similar to the 14.6 m to 14.63 m lot frontages approved on Hurricane Avenue and Fran Drive through Consent Applications B032/13, B033/13, B008/20, and B009/20. The proposed lot area of 347 m² for both the severed and retained lands represent a minor reduction (3.6%) from the requirements of the "R3" zone and are generally comparable to the smaller lot sizes (460 m² – 470 m²) approved through the aforementioned Consent applications. The proposal satisfies the remaining policies of Policy 9.1.2.3 (c-h).

The two lots proposed respect the local pattern and configuration of lots within the neighbourhood and both can accommodate single-family detached dwellings which are the predominant building type in the neighbourhood. The height and scale of the proposed dwellings are in character with existing one and two-storey dwellings in the immediate area. This is further demonstrated by the fact that the proposed dwellings comply with the height, setbacks, and lot coverage requirements of the "R3" zone.

Overall, the proposal represents limited intensification in a Community Area that is sensitive to and compatible with the character, form, and planned function of the surrounding context (Policy 2.2.3.3).

An Arborist Report and Tree Inventory Plan, prepared by MHBC Planning and dated March 22, 2021, was submitted in support of the application. The report inventoried 6 trees impacted by the proposed works, with 3 trees planned to be removed. The Owner has also provided a Tree Planting Plan showing 8 proposed trees in the front yard of the severed and retained lands. The Urban Design Division has reviewed the Arborist Report and Tree Planting Plan and are satisfied with the proposal.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of the severance policies in VOP 2010 and the consent criteria stipulated in Section 51(24) of the *Planning Act, R.S.O. 1990, c P. 13*. The Development Planning Department is also of the opinion that the required variances for the lot areas of each of the severed and retained lands are 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 lands.

The Development Planning Department recommends approval of the applications.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A088/21. 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 variance application A088/21 and A089/21 shall be approved final and binding in conjunction with consent application B005/21

The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert.

Parks Development - Forestry:

Recommended conditions of approval:

1. Owner/Applicant must apply for a private property tree removal & protection permit from the Forestry Division of Parks, Forestry & Horticulture Department.
2. Tree Protection (Hoarding) must be installed and approved to the satisfaction of the Forestry Division.

By-Law and Compliance, Licensing and Permit Services:

No comment no concerns

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Public Correspondence (31, 42, 49 Hurricane Avenue and 37 Fran Drive)

Schedule C - Agency Comments

Region of York – No concerns or objections
 CP Rail – No concerns or objections

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 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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 Christine.vigneault@vaughan.ca	1. That a Surveyors Certificate confirming lot area is submitted. 2. That Consent Application B005/21 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this 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 variance application A088/21 and A089/21 shall be approved final and binding in conjunction with consent application B005/21.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	1. Owner/Applicant must apply for a private property tree removal & protection permit from the Forestry Division of Parks, Forestry & Horticulture Department. 2. Tree Protection (Hoarding) must be installed and approved to the satisfaction of the Forestry Division.

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 Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

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

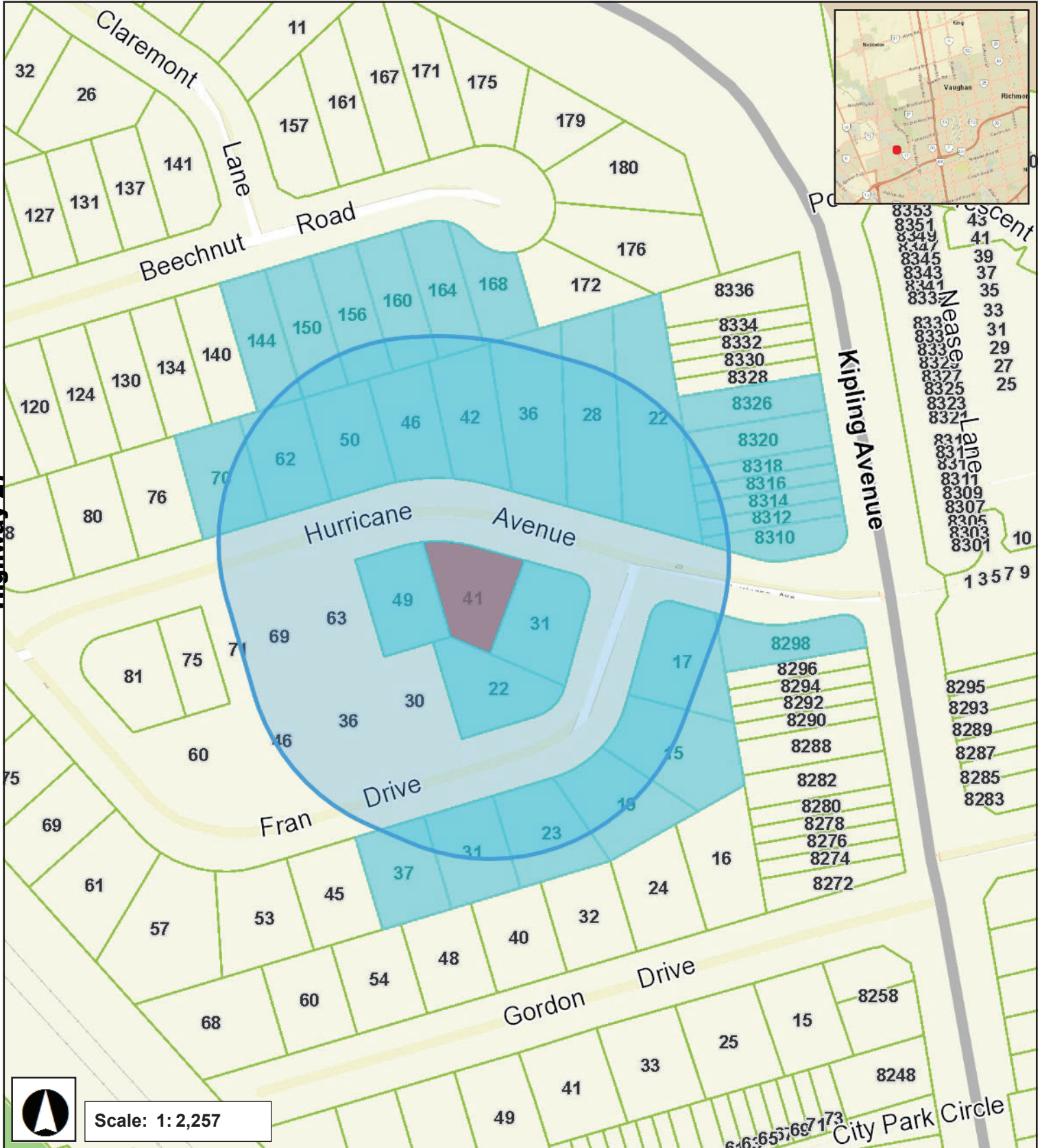
Plans & Sketches



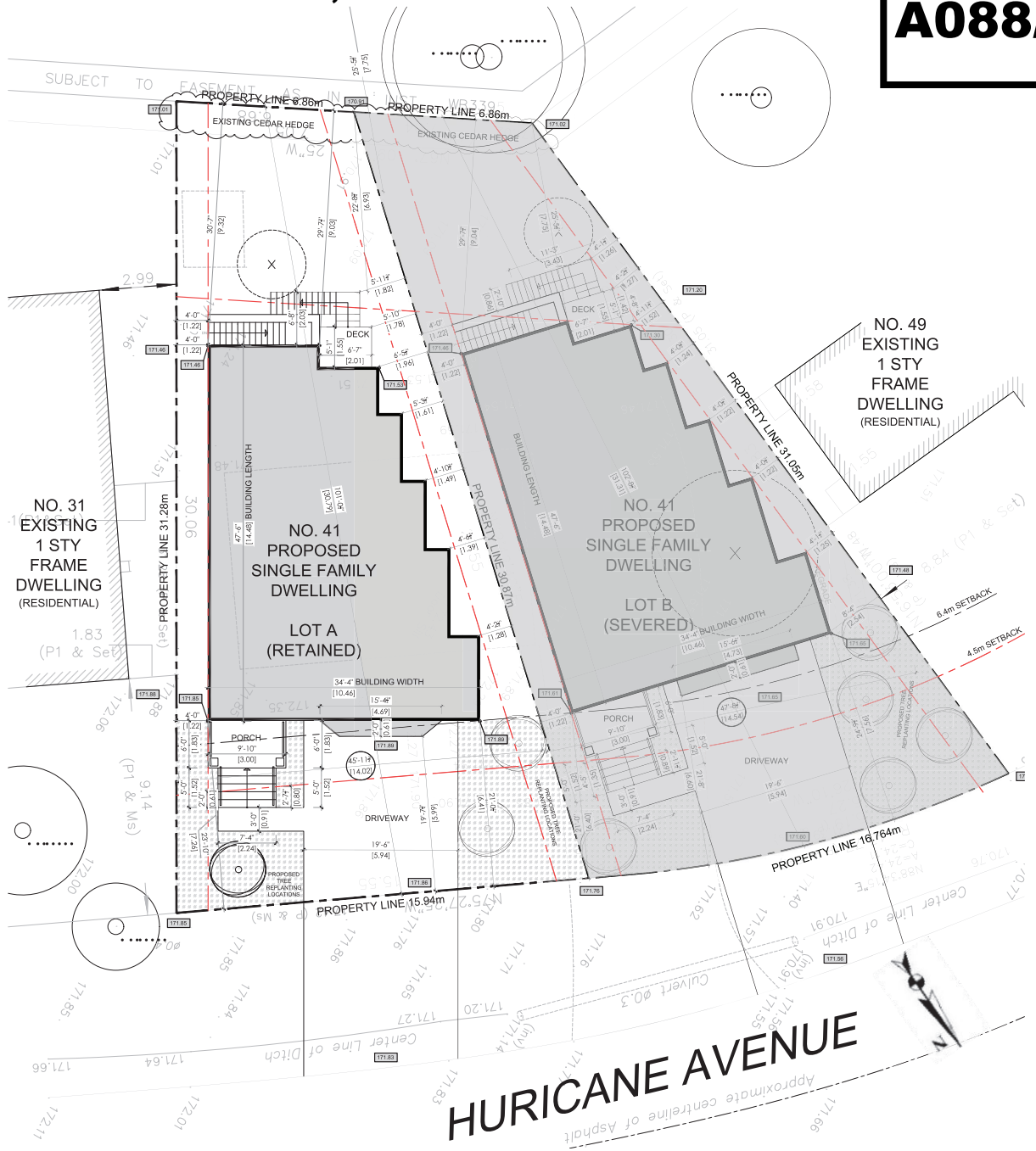
LOCATION MAP - B005/21, A088/21, A089/21

41 HURRICANE AVENUE, WOODBRIDGE

Langstaff Road



Highway 7

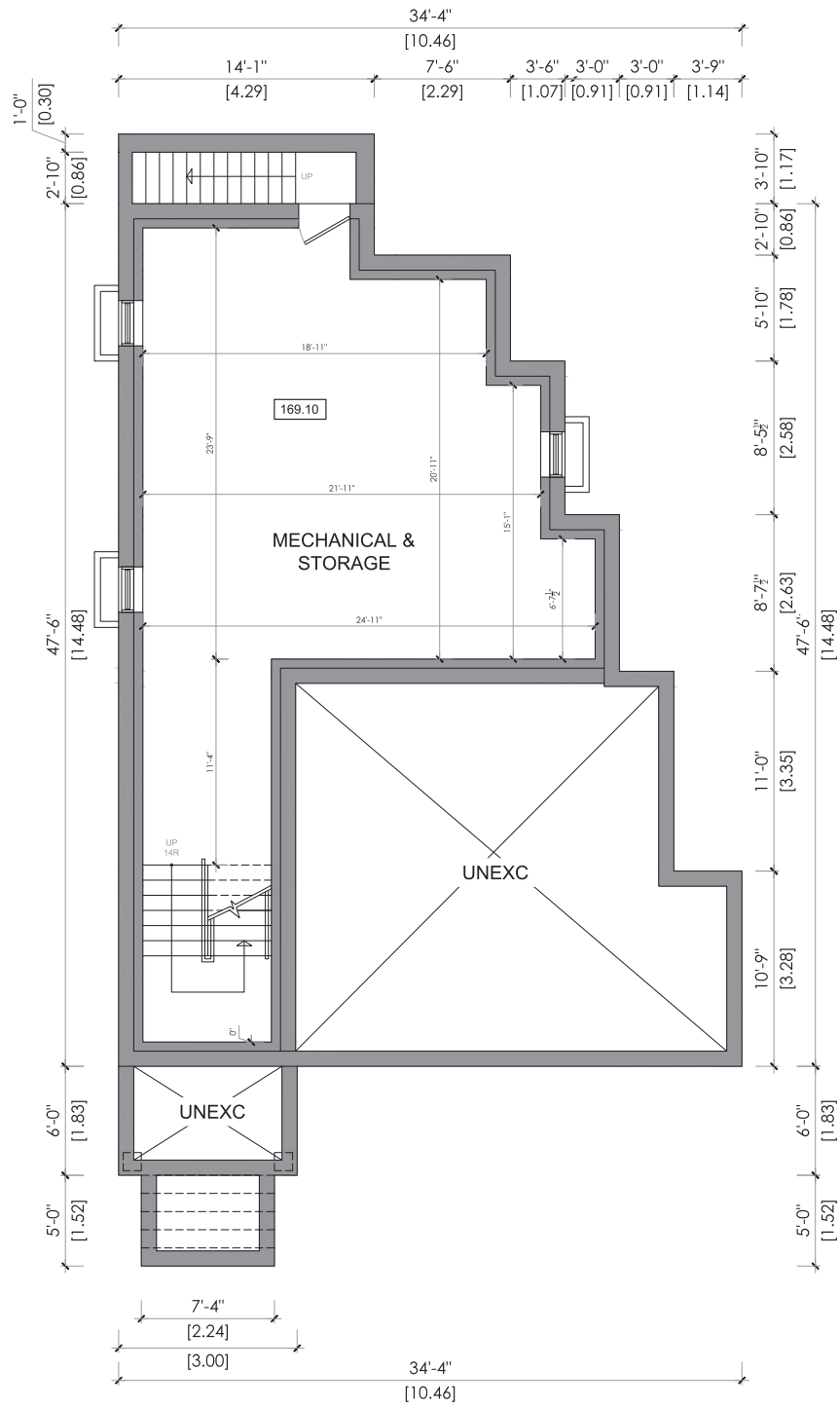


SITE STATISTICS CHART - LOT A (RETAINED)					
LOT A (RETAINED)					
LOT AREA STATS	REQUIRED	PROPOSED	FRONAGE (8-6-44)	REQUIRED	PROPOSED
GROSS FLOOR AREA	360 M ²	347.00 M ²	COVERAGE	12.00 m	14.02 m
GROUND		81.87 M ²	HOUSE		124.77 M ²
MAIN		124.77 M ²	PORCH (FRONT)		5.48 M ²
UPPER		123.45 M ²	TOTAL	135.58 M ²	130.25 M ²
TOTAL GFA	N/A	330.09 M ²	PERCENTAGE	40.00%	37.48%
GARAGE		40.50 M ²	SETBACKS		
BASEMENT		77.62 M ²	FRONT YARD (TO GARAGE)	6.4 m	6.4 m
HEIGHT			FRONT YARD (TO BAY WINDOW)	4.5 m	5.99 m
TOP OF ROOF	9.5 m	9.5 m	E SIDE YARD	1.2 m	1.22 m
BUILDING SIZE			W SIDE YARD	1.2 m	1.22 m
BUILDING LENGTH	N/A	14.48 m	REAR YARD	7.5 m	9.03 m
PARKING	3 SPACES	4 SPACES			

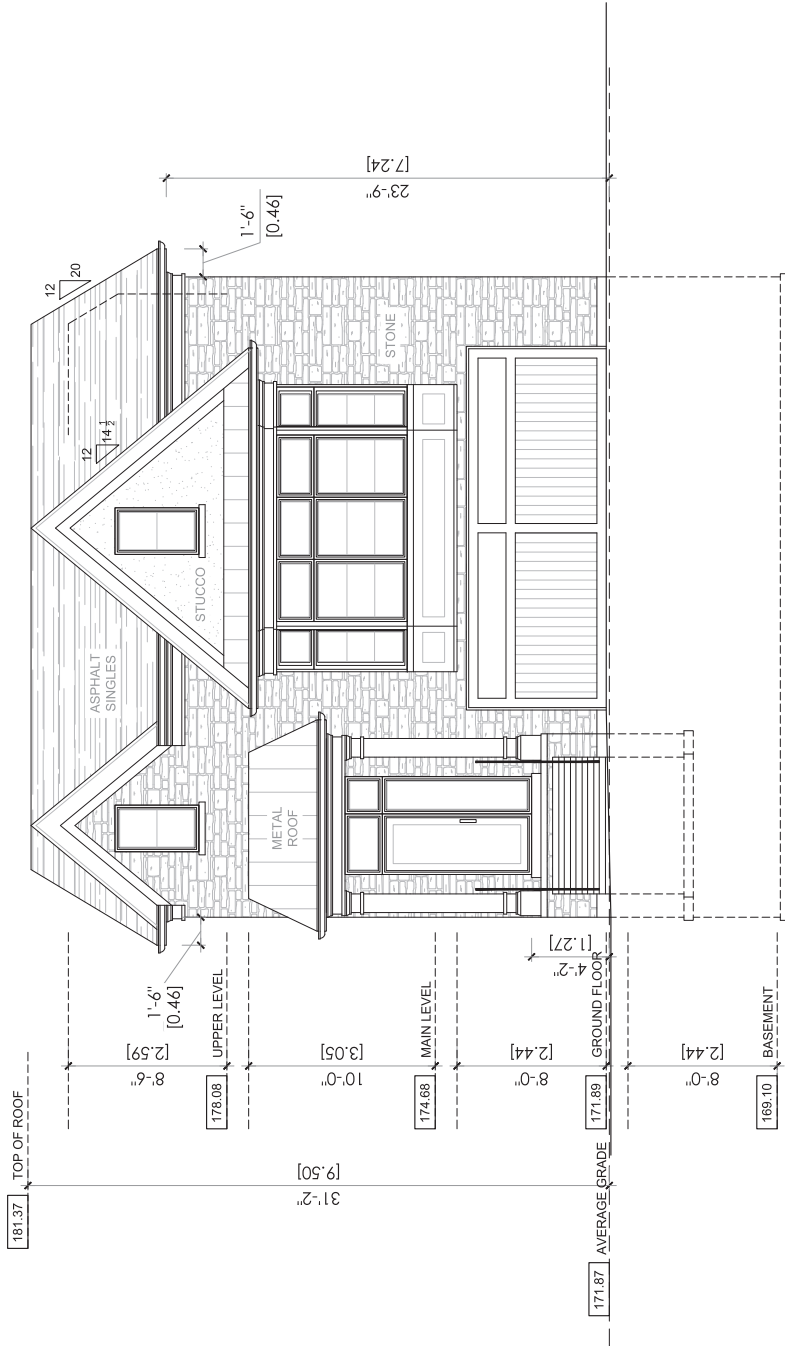
LANDSCAPE CALCULATION - LOT A (RETAINED)	
LOT A (RETAINED)	
	PROPOSED
FRONT YARD AREA	99.08 m ²
DRIVEWAY	37.71 m ²
FRONT LANDSCAPE AREA	61.37 m ²
	62 %
HARD LANDSCAPING	
WALKWAY	3.02 m ²
PORCH + STEPS	8.88 m ²
TOTAL	11.90 m ²
TOTAL SOFT LANDSCAPING	49.473 m ²
	80.60 %
GRADE CALCULATION - LOT A (RETAINED)	
EAST GRADE	171.85
WEST GRADE	171.89
AVERAGE GRADE	171.87

PROPOSED VARIANCE

PROPOSED - SITE PLAN (LOT A)

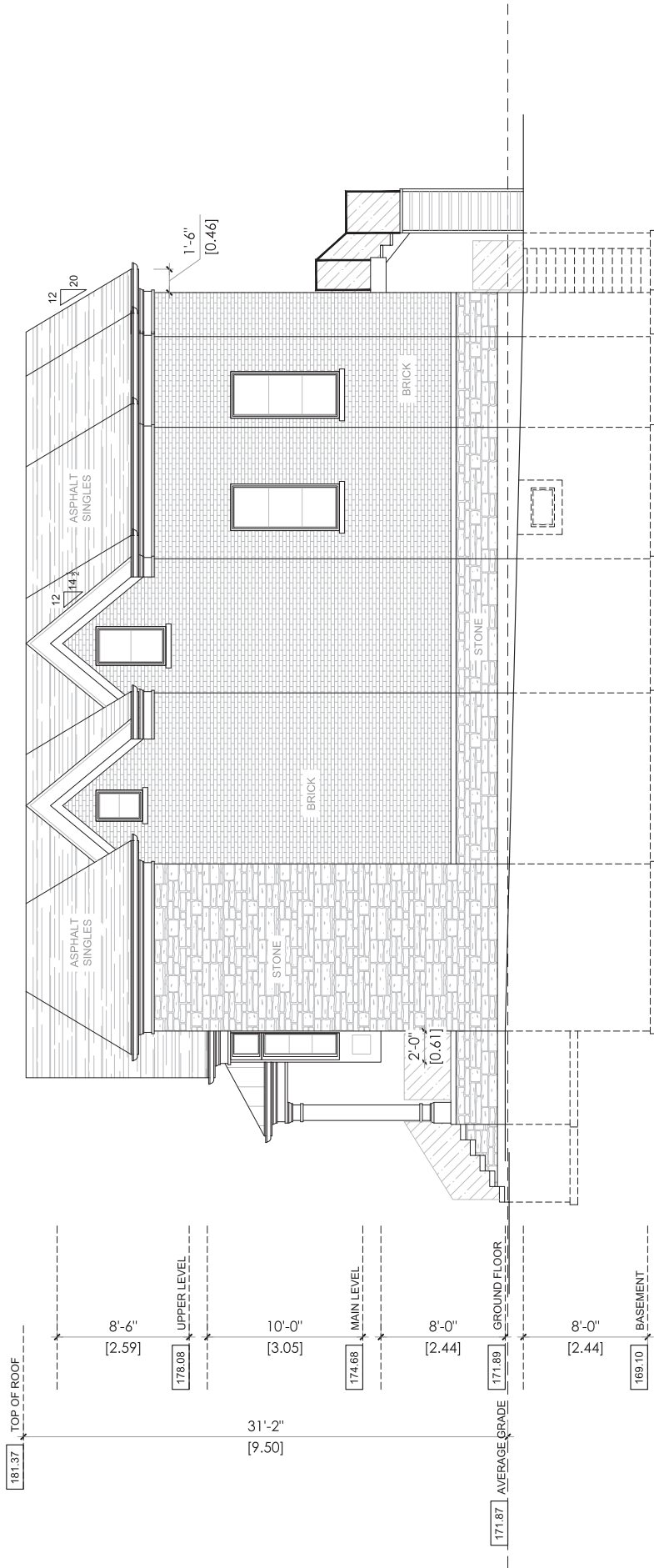


PROPOSED - BASEMENT FLOOR PLAN (LOT A)



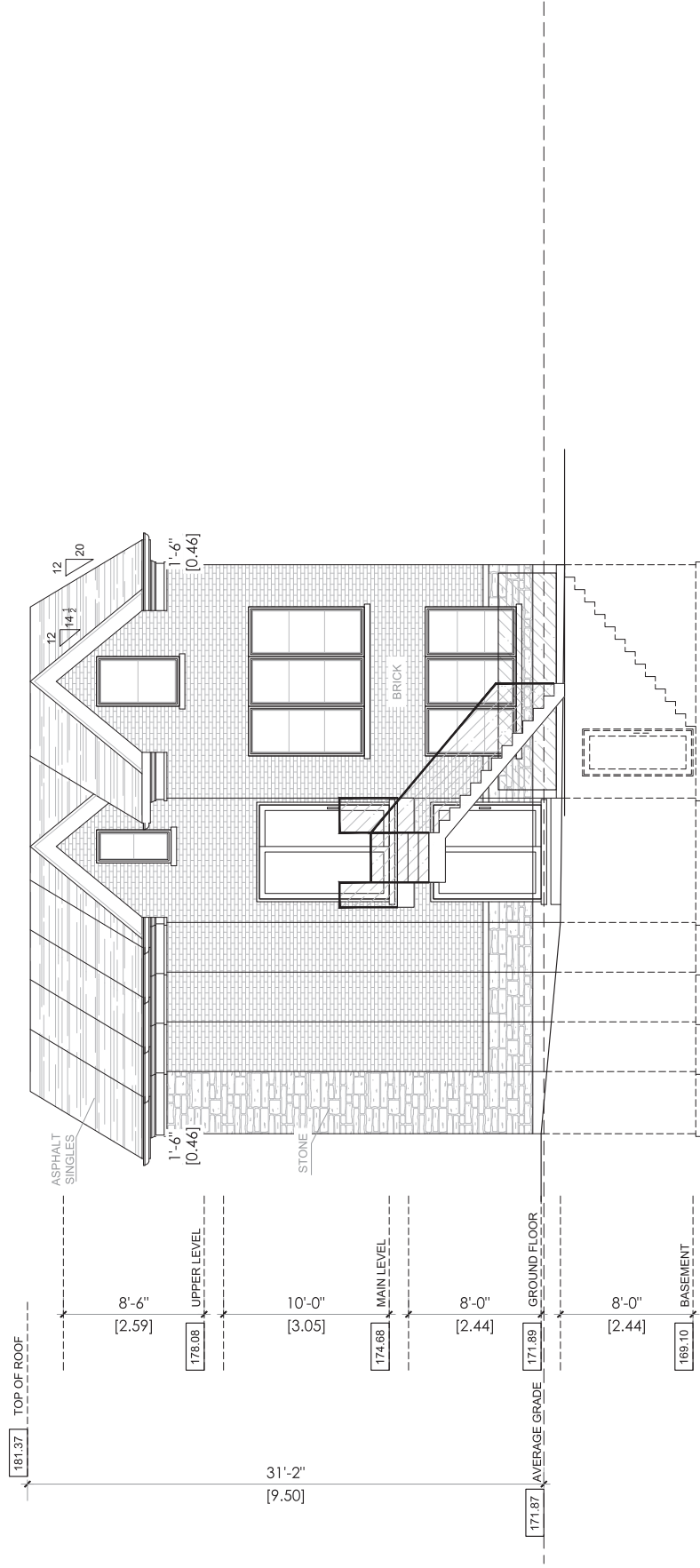
PROPOSED - FRONT ELEVATION (LOT A)

□ 41 Hurricane Ave, Vaughan □ 21-001 □ JUNE 22, 2021 □ 1.75



PROPOSED - WEST ELEVATION (LOT A)

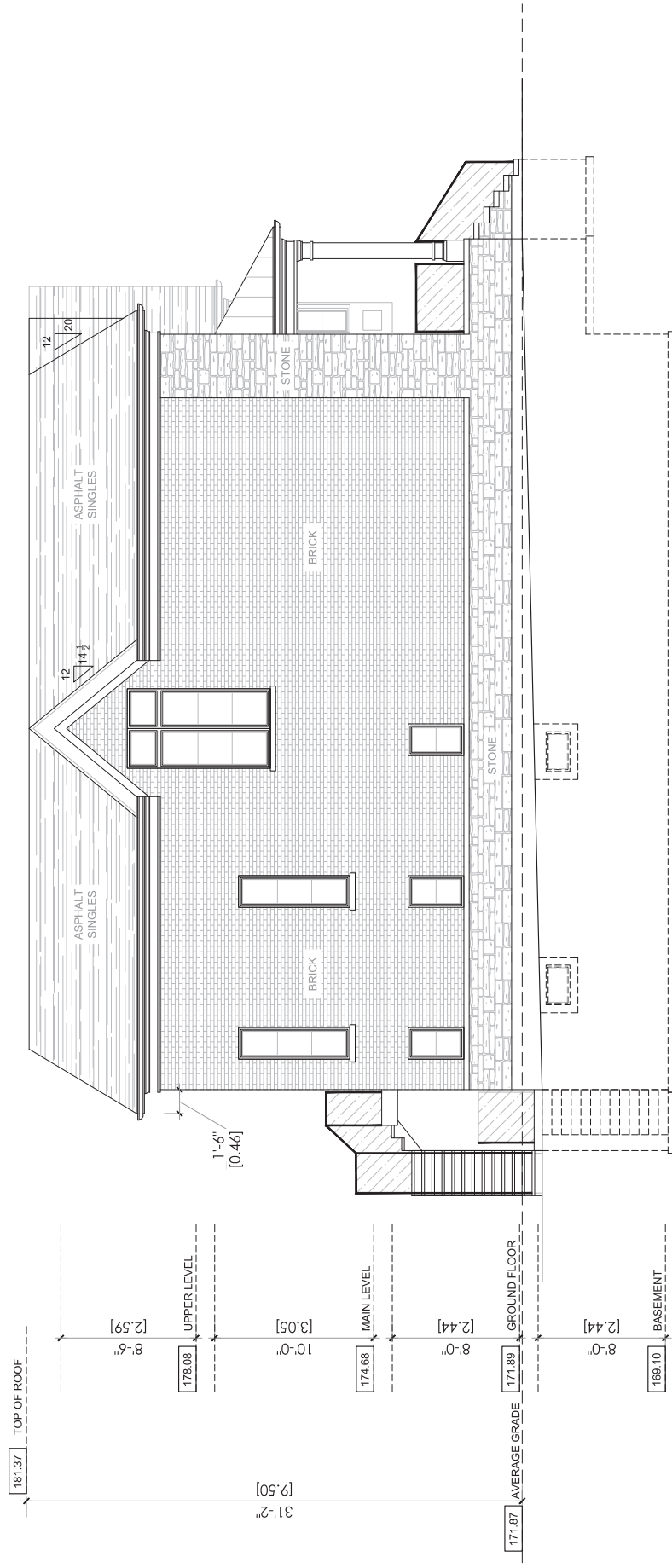
□ 41 Hurricane Ave, Vaughan □ 21-001 □ JUNE 22, 2021 □ 1:75



PROPOSED - REAR ELEVATION (LOT A)

□ 41 Hurricane Ave, Vaughan □ 21-001 □ JUNE 22, 2021 □ 1.75

A-A7



PROPOSED - EAST ELEVATION (LOT A)

□ 41 Hurricane Ave, Vaughan □ 21-001 □ JUNE 22, 2021 □ 1:75

A-A8

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.

Public Correspondence (31, 42, 49 Hurricane Avenue & 37 Fran Drive)

Office of the City Clerk
c/o Committee of Adjustment
2141 Major Mackenzie Drive, 1st Floor
Vaughan ON L6A 1T1

**RE: LETTER OF SUPPORT
41 HURRICANE AVENUE, VAUGHAN
COMMITTEE OF ADJUSTMENT APPLICATION**

I have had an opportunity to review the proposal by Mario Asta for Consent and Minor Variance applications to create two residential dwellings on 41 Hurricane Avenue. Please accept this letter as confirmation of my support for the applications.

Name: Manpreet Kang

Signature: 

Address: 31 Hurricane Ave, Woodbridge, ON L4L 1V5

Date: 3/30/2021

Office of the City Clerk
c/o Committee of Adjustment
2141 Major Mackenzie Drive, 1st Floor
Vaughan ON L6A 1T1

**RE: LETTER OF SUPPORT
41 HURRICANE AVENUE, VAUGHAN
COMMITTEE OF ADJUSTMENT APPLICATION**

I have had an opportunity to review the proposal by Mario Asta for Consent and Minor Variance applications to create two residential dwellings on 41 Hurricane Avenue. Please accept this letter as confirmation of my support for the applications.

Name: Daniel Santapaga _____

Signature: _____


Address: 49 Hurricane Avenue _____

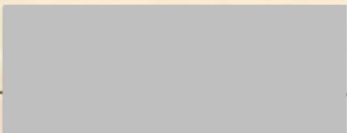
Date: 2021-03-30 _____

Office of the City Clerk
c/o Committee of Adjustment
2141 Major Mackenzie Drive, 1st Floor
Vaughan ON L6A 1T1

**RE: LETTER OF SUPPORT
41 HURRICANE AVENUE, VAUGHAN
COMMITTEE OF ADJUSTMENT APPLICATION**

I have had an opportunity to review the proposal by Mario Asta for Consent and Minor Variance applications to create two residential dwellings on 41 Hurricane Avenue. Please accept this letter as confirmation of my support for the applications.

Name: FRED MOORE

Signature: 

Address: 42 Hurricane

Date: 3/29/21

Office of the City Clerk
c/o Committee of Adjustment
2141 Major Mackenzie Drive, 1st Floor
Vaughan ON L6A 1T1

**RE: LETTER OF SUPPORT
41 HURRICANE AVENUE, VAUGHAN
COMMITTEE OF ADJUSTMENT APPLICATION**

I have had an opportunity to review the proposal by Mario Asta for Consent and Minor Variance applications to create two residential dwellings on 41 Hurricane Avenue. Please accept this letter as confirmation of my support for the applications.

Name: Ross Stegner

Signature: _____

Address: 37 Fran Dr. Woodbridge, ON

Date: March 28, 2021

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.-

Region of York – No concerns or objections

CP Rail – No concerns or objections

Pravina Attwala

Subject: FW: B005/21 - REQUEST FOR COMMENTS - 41 Hurricane Avenue, Woodbridge (Full Circulation)

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

Sent: May-27-21 12:18 PM

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

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

Subject: [External] RE: B005/21 - REQUEST FOR COMMENTS - 41 Hurricane Avenue, Woodbridge (Full Circulation)

Good afternoon Lenore,

The Regional Municipality of York has completed its review of the above consent application and offers the following condition:

1. Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lots from the existing YDSS capacity assigned by the Region

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

Pravina Attwala

Subject: FW: B005/21 - REQUEST FOR COMMENTS - 41 Hurricane Avenue, Woodbridge (Full Circulation)
Attachments: B005-21.pdf

From: CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>
Sent: May-13-21 10:49 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: B005/21 - REQUEST FOR COMMENTS - 41 Hurricane Avenue, Woodbridge (Full Circulation)

Good Afternoon,

RE: B005/21 - REQUEST FOR COMMENTS - 41 Hurricane Avenue, Woodbridge within 500m of CP Rail line

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company.

CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. Those guidelines are found at the following website address:

<http://www.proximityissues.ca/>

The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change.

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

CP Proximity Ontario



CP Proximity Ontario
CP_Proximity-Ontario@cpr.ca
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9