



**File:** B013/21

**Applicant:** Maria Vono

**Address:** 36 Hurricane Ave Woodbridge

**Agent:** None

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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"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<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		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Real Estate Department	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Bell Canada	<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

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Background History: N/A

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Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday , September 30, 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).**



## Consent Application

Agenda Item: 1

B013/21

Ward: 2

**Prepared By: Pravina Attwala Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday , September 30, 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](https://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:** Maria Vono

**Agent:** None

**Property:** **36 Hurricane Ave Woodbridge**

**Zoning:** The subject lands are zoned R3 Residential Zone Three, under By-law 1-88 as amended.

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

**Related Files:** None

**Purpose:** Consent is being requested to sever a parcel of land for residential purposes, approximately 891.64 square metres, as a lot addition, to be merged on title with the abutting lands to the west (municipally known as 42 Hurricane Avenue).

The retained parcel of land is approximately 971.71 square metres and has frontage onto Hurricane Avenue. The existing dwelling on the retained land is to remain.

**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](https://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "B001/17".

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 September 15, 2021

Applicant confirmed posting of signage on September 10, 2021

Existing Building or Structures on the subject land:

(Please note to be retained or demolished).

Subject Lands: Single family dwelling  
Greenhouse shared between 36 & 42 Hurricane Avenue to be demolished

Retained Lands: Existing single family dwelling  
Greenhouse shared between 36 & 42 Hurricane Avenue to be demolished

Recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. That Consent Application B013/21 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.
4. That the severed parcel be merged on title with the abutting land to the west, municipally known as 42 Hurricane Avenue and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.
5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

**Adjournment Request / File Review History:** 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.

Building Department Staff have no additional comments in respect to this application.

**Development Planning:**

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

The Owner has submitted Consent Application File B013/21 to facilitate the conveyance of an 80.1 m<sup>2</sup> portion of Lot 3 on Registered Plan 4735 (described as Part 3 on the submitted draft reference plan prepared by Guido Papa Surveying, attached to the application), which is to be added to the abutting lands to the west, identified as Lot 4 on Registered Plan 4735 and municipally known as 42 Hurricane Avenue. Both properties are located within an Established Large-Lot Neighbourhood.

The purpose of the conveyance of the lands is to facilitate an increase in lot size to accommodate a new single-family dwelling on 42 Hurricane Avenue. The lot boundary adjustment will also facilitate the removal of an existing accessory structure shared between both properties, as well as a minor reconfiguration of the existing driveway on 42 Hurricane Avenue. The proposed conveyance of the lands will result in the subject lands (36 Hurricane Avenue) having a lot area of 891.6 m<sup>2</sup>, which complies with the minimum lot area requirement of Zoning By-law 1-88. As such, no minor variances are required to facilitate the conveyance. The Development Planning Department has no objection to the proposal as it is a lot boundary adjustment, and no new lot is being created. The conveyance will increase the lot size of 42 Hurricane Avenue while maintaining compliance with Zoning By-law 1-88 for lot area and frontage on the subject lands. Accordingly, the proposal will not have adverse impacts on neighbouring properties. The Development Planning Department is of the opinion that the proposal meets the intent of Vaughan Official Plan 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 recommends approval of the application, subject to the following conditions:

The Owner of the land shall make an Application to Annex Restrictive Covenants S118 of the *Land Titles Act* for the registration of a restriction that no Transfer or Charge of the lands described as Lot 3, Registered Plan 4735 and Lot 4, Registered Plan 4735 (collectively, the "Restricted Lands") shall be registered unless such Transfer or Charge includes all of the Restricted Lands, and if such Transfer or Charge is registered against

title to part of the Restricted Lands then the written consent from the Corporation of the City of Vaughan is required, which consent may be arbitrarily withheld.

**Development Engineering:**

The Development Engineering (DE) Department does not object to consent application B013/21 subject to the following condition(s):

1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
2. The owner/ applicant shall remove the green house and the vinyl shed from the rear yard easement area and provide Development Engineering with proof (pictures) that no structures are remained in the easement.

**Parks Development - Forestry:**

No comments no concerns.

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

No comments received to date.

**Development Finance:**

1. 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.
2. 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.
3. 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
4. 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.

**Development Finance Conditions:**

The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

**Fire Department:**

No comments received 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

Bell Canada – 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 standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Should the Committee **adjourn** this application the following condition(s) is required: None

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</li> <li>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</li> <li>3. That Consent Application B013/21 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.</li> <li>4. That the severed parcel be merged on title with the abutting land to the west, municipally known as 42 Hurricane Avenue and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</li> <li>5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>
2	Development Planning Michael Torres  905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a>	The Owner of the land shall make an Application to Annex Restrictive Covenants S118 of the <i>Land Titles Act</i> for the registration of a restriction that no Transfer or Charge of the lands described as Lot 3, Registered Plan 4735 and Lot 4, Registered Plan 4735 (collectively, the "Restricted Lands") shall be registered unless such Transfer or Charge includes all of the Restricted Lands, and if such Transfer or Charge is registered against title to part of the Restricted Lands then the written consent from the Corporation of the City of Vaughan is required, which consent may be arbitrarily withheld.
3	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.</li> <li>2. The owner/ applicant shall remove the green house and the vinyl shed from the rear yard easement area and provide Development Engineering with proof (pictures) that no structures are remained in the easement.</li> </ol>
4	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

### Warning:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

### 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 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 more information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

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

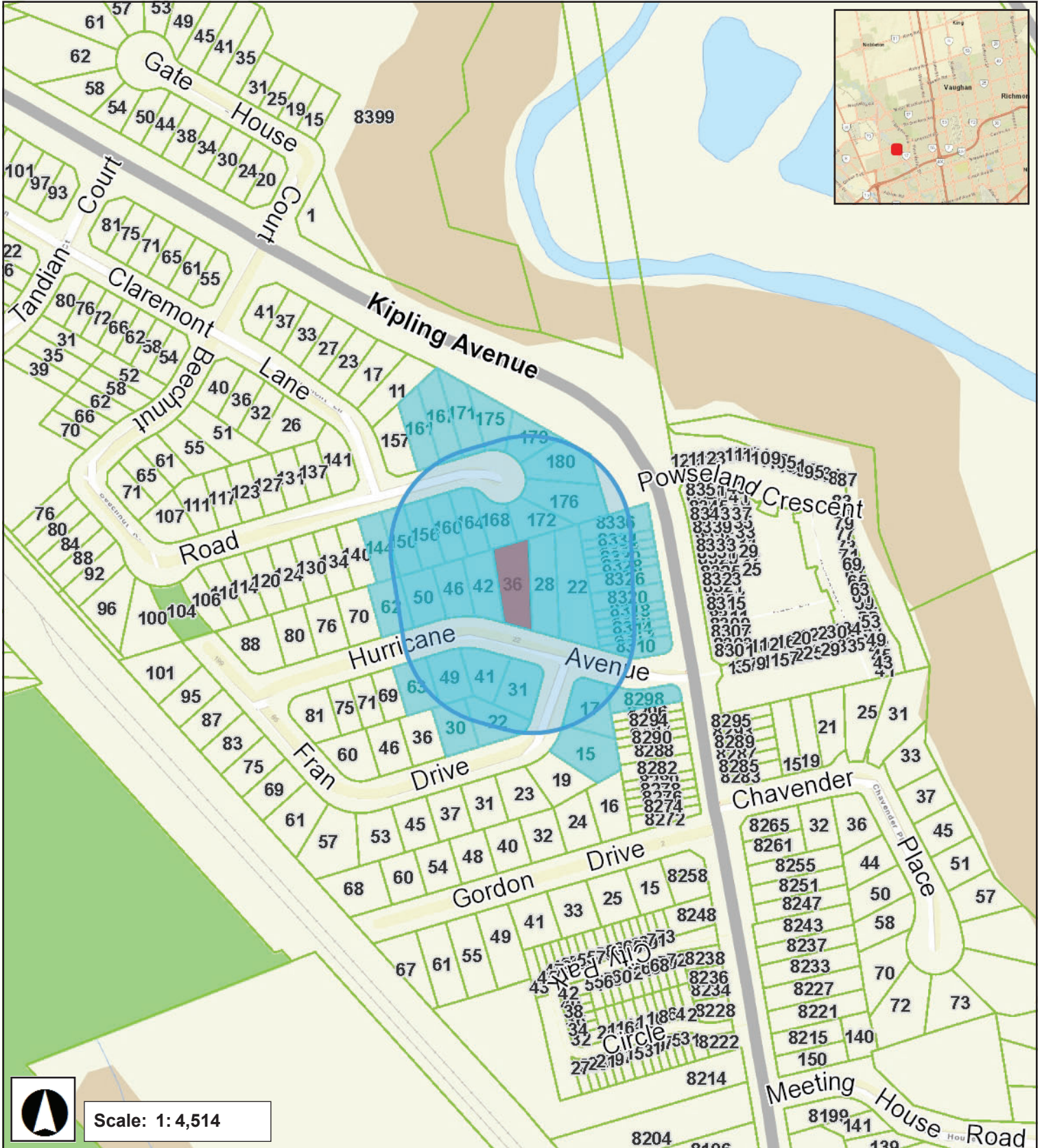
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map  
Plans & Sketches**



# LOCATION MAP - B013/21

36 HURRICANE AVENUE, WOODBRIDGE



Highway 27

Highway 7

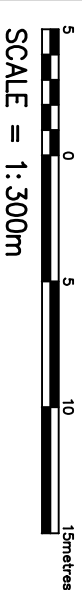
September 8, 2021 1:28 PM



# BOUNDARY ADJUSTMENT

No. 36 HURRICANE AVENUE

LOT 3  
REGISTERED PLAN 4735  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK



METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

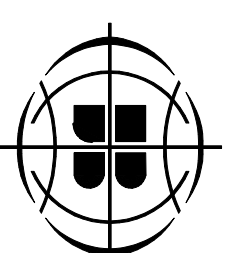
## LAND USE

EX. LOT BEFORE ADDITION	PART 1	AREA = 864.3 Sq.m.
LANDS TO BE SEVERED	PART 2	AREA = 80.1 Sq.m.
LANDS TO BE RETAINED	PART 3	AREA = 891.6 Sq.m.

## KEY MAP



© COP/R/RIGHT 2021 Guido Papa Surveying – A Division of J.D. Barnes Limited



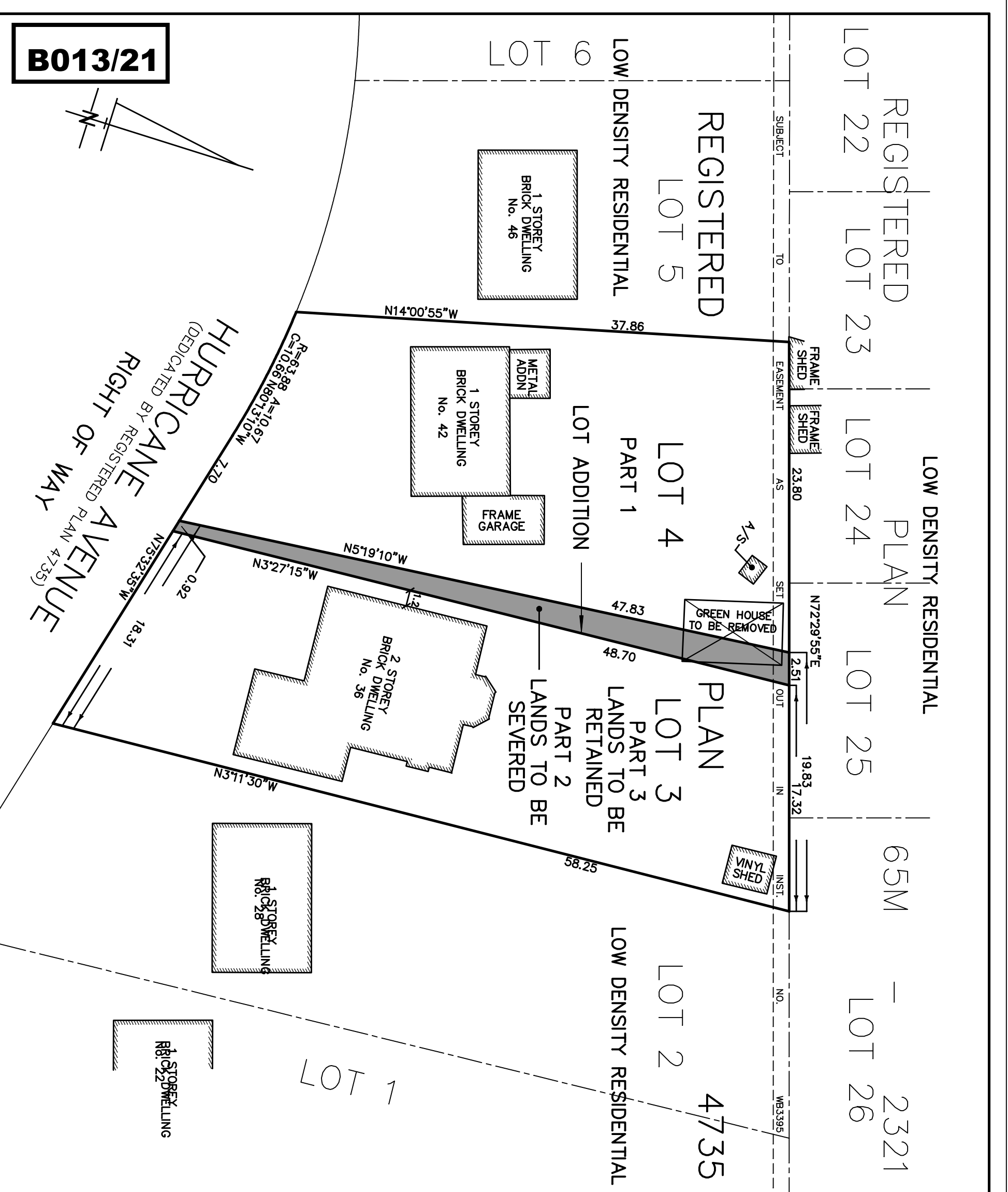
**GUIDO PAPA SURVEYING** SURVEYING  
MAPPING  
GIS

A Division of J.D. Barnes Limited

UNIT B7 - 9135 KEBLE ST., VAUGHAN, ON L4K 0T4  
T: (289) 553-5961 F: (289) 553-5986 www.jdbarnes.com

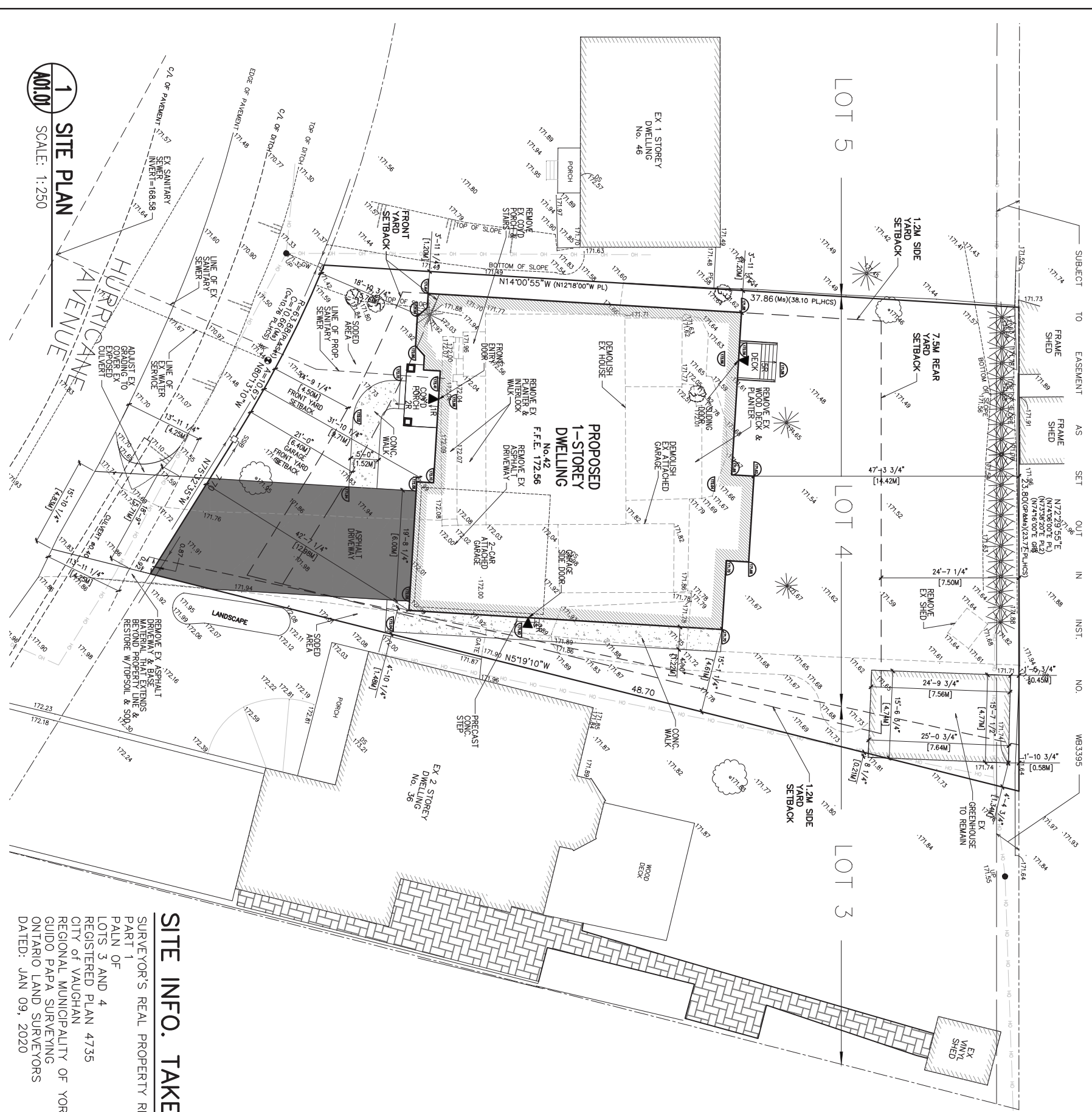
DRAWN BY: V.G.P.	CHECKED BY: V.G.P.	REFERENCE NO.: 19-18-499-00
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JULY 22, 2021



**SITE DATA:**

ZONING:	R3
LOT AREA:	10164.58 SQ.FT. [944.32 SQ.M.]
PERMITTED LOT COVERAGE:	40%
MAXIMUM PERMITTED HEIGHT:	9.5M
G.F.A.:	
GROUND FLOOR AREA:	3,186.22 SQ.FT. [296.01 SQ.M.]
LOT COVERAGE	
DWELLING AREA:	3,186.22 SQ.FT. [296.01 SQ.M.]
COVID FRONT PORCH AREA:	63.71 SQ.FT. [5.92 SQ.M.]
EX GREENHOUSE AREA:	388.94 SQ.FT. [36.13 SQ.M.]
TOTAL:	3,638.87 SQ.FT. [338.06 SQ.M.]
	35.80%



**1 SITE PLAN**  
SCALE: 1:250

**SITE INFO. TAKEN FROM:**

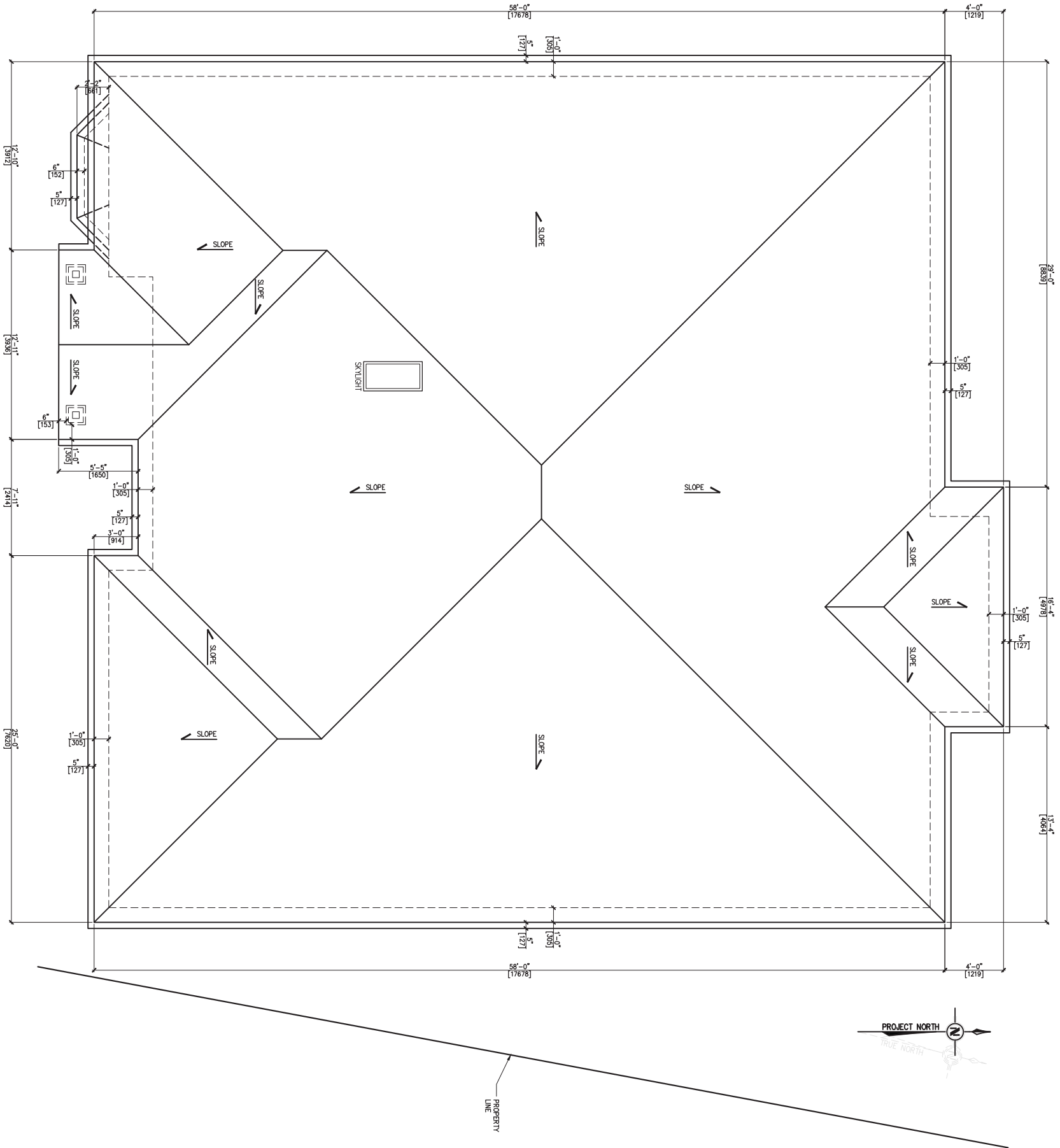
SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PALM OF  
LOTS 3 AND 4  
REGISTERED PLAN 4735  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
GUIDO PAPA SURVEYING  
ONTARIO LAND SURVEYORS  
DATED: JAN 09, 2020

1	ISSUED FOR REVIEW	FEB 03 2021
2	ISSUED FOR REVIEW	FEB 19 2021
5	ISSUED FOR REVIEW	MAR 01 2021
6	ISSUED FOR REVIEW	MAR 09 2021

**DINO GIULIETTI ARCHITECT**  
19 Huronia Place  
Woodbridge ON L4L 4L4  
905-850-1696  
dino.g.architect@gmail.com

Project: **NEW 1-STOREY SFD W/ 2-CAR ATT. GARAGE**  
Address: **42 HURRICANE AVE.**  
Vaughan, ON

Drawn By: dg	Checked By: dg
Date: JAN/2021	Scale: As Shown
Project No.:	Drawing No: <b>A01.01</b>



6	ISSUED FOR REVIEW	MAR 09 2021
5	ISSUED FOR REVIEW	MAR 01 2021

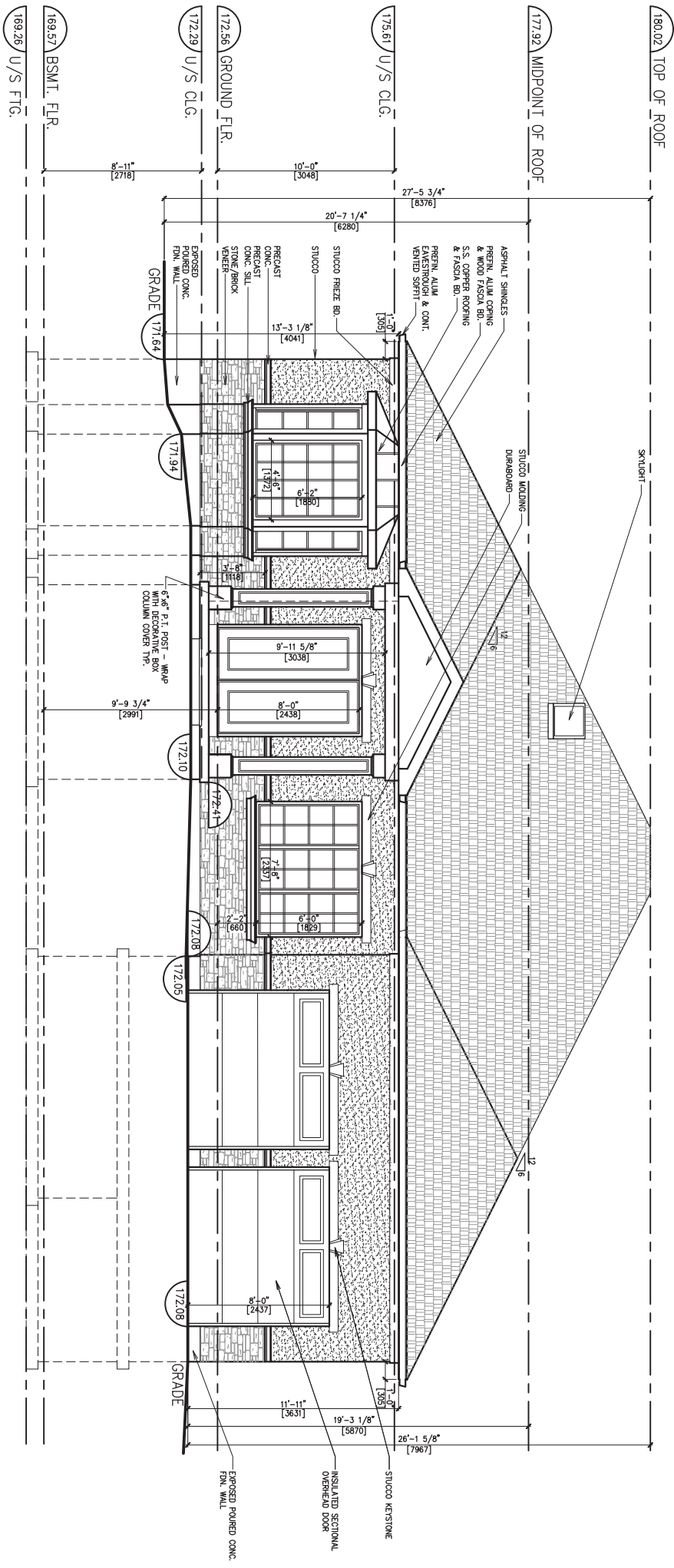
**DINO GIULIETTI ARCHITECT**  
 19 Huronia Place  
 Woodbridge ON L4L 4L4  
 905-850-1696  
 dinog.architect@gmail.com

Project: **NEW 1-STOREY SFD W/ 2-CAR ATT. GARAGE**  
 Address: **42 HURRICANE AVE.**  
 Vaughan, ON

Drawn By: dg  
 Date: JAN/2021  
 Project No.:

Checked By: dg  
 Scale: As Shown  
 Drawing No.: **A02.03**

**1 SOUTH ELEVATION**  
**A03.01**  
 SCALE: 1:100



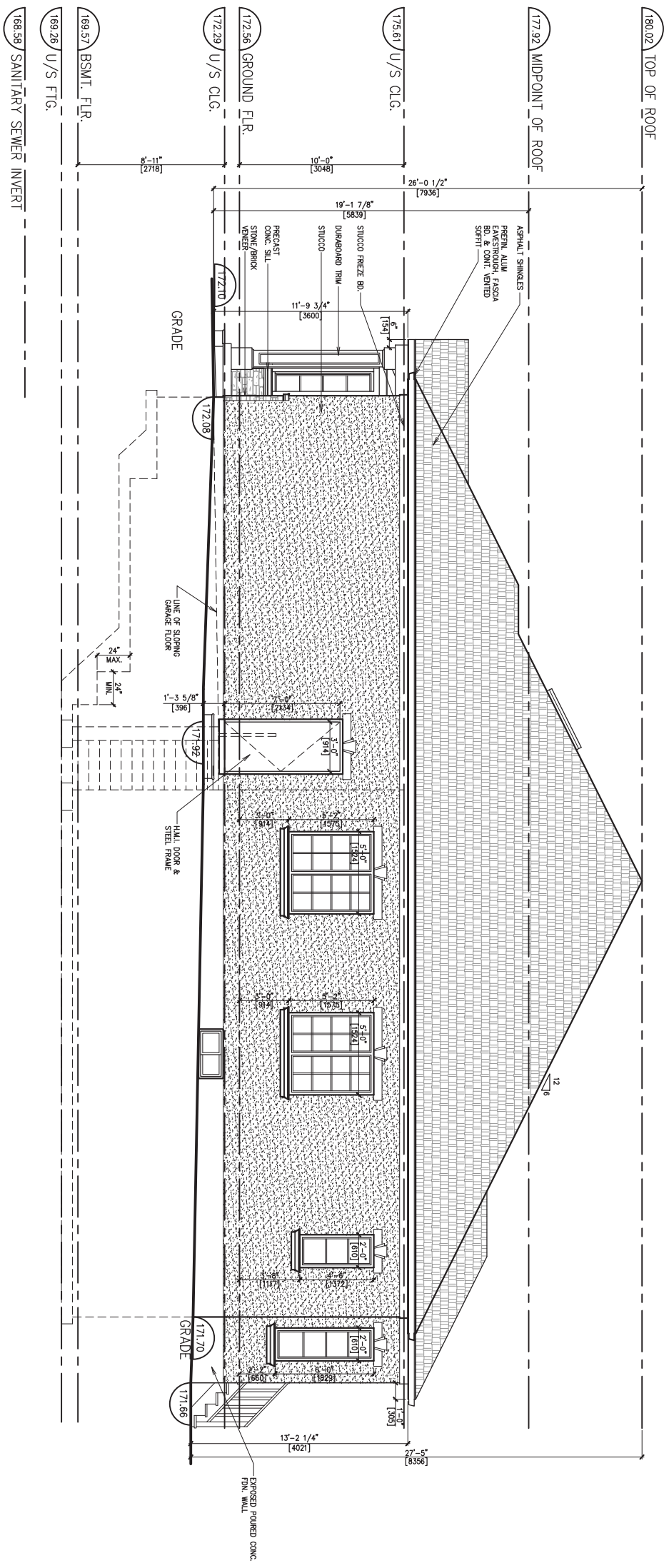
6	ISSUED FOR REVIEW	MAR 09 2021
5	ISSUED FOR REVIEW	MAR 01 2021

**DINO GIULIETTI ARCHITECT**  
 19 Huronia Place  
 Woodbridge ON L4L 4L4  
 905-850-1696  
 dinog.architect@gmail.com

Project: **NEW 1-STOREY SFD W/ 2-CAR ATT. GARAGE**  
 Address: **42 HURRICANE AVE.**  
 Vaughan, ON

Drawn By: dg	Checked By: dg
Date: JAN/2021	Scale: As Shown
Project No.:	Drawing No.: <b>A03.01</b>

**1 EAST ELEVATION**  
 A03.02 SCALE: 1:100



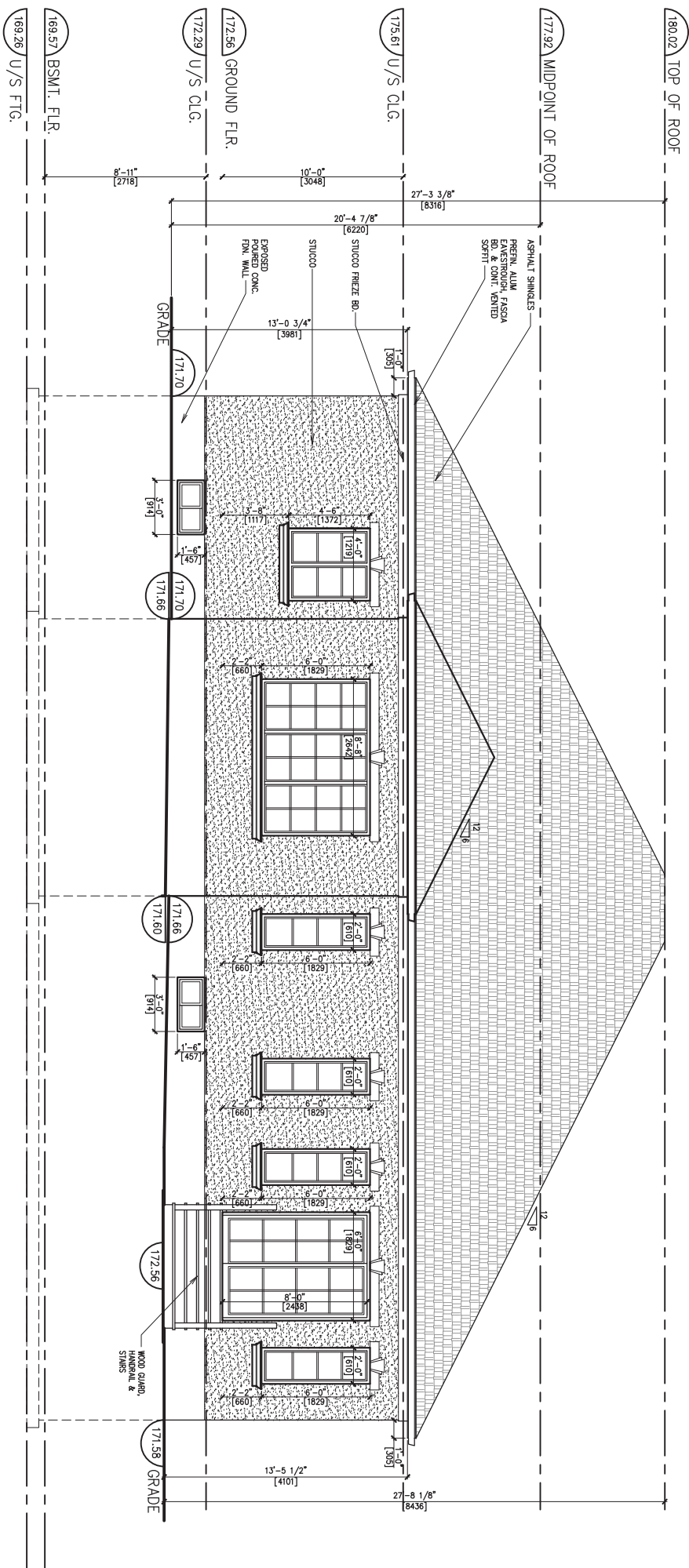
6	ISSUED FOR REVIEW	MAR 09 2021
5	ISSUED FOR REVIEW	MAR 01 2021

**DINO GIULIETTI ARCHITECT**  
 19 Huronia Place  
 Woodbridge ON L4L 4L4  
 905-850-1696  
 dinog.architect@gmail.com

Project: **NEW 1-STOREY SFD W/ 2-CAR ATT. GARAGE**  
 Address: **42 HURRICANE AVE.**  
 Vaughan, ON

Drawn By: dg	Checked By: dg
Date: JAN/2021	Scale: As Shown
Project No.:	Drawing No.: <b>A03.02</b>

**1** NORTH ELEVATION  
 A03.03 SCALE: 1:100



6	ISSUED FOR REVIEW	MAR 09 2021
5	ISSUED FOR REVIEW	MAR 01 2021

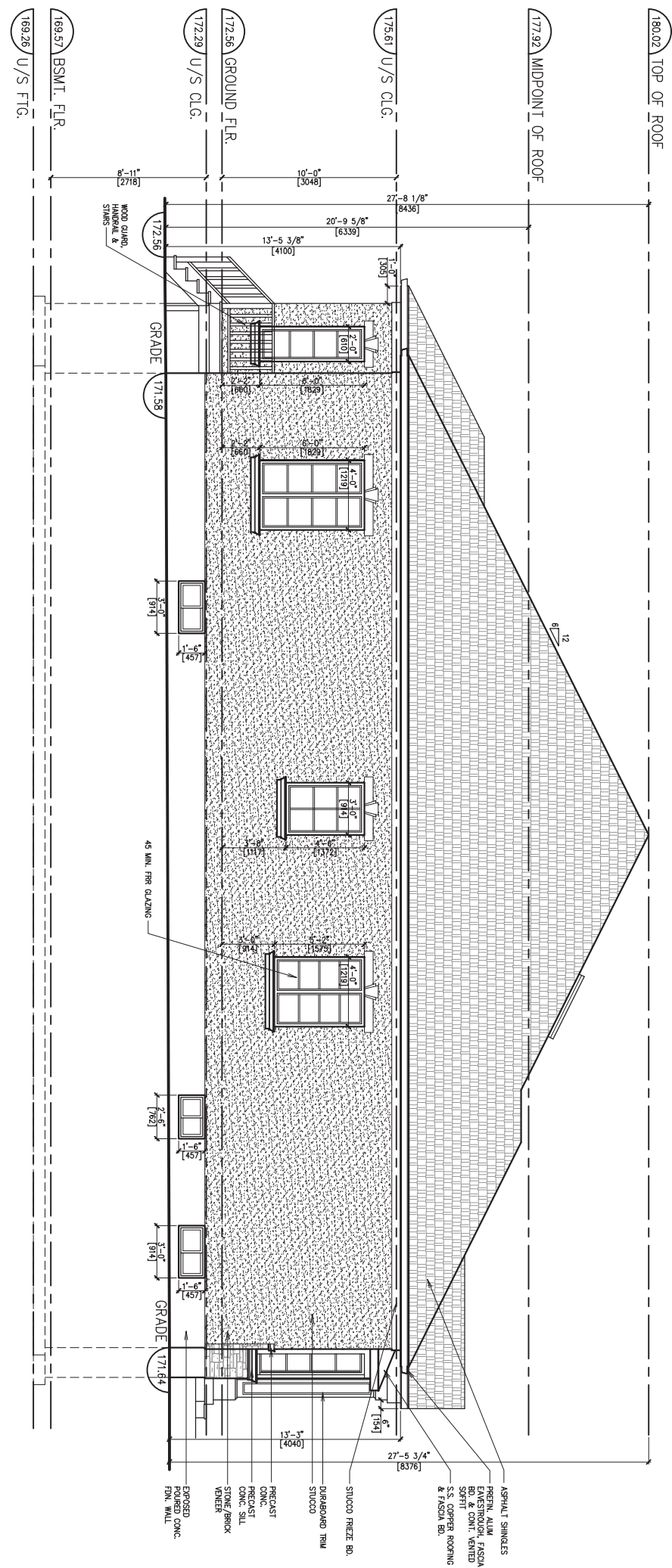
**DINO GIULIETTI ARCHITECT**  
 19 Huronia Place  
 Woodbridge ON L4L 4L4  
 905-850-1696  
 dinog.architect@gmail.com

Project: **NEW 1-STOREY SFD W/ 2-CAR ATT. GARAGE**  
 Address: **42 HURRICANE AVE.**  
 Vaughan, ON

Drawn By: dg	Checked By: dg
Date: JAN/2021	Scale: As Shown
Project No.:	Drawing No.: <b>A03.03</b>

**1**  
**WEST ELEVATION**

SCALE: 1:100



6	ISSUED FOR REVIEW	MAR 09 2021
5	ISSUED FOR REVIEW	MAR 01 2021

**DINO GIULIETTI ARCHITECT**  
 19 Huronia Place  
 Woodbridge ON L4L 4L4  
 905-850-1696  
 dinog.architect@gmail.com

Project:  
**NEW 1-STOREY SFD W/ 2-CAR ATT. GARAGE**

Address:  
**42 HURRICANE AVE.**  
Vaughan, ON

Drawn By: dg	Checked By: dg
Date: JAN/2021	Scale: As Shown
Project No.:	Drawing No.: <b>A03.04</b>



SCHEDULE			
PART	LOT	REGD PLAN PLAN	AREA
1	3		835.35 sq m
2		ALL OF 03308-1025(1)	28.90 sq m
3			3.03 sq m
4		4735	77.03 sq m
5		ALL OF 03308-1024(1)	870.52 sq m
6			21.12 sq m

PARTS 2, 3 AND 6 - SUBJECT TO EASEMENT AS SET OUT IN INST. NO. W83395

PIN	AREA
ALL OF 03308-1025(1)	835.35 sq m
ALL OF 03308-1024(1)	870.52 sq m
4735	77.03 sq m
21.12 sq m	21.12 sq m

**PLAN OF SURVEY OF LOTS 3 AND 4 REGISTERED PLAN 4735 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK**

SCALE = 1 : 150  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150  
**GUIDO PAPA SURVEYING**  
 A DIVISION OF J.D. BARNES LIMITED

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCP-9) SCP-10519980176 AND SCP-10519980182, UTM ZONE 17, NAD-1983 (CSRS-2010.0) DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99973462.  
 FOR BEARING COMPARISONS, A ROTATION OF 0°38'35" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN PL.  
 FOR BEARING COMPARISONS, A ROTATION OF 0°38'35" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN PL.  
 1050  
 SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, MAND3 (CSRS) (2010.0)  
 COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF OREG 216/01.

**INTEGRATION DATA**

POINT ID	EXISTING	NORTHING
SCP 10519980176	612 765.80	4 848 818.17
SCP 10519980182	612 530.21	4 849 907.59

THE RESULTANT TIE BETWEEN SCP 10519980176 AND SCP 10519980182 IS 1114.90 N21°21'01W

**LEGEND**

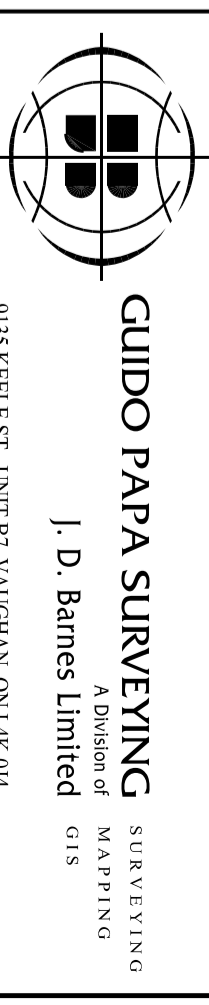
- BEARINGS
- DENOTES SURVEY MONUMENT FOUND
- DENOTES STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES IRON PIPE
- DENOTES WITNESS
- DENOTES NOT IDENTIFIABLE
- DENOTES REGISTERED PLAN 4735
- DENOTES REGISTERED PLAN 654-2321
- DENOTES BARGHAM & ANSCHUTZ LIMITED, O.L.S.
- DENOTES J.D. BARNES LIMITED, O.L.S.
- DENOTES SURVEYOR'S REAL PROPERTY REPORT BOARD FENCE
- DENOTES BOARD FENCE
- DENOTES CHAIN LINK FENCE
- DENOTES NORTH, SOUTH, EAST, WEST

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.  
 2. THE SURVEY WAS COMPLETED ON MAY XX, 2021.

MAY XX, 2021  
 DATE  
**VALENTIN G. PAPA**  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

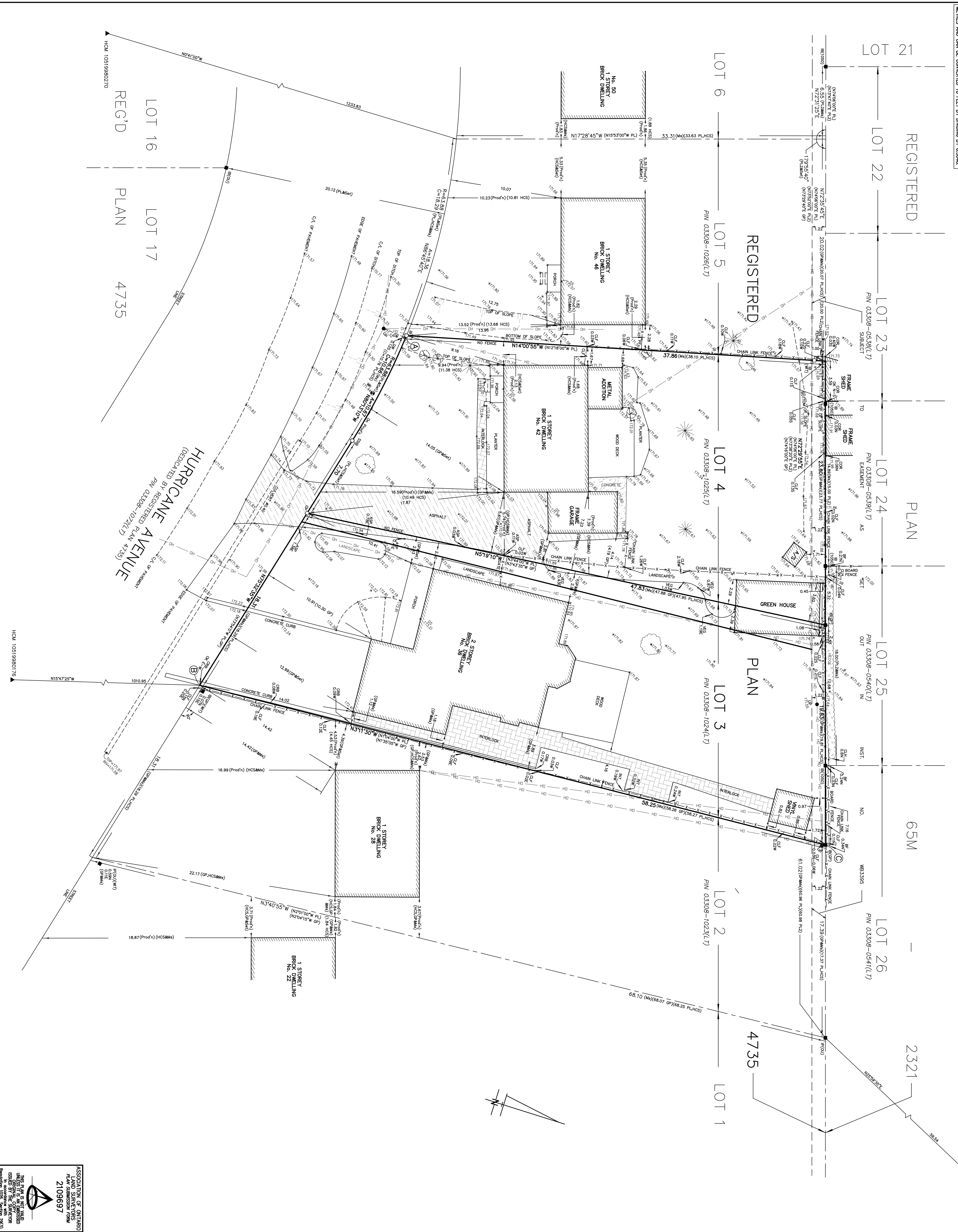


9138 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0L4  
 T: (905) 555-5961 F: (905) 555-5986 www.jdbarnes.com  
 DRAM BY: V.C.P. CHECKED BY: V.C.P. REFERENCE NO.: 19-18-499-01  
 DATED: 05/17/2021

SCP 10519980176 N15°47'25"W 1010.95



METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



HCM 10519980182

SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF  
LOTS 3 AND 4  
REGISTERED PLAN 4735  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

**PART 2 - REPORT SUMMARY**  
MUNICIPALITY KNOWN AS NO. 36 AND 42 HURRICANE AVENUE  
LOTS 3 AND 4, REGISTERED PLAN 4735  
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK  
ESSENTIALS OR RIGHT OF WAY  
- PIN 03308-1024(L1) - SUBJECT TO ESSEMENT AS SET OUT IN  
OF CANADA.  
- PIN 03308-0544(L1) - SUBJECT TO ESSEMENT AS SET OUT IN  
INSTRUMENT NO. W83395 IN FAVOUR OF BELL TELEPHONE COMPANY  
OF CANADA.  
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS  
No investigation with respect to Municipal Zoning requirement has  
been made in connection with this report.  
ADDITIONAL REMARKS  
- MONUMENTS SHOWN AS "M" ARE WITNESS MONUMENTS AND ARE NOT  
AT THE PROPERTY CORNER.  
- THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.  
- NOTE THE LOCATION OF ASPHALT AND LANDSCAPE BETWEEN NO. 36  
AND NO. 42 HURRICANE AVENUE  
- NOTE THAT THE GREEN HOUSE OF NO. 36 HURRICANE AVENUE IS  
PARTIALLY LOCATED ON NO. 42 HURRICANE AVENUE.  
THIS REPORT HAS BEEN PREPARED FOR "MR. SEBASTIAN VONO",  
AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD.  
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**NOTE:**  
GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not  
liable for use of this REPORT by any party or parties for  
FUTURE TRANSACTIONS or for any unintended purposes.  
This REPORT reflects conditions at time of survey. UPDATING  
MAY BE REQUIRED TO ISSUE ADDITIONAL COPIES subsequent to  
DATE OF THE SURVEYOR'S CERTIFICATE.

**GEODETTIC:**  
ELEVATIONS SHOWN HEREON ARE GEODETTIC AND ARE DERIVED FROM  
THE CITY OF VAUGHAN BENCHMARK NO. BM 51-3.  
ELEVATION = 189.014 METERS.

**NOTE:**  
SURVEY MONUMENT FOUND  
SQUARE MONUMENT PLANTED  
MONUMENT FROM BIRM  
REIN. BAR  
W/ CONCRETE PIN WITH WASHER  
ORIGIN UNKNOWN  
MISSED PLAN 4735  
REGISTERED PLAN 856-2321  
PLAN OF SURVEY BY GUIDO PAPA SURVEYING LTD. O.L.S.  
PLAN OF SURVEY BY GUIDO PAPA SURVEYING LTD. O.L.S. DATED  
MARCH 24, 2020. METERS. NAD-83. HORIZONTAL  
ON PRODUCTION  
1050  
PARADISE  
UP  
OH-  
M/S  
A/S  
BF  
PF  
OH  
COR  
CORNER  
ASPH. SLOPE, EAST, WEST  
EXISTING ELEVATION  
100.00  
DS  
INVERT  
SILL  
DIAMETER  
DECIDUOUS TREE  
CONIFEROUS TREE  
SHRUB

**NOTE:**  
SURVEY MONUMENT FOUND  
SQUARE MONUMENT PLANTED  
MONUMENT FROM BIRM  
REIN. BAR  
W/ CONCRETE PIN WITH WASHER  
ORIGIN UNKNOWN  
MISSED PLAN 4735  
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ASPH. SLOPE, EAST, WEST  
EXISTING ELEVATION  
100.00  
DS  
INVERT  
SILL  
DIAMETER  
DECIDUOUS TREE  
CONIFEROUS TREE  
SHRUB

**SURVEYOR'S CERTIFICATE:**  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEY ACT AND THE SURVEYOR'S ACT AND THE  
REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE  
7<sup>th</sup> DAY OF JANUARY, 2020

DATE: JANUARY 09, 2020  
VALERIO G. PAPA  
ONTARIO LAND SURVEYOR

**NOTE:**  
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE LUNA  
GRID COORDINATE SYSTEM (NAD-83/CSRS;SABG-2010). HORIZONTAL  
CENTRAL MERIDIAN = 81°00'00" W  
HCM 10519980182 N 44°49'07.59" E 617330.205  
HCM 10519980176 N 44°48'18.171" E 617275.795  
HCM 10519980270 N 44°49'55.354" E 612481.585  
ZONE 17. CENTRAL MERIDIAN = 81°00'00" W  
DISTANCES SHOWN HEREON ARE GRID DISTANCES AND CAN BE CONVERTED TO  
AND BY APPLICING A CORNER SCALE FACTOR OF 0.99979492.

**INTEGRATION DATA**  
UTM COORDINATES SHOWN HEREON ARE REFERRED TO THE UTM  
GRID COORDINATE SYSTEM, NAD-83/CSRS;SABG-2010.00.  
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN  
ACCORDANCE WITH SECTION 14 (2) OF OREG 216/10.

**POINT ID**  
NORTHING EASTING  
SOP(A) 4849798.027 612485.101  
SOP(B) 4849790.728 612480.780  
SOP(C) 4849848.870 612487.537

**COMPANIES CANNOT IN THESE RESPECTS BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.**

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**GUIDO PAPA SURVEYING**  
A Division of J.D. Barnes Limited  
SURVEYING  
MAPPING  
015

4849798.027  
4849790.728  
4849848.870

612485.101  
612480.780  
612487.537

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2109697

THE SURVEYOR'S  
LUNDA CANTON  
ISSUED BY THE SURVEYOR  
REG. NO. 25833

VAUGHAN  
1585 SHEPPARD AVENUE EAST  
SUITE 100  
VAUGHAN, ONTARIO L4V 1L6  
TEL: (416) 333-9300  
WWW.PAPASURVEYING.COM

DATE: JANUARY 09, 2020  
VALENTINE C. PAPA  
ONTARIO LAND SURVEYOR

DATE: JANUARY 09, 2020  
VALENTINE C. PAPA  
ONTARIO LAND SURVEYOR

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ONTARIO LAND SURVEYOR

DATE: JANUARY 09, 2020  
VALENTINE C. PAPA  
ONTARIO LAND SURVEYOR

## **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**

**Bell Canada – No concerns or objections**

**Date:** August 16<sup>th</sup> , 2021  
**Attention:** **Christine Vigneault**  
**RE:** Request for Comments

**File No.:** **B013-21**

**Related Files:**

**Applicant:** Maria Vono

**Location** 36 Hurricane Ave.



Discover the possibilities

### COMMENTS:

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

Bell Canada  
FI-2, 140 Bayfield St.  
Barrie, Ontario  
L4M 3B1

Fax: 705-722-2263  
Tel: 705-722-2244  
E-mail: [carrie.gordon@bell.ca](mailto:carrie.gordon@bell.ca)



August 26, 2021

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

Attention: Christine Vigneault, Secretary Treasurer to the Committee of Adjustments  
Email only: [Pravina.Attwala@vaughan.ca](mailto:Pravina.Attwala@vaughan.ca)

Dear Madam:

**Subject: Consent Application - Severance**  
**36 HURRICANE AVENUE, LT 3 PL 4735 VAUGHAN ; S/T WB3395 VAUGHAN**  
**CofA File: B013/21 Bell File: 905-21-340**

---

Further to our correspondence dated August 24, 2020, Bell Canada confirms that we have existing installations over the subject lands noted above, which are protected by existing easements registered as Instrument WB3395, more particularly described as the northerly 4 feet of Lot 3 Plan 4735. Therefore we confirm that our existing easement rights must be maintained, and that we will not require any additional easement protection.

Bell Canada respectfully withdraws the easement request for the lands noted above. We apologize for any inconvenience this may have caused.

If there are any questions or concerns, please do not hesitate to call.

Yours truly,

A handwritten signature in blue ink that reads "Carrie Gordon".

Carrie Gordon  
Right of Way Associate



Bell Canada  
FI-2, 140 Bayfield St.  
Barrie, Ontario  
L4M 3B1

Fax: 705-722-2263  
Tel: 705-722-2244  
E-mail: [carrie.gordon@bell.ca](mailto:carrie.gordon@bell.ca)



August 24, 2021

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

Attention: Christine Vigneault, Secretary Treasurer to the Committee of Adjustments  
Email only: [Pravina.Attwala@vaughan.ca](mailto:Pravina.Attwala@vaughan.ca)

Dear Madam:

**Subject: Consent Application - Severance**  
**36 HURRICANE AVENUE**  
**CofA File: B013/21**

**Bell File: 905-21-340**

---

Subsequent to review of the Severance Application by our local Engineering Department it has been identified that Bell Canada will require a transfer of easement over these lands, to protect existing aerial facilities, supply service to the properties and to maintain service in the area. According to our records, Bell Canada has strand and aerial cable that run parallel to the north property boundary at 36 Hurricane Ave. We request the easement be the full length of the facilities, as shown as an approximation on the attached sketch.

Bell Canada would like to confirm that a blanket easement over the lands or a specific easement measured 3.0m wide (1.5m on either side of the aerial plant), and to a minimum of 1m past any pole, guy and anchor installation as can be accommodated, would satisfy our needs.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

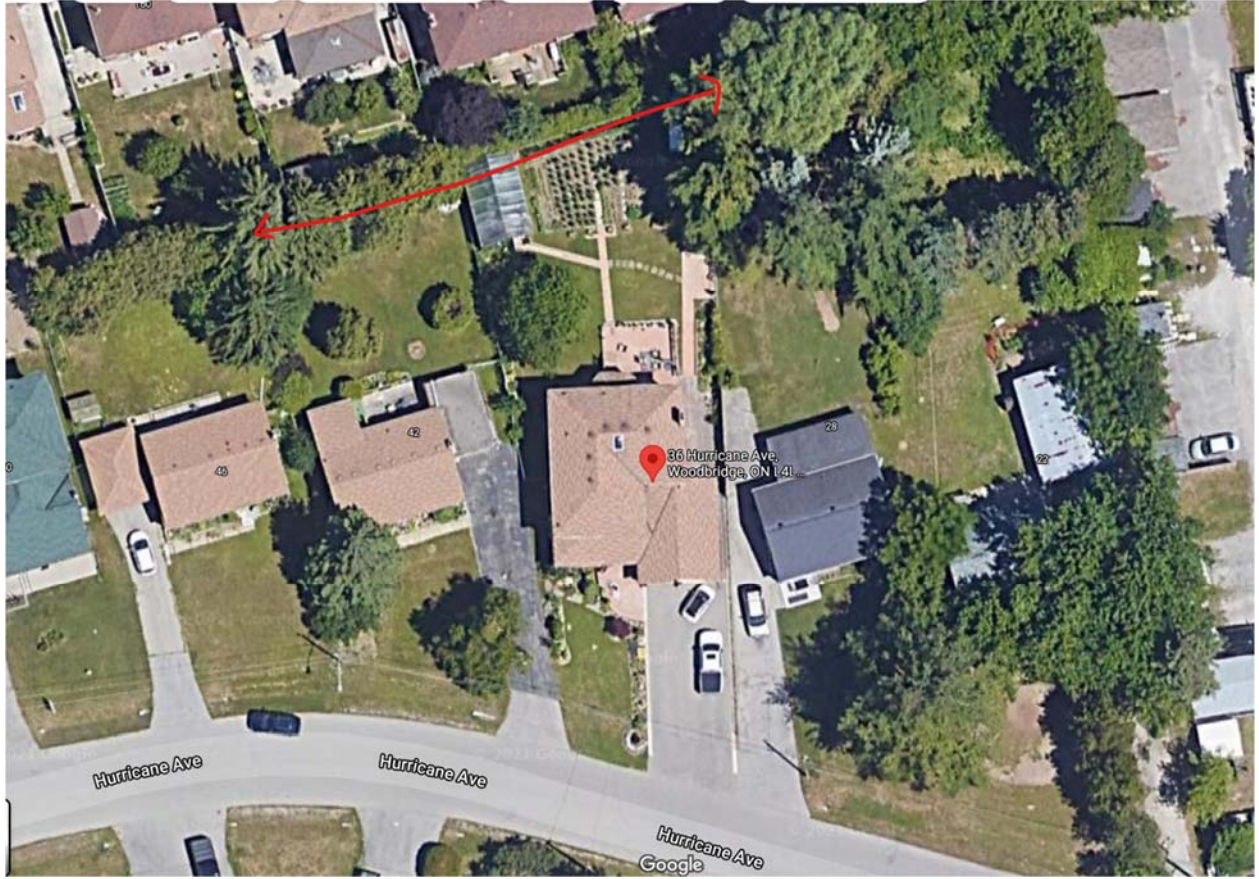
If you have any questions or concerns, please feel free to contact me.

Yours truly,

A handwritten signature in blue ink that reads "Carrie Gordon".

Carrie Gordon  
Right of Way Associate  
(Encl.)







**From:** [Hurst, Gabrielle](#)  
**To:** [Pravina Attwala](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: REQUEST FOR COMMENTS - B013/21 (36 HURRICANE AVENUE)  
**Date:** Thursday, August 19, 2021 8:35:04 AM

---

Good morning Pravina,  
The Regional Municipality of York has completed its review of the above consent application and has no comment.

*Gabrielle*

**Gabrielle Hurst mcip rpp** | Programs and Process Improvement | Planning and Economic Development Branch | Corporate Services Department | 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)

---

**From:** pravina.attwala@vaughan.ca <pravina.attwala@vaughan.ca>  
**Sent:** Friday, August 13, 2021 1:02 PM  
**To:** rowcentre@bell.ca; carrie.gordon@bell.ca; Development Services <developmentsservices@york.ca>; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca; engineeringadmin@powerstream.ca; CP\_Proximity-Ontario@cpr.ca  
**Cc:** pravina.attwala@vaughan.ca; christine.vigneault@vaughan.ca  
**Subject:** REQUEST FOR COMMENTS - B013/21 (36 HURRICANE AVENUE)

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, forward it to [isitsafe@york.ca](mailto:isitsafe@york.ca) then delete it from your inbox. If you think you may have clicked on a phishing link, report it to the IT Service Desk, ext. 71111, and notify your supervisor immediately.

Hello,

Please email comments and recommendations on the above noted application to [cofa@vaughan.ca](mailto:cofa@vaughan.ca). If you wish to be notified of the decision, please advise.

The deadline to submit comments on this application is September 20, 2021.

Should you have any questions or require additional information, please contact Pravina Attwala, Administrative Coordinator, Committee of Adjustment at [CofA@vaughan.ca](mailto:CofA@vaughan.ca).

Regards  
Pravina Attwala  
Administrative Co-ordinator, Committee of Adjustment  
905-832-8585, ext. 8002 [pravina.attwala@vaughan.ca](mailto:pravina.attwala@vaughan.ca)

City of Vaughan | Office of the City Clerk  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
vaughan.ca

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