

NOTICE OF HEARING
Minor Variance Application A161/19
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

- Date & Time of Hearing:** Thursday, March 19, 2020 at 6:00 p.m.
- Location of Hearing:** Committee Room 242/243 (2nd Floor), Vaughan City Hall
2141 Major Mackenzie Drive, Vaughan, Ontario
- Applicant:** Rudolf & Rachilya Nudel
- Agent:** None
- Property:** **91 Vaughan Blvd Thornhill**
- Zoning:** The subject lands are zoned R4 9(641) and subject to the provisions of Exception under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010: Low-Rise Residential
- Related Files:** None
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

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

By-law Requirement	Proposal
1. The maximum lot coverage of 30% is permitted.	1. To permit a maximum lot coverage of 34.8%. (32.4% dwelling; 2.4% cabana)
2. The maximum floor area permitted for an accessory building is 8.0 square metres.	2. To permit a maximum floor area of an accessory building (Cabana) of 15.3 square metres.
3. The maximum height permitted for any accessory building or structure shall be 4.5 metres measured from the highest point.	3. To permit the maximum height of an accessory building (Cabana) of 4.77 metres.
4. The nearest part of the roof shall not be more than 3.0 metres above finished grade.	4. To permit the nearest part of the roof of an accessory building (Cabana) above finished grade of 3.04 metres.
5. A minimum Rear Yard Setback of 5.7 metres is required.	5. To permit a Rear Yard Setback of 1.6 metres to an accessory building (Cabana).
6. A minimum Interior Side Yard Setback of 0.8 metres is required.	6. To permit a Interior Side Yard Setback of 0.6 metres to an accessory building (Cabana).

Please see reverse for location of the subject land and important information regarding the Committee of Adjustment process.

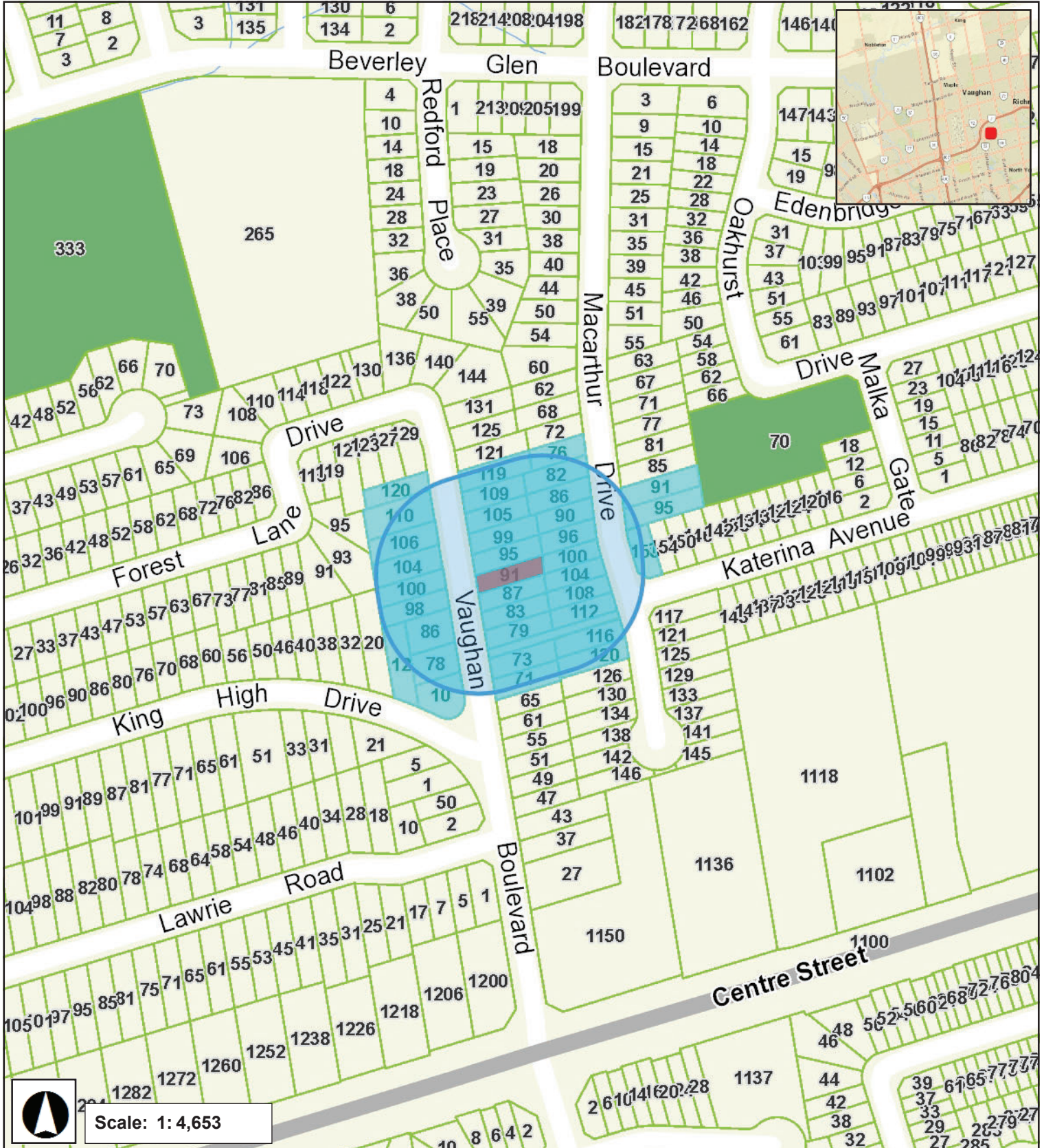
To obtain more information regarding this application, including plans, sketches and Staff Reports, please contact Committee of Adjustment staff during regular business hours (Monday – Friday, 8:30 a.m. to 4:30 p.m.) at 2141 Major Mackenzie Drive, Vaughan by telephone 905 832 8585 (extension 8332) or by email CofA@vaughan.ca



LOCATION MAP A161/19

91 VAUGHAN BLVD, THORNHILL

Highway 7



IMPORTANT INFORMATION

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the Condominium Act, a corporation that is served with a notice under the Planning Act shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

WRITTEN SUBMISSIONS: 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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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 collected because of this public meeting 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.

TO OBTAIN MORE INFORMATION: To obtain more information regarding this application, including plans, sketches and Staff Reports, please contact Committee of Adjustment staff during regular business hours (Monday – Friday, 8:30 a.m. to 4:30 p.m.) at 2141 Major Mackenzie Drive, Vaughan by telephone 905 832 8585 or email CofA@vaughan.ca. Information pertaining to this application is also available at www.vaughan.ca

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 the attached Request for Decision form and submit to the Secretary Treasurer. **In the absence of a written request to be notified of the Committee's decision you will not receive notice.**

LOCAL PLANNING APPEAL TRIBUNAL (LPAT): The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elfto.gov.on.ca or by visiting our office. LPAT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan LPAT Processing Fee: \$841.00 per application. All fees subject to change.

IMPORTANT NOTICE TO OWNER AND/OR AGENT: If you do not attend or are not represented at this hearing, the Committee may adjourn the file or proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

DATE OF PUBLIC NOTICE: March 4, 2020



Christine Vigneault, ACST
Manager of Development Services and Secretary
Treasurer to the Committee of Adjustment
905-832-8585 x 8332
CofA@vaughan.ca



Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E CofA@vaughan.ca

REQUEST FOR DECISION A161/19

To be notified of the Committee's decision or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete this form and submit to the Secretary Treasurer, Committee of Adjustment.

Please provide a copy of the Committee's Decision with respect to A161/19:

Name: _____

Address: _____

Postal Code: _____

Phone Number: _____

Email Address: _____

Date Request Submitted: _____

*Please print and ensure form is legible