

**Subject:**

File Z.17.035 and VOP 2010

PUBLIC HEARING  
COMMUNICATION

C5

Date: Jan 23/18 ITEM NO. 3

**From:** jeev.stephen [mailto: [REDACTED]]

**Sent:** January-23-18 1:28 PM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Subject:** File Z.17.035 and VOP 2010

Attention : Mark Antoine,

One of the planning department Report Highlights for File Z.17.035 indicates that the proposed work conforms to Vaughan Official Plan 2010.

I believe the proposal may not be in compliance with several VOP 2010 sections, including;

- 3.6.6.15 Stormwater Management with volume control that maintains recharge rates, flow paths and water quality,
- 9.1.2.2 Community Areas with established development requires 7 specific elements to be addressed,
- 9.1.2.3 Policies to maintain the character of community areas shall apply to all developments based on current zoning.

It is important to note that the recently approved and constructed dwellings on both Block 5 and Block 6 are not in compliance with current R1V zoning minimum requirements based on the current lots.

The proposed lot size reductions for each Block leads to further non-compliance, for example the minimum front yard setback for dwellings on existing lots for Block 5 and the minimum outside side yard setback for Block 6.

I personally think that these additional variances for the existing Blocks are reasonable and acceptable. However, the variance requests for the new lots are not acceptable or reasonable.

My opinion is that in order to conform to VOP 2010, in this area of Old Thornhill adjacent to the Thornhill Heritage Conservation District, any new building lots to be created by a zoning by-law and Draft Plan of Subdivision must comply with all R1V minimum zoning requirements and any new road must retain the typical rural cross-section design characteristics.

Regards,

John Stephenson

[REDACTED] Donna Mae Cres

Sent from my Galaxy Tab® S2