



**COMMITTEE OF ADJUSTMENT  
REPORT SUMMARY  
MINOR VARIANCE APPLICATION  
FILE NUMBER A088/22**

<b>AGENDA ITEM NUMBER: 6.10</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	1406979 Ontario Limited
<b>AGENT:</b>	Rob Lavecchia - KLM Planning Partners Inc.
<b>PROPERTY:</b>	865 Gibraltar Road, Woodbridge
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	B018/21 (Certificate issued to create the subject lands)
<b>PURPOSE OF APPLICATION:</b>	Relief from Zoning By-laws is being requested to permit the construction of a proposed industrial building.

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Robert Lavecchia		03/24/2022	Justification Letter

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
B018/21	01/20/2022	Approved by COA

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A088/22**

**FILE MANAGER:** Lenore Providence, Administrative Coordinator - Committee of Adjustment

<b>AGENDA ITEM NUMBER: 6.10</b>	<b>CITY WARD #: 1</b>
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<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	B018/21 (certificate issued to create the subject lands)
<b>PURPOSE OF APPLICATION:</b>	Relief from Zoning By-laws is being requested to permit the construction of a proposed industrial building.

The following variances have been requested from the City's Zoning By-law:

**The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 14.1119 under Zoning By-law 001-2021, as amended.**

	<b>Zoning By-law 001-2021</b>	<b>Variance requested</b>
**1	<i>A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement as shown on Schedule B-5 shall be provided to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway. (Provision 4.23 c.)</i>	<i>To permit a minimum setback of 0.0 m from the nearest portion of a TransCanada pipeline easement to a minimum required parking area and loading area <u>and any associated aisle or driveway</u>. *Variance added by applicant</i>

**The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 9(1501) under Zoning By-law 1-88, as amended.**

	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
1	A minimum parking space dimension of 2.7 metres by 6.0 metres is required. [Section 2.0 Definitions]	To permit a minimum parking space dimension of 2.7 metres by 5.7 metres.
2	Loading and unloading shall not be permitted between a building and a street. [Section 3.9 d)]	To permit Loading and unloading between a building and a street.
3	A minimum 1.0 parking spaces per 100 sq.m of G.F.A is required for Warehousing (single use). [Section 3.8 a)]	To permit a minimum of 0.5 parking spaces per 100 sq.m of G.F.F for Warehousing (single use).
4.	A Type A and Type B, Accessible Parking shall have a minimum length of 6.0 metres. [Section 3.8 d)]	To permit a minimum length of 5.7 metres for a Type A and Type B, Accessible Parking Space.

**HEARING INFORMATION**

**Date & Time of Hearing:** Thursday, May 26, 2022, at 6:00 p.m.

Watch the hearing live at:  
[Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

**PUBLIC PARTICIPATION**

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

**THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

### INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

### COMMITTEE OF ADJUSTMENT COMMENTS

<b>Date Public Notice Mailed:</b>	May 12, 2022
<b>Date Applicant Confirmed Posting of Sign:</b>	May 11, 2022
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	See Schedule C below
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.  *A revised submission may be required to address staff / agency comments received as part of the application review process.  *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
<b>Adjournment Fees:</b> In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.  An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	None
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

### BUILDING STANDARDS (ZONING) COMMENTS

Stop work orders and orders to comply: There are no outstanding Orders on file

Zoning By-law 01-2021: There are no floor plans provided to indicate and use or Accessory Office Space proposed.

Further relieve may be required for amount of office space, required parking and Bicycle Parking required.

Loading Spaces have not been dimensioned, relief from the By-law maybe required for the size and number and types of loading spaces required.

Zoning By-law 1-88: There are no floor plans provided to indicate and use or Accessory Office Space proposed.

### BUILDING STANDARDS (ZONING) COMMENTS

Further relieve may be required for amount of office space, required parking.

Loading Spaces have not been dimensioned, relief from the By-law maybe required for the size and number of loading spaces required.

The Driveway and/or aisle which services the movement of trucks to and from the loading space shall have a minimum width of 6.0 metres and maximum of 13.5 metres. The Site plan indicates a area of 18.7 metres. Please confirm and/or addition variance may be required.

General comments: The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

<b>Building Standards Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule C for Development Planning Comments.

<b>Development Planning Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

The Development Engineering (DE) Department does not object to variance application A088/22.

The proposed parking ratio and parking space size are found consistent with the bylaw 01-2021, Transportation Engineering therefore has no comments regarding subject variance application.

<b>Development Engineering Recommended Conditions of Approval:</b>	None
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### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks:

Forestry: Forestry has no comments at this time

Horticulture:

<b>PFH Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
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### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

<b>BCLPS Recommended Conditions of Approval:</b>	None
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### BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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### FIRE DEPARTMENT COMMENTS

No comment no concerns

<b>Fire Department Recommended Conditions of Approval:</b>	None
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### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Development Planning & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)

## SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule D</b> (if required)	Previous COA Decisions on the Subject Land
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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: None.

### SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
	None	

### IMPORTANT INFORMATION – PLEASE READ

**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 (**see condition chart above for contact**). 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.

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

**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.

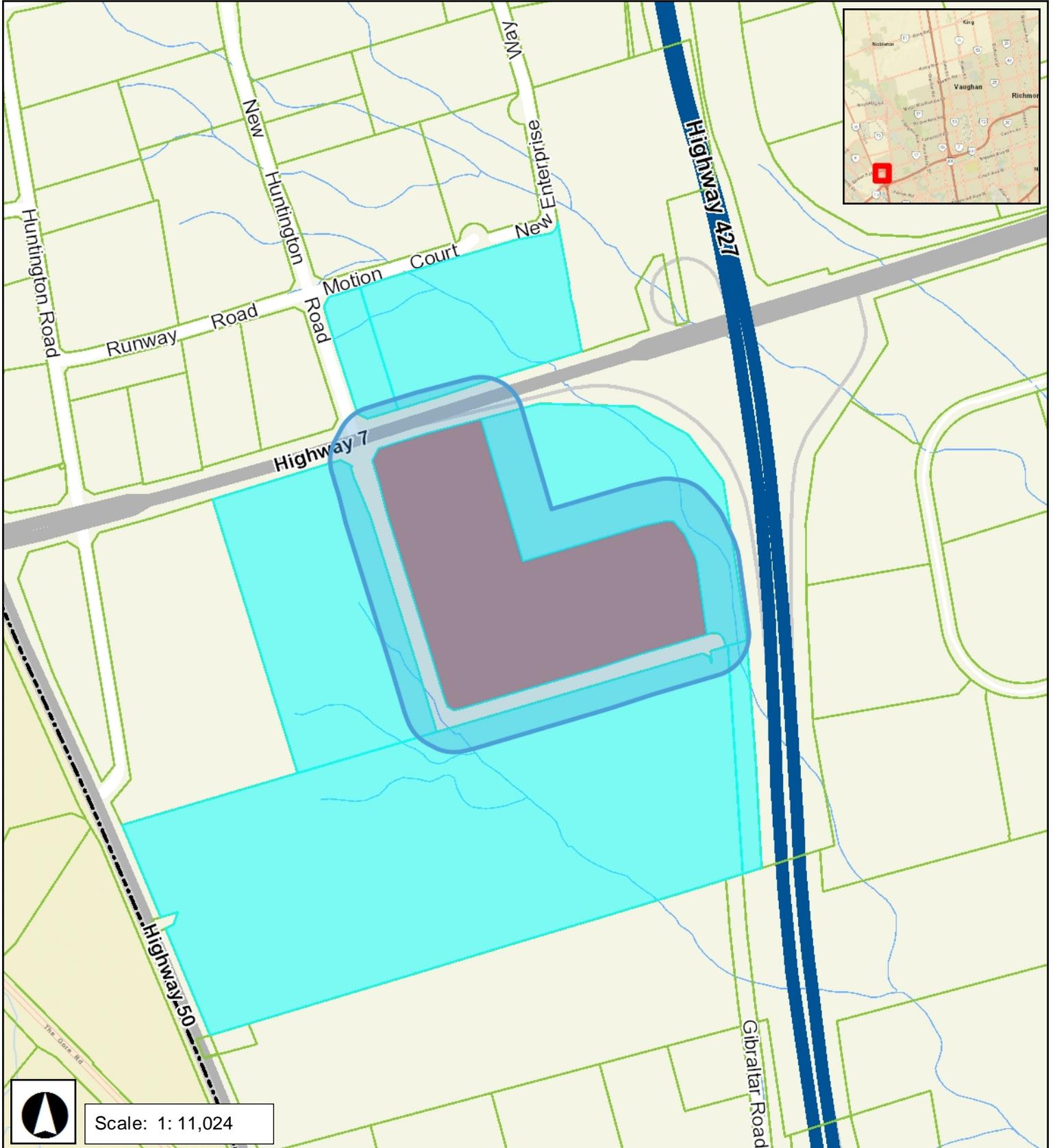
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

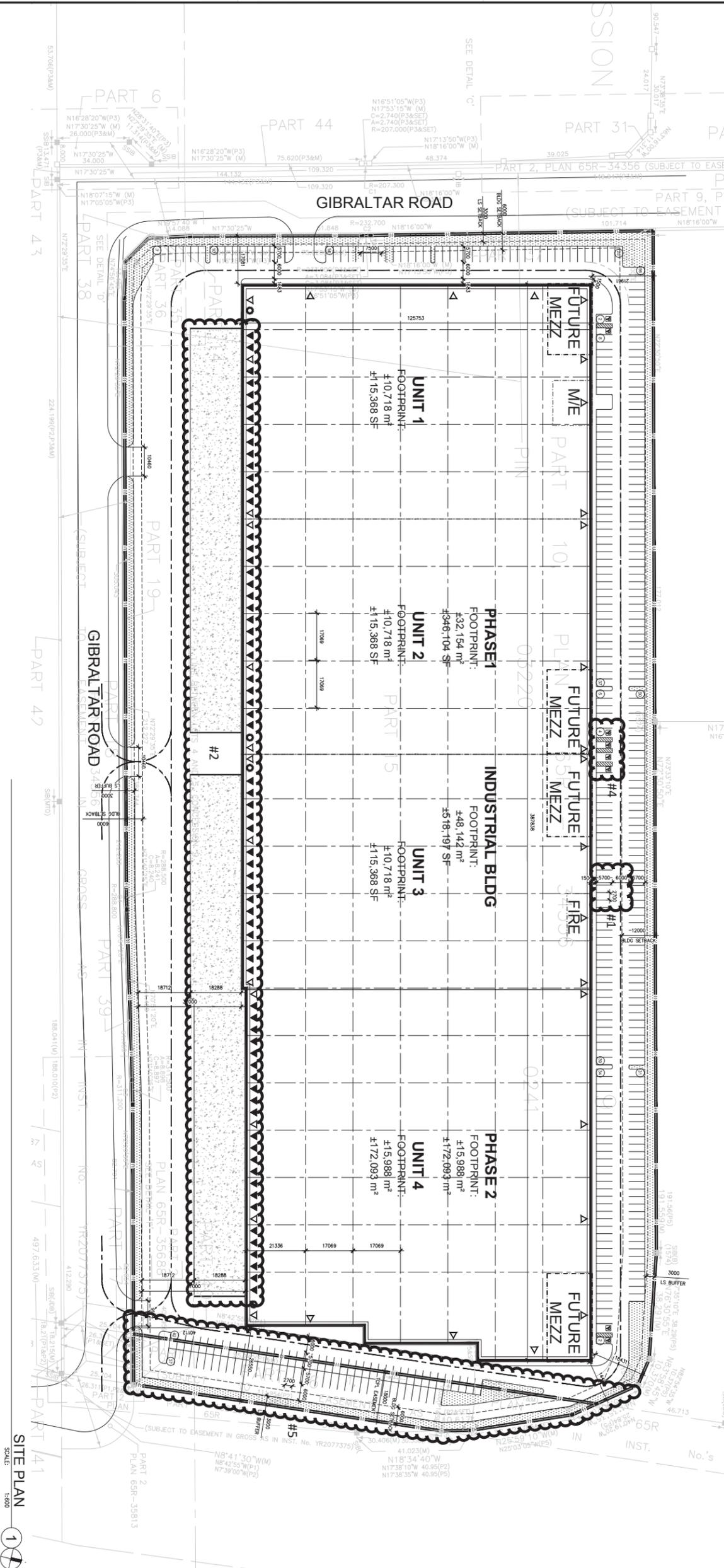
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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 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.

**SCHEDULE A: DRAWINGS & PLANS**





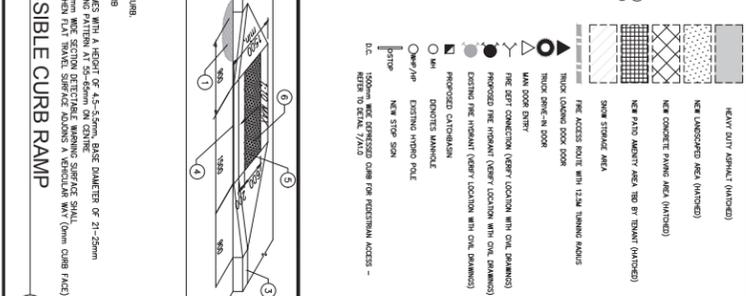
### GENERAL NOTES

- PROPERTY LINE
- 2700mm PARKING STALL, PAINTED PARKING STRIPING PER CITY STANDARDS - TYPICAL FINISH SUBJECT TO INTERIOR ALTERATION PERMIT
- TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS TO HAVE (2) TYPE B (2000x2000) ACCESSIBLE SPACES TO BE INCLUDED AT EACH STALL - REFER TO CITY OF VAUGHAN ACCESSIBLE PARKING STANDARDS
- 150mm WIDE CURB TYPICAL (SEE PLAN FOR DIMENSIONS)
- SCHEMATIC DEVELOPMENT (S.D.) (SEE PLAN FOR DIMENSIONS) WITH 150mm, 200mm BASE OF COMPACTED 20mm GRANULAR RAIN-LINESTONE, FINISHED TO MIN. 200mm DEEP CONCRETE
- PROPOSED LOCATION OF TRANSFORMER (O/M CONCRETE PAD)
- PROPOSED ELECTRICAL ROOM
- CONCRETE APRON - REFER TO CIVIL DIMS
- LANDSCAPE AREA - SEE LANDSCAPE DIMS.
- PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE END OF RETAINING WALL. SEE CONCRETE-FILED STEEL BOLLARD AT
- EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- TRUCK LOADING DOCK (TYPICAL)
- LOADING SPACE - L.S. (1.5m x 9m)
- FIRE ACCESS ROUTE W/ 125mm TURNING PLANS (REFER TO DETAIL 2/11)
- PROPOSED ELECTRICAL ROOM
- CONCRETE APRON AT ENTRANCES WITHIN MUNICIPAL SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE
- INVERTED U-SHAPE GALVANIZED BICYCLE RACKS PROVIDED AT
- PROPOSED STOP SIGN LOCATION W/ PAINTED STOP BAR
- LOADING DOCK AND WASTE COLLECTION BINS TO HAVE MIN. 200mm COMPACTED 20mm GRANULAR RAIN-LINESTONE AND FINISHED TO MIN. 200mm DEEP CONCRETE
- DOWN SLOPE ON ACCESSIBLE ALTERNATIVE AS PER CITY STANDARDS
- INTERNAL CURBAGE STORAGE
- PROPOSED HANDICAP SEATING AREAS - REFER TO LANDSCAPE DIMS 4/A1/0
- VISITOR PARKING SPACES 2700x6000mm W/ SIGNAGE, REFER TO DETAIL 2/A1/0
- CARPOOL PARKING SPACES 2700x6000mm W/ SIGNAGE, REFER TO DETAIL 2/A1/0
- RETAINING WALL - REFER TO CIVIL DIMS
- TYP. CONC. FILED STEEL BOLLARDS - REFER TO DETAIL 2/A1/0

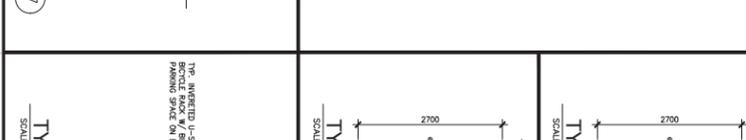
### GENERAL NOTES (CONT.)

- ROOF TOP UNITS - REFER TO MECH. DIMS
- CANOPY LINE ABOVE
- DASHED LINE OF BALCONY ABOVE
- ROLLER CURB - EXTEND AS SHOWN
- FEATURE START TO MEZZANINE LEVEL
- OPEN TO BELOW
- CARHOUSE
- TYP. (TACTILE WARNING SURFACE INDICATOR) 500 BARS - REFER TO A1/1

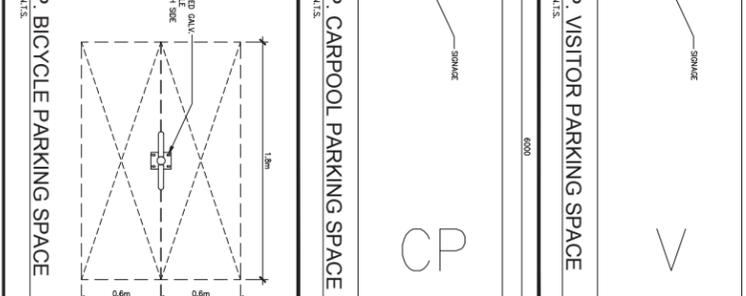
### SITE LEGEND



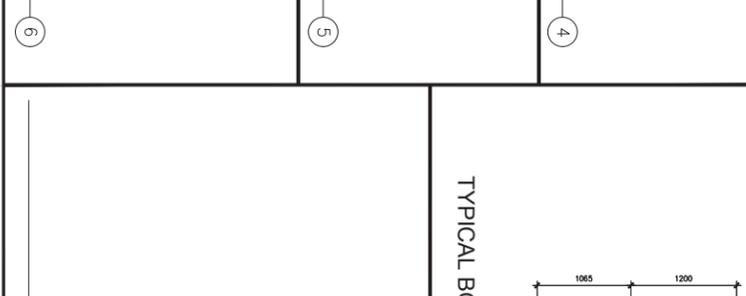
### ACCESSIBLE CURB RAMP



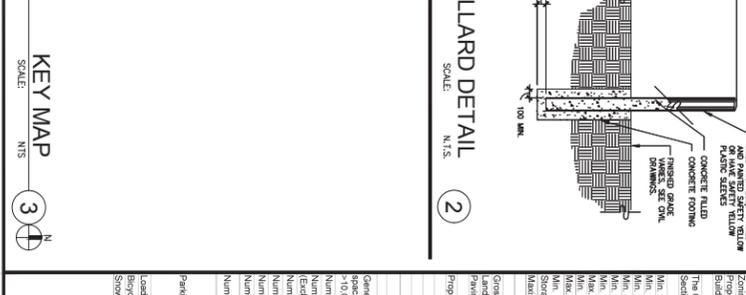
### TYP. VISITOR PARKING SPACE



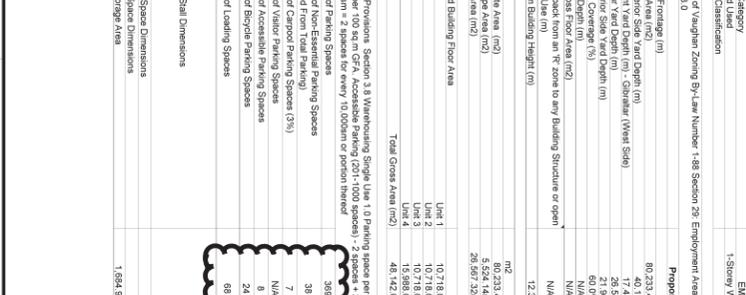
### TYP. CARPOOL PARKING SPACE



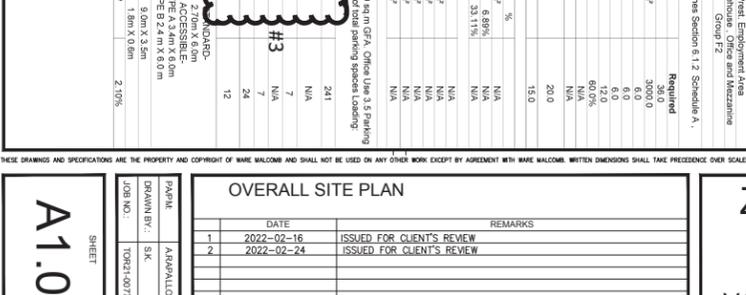
### TYP. BICYCLE PARKING SPACE



### KEY MAP



### TYPICAL BOLLARD DETAIL



TOR21-0077-00 Livingston Lot 5		SITE STATISTICS	
Building C	EMZ First Employment Area	Proposed	Required
Building D	1-Storey Warehouse, Office and Mezzanine	Proposed	Required
Building E	Group P2	Proposed	Required
Building F	Group P2	Proposed	Required
Building G	Group P2	Proposed	Required
Building H	Group P2	Proposed	Required
Building I	Group P2	Proposed	Required
Building J	Group P2	Proposed	Required
Building K	Group P2	Proposed	Required
Building L	Group P2	Proposed	Required
Building M	Group P2	Proposed	Required
Building N	Group P2	Proposed	Required
Building O	Group P2	Proposed	Required
Building P	Group P2	Proposed	Required
Building Q	Group P2	Proposed	Required
Building R	Group P2	Proposed	Required
Building S	Group P2	Proposed	Required
Building T	Group P2	Proposed	Required
Building U	Group P2	Proposed	Required
Building V	Group P2	Proposed	Required
Building W	Group P2	Proposed	Required
Building X	Group P2	Proposed	Required
Building Y	Group P2	Proposed	Required
Building Z	Group P2	Proposed	Required
Building AA	Group P2	Proposed	Required
Building AB	Group P2	Proposed	Required
Building AC	Group P2	Proposed	Required
Building AD	Group P2	Proposed	Required
Building AE	Group P2	Proposed	Required
Building AF	Group P2	Proposed	Required
Building AG	Group P2	Proposed	Required
Building AH	Group P2	Proposed	Required
Building AI	Group P2	Proposed	Required
Building AJ	Group P2	Proposed	Required
Building AK	Group P2	Proposed	Required
Building AL	Group P2	Proposed	Required
Building AM	Group P2	Proposed	Required
Building AN	Group P2	Proposed	Required
Building AO	Group P2	Proposed	Required
Building AP	Group P2	Proposed	Required
Building AQ	Group P2	Proposed	Required
Building AR	Group P2	Proposed	Required
Building AS	Group P2	Proposed	Required
Building AT	Group P2	Proposed	Required
Building AU	Group P2	Proposed	Required
Building AV	Group P2	Proposed	Required
Building AW	Group P2	Proposed	Required
Building AX	Group P2	Proposed	Required
Building AY	Group P2	Proposed	Required
Building AZ	Group P2	Proposed	Required
Building BA	Group P2	Proposed	Required
Building BB	Group P2	Proposed	Required
Building BC	Group P2	Proposed	Required
Building BD	Group P2	Proposed	Required
Building BE	Group P2	Proposed	Required
Building BF	Group P2	Proposed	Required
Building BG	Group P2	Proposed	Required
Building BH	Group P2	Proposed	Required
Building BI	Group P2	Proposed	Required
Building BJ	Group P2	Proposed	Required
Building BK	Group P2	Proposed	Required
Building BL	Group P2	Proposed	Required
Building BM	Group P2	Proposed	Required
Building BN	Group P2	Proposed	Required
Building BO	Group P2	Proposed	Required
Building BP	Group P2	Proposed	Required
Building BQ	Group P2	Proposed	Required
Building BR	Group P2	Proposed	Required
Building BS	Group P2	Proposed	Required
Building BT	Group P2	Proposed	Required
Building BU	Group P2	Proposed	Required
Building BV	Group P2	Proposed	Required
Building BW	Group P2	Proposed	Required
Building BX	Group P2	Proposed	Required
Building BY	Group P2	Proposed	Required
Building BZ	Group P2	Proposed	Required
Building CA	Group P2	Proposed	Required
Building CB	Group P2	Proposed	Required
Building CC	Group P2	Proposed	Required
Building CD	Group P2	Proposed	Required
Building CE	Group P2	Proposed	Required
Building CF	Group P2	Proposed	Required
Building CG	Group P2	Proposed	Required
Building CH	Group P2	Proposed	Required
Building CI	Group P2	Proposed	Required
Building CJ	Group P2	Proposed	Required
Building CK	Group P2	Proposed	Required
Building CL	Group P2	Proposed	Required
Building CM	Group P2	Proposed	Required
Building CN	Group P2	Proposed	Required
Building CO	Group P2	Proposed	Required
Building CP	Group P2	Proposed	Required
Building CQ	Group P2	Proposed	Required
Building CR	Group P2	Proposed	Required
Building CS	Group P2	Proposed	Required
Building CT	Group P2	Proposed	Required
Building CU	Group P2	Proposed	Required
Building CV	Group P2	Proposed	Required
Building CW	Group P2	Proposed	Required
Building CX	Group P2	Proposed	Required
Building CY	Group P2	Proposed	Required
Building CZ	Group P2	Proposed	Required
Building DA	Group P2	Proposed	Required
Building DB	Group P2	Proposed	Required
Building DC	Group P2	Proposed	Required
Building DD	Group P2	Proposed	Required
Building DE	Group P2	Proposed	Required
Building DF	Group P2	Proposed	Required
Building DG	Group P2	Proposed	Required
Building DH	Group P2	Proposed	Required
Building DI	Group P2	Proposed	Required
Building DJ	Group P2	Proposed	Required
Building DK	Group P2	Proposed	Required
Building DL	Group P2	Proposed	Required
Building DM	Group P2	Proposed	Required
Building DN	Group P2	Proposed	Required
Building DO	Group P2	Proposed	Required
Building DP	Group P2	Proposed	Required
Building DQ	Group P2	Proposed	Required
Building DR	Group P2	Proposed	Required
Building DS	Group P2	Proposed	Required
Building DT	Group P2	Proposed	Required
Building DU	Group P2	Proposed	Required
Building DV	Group P2	Proposed	Required
Building DW	Group P2	Proposed	Required
Building DX	Group P2	Proposed	Required
Building DY	Group P2	Proposed	Required
Building DZ	Group P2	Proposed	Required
Building EA	Group P2	Proposed	Required
Building EB	Group P2	Proposed	Required
Building EC	Group P2	Proposed	Required
Building ED	Group P2	Proposed	Required
Building EE	Group P2	Proposed	Required
Building EF	Group P2	Proposed	Required
Building EG	Group P2	Proposed	Required
Building EH	Group P2	Proposed	Required
Building EI	Group P2	Proposed	Required
Building EJ	Group P2	Proposed	Required
Building EK	Group P2	Proposed	Required
Building EL	Group P2	Proposed	Required
Building EM	Group P2	Proposed	Required
Building EN	Group P2	Proposed	Required
Building EO	Group P2	Proposed	Required
Building EP	Group P2	Proposed	Required
Building EQ	Group P2	Proposed	Required
Building ER	Group P2	Proposed	Required
Building ES	Group P2	Proposed	Required
Building ET	Group P2	Proposed	Required
Building EU	Group P2	Proposed	Required
Building EV	Group P2	Proposed	Required
Building EW	Group P2	Proposed	Required
Building EX	Group P2	Proposed	Required
Building EY	Group P2	Proposed	Required
Building EZ	Group P2	Proposed	Required
Building FA	Group P2	Proposed	Required
Building FB	Group P2	Proposed	Required
Building FC	Group P2	Proposed	Required
Building FD	Group P2	Proposed	Required
Building FE	Group P2	Proposed	Required
Building FF	Group P2	Proposed	Required
Building FG	Group P2	Proposed	Required
Building FH	Group P2	Proposed	Required
Building FI	Group P2	Proposed	Required
Building FJ	Group P2	Proposed	Required
Building FK	Group P2	Proposed	Required
Building FL	Group P2	Proposed	Required
Building FM	Group P2	Proposed	Required
Building FN	Group P2	Proposed	Required
Building FO	Group P2	Proposed	Required
Building FP	Group P2	Proposed	Required
Building FQ	Group P2	Proposed	Required
Building FR	Group P2	Proposed	Required
Building FS	Group P2	Proposed	Required
Building FT	Group P2	Proposed	Required
Building FU	Group P2	Proposed	Required
Building FV	Group P2	Proposed	Required
Building FW	Group P2	Proposed	Required
Building FX	Group P2	Proposed	Required
Building FY	Group P2	Proposed	Required
Building FZ	Group P2	Proposed	Required
Building GA	Group P2	Proposed	Required
Building GB	Group P2	Proposed	Required
Building GC	Group P2	Proposed	Required
Building GD	Group P2	Proposed	Required
Building GE	Group P2	Proposed	Required
Building GF	Group P2	Proposed	Required
Building GG	Group P2	Proposed	Required
Building GH	Group P2	Proposed	Required
Building GI	Group P2	Proposed	Required
Building GJ	Group P2	Proposed	Required
Building GK	Group P2	Proposed	Required
Building GL	Group P2	Proposed	Required
Building GM	Group P2	Proposed	Required
Building GN	Group P2	Proposed	Required
Building GO	Group P2	Proposed	Required
Building GP	Group P2	Proposed	Required
Building GQ	Group P2	Proposed	Required
Building GR	Group P2	Proposed	Required
Building GS	Group P2	Proposed	Required
Building GT	Group P2	Proposed	Required
Building GU	Group P2	Proposed	Required
Building GV	Group P2	Proposed	Required
Building GW	Group P2	Proposed	Required
Building GX	Group P2	Proposed	Required
Building GY	Group P2	Proposed	Required
Building GZ	Group P2	Proposed	Required
Building HA	Group P2	Proposed	Required
Building HB	Group P2	Proposed	Required
Building HC	Group P2	Proposed	Required
Building HD	Group P2	Proposed	Required
Building HE	Group P2	Proposed	Required
Building HF	Group P2	Proposed	Required
Building HG	Group P2	Proposed	Required
Building HH	Group P2	Proposed	Required
Building HI	Group P2	Proposed	Required
Building HJ	Group P2	Proposed	Required
Building HK	Group P2	Proposed	Required
Building HL	Group P2	Proposed	Required
Building HM	Group P2	Proposed	Required
Building HN	Group P2	Proposed	Required
Building HO	Group P2	Proposed	Required
Building HP	Group P2	Proposed	Required
Building HQ	Group P2	Proposed	Required
Building HR	Group P2	Proposed	Required
Building HS	Group P2	Proposed	Required
Building HT	Group P2	Proposed	Required
Building HU	Group P2	Proposed	Required
Building HV	Group P2	Proposed	Required
Building HW	Group P2	Proposed	Required
Building HX	Group P2	Proposed	Required
Building HY	Group P2	Proposed	Required
Building HZ	Group P2	Proposed	Required
Building IA	Group P2	Proposed	Required
Building IB	Group P2	Proposed	Required
Building IC	Group P2	Proposed	Required
Building ID	Group P2	Proposed	Required
Building IE	Group P2	Proposed	Required
Building IF	Group P2	Proposed	Required
Building IG	Group P2	Proposed	Required
Building IH	Group P2	Proposed	Required
Building II	Group P2	Proposed	Required
Building IJ	Group P2	Proposed	Required
Building IK	Group P2	Proposed	Required
Building IL	Group P2	Proposed	Required
Building IM	Group P2	Proposed	Required
Building IN	Group P2	Proposed	Required
Building IO	Group P2	Proposed	Required
Building IP	Group P2	Proposed	Required
Building IQ	Group P2	Proposed	Required
Building IR	Group P2	Proposed	Required
Building IS	Group P2	Proposed	Required
Building IT	Group P2	Proposed	Required
Building IU	Group P2	Proposed	Required
Building IV	Group P2	Proposed	Required
Building IU	Group P2	Proposed	Required
Building IV	Group P2	Proposed	Required
Building IU	Group P2	Proposed	Required</

**SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS**

<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concern
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concern
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** May 26, 2022  
**Name of Owner:** 1406979 Ontario Limited  
**Location:** 865 Gibraltar Road  
**File No.(s):** A088/22

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**Proposed Variance(s) (By-law 1-88):**

1. To permit a minimum parking space dimension of 2.7 m by 5.7 m.
2. To permit Loading and unloading between a building and a street.
3. To permit a minimum of 0.5 parking spaces per 100 m<sup>2</sup> of G.F.F for Warehousing (single use).
4. To permit a minimum length of 5.7 m for a Type A and Type B, Accessible Parking Space.

**By-Law Requirement(s) (By-law 1-88):**

1. A minimum parking space dimension of 2.7 m by 6.0 m is required.
2. Loading and unloading shall not be permitted between a building and a street.
3. A minimum 1.0 parking spaces per 100 m<sup>2</sup> of G.F.A is required for Warehousing (single use).
4. A Type A and Type B, Accessible Parking shall have a minimum length of 6.0 m.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

**Comments:**

The Owner is requesting to permit the construction of a warehouse with the above noted variances.

The Development Planning Department has no objection to the proposed variances, given that the proposed parking ratio and parking space size complies with Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in effect. Transportation Engineering has also reviewed the minor variance application and have no objection.

Accordingly, the Development Planning Department can support the required variances and 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.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

**Comments Prepared by:**

Joshua Cipolletta, Planner I  
Chris Cosentino, Senior Planner

**Date:** May 3<sup>rd</sup> , 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A088-22**

**Related Files:**

**Applicant** 1406979 Ontario Limited

**Location** Gibraltar Road

**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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

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

**Email:** [Mitchell.Penner@alecrautilities.com](mailto:Mitchell.Penner@alecrautilities.com)

## Lenore Providence

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**Subject:** FW: [External] RE: A088/22, REQUEST FOR COMMENTS - Vaughan - Gibraltar Road, Woodbridge

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

**Sent:** May-05-22 11:40 AM

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

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

**Subject:** [External] RE: A088/22, REQUEST FOR COMMENTS - Vaughan - Gibraltar Road, Woodbridge

Good morning Lenore,

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

Regards,

*Gabrielle*

**Gabrielle Hurst mcip rpp** | Programs and Process Improvement | 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)

## Lenore Providence

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**Subject:** FW: [External] RE: A088/22, REQUEST FOR COMMENTS - Vaughan - Gibraltar Road, Woodbridge

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**From:** York Plan <yorkplan@trca.ca>

**Sent:** May-03-22 1:55 PM

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

**Cc:** Committee of Adjustment <CofA@vaughan.ca>; Mark Howard <Mark.Howard@trca.ca>

**Subject:** [External] RE: A088/22, REQUEST FOR COMMENTS - Vaughan - Gibraltar Road, Woodbridge

Good afternoon,

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Should further clarification be required, please contact the undersigned at your convenience.

Regards,

**Hamedeh Razavi** MURP

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:4166616600) ext. 5256

E: [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



*TRCA's Offices are closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that all development planning and permit applications and materials be submitted digitally in PDF format only. Paper submissions are discouraged and may result in extended timeframes for review. All documents should be submitted via an on-line file sharing service (e.g. OneDrive, Dropbox or corporate file sharing services) or via email in PDF format. Documents can be submitted directly to me at [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca) We thank you for your cooperation as we respond to the current situation.*

## Lenore Providence

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**Subject:** FW: [External] RE: A088/22, REQUEST FOR COMMENTS - Vaughan - Gibraltar Road, Woodbridge

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**From:** Gordon, Carrie <carrie.gordon@bell.ca>

**Sent:** May-03-22 7:27 AM

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

**Subject:** [External] RE: A088/22, REQUEST FOR COMMENTS - Vaughan - Gibraltar Road, Woodbridge

Hello Lenore

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

*Carrie Gordon*



Associate, External Liaison  
Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-726-4600

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> <small>(mm/dd/yyyy)</small>	<b>Summary</b>
Applicant / Authorized Agent	Robert Lavecchia		03/24/2022	Justification Letter



**A088/22**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

P-2197

March 24, 2022

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

**Attention: Christine Vigneault**

**Re: 1406979 Ontario Limited c/o Zzen Group  
Minor Variance Applications  
Parts 15 & 16 Reference Plan 65R-39517  
Part of Lots 4 & 5, Concession 9  
City of Vaughan, Regional Municipality of York**

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planner on behalf of 1406979 Ontario Limited c/o Zzen Group (the "Owners") with respect to their above noted lands (the "Subject Lands"). On behalf of our client, we are pleased to submit the enclosed Minor Variance application.

The subject lands are legally known as Part of Lots 4 & 5, Concession 9 being located on the south side of Highway 7, east of Old Huntington Road. The subject lands are designated Prestige Employment by the City of Vaughan Official Plan and currently zoned EM1 - Prestige Employment Area Zone of the City of Vaughan Zoning By-laws 1-88 and 01-2021.

The relief from Zoning By-law 1-88 is requested so that some of the provisions of Zoning By-law 01-2021 can be applied to the Subject Lands. A rationale for the requested relief is as follows:

Minor Variance Required:

1. **PARKING SPACE** - Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles;

*WHEREAS*

**PARKING SPACE** - Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles.

**2.0 DEFINITIONS**

The general intent and purpose of the Official Plan and zoning by-law are to provide vehicle parking spaces that are of sufficient size and configuration to store vehicles. Allowing parking spaces to be slightly shallower in depth will ensure the efficient layout of parking areas and reduce the amount of space required for parking vehicles. The City of Vaughan Review of Parking Standards Contained within The City

of Vaughan's Comprehensive Zoning By-law: Final Report dated March 2010, prepared by IBI Group, (the "City Parking Study") suggests that a parking space depth of 5.7 metres is appropriate for the City of Vaughan. Further, the proposed parking space depth is the same as has been approved by the City through the recently approved by the City of Vaughan Comprehensive Zoning By-law 01-2021 (The "New City By-law") and will provide for contemporary parking space requirements. The requested parking space depth of 5.7 is a minor reduction from the required 6.0 metres, will have minimal impact and is desirable given that it will allow for a more efficient development of the lands.

2. For a warehousing use, a minimum parking requirement of 0.5 parking spaces per 100 square metres of GFA shall be required;

*WHEREAS*

For a warehousing use, a minimum parking requirement of 1 parking spaces per 100 square metres of GFA shall be required.

### **3.8 a) PARKING REQUIREMENTS**

The general intent and purpose of the Official Plan and zoning by-law are to provide for the appropriate number of parking spaces to support employment uses. The City Parking Study assessed the parking utilization rates in employment areas in the City and indicates that due to low employee densities and infrequent visits from clientele, the employment parking supply and peak occupancy ratios are considerably lower than for other land uses. Further, the study concludes that many industrial land uses, including warehouse uses, appear to provide a substantial excess in parking supply. The City parking Study further suggest that the warehouse use parking requirements in other jurisdictions are below the 1 parking space per 100 square metres of GFA required by By-law 1-88. Given the low utilization rate for parking in industrial areas, providing a lower parking supply will reduce the amount of land set aside for parking which will allow for a more efficient use of the land which is desirable. Further, the City has decided that a rate of 0.5 parking spaces per 100 square metres of gross floor area for a warehouse use is appropriate through City Council's approval of Zoning By-law 01-2021. Allowing the parking rate of the New City By-law to apply to the Subject Lands is desirable given the proposed development of the lands.

3. Loading and unloading shall be permitted between a building and a street;

*WHEREAS*

Loading and unloading shall not be permitted between a building and a street.

### **3.9 d) LOADING SPACE REQUIREMENTS**

The general intent and purpose of the Official Plan and zoning by-law are to ensure that loading spaces are provided for some uses and that the location of loading and unloading does not impact abutting lands. The location of loading spaces on the Subject Lands are proposed to be south facing and opposite Gibraltar Road from a cemetery use which has been graded to a higher elevation than the street. In this regard, the area opposite Gibraltar Road from the proposed loading spaces is a sloped landscaped area and not a sensitive area. Further, a landscape strip will be required along Gibraltar Road and will allow for an opportunity to provide plant material that can help to screen the view of the loading area from the street. The treatment of the landscape strip is subject to City staff review through Site Plan Control review process and will ensure an appropriate interface along Gibraltar Road. The south facing location of the loading areas will also orient these areas toward the interior of the employment area which will minimize impact on abutting non employment areas and is desirable. It is relevant to note that the New

City By-law does not prohibit loading or unloading between a building and a street. The impact of the loading bays on abutting lands will be minor and will result in a desirable development of the lands.

Given the above it is our opinion that the proposed minor variances meet the intent and purpose of the Official Plan and zoning by-law, are minor in nature, are desirable and represent good planning.

In support of the proposed application for Minor Variance, please find enclosed the following materials in accordance with the City of Vaughan Minor Variance Application submission requirements:

1. One (1) copy of the completed Minor Variance Application Form;
2. One (1) cheque in the amount of \$3,671.00 payable to the City of Vaughan representing the Minor Variance Application Fee;
3. One (1) copy of Reference Plan 65R-39517 prepared by Schaeffer Dzaldov Bennett Ltd., dated July 30, 2021;
4. One (1) copy of the Site Plan prepared by Ware Malcomb, dated February 24, 2022;
5. One (1) copy of the Minor Variance Sketch prepared by KLM Planning Partners Inc.;

I trust that the above materials are in order. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Robert Lavecchia B.U.R.PI.

Senior Planner II

CC: Mr. Sam Speranza, Zzen Group of Companies

**SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
B018/21	01/20/2022	Approved by COA

**NOTICE OF DECISION**  
**Consent Application B018/21**  
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

<b>DATE OF HEARING:</b>	Thursday, January 20, 2022
<b>APPLICANT:</b>	1406979 Ontario Limited.
<b>AGENT:</b>	Robert Lavecchia - KLM Planning Partners Inc.
<b>PROPERTY:</b>	<b>Property is located south of Highway #7 and west of Highway #427, in Woodbridge (no municipal address). See Schedule A for Location Map details.</b>
<b>ZONING DESIGNATION:</b>	The subject lands are zoned Agricultural and EM1, Prestige Employment Area Zone, and subject to the provisions of Exception 9(1501) under By-law 1-88 as amended
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ("VOP 2010"): "Employment Commercial Mixed-Use" with a maximum permitted height of 10-storeys and floor space index ('FSI') of 3 times the area of the lot, "General Employment", and "Natural Areas", subject to Area Specific Plan 12.12: Huntington Business Park.
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	A193/21, DA.18.069
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for employment purposes approximately 79,670.00 square metres. The retained parcel is approximately 40,870.00 square metres. Both the severed and retained land are vacant.

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B018/21 on behalf of 1406979 Ontario Limited, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
<b>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</b>		
1	Committee of Adjustment <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 only 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 Minor Variance Application A193/21 is approved at the same time as the Consent application and becomes final and binding.</li> <li>4. Payment of the Certificate Fee as provided on the</li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>City of Vaughan's Committee of Adjustment Fee Schedule.</p> <p>5. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.</p>
2	Building Standards, Zoning Section <a href="mailto:gregory.seganfreddo@vaughan.ca">gregory.seganfreddo@vaughan.ca</a>	That minor variance A193/21 is approved and becomes final and binding.
3	Development Planning <a href="mailto:michael.torres@vaughan.ca">michael.torres@vaughan.ca</a>	That Minor Variance Applications A193/21 be approved, and the decisions be Final and Binding.
4	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
5	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. 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).</li> <li>2. 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).</li> </ol>
6	York Region - Planning <a href="mailto:gabrielle.hurst@york.ca">gabrielle.hurst@york.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner understands and agrees that the Region will not permit any direct vehicular access to Parts 2, 5 and 12 (65R-39517) to Hwy 7 as it relates to the proposed retained and severed parcels. Vehicular access must be obtained from the extension of New Huntington Road and the internal road network.</li> <li>2. The Owner shall convey/dedicate the following parts identified on 65R-39517, dated July 30, 2021, prepared by Schaeffer Dzaldov Bennett to York Region: <ol style="list-style-type: none"> <li>a) Parts 9,10, 20 &amp; 27 dedicated as public right of way</li> <li>b) Parts 25 &amp; 26 conveyed and dedicated as public right of way</li> <li>c) Parts 21 &amp; 22 conveyed and dedicated as 0.3m reserve</li> </ol> </li> <li>3. The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road.</li> <li>4. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified in Condition 3.</li> <li>5. The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 &amp; 3, to the Region, free of all costs and encumbrances, to the</li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>satisfaction of the Regional solicitor.</p> <p>6. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands pursuant to Conditions 2 and 3 to the Region.</p> <p>7. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.</p> <p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>8. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.</p> <p>9. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the</p>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>form of a cheque and made payable to “The Regional Municipality of York” and forwarded to the, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.</p> <p>10. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-9 have been met to its satisfaction.</p> <p>With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.</p> <p>Please be advised the following will apply to any future applications for the site.</p> <p>The property is partially within a Highly Vulnerable Aquifer, should the proposed major development include bulk fuel (≥ 2500L) or bulk chemicals (≥ 500L) within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Site Plan approval, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.</p> <p>Please note the property is also within the boundary of the Area of Concern for groundwater due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.</p> <p>Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for the subject site must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at <a href="mailto:sewerusebylaw@york.ca">sewerusebylaw@york.ca</a> for a dewatering permit, if required.</p>

**For the following reasons:**

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

**PUBLIC WRITTEN & ORAL SUBMISSIONS**

Public correspondence considered by the Committee of Adjustment in the making of this decision.

**WRITTEN SUBMISSIONS:**

<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None.			

**ORAL SUBMISSIONS:**

<b>Name</b>	<b>Address</b>	<b>Submission (Hearing) Date (mm/dd/yyyy)</b>	<b>Summary</b>
None			

In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

**WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:**

<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None			

**ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:**

<i>H. Zheng</i>	<i>A. Perrella</i>	<i>R. Buckler</i>
H. Zheng Member	A. Perrella Chair	R. Buckler Member
<i>S. Kerwin</i>		<i>A. Antinucci</i>
S. Kerwin Vice Chair		A. Antinucci Member

<b>DATE OF HEARING:</b>	<b>Thursday, January 20, 2022</b>
<b>DATE OF NOTICE:</b>	<b>January 27, 2022</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>February 16, 2022</b> 4:30 p.m.
<b>LAST DAY FOR FULFILLING CONDITIONS:</b>	<b>January 27, 2024</b> 4:30 p.m.
<b>CERTIFICATION:</b> I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.   <hr/> Christine Vigneault Manager Development Services & Secretary-Treasurer Committee of Adjustment	

**Appealing to The Ontario Land Tribunal**  
 The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. **Please notify the Secretary Treasurer by email at [cofa@vaughan.ca](mailto:cofa@vaughan.ca)** that you will be filing an appeal and mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment  
 2141 Major Mackenzie Drive  
 Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Appeal Fees & Forms**

**ONTARIO LAND TRIBUNAL (OLT):** The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the “Minister of Finance”. OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

**City of Vaughan OLT Processing Fee:** \$892.00 per application (2022 rate)

\*Please note that all fees are subject to change.

## IMPORTANT INFORMATION

**Conditions of Approval:** It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Some conditions may require two to three months to process therefore it is important that the applicant initiate consultation at least 3 months prior to the lapsing date.

**Lapsing of the Consent:** If conditions have been imposed and the applicant has not, within a period of two years after notice was given under subsection (17) or (24) of the Planning Act, whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused but, if there is an appeal under subsection (14), (19) or (27), the application for consent shall not be deemed to be refused for failure to fulfil the conditions until the expiry of two years from the date of the order of the Tribunal issued in respect of the appeal or from the date of a notice issued by the Tribunal under subsection (29) or (33).

**No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.**

**Notice of Changes to the Provisional Consent:** The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

**Final Approval:** Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

## 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.

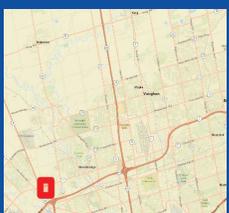
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

**For further information please contact [cofa@vaughan.ca](mailto:cofa@vaughan.ca)**



**Map Information:**



**Title:**  
 6701 HIGHWAY 7, 7551 HUNTINGTON ROAD  
 et al, WOODBRIDGE

**NOTIFICATION MAP - B017/21, B018/21, A191/21, A192/21 & A193/21**

**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:** 1:6,102  
 0 0.10 km

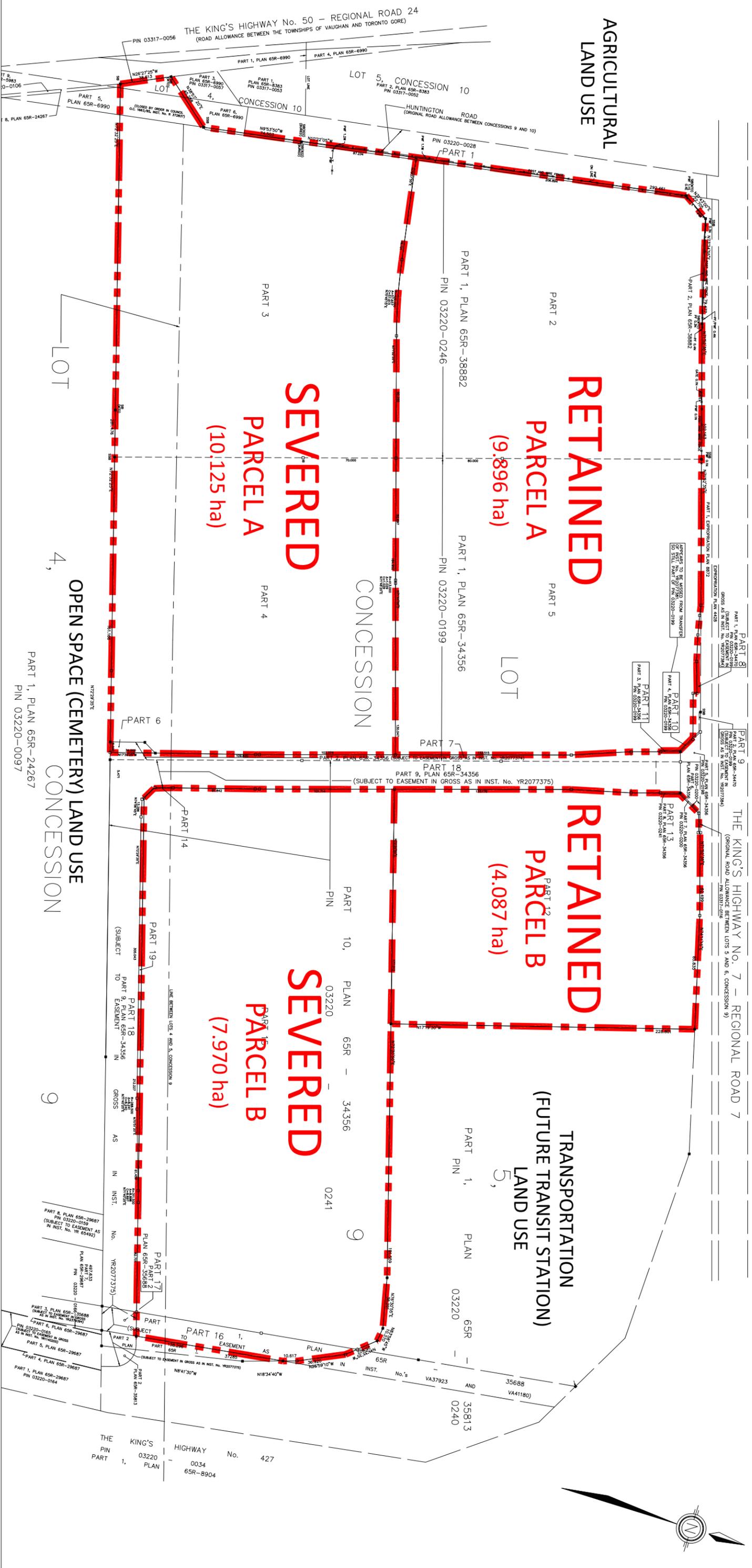


**Created By:**  
 Infrastructure Delivery  
 Department  
 November 20, 2020 4:28 PM

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

COMMERCIAL LAND USE

AGRICULTURAL  
LAND USE



# CONSENT SKETCH



PLANNING PARTNERS INC.

PROJECT No. P-2197  
June 23, 2021  
SCALE: NTS

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
TEL: (905) 669-4055 FAX: (905) 669-0097 design@kimplanning.com  
Planning • Design • Development