

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A088/22
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AGENDA ITEM NUMBER: 6.10	CITY WARD #: 1
APPLICANT:	1406979 Ontario Limited
AGENT:	Rob Lavecchia - KLM Planning Partners Inc.
PROPERTY:	865 Gibraltar Road, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	B018/21 (Certificate issued to create the subject lands)
PURPOSE OF APPLICATION:	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.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
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
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
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	



COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A088/22

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

AGENDA ITEM NUMBER: 6.10	CITY WARD #: 1
APPLICANT:	1406979 Ontario Limited
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PROPERTY:	865 Gibraltar Road, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	B018/21 (certificate issued to create the subject lands)
PURPOSE OF APPLICATION:	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.

	Zoning By-law 001-2021	Variance requested
**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.

	Zoning By-law 1-88	Variance requested
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](https://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

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

Email: 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
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	May 12, 2022
Date Applicant Confirmed Posting of Sign:	May 11, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	See Schedule C below
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <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.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*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
Adjournment Fees: 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 after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS
<p>Stop work orders and orders to comply: There are no outstanding Orders on file</p> <p>Zoning By-law 01-2021: There are no floor plans provided to indicate and use or Accessory Office Space proposed.</p> <p>Further relieve may be required for amount of office space, required parking and Bicycle Parking required.</p> <p>Loading Spaces have not been dimensioned, relief from the By-law maybe required for the size and number and types of loading spaces required.</p> <p>Zoning By-law 1-88: There are no floor plans provided to indicate and use or Accessory Office Space proposed.</p>

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.	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

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.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: Forestry: Forestry has no comments at this time Horticulture:	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comment no concerns	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)

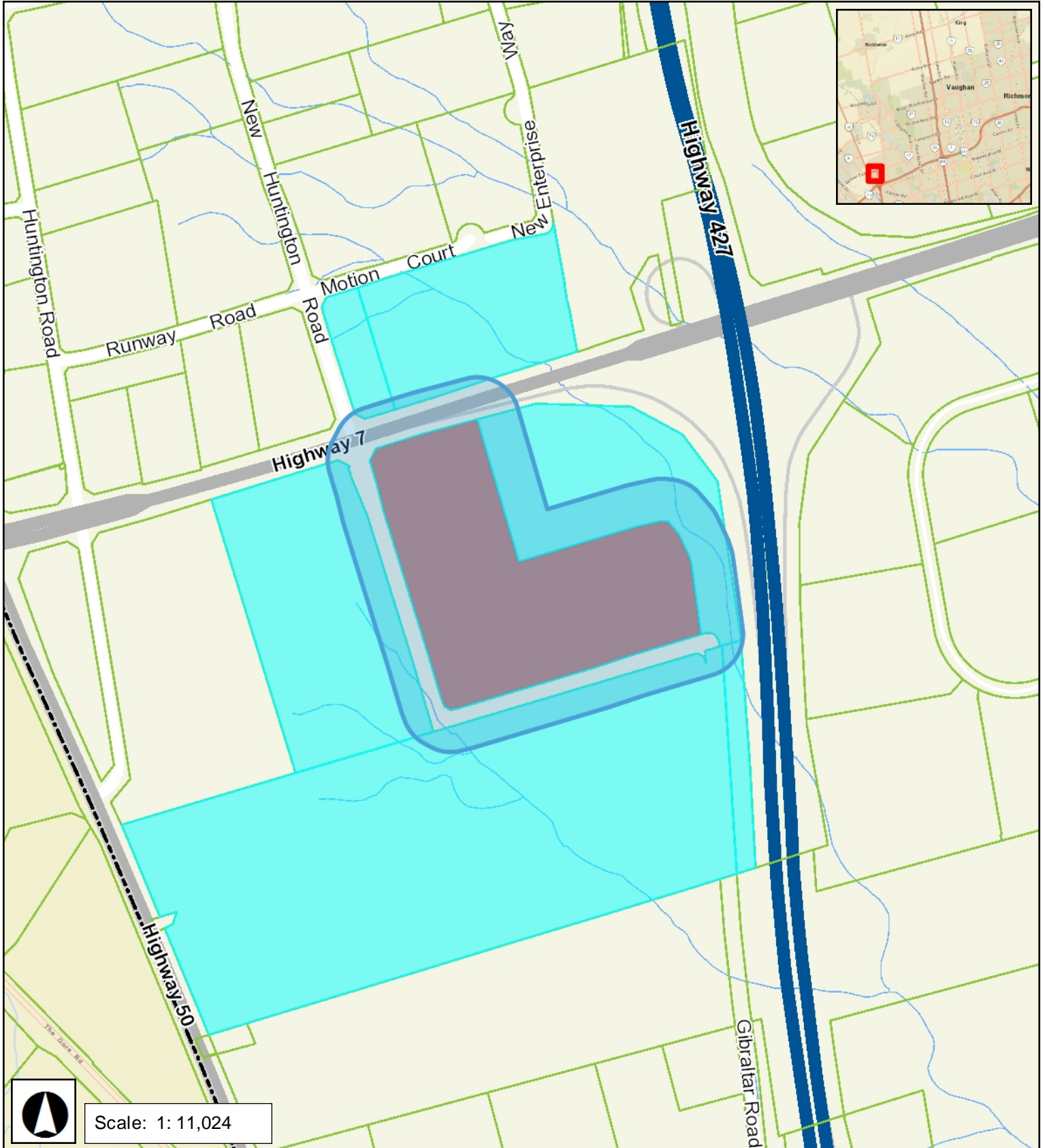
SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule D (if required)	Previous COA Decisions on the Subject Land

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.

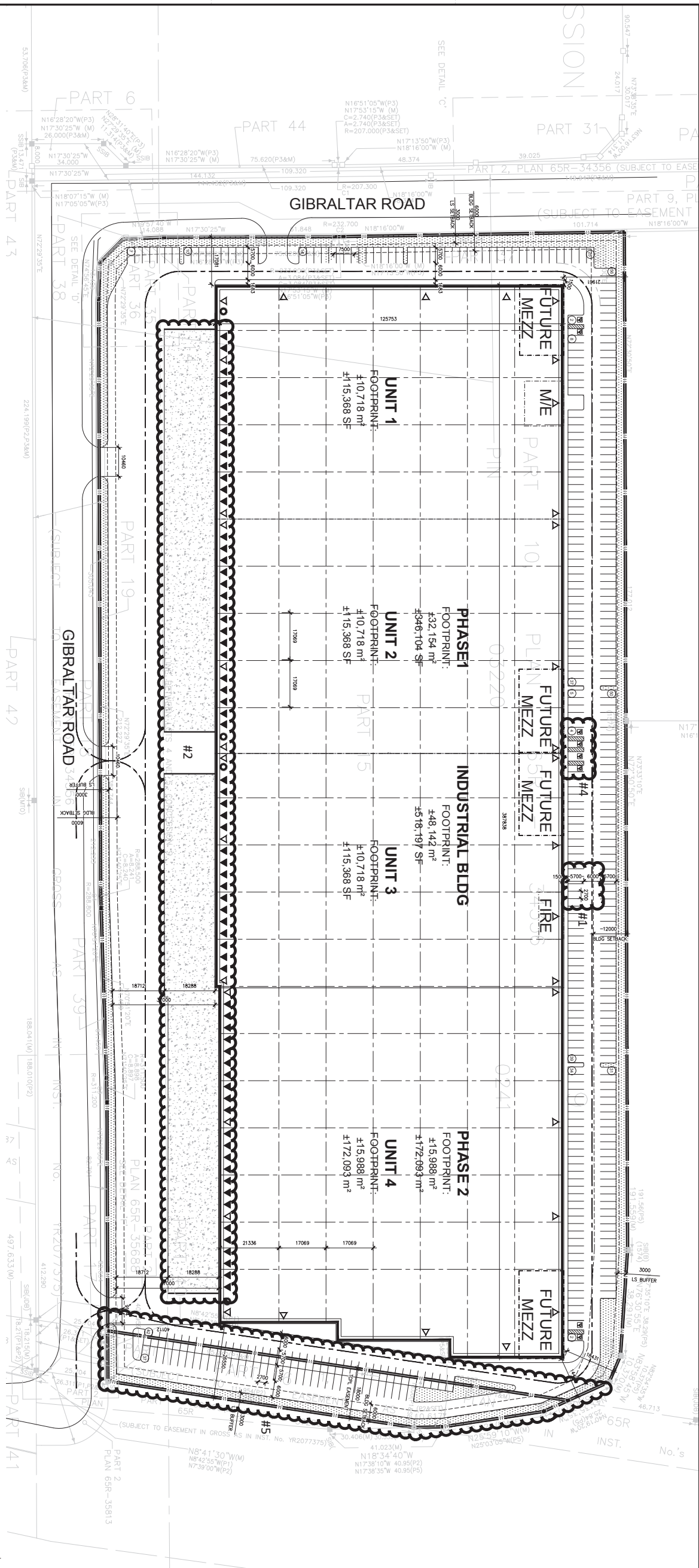
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department 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
<p>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.</p>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>
<p>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.</p>


SCHEDULE A: DRAWINGS & PLANS



A088/22



GENERAL NOTES

- | | | | |
|----|---|----|---|
| 1 | PROPERTY LINE | 40 | CANOPY LINE ABOVE |
| 2 | 20'x60'x60' PARKING STALL, PAINTED PARKING STRIPPING PER ALTERNATE FINISH | 41 | DASHED LINE OF BALCONY ABOVE |
| 3 | PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERNATE FINISH | 42 | RELOCATED CURB - EXTERN AS SHOWN |
| 4 | TYPICAL SHARED ACCESSIBLE PARKING SPACES, PAINTED PARKING SPACES WITH 15'x60" PAINT STRIP BETWEEN STALL LENGTH W/ ACCESSIBLE SIGNAGE TO BE INSTALLED AT EACH STALL - REFER TO 15'x60" MINIMUM ACCESSIBLE PARKING SPACES | 43 | FEATHER STAIR TO MEZZANINE LEVEL |
| 5 | 15'x60" MINIMUM ACCESSIBLE PARKING SPACES | 44 | OPEN TO BELOW |
| 6 | STREETWALK 15'x60" TYPICAL UNLO. (SEE PLAN PER DIMENSION) WITH 15'x60" MINIMUM BASE OF COMPACTED 20'x60' CRUSHER WITH 15'x60" MINIMUM BASE OF COMPACTED 20'x60' CRUSHER PER DEPARTMENT CONNECTION / STAIRS | 45 | UNIT HOUSE |
| 7 | LOADING PAD FOR WARE MANAGEMENT UNL 3.3'x LENGTH X 6.0'x | 46 | TRUCK (FACILE WARNING SURFACE INDICATORY) TO BE RELOCATED UNL 3'x 6'x PAINTED STOP BAR - REFER TO A.1.1 |
| 8 | PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD | 47 | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | CONCRETE APRON - REFER TO CIVIL DIMS | | |
| 13 | LANDSCAPE AREA - SEE LANDSCAPE DIMS. | | |
| 14 | RETAINMENT WALL SET INTO RETAINING WALL WITH STEEL CHAIN ANCHOR TO BE INSTALLED AT 4' ON CENTER. REFER TO STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DIMS. | | |
| 15 | EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP. | | |
| 16 | TRUCK LOADING DOCK (TYPICAL) | | |
| 17 | LOADING SPACE - L.S. (3.5m x 9m) | | |
| 18 | THE ACCESS ROUTE W/ 12'24" TURNING RADIUS (SEE DIMS) | | |
| 19 | PROPOSED ELECTRICAL ROOM | | |
| 20 | PROPOSED MECHANICAL ROOM | | |
| 21 | CURB RAIL AT ENTRANCES WITH MUNICIPAL STREETWALK LUNTS TO CONFORM TO DASH 50'x10' - SEE CIVIL DIMS. | | |
| 22 | PAVING MATERIAL TO BE HEAVY DUTY TYPE FOR ALL AREAS REQUIRING HOT TRUCK OR TRACTOR TRUCK ACCESS) | | |
| 23 | | | |
| 24 | | | |
| 25 | ROAD CURB AND STREETWALK TO BE CONTINUOUS THROUGH THE EXISTING DRIVEWAY AND DRIVEWAY TO BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE. | | |
| 26 | INVERTED U-SHAPE GALVANIZED STEEL PLATES PROVIDED AT PRINCIPLE ENTRANCES - REFER TO DETAIL 6/A.10. | | |
| 27 | PROPOSED STAIRS - REFER TO DETAIL 6/A.10. | | |
| 28 | PROPOSED STAIRWAY KICKER TRN BY TENANT | | |
| 29 | LOADING PAD AND WASTE COLLECTION SINKS, PAD TO HAVE 15'x60" CRUSHER 20'x60' CRUSHER RUN-LINESTONE AND FINISHED TO UNIL REFINISHES, GRADE TO NOT EXCEED 2% - REFER TO CIVIL DIMS. | | |
| 30 | INTERNAL CARGO STORAGE | | |
| 31 | PROPOSED ALUMINUM SLANTING AISLES - REFER TO LANDSCAPE DIMS | | |
| 32 | VISIONARY PARKING SPACES 27'00'x40'00' W/ SIGNAGE, REFER TO DETAIL 6/A.10. | | |
| 33 | CARPOOL | | |
| 34 | | | |
| 35 | RETAINING WALL - REFER TO CIVIL DIMS. | | |
| 36 | TRK CONC. FILED STEEL BOLLARDS - REFER TO DETAIL 2/A.10 | | |
| 37 | | | |
- 

1) PARALLEL

2) REFERRED

3) TRUCK FACE OR REAR

4) DASHED LINE

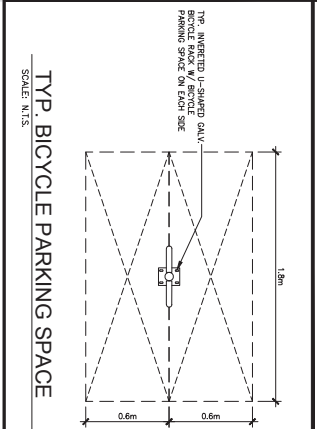
5) TRUCKED OUT

6) A MINIMUM 60'x60' MINIMUM BASE OF COMPACTED 20'x60' CRUSHER WITH 15'x60" MINIMUM BASE OF COMPACTED 20'x60' CRUSHER PER DEPARTMENT CONNECTION / STAIRS
- SCALE: 1/16" = 1'-0"

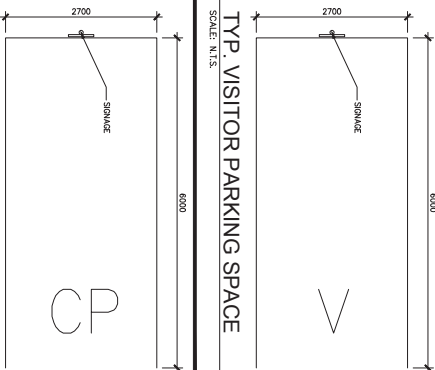
SITE LEGEND

- [illegible]

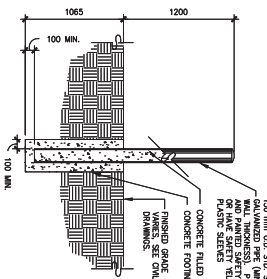
TYP. CARPOOL PARKING SPACE



TYP. VISITOR PARKING SPACE



TYPICAL BOLLARD DETAIL



KEY MAP



BUILDING INFORMATION	SITE STATISTICS	
Building ID	ENC - Plant Employment Area	
Energy Source	1-Storcy Warehouse, Office and Mezzanine	
Proposed Use	Group F2	
Building Classification		
The City of Vaughan Zoning By-Law Number 1-18 Section 29: Employment Area Zones Section 6.1.2 Schedule A.		
Section 3.0		
Min. Lot Frontage (m)	Proposed	Required
Min. Lot Area (m ²)	80,233.46m ²	3000.0
Min. Front Yard Setback (m) - (General West Side)	47.11	6.0
Min. Interior Side Yard Depth (m) - (General West Side)	17.45	6.0
Max. Lot Coverage (%)	25.96	5.0
Min. Interior Side Yard Depth (m)	21.96	12.0
Max. Lot Coverage (%)	60.0%	60.0%
N/A	N/A	N/A
Max. Gross Floor Area (m ²)	N/A	N/A
Min. Setback from an R' zone to any Building Structure or open Storage (Use m)	N/A	20.0
Maximum Building Height (m)	12.3	15.0
Gross Site Area (m ²)	m ²	%
Total Proposed Area	80,233.46	N/A
Paving Area (m ²)	4,694.72	6.09%
	26,667.22m ²	33.11%
Proposed Building Foot Area		N/A
Unit 1	10,718.00m ²	N/A
Unit 2	10,718.00m ²	N/A
Unit 3	10,718.00m ²	N/A
Unit 4	10,718.00m ²	N/A
Total Gross Area (m ²)	48,142.00m ²	N/A
General Provisions: Section 3.8 Weathering Single Use 1.0 Parking spaces per 100 sq.m GFA. Office Use 5.5 Parking spaces per 100 sq.m = 2 spaces to every 10,000sq.m portion thereof		
Number of Potential Parking Spaces	369	241
Number of Non-Essential Parking Spaces (Excluded from Total Parking)	36	7
Number of Essential Parking Spaces (3%)	7	N/A
Number of Visitor Parking Spaces	N/A	7
Number of Accessible Parking Spaces	6	7
Number of Bicycle Parking Spaces	24	24
Number of Loading Spaces	66	12
Parking Stall Dimensions	STANDARD ACCESSIBLE	
Typical Space Dimensions	TYPE A 3.4m X 6.0m	
Reduced Space Dimensions	TYPE B 2.4m X 6.0m	
Reduced Space Dimensions	1.8m X 3.8m	
Slope Storage Area	1,684.50m ²	2.10%

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

ZZEN Design Build -
Livingston Lot 5
VAUGHAN, ONTARIO, CANADA



architecture
planning
interiors
graphics
civil engineering

250 University Ave.
Toronto, Ontario
P 437.537.5200

250 University Ave, Suite #235
Toronto, Ontario, Canada M5H 3E5
P 437.537.5200

WARE MALCOMB
Leading Design for Commercial Real Estate

CAUTION: IF THIS STEEL IS NOT 30 X 42, IT IS A REDUCED PRINT

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
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
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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

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 m² 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 m² 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 3rd , 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@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

Lenore Providence

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

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 | www.york.ca

Lenore Providence

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

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

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [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 We thank you for your cooperation as we respond to the current situation.

Lenore Providence

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

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
--

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
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

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.Pl.

Senior Planner II

CC: Mr. Sam Speranza, Zzen Group of Companies

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
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

DATE OF HEARING:	Thursday, January 20, 2022
APPLICANT:	1406979 Ontario Limited.
AGENT:	Robert Lavecchia - KLM Planning Partners Inc.
PROPERTY:	Property is located south of Highway #7 and west of Highway #427, in Woodbridge (no municipal address). See Schedule A for Location Map details.
ZONING DESIGNATION:	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
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	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.
RELATED DEVELOPMENT APPLICATIONS:	A193/21, DA.18.069
PURPOSE OF APPLICATION:	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
<p>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.</p> <p>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. <i>Section 53(41), The Planning Act R.S.O., 1990</i></p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 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. 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. That Minor Variance Application A193/21 is approved at the same time as the Consent application and becomes final and binding. Payment of the Certificate Fee as provided on the

#	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 gregory.seganfreddo@vaughan.ca	That minor variance A193/21 is approved and becomes final and binding.
3	Development Planning michael.torres@vaughan.ca	That Minor Variance Applications A193/21 be approved, and the decisions be Final and Binding.
4	Development Engineering farzana.khan@vaughan.ca	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 ashley.ben-lolo@vaughan.ca	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 nelson.pereira@vaughan.ca	<p>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).</p> <p>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).</p>
6	York Region - Planning gabrielle.hurst@york.ca	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> a) Parts 9,10, 20 & 27 dedicated as public right of way b) Parts 25 & 26 conveyed and dedicated as public right of way c) Parts 21 & 22 conveyed and dedicated as 0.3m reserve <p>3. The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road.</p> <p>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.</p> <p>5. The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 & 3, to the Region, free of all costs and encumbrances, to the</p>

#	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 sewerusebylaw@york.ca 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:

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

ORAL SUBMISSIONS:

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

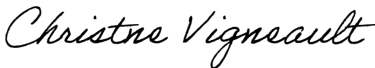
In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

Name	Address	Date Received (mm/dd/yyyy)	Summary
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

DATE OF HEARING:	Thursday, January 20, 2022
DATE OF NOTICE:	January 27, 2022
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	February 16, 2022 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	January 27, 2024 4:30 p.m.
CERTIFICATION: 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.  _____ 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** 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

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.

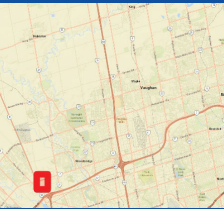
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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



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.



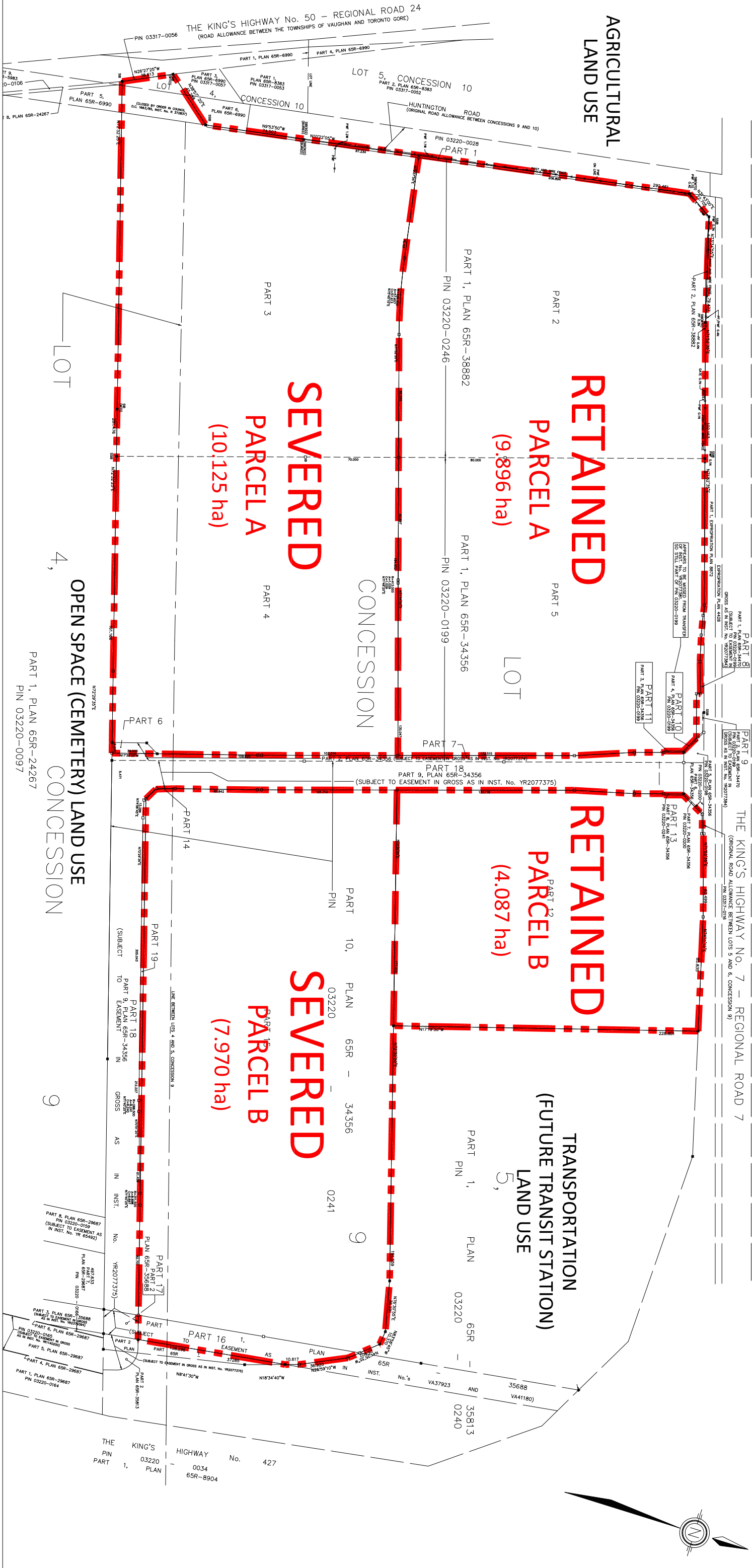
Scale: 1: 6,102
0 0.10 km



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

Projection:
NAD 83
UTM Zone
17N

COMMERCIAL LAND USE



CONSENT SKETCH



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@klmplanning.com
Planning • Design • Development