

	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A105/22</b>
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<b>AGENDA ITEM NUMBER: 6.19</b>	<b>CITY WARD #: 2</b>
<b>APPLICANT:</b>	Zzen Group
<b>AGENT:</b>	KLM Planning Partners Inc.
<b>PROPERTY:</b>	8405 Huntington Rd, Vaughan
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	To permit the proposed construction of an 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"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Under Review
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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 <b>Schedule C</b> of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b>				
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
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> 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 A105/22

**FILE MANAGER:** Adriana MacPherson, Administrative Coordinator - Committee of Adjustment

<b>AGENDA ITEM NUMBER: 6.19</b>	<b>CITY WARD #: 2</b>
<b>APPLICANT:</b>	Zzen Group
<b>AGENT:</b>	KLM Planning Partners Inc.
<b>PROPERTY:</b>	8405 Huntington Rd, Vaughan
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	To permit the proposed construction of an 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 14.932 under Zoning By-law 001-2021, as amended.**

**The subject lands are zoned EM3 - Retail Warehouse Employment Area Zone and subject to the provisions of Exception 9(1294) under Zoning By-law 1-88, as amended.**

	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
1	A parking space means a rectangular area measuring at least 2.7 metres by 6.0 metres. [2.0, parking space]	To permit a parking space with a minimum rectangular area measuring at least 2.7 metres by 5.7 metres.
2	An Accessible Parking Space Type A and Type B shall be a minimum of 6.0 metres in length. [3.8 d) i)]	To permit an Accessible Parking Space Type A and Type B to have a minimum length of 5.7 metres.

### HEARING INFORMATION

**DATE & TIME OF HEARING:** Thursday, May 26, 2022 at 6:00 p.m.

#### PUBLIC PARTICIPATION

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Request to Speak Form](#) to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) by **noon** on the last business day prior to the hearing.

Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

[For more information, please visit the City of Vaughan website.](#)

### 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:

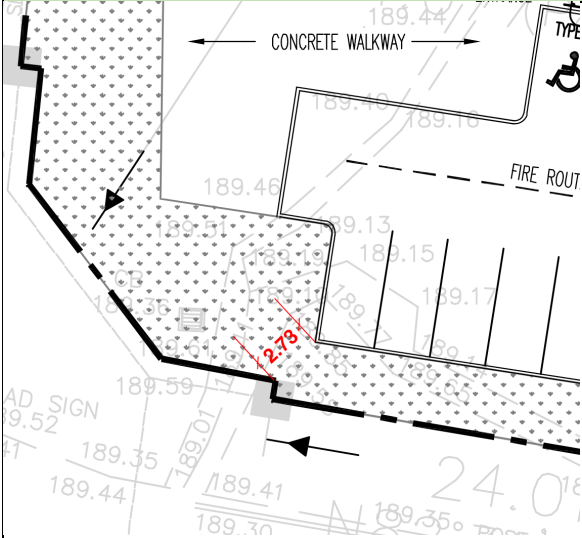
That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

INTRODUCTION	
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		
Date Public Notice Mailed:	May 13, 2022	
Date Applicant Confirmed Posting of Sign:	May 11, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	The proposed site plan does not comply with the zoning by-law.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:  *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.	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
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file
A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2
The minimum required landscape strip abutting a street line is 3.0 m. [11.2.2, Table 11-3]
A portion of the landscaping strip abutting Keyes Court is less than 3.0 metres in width (see excerpt from submitted drawings below). Please confirm this dimension and if a variance will be requested, or amend the drawings and demonstrate compliance.
Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage in the following zones or in an EM1 Zone. [4.24]
Could not confirm compliance, location of waste storage has not been provided on the submitted drawings and documents. Please provide updated drawings detailing where waste storage is proposed (note there are specific requirements for Waste Storage under Section 4.24 depending on where it is proposed to be located).
A strip of land no less than three (3) metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. [6.1.6 a)]
A portion of the landscaping strip abutting Keyes Court is less than 3.0 metres in width. Please confirm this dimension and if a variance will be requested, or amend the drawings and demonstrate compliance.

BUILDING STANDARDS (ZONING) COMMENTS	
	
<p>Canopies shall not project more than 0.5 metres into a required yard.[3.14 a)]</p> <p>Could not determine the extent to which the proposed canopy at the south-east corner of the building extends into the required yard. Please provide an updated Site Plan showing all proposed canopies and their distance from all lot lines.</p> <p>A parking area shall be provided with a means of access or driveway measured perpendicular to the driveway centre line of 7.5 metres for two-way access. [3.8 f)]</p> <p>The proposed width of the driveway at the south side of the lot has not been provided. Please submit a revised Site Plan showing the proposed width of the driveway.</p> <p>A driveway and/or aisle which serves the movement of trucks to and from a loading space shall have a minimum width of six (6) metres and maximum width of thirteen and one half (13.5) metres. [3.9 b)]</p> <p>The proposed width of the aisle serving the loading spaces exceeds 13.5 metres based on the drawings submitted for review. Please submit a revised Site Plan showing the proposed width of the aisle serving truck accessing loading spaces.</p> <p>The floor area of a mezzanines does not constitute Gross Floor Area as defined in accordance Ontario Building Code for a mezzanine. Please note that if the area identified as a mezzanine is proposed as a ‘story’ on any subsequent submission, additional parking spaces may be required.</p> <p>The proposed use declared on the drawings and statistics is Warehouse, and a variance has been requested from the parking rate required by Section 3.8 a) for a Warehousing use.</p> <p>Please note that if any Employment Use is proposed other than Warehouse on any future application, the parking rate required under Section 3.8 a) for ‘Employment Use other than</p> <p>Warehousing (Building greater than 3,700 sq.m. G.F.A’ will be applicable, and any permission granted under this application will not be applicable to that use.</p> <p>The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval</p> <p>Site Plan Approval may be required to permit the proposed development.</p>	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	Under review

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
Application under review	
Development Engineering Recommended Conditions of Approval:	Under review

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

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

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
None	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
None	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
Owner shall agree to provide the following for the purpose of fire safety and firefighting operations. 1. Water supply for firefighting, including hydrants, municipal or private shall be identified in the plans and code requirements to be installed and operational prior to construction of building. 2. Hydrants shall be unobstructed and ready for use at all times. 3. Assess roadways shall be maintained and suitable for large heavy vehicles. 4. Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the City. 5. Fire route to be posted during construction. 6. Ensure the minor variance does not adversely affect the designed fire route for the property.. 7. Ensure application/Permits submitted for review comply with applicable Ontario Building code requirements and all other referenced standards.	
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)
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:

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
1	Development Planning <a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>	Under review
2	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	Under review

IMPORTANT INFORMATION – PLEASE READ
<b>CONDITIONS:</b> 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 ( <b>see condition chart above for contact</b> ). 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.



IMPORTANT INFORMATION – PLEASE READ
<p><b>APPROVALS:</b> 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><b>DEVELOPMENT CHARGES:</b> 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><b>NOTICE OF DECISION:</b> 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 <b>not</b> receive notice.</p>

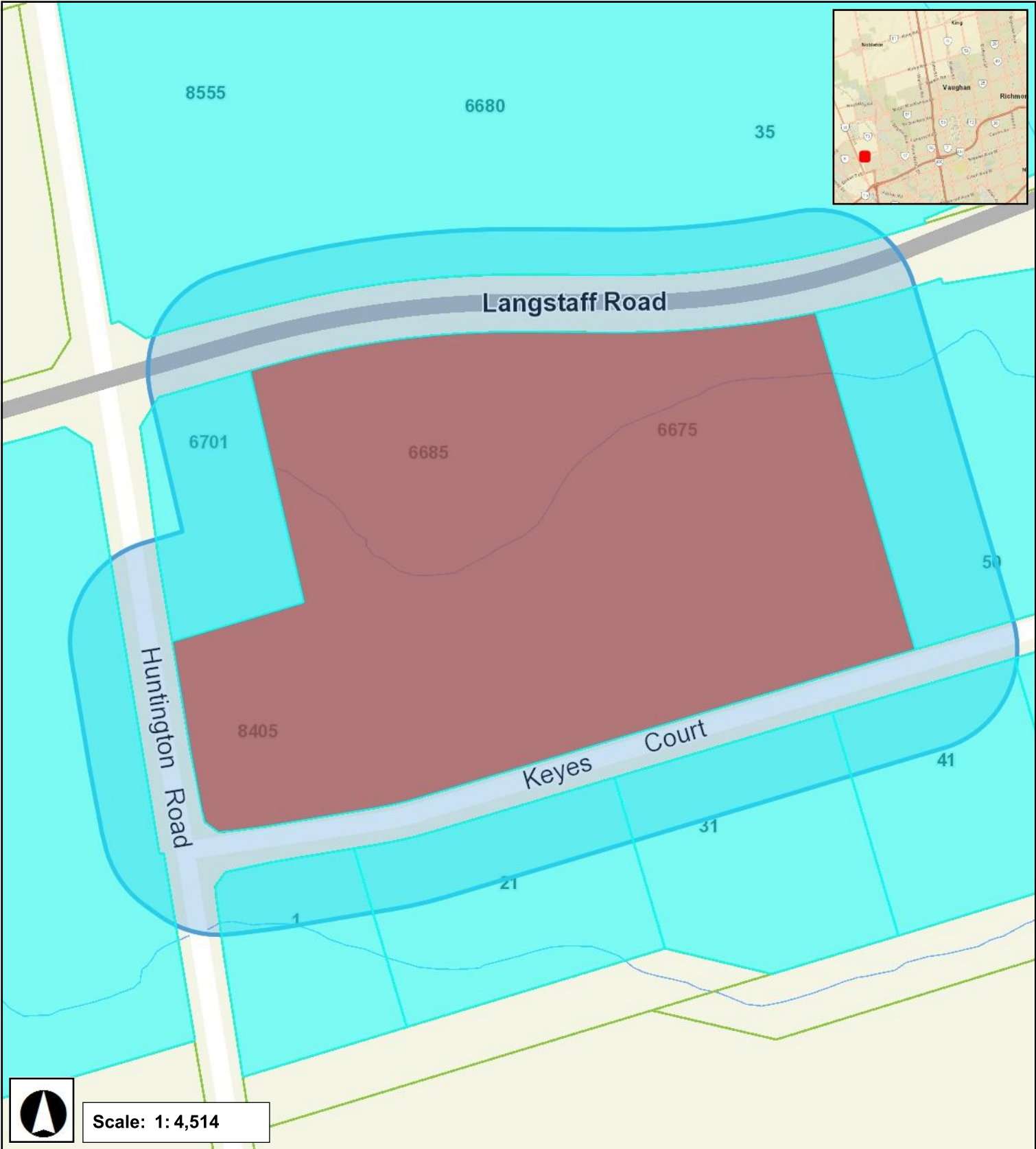
**SCHEDULE A: DRAWINGS & PLANS**





# A105/22 - Notification Map

8405 Huntington Road, Woodbridge



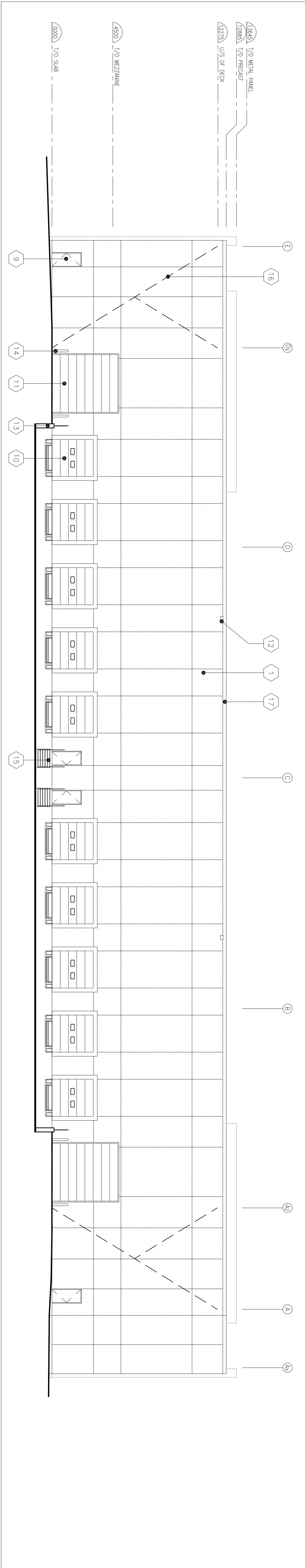
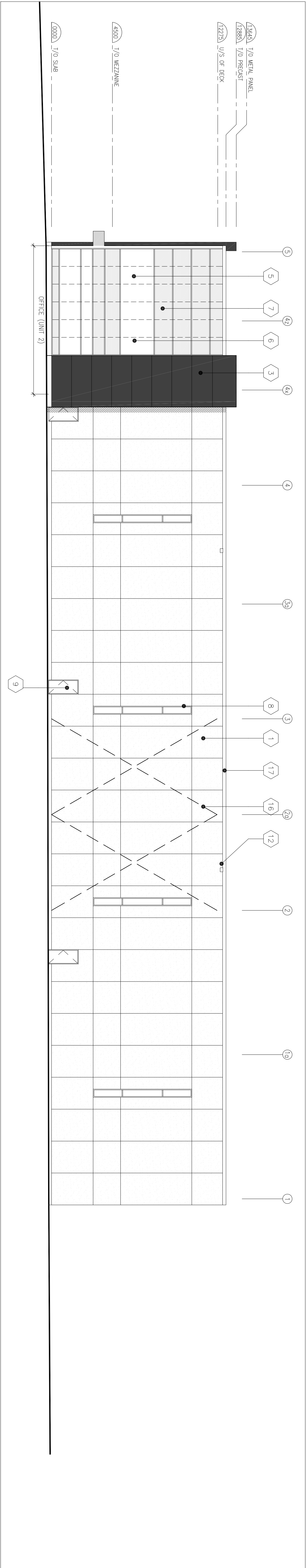
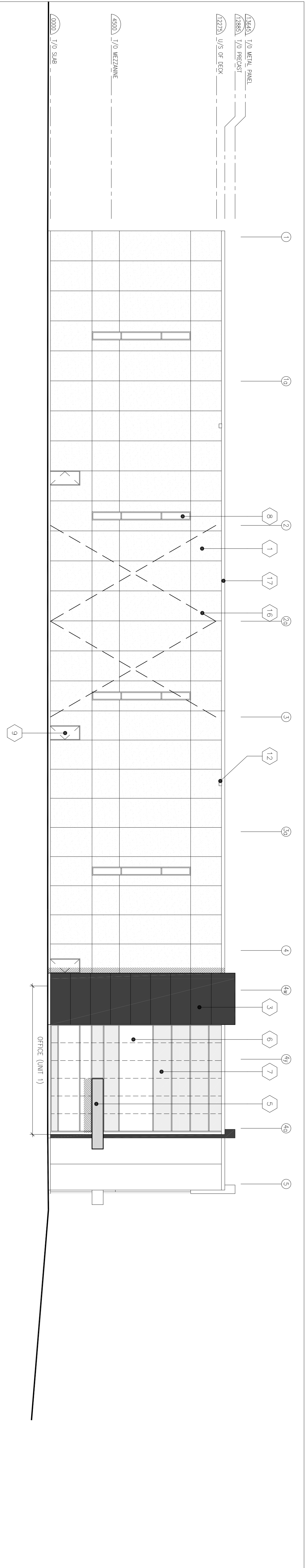
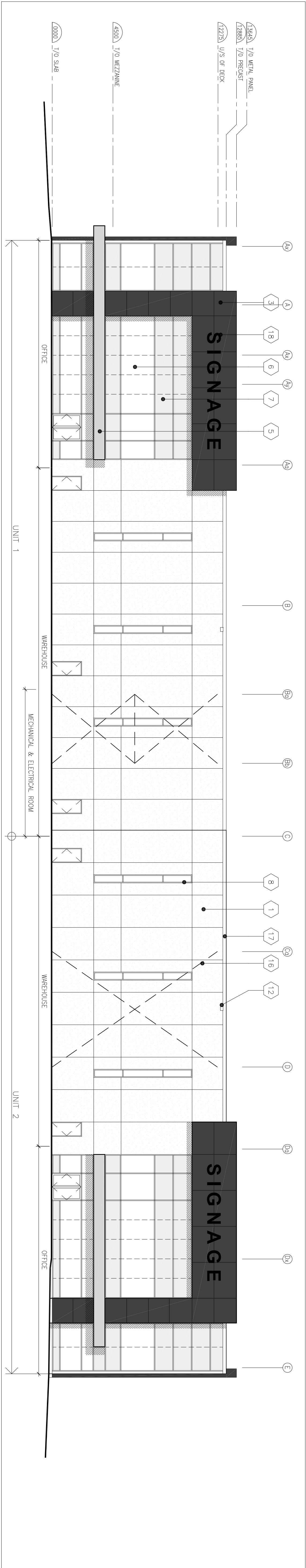
Scale: 1:4,514











22	Special separations - Construction of exterior walls									
	Wall Location	Building Face	Unobstructed Opening	Unobstructed Opening	Maximum % of Opening	Maximum % of Opening	Approved Opening	Approved Opening	Approved Opening	Approved Opening
	North Face	1,038 SQM	1,038 SQM	36.89 M <sup>2</sup>	100 %	13.03 %	N/A	Yes	No	Both
	South Face	1,038 SQM	329 SQM	37.03 M <sup>2</sup>	100 %	31.76 %	N/A	Yes	No	Both
	East Face	874 SQM	124 SQM	6.20 M <sup>2</sup>	22 %	14.19 %	N/A	Yes	No	Both

West Face	874 SQM	121 SQM	31.23 M <sup>2</sup>	100 %	13.84 %	N/A	N/A	Yes	No	Both
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- LEGEND
- 1 EXPOSED AGGREGATE ARCHITECTURAL PRECAST COLOUR: WHITE
  - 2 SMOOTH ARCHITECTURAL PRECAST COLOUR: WHITE
  - 3 APOLIC METAL COMPOSITE PANEL COLOUR: MID GREY
  - 4 RESERVED
  - 5 CANOPY APOLIC METAL COMPOSITE PANEL COLOUR: MID PLATINUM
  - 6 VISION GLASS WITH SEAMLESS BUTT JOINTS BLACK ANODIZED ALUMINIUM FRAME
  - 7 GRANDPANEL GLASS WITH SEAMLESS BUTT JOINTS VISION GLASS PUNCHOUT WINDOWS BLACK ANODIZED ALUMINIUM FRAME
  - 8 VISION GLASS PUNCHOUT WINDOWS BLACK ANODIZED ALUMINIUM FRAME
  - 9 VISION METAL DOOR COLOUR: PAINTED TO MATCH
  - 10 OVERHEAD DOOR COLOUR: WHITE
  - 11 DRIVE IN DOOR COLOUR: WHITE
  - 12 OVERVIEW SQUARE REFER TO DETAILS ON A401
  - 13 RETAINING WALL WITH GUARD REFER TO DETAIL 7/10/0
  - 14 BOLLARD REFER TO DETAIL 6/10/0
  - 15 PREFABRICATED METAL STAIRS WITH HANDRAIL/GRABBERS (GALVANIZED)
  - 16 STRUCTURAL BRACING BEYOND REFER TO STRUCTURAL DRAWINGS
  - 17 PREFINISHED METAL CAP FLASHING COLOUR: CLEAR ANODIZED
  - 18 APPROXIMATE LOCATION OF FUTURE TENANT SIGNAGE

NOTES:

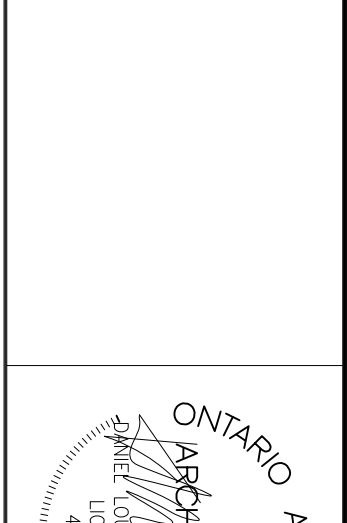
ALL GLASS TO CONFORM TO CITY OF WILLOW BIRD REQUIREMENTS. SHOWN AS GLASS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR MATERIAL REQUIREMENTS.

FIRE RATED PARTITION BACKING TO BE PROVIDED IN LOCATIONS FOR FUTURE SIGNAGE.

TENANT TO OBTAIN SIGNAGE PERMIT REGARDING PLACEMENT OF SIGNAGE FROM THE CITY OF WILLOW BIRD. SIGNAGE PLACEMENT VALUES WHICH SHOULD RANGE BETWEEN MAX 300MM (SUNSET TO SUNRISE) AND 500MM (SUNRISE TO SUNSET).

This drawing is for the use of the Architect only and is not to be used for any other purpose. The contractor must verify and accept responsibility for all dimensions and conditions in the field and must not rely on the information provided in this drawing. The contractor must verify and accept responsibility for all dimensions and conditions in the field and must not rely on the information provided in this drawing. The contractor must verify and accept responsibility for all dimensions and conditions in the field and must not rely on the information provided in this drawing.

PRINT DATE: 2022-03-31



PROJECT: PROPOSED NEW SHELL BUILDING 8400 NEW HUNTINGTON ROAD WILLOWDALE, ONTARIO

1400 BROADVIEW AVENUE, SUITE 107, TORONTO, ONTARIO M4M 1Y7 T: (416) 928-5183 F: (416) 928-5100

CUSIMANO ARCHITECT

SCALE: AS NOTED

DATE: FEBRUARY 2022

DESIGNED BY: MRS. D.C.

PROPOSED ELEVATIONS

SCALE: AS NOTED

DATE: 2022-04

A201











This drawing is for information only. It is not to be used for construction. The contractor must verify and accept responsibility for all dimensions and conditions in the field. The contractor must verify and accept responsibility for all dimensions and conditions in the field. The contractor must verify and accept responsibility for all dimensions and conditions in the field.

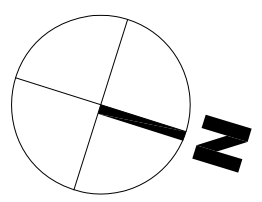
The architect is not responsible for the accuracy of information shown on this drawing. Refer to the information shown on this drawing. Refer to the information shown on this drawing. Refer to the information shown on this drawing.

PRINT DATE: 2022-02-24

PRELIMINARY CONCEPT  
DRAWING SET  
FOR REVIEW AND  
COORDINATION ONLY

No.	DESCRIPTION	DATE
1	REVISIONS	

1	ISSUED FOR	DATE
2	ISSUED FOR	DATE
3	ISSUED FOR	DATE
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100	ISSUED FOR	DATE



**CUSIMANO ARCHITECT**  
1100 BROADVIEW AVENUE, SUITE 100, TORONTO, ONTARIO M6H 1V7  
T: (416) 782-5183 F: (416) 782-5100

**PROPOSED  
NEW SHELL BUILDING**  
ZEN GROUP CONSULTANTS LIMITED  
8400 VERN HAVENING ROAD  
VAUGHAN, ONTARIO

DATE: FEBRUARY 2022  
DRAWN BY: SM, MR  
CHECKED BY: D.C.

SCALE: AS NOTED  
PROJECT NO.: A103

SCALE: AS NOTED  
PROJECT NO.: A103

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN 65R-39179

DATE - NOVEMBER 18, 2020.

RECEIVED AND DEPOSITED  
DATE November 18, 2020

“H. L. HARRIS”

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION NO. 85

SCHEDULE

PART	BLOCK	REGISTERED PLAN	PIN	AREA (m <sup>2</sup> )
1	ALL OF 2		ALL OF 03317-0790	12285.7
2				14943.0
3				35539.8
4	ALL OF 3	65M-4578	ALL OF 03317-0791	33724.3
5				9827.9
6	PART OF 4		ALL OF 03317-0809	35.2
7				195.8

PARTS 6 AND 7 - SUBJECT TO EASEMENT AS IN INST. NO. YR2734442.

PLAN OF SURVEY OF  
BLOCKS 2 AND 3 AND  
PART OF BLOCK 4  
REGISTERED PLAN 65M-4578  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:1000

SCHAEFFER DZALDOV BENNETT LTD.

NOTES  
DENOTES  
POINTED MONUMENT  
SHORT STANDARD IRON BAR  
SCHAEFFER DZALDOV BENNETT LTD.  
MEASURED  
PLAN 65R-38160

PLEASE NOTE : ALL 0.30 RESERVES HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES.

ALL FOUND MONUMENTS ARE 18" UNLESS NOTED OTHERWISE.

BEARINGS ARE VERY CLOSE DERIVED FROM SEGREGATED CONTROL POINTS

105980148 AND 105980150 (ZONE 10 MAGN. (ORIGINAL))

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY

MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999871

SEGREGATED CONTROL POINTS (6592) - UTM ZONE 18 UTM3 (ORIGINAL)

COORDINATES TO UTM3 ACCURACY PER SEC. 14(2) OF O.R.S. 216/10

POINT ID. NORTHING EASTING

SCP 105980148 444548.713 282728.255

SCP 105980150 444553.364 282646.991

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE THEREIN.

2. THE SURVEY WAS COMPLETED ON THE 1ST DAY OF OCTOBER, 2020.

DATE : OCTOBER 21, 2020.

SCHAEFFER DZALDOV BENNETT LTD.

LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101

CALC. S. L. DRAWN: ACAD/LW CHECKED: WNF SCALE 1:1000 JOB NO. 04-740-12A

OCTOBER 21, 2020

CURVE TABLE			
NAME	ARC	RAIUS	BEARING
C1	35.855	618.300	N67°14'05"E
C2	35.855	618.300	N67°14'05"E
C3	35.855	618.300	N67°14'05"E
C4	35.855	618.300	N67°14'05"E

LOT

CONCESSION

LANGSTAFF ROAD - REGION ROAD NO. 72

ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 9

INST. NO. YR2734442

PIN 03317-0791

PIN 03317-0809

PIN 03317-0810

PIN 03317-0811

PIN 03317-0812

PIN 03317-0813

PIN 03317-0814

PIN 03317-0815

PIN 03317-0816

PIN 03317-0817

PIN 03317-0818

PIN 03317-0819

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PIN 03317-0859

PIN 03317-0860

PIN 03317-0861

PIN 03317-0862

PIN 03317-0863

PIN 03317-0864

PIN 03317-0865

PIN 03317-0866

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PIN 03317-0882

PIN 03317-0883

PIN 03317-0884

PIN 03317-0885

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"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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				Application Under Review
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

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

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

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

## Adriana MacPherson

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**Subject:** FW: [External] RE: A105/22 - REQUEST FOR COMMENTS (8405 Huntington Road, VAUGHAN)

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

**Sent:** May-05-22 2:23 PM

**To:** Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

**Subject:** [External] RE: A105/22 - REQUEST FOR COMMENTS (8405 Huntington Road, VAUGHAN)

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above minor variance and has no comment. Please provide a copy of the Notice of Decision when it becomes available.

Thank you

*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)

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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

<b>SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND</b>
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None