

ITEM #: 6.1	COMMITTEE OF ADJUSTMENT REPORT CONSENT APPLICATION B007/22 25 Woodstream Blvd Bldg A Woodbridge
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COA REPORT SUMMARY

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

Please see **Schedule B of this report for a copy of Staff 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	X	X		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X		Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X			No Comments Recieved to Date
By-law & Compliance, Licensing & Permits	X	X		No Comments or Concerns
Development Finance	X	X		No Comments or Concerns
Real Estate	X			No comments received to date
Fire Department	X	X		No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X	X	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) <i>*Schedule B</i>				
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X	X		General Comments
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>	X			No Comments Recieved to Date
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
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
None				

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
CONSENT APPLICATION
B007/22
25 Woodstream Blvd Bldg A Woodbridge**

FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.1	CITY WARD #: 2
APPLICANT:	25 Woodstream Holdings Ltd.
AGENT:	Dillon Consulting Limited
PROPERTY:	25 Woodstream Blvd Bldg A Woodbridge
ZONING DESIGNATION:	<p>The subject lands are zoned GMU, General Mixed-Use Zone and subject to the provisions of Exception 14.265 under Zoning By-law 001-2021, as amended.</p> <p>The subject lands are zoned C7, Service Commercial Zone and subject to the provisions of Exception 9(463) under Zoning By-law 1-88, as amended.</p>
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use" and "Natural Areas"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	<p>Consent is being requested to permit a lease in excess of 21 years for lands described as Part A & B on the Site Plan (SP1A) submitted with the application ("the Leased Lands").</p> <p>The Leased Lands will accommodate the existing Tim Horton's Restaurant and associated drive-thru.</p>

HEARING INFORMATION

DATE OF MEETING: Thursday, June 16, 2022

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: [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>The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:</p> <ul style="list-style-type: none"> ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act. ✓ Conformity to the City of Vaughan Official Plan. ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act. <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:	June 2, 2022
Date Applicant Confirmed Posting of Sign:	June 7, 2022
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: *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:	General Comments
Committee of Adjustment Recommended Conditions of Approval:	1. That the applicant’s solicitor confirm the legal description of the leased lands. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s website

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments.	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B 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 consent application B007/22 subject to the following condition(s):	

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall prepare and register a reference plan at their expense showing leased area and all easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: No comments received to date Forestry: No comments received to date Horticulture: No comments received to date	
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 comment no concerns	
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	Staff & 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, 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	Committee of Adjustment christine.vigneault@vaughan.ca	1. That the applicant’s solicitor confirm the legal description of the leased lands. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.

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.		
		3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's website
2	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall prepare and register a reference plan at their expense showing leased area and all easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.
3	TRCA hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.

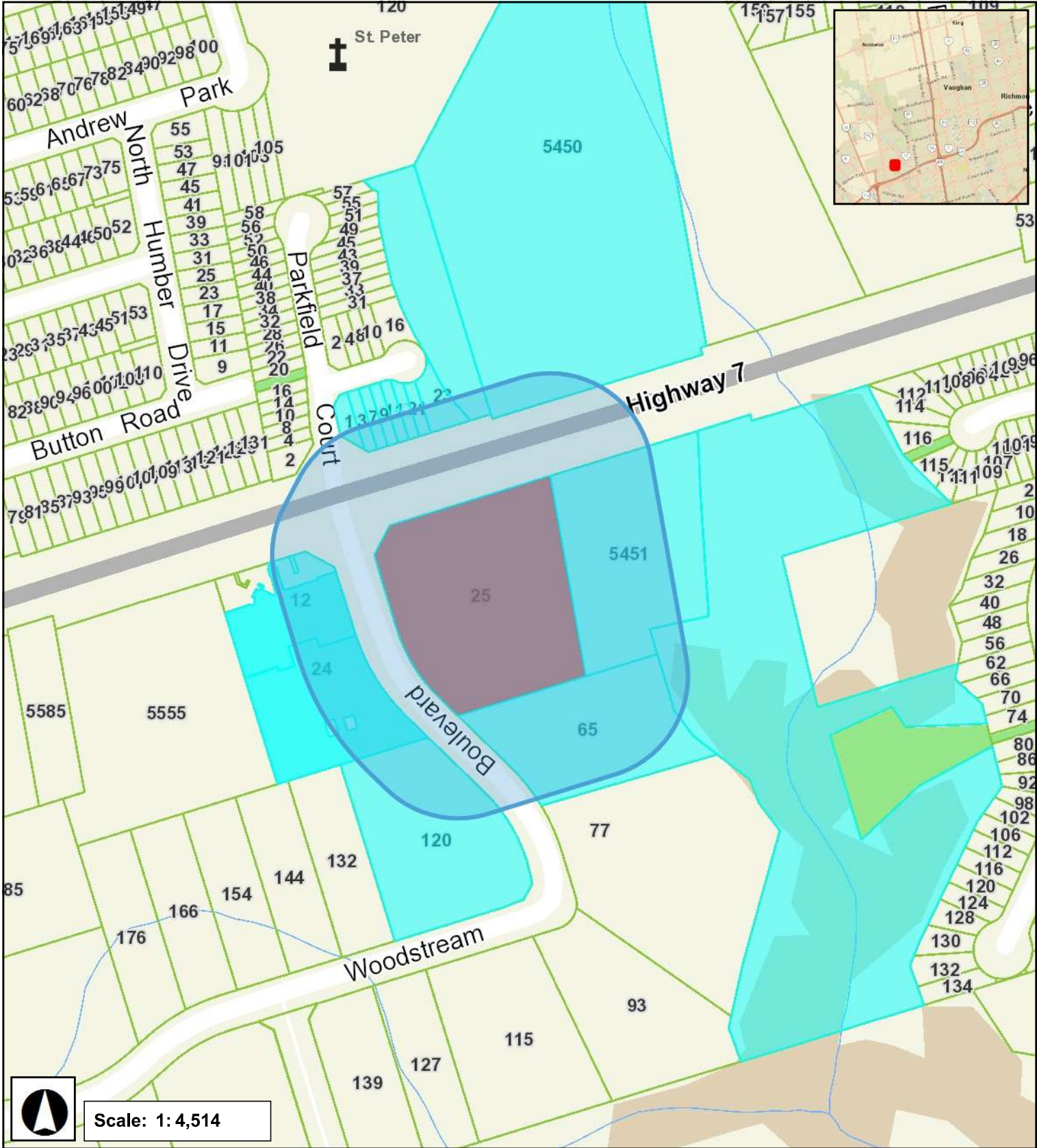
IMPORTANT INFORMATION – PLEASE READ
<p>CONDITIONS: Conditions must be fulfilled within <u>one year</u> from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.</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



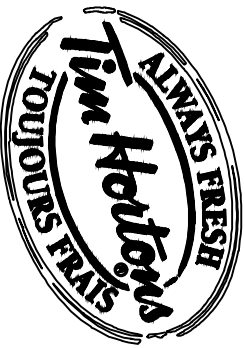
LOCATION MAP - B007/22

25 WOODSTREAM BLVD, WOODBRIDGE



STEELES AVENUE WEST

May 30, 2022 2:47 PM



RECEIVED
By RECEIVED at 10:53 am, May 25, 2022

B007/22

PLANS PREPARED BY APPLICANT

THE TDL GROUP CORPORATION

HEAD OFFICE
874 SINGULAR ROAD
L6K 2Y1
PH (905) 845-5611
FAX (905) 845-5651

WESTERN OFFICE
7480, 514 STREET SE
T2C 6B4
PH (403) 203-7400
FAX (403) 203-7430

QUEBEC OFFICE
10550 CHEMIN COTE DE LIESSE
H8T 1A4 QC
PH (514) 336-2233
FAX (514) 688-5313

ATLANTIC OFFICE
475 MARSHALL ROAD, BOX 230
B0W 1G0 NS
PH (902) 662-2922
FAX (902) 662-2501

US OFFICE
4150 TULLER ROAD
43071 IN OH
PH (614) 791-4200
FAX (614) 791-4234

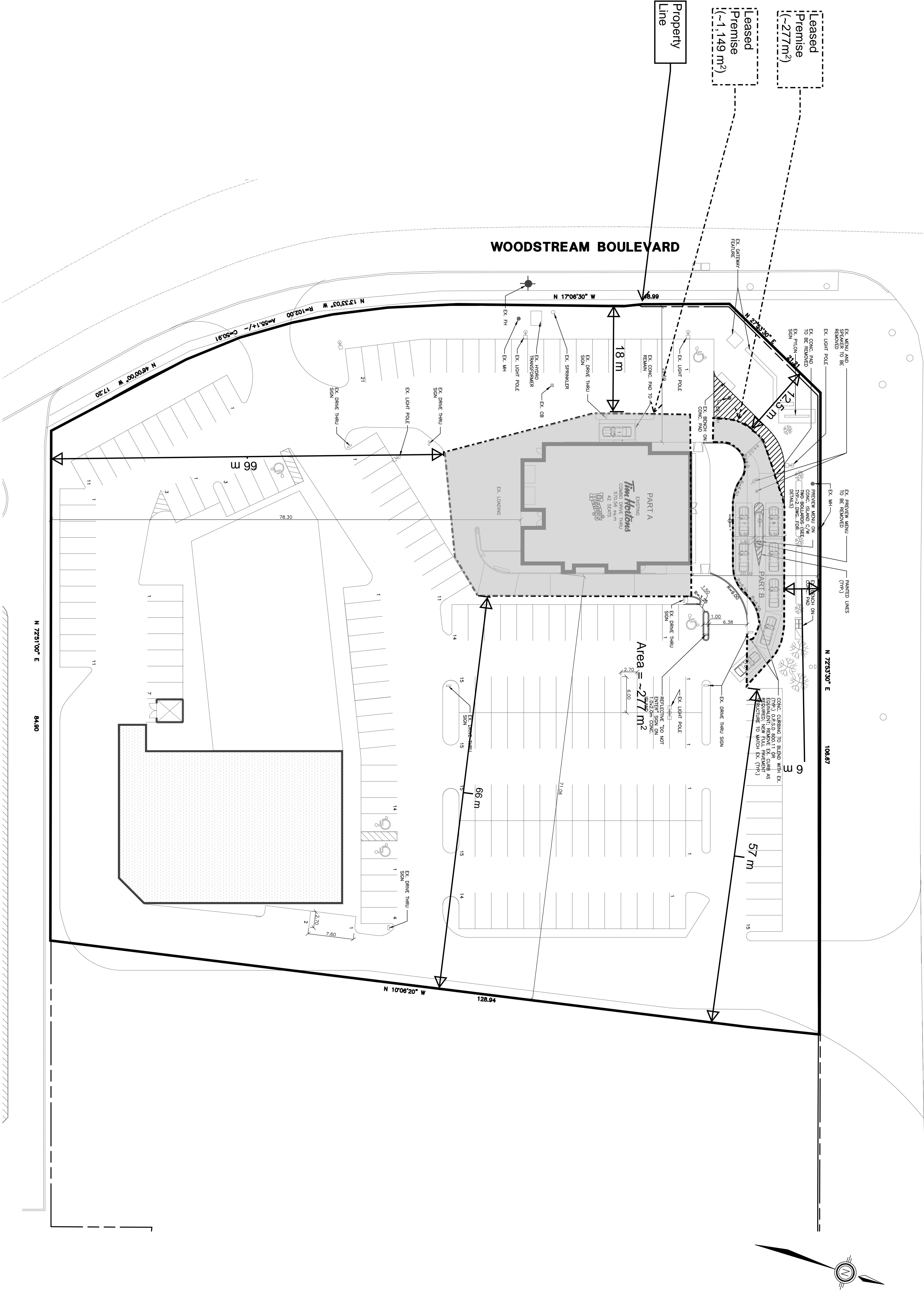
NOT FOR CONSTRUCTION. NO SITE WORKS PROPOSED.
FOR ILLUSTRATION PURPOSES ONLY REGARDING AN APPLICATION
FOR CONSENT

1	ISSUED FOR INFORMATION	APR 17/14	8
2			
3			
4			
5			
6			
7			

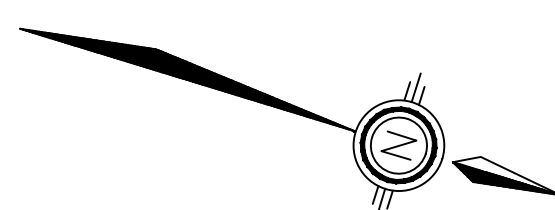
PROJECT
WOODBIDGE, ON
25 WOODSTREAM BLVD
RESTAURANT No 2207

DRAWING TITLE:
SITE PLAN
DRAWN BY: KB
SCALE: 1:300

DRAWING NO.
SP1A



WOODSTREAM BOULEVARD



THE TDL GROUP CORPORATION

1 ISSUED FOR INFORMATION		
	Apr 17/14	8
2		9
3		10
4		11
5		12
6		13
7		14

SP1A

PLAN MATERIAL
NAME - BLACK & WHITE

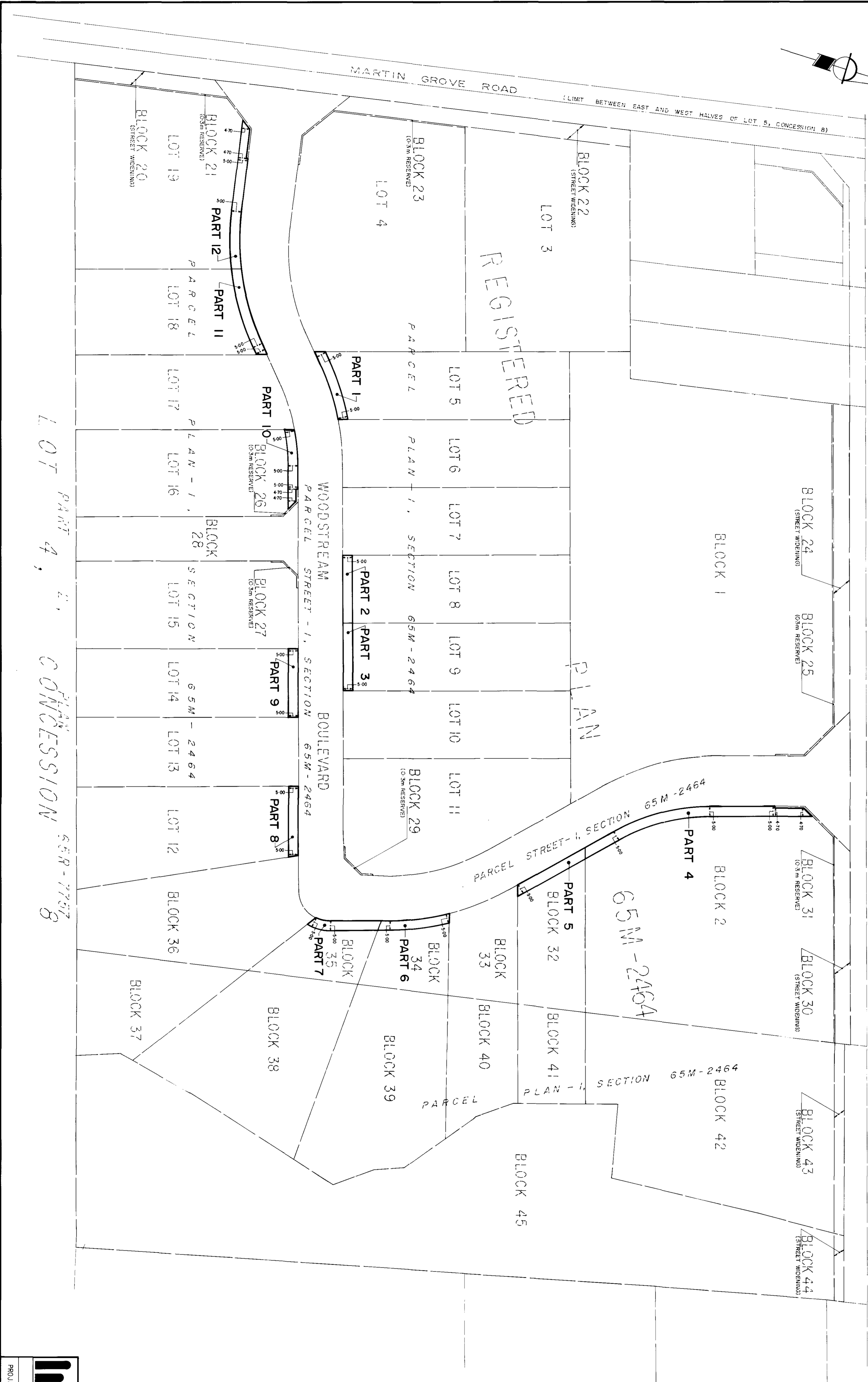
METRIC
DISTANCES SHOWN ON
THIS PLAN ARE IN METRES
AND CONVERSIONS INTO
FEET BY DIVISION BY 0.3048

COMPILED PLAN SHOWING
PART OF LOTS 5,8,9,12,14,16,18 and 19 AND
PART OF BLOCKS 2,32,34 and 35
REGISTERED PLAN 65M-2464
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:1000
McCONNELL, MAUGHAN LIMITED O.L.S.
1987

THE ALLOWANCE FOR ROAD BETWEEN LOTS 5 AND 6, CONCESSION 81

Fig. 7



NOTES
All Parts have Perpendicular or Radical widths of 5.00 metres,
Unless indicated otherwise on plan.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE foregoing map/plan based on data derived from
Registered Plan 65M-2464

DATE JANUARY 22nd, 1987

W. DENNIS FISHER
Ontario Land Surveyor

1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 65R-10,178
DATE: JANUARY 22nd, 1987	RECEIVED AND DEPOSITED
W. DENNIS FISHER - O.L.S.	DATE: 3 FEB. 1987
CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.	DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (IN 65)
PARTS 1,2,3,4,5,6,7,8,9,10,11,12 - PART OF PARCEL, PLAN 1 SECTION 65M-2464.	

McCONNELL, MAUGHAN LIMITED ONTARIO LAND SURVEYORS CONSULTING ENGINEERS 410 QUEENS QUAY WEST, TORONTO, M5V 2Z3 362-2564	PROJECT No 3194 PLAN No 4117
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SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	X	X		Recommend Approval/No Conditions
Building Standards (Zoning)	X	X		General Comments
TRCA *Schedule B	X	X	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X	X		General Comments
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B	X			No Comments Recieved to Date
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: June 8, 2022

Name of Owner: 25 Woodstream Holdings Ltd.

Location: 25 Woodstream Boulevard Bldg. A

File No.(s): B007/22

Proposal:

The Owner has submitted Consent Application File B007/22 to permit a lease in excess of 21 years on the subject lands.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use" and "Natural Areas"

Comments:

The Owner has submitted a consent application to facilitate a lease agreement in excess of 21 years. As it is a lease application, the Zoning By-law requirements of Lot Area, Lot Frontage and Lot Depth are not applicable.

The lands subject to the proposed lease are within the northwest corner of Woodstream Plaza, and currently contain the Tim Hortons/Wendy's restaurant and its drive thru. The proposal adds further permanency to the established restaurant use on this portion of the subject property. The lands are zoned "GMU - General Mixed-Use Zone" in By-law 001-2021 and "C7 - Service Commercial Zone" in By-law 1-88, which both permit the existing Restaurant/Eating Establishment use. There are no changes proposed to the existing use or site.

The Development Planning Department is of the opinion that the proposal meets the intent of the Official Plan, complies with the Zoning By-laws, and conforms to Section 51(24) as required by Section 53(12) of the Planning Act.

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
David Harding, Senior Planner

To: Committee of Adjustment

From: Sarah Scauzillo, Building Standards Department

Date: May 30, 2022

Applicant: 25 Woodstream Holdings Ltd.

Location: PLAN 65M2464 Block 2 municipally known as 25 Woodstream Boulevard Bldg A

File No.(s): B007/22

Zoning Classification:

The subject lands are zoned GMU, General Mixed-Use Zone and subject to the provisions of Exception 14.265 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	None	The subject consent application is to permit a lease on the existing subject lands and therefore the Zoning By-law requirements for Lot Area, Lot Frontage and Lot Depth are not applicable.

The subject lands are zoned C7, Service Commercial Zone and subject to the provisions of Exception 9(463) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	None	The subject consent application is to permit a lease on the existing subject lands and therefore the Zoning By-law requirements for Lot Area, Lot Frontage and Lot Depth are not applicable.

Staff Comments:**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

Other Comments:

none

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

Date: May 11th , 2021

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **B007-22**

Related Files:

Applicant: 25 Woodstream Holdings Ltd.

Location 25 Woodstream Blvd

COMMENTS:

☐

We have reviewed the proposed Consent Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Consent Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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:

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

Pravina Attwala

Subject: FW: [External] RE: B007/22 (25 WOODSTREAM BLVD) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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

Sent: May-12-22 1:35 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: B007/22 (25 WOODSTREAM BLVD) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello Pravina,

Re: B007/22

Subsequent to review of the abovementioned Consent application at 25 WOODSTREAM BLVD, there are no concerns or comments at this time.

Kind regards,

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

June 6, 2022

CFN 66403.01

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Ms. Christine Vigneault, Secretary Treasurer
Committee of Adjustment, City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

**Re: Consent Application B007.22
Part of Lot 26, Concession 2
25 Woodstream Boulevard
City of Vaughan, Region of York
Owner: 25 Woodstream Holdings Ltd.
Agent: Dillon consulting Limited c/o Raphael Romeral**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by the Toronto and Region Conservation Authority (TRCA) on May 12, 2022. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Applications

It is our understanding that the purpose of the above noted application is to permit lease in excess of 21 years for a parcel of land on the northwest of the subject property.

Ontario Regulation 166/06

A portion of the subject property is within TRCA's Regulated Area due to a valley corridor associated with a tributary of the Humber River. Under Ontario Regulation 166/06, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Application-Specific Comments

The TRCA has an interest in conserving, protecting, and enhancing all natural features and functions and discourages the fragmentation of ownership of valley and stream corridors and/or hazard lands within our jurisdiction. Based on TRCA's review of the application the proposed leased area is located entirely outside of the Regulated Area. Furthermore, no new development is proposed as part of the current application. Thus, TRCA staff are satisfied that the subject proposal will not have any negative impact on the natural features and functions of the valley corridor on the eastern portion of property.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$110.00 (Screening Letter-Minor

Projects) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Consent Application B007.22 subject to the following condition:

1. That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at extension 5256 or at Hamedeh.Razavi@trca.ca.

Sincerely,



Hamedeh Razavi
Planner I
Development Planning and Permits

HR/sb

Pravina Attwala

Subject: FW: [External] RE: B007/22 (25 WOODSTREAM BLVD) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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

Sent: May-13-22 3:31 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

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

Subject: [External] RE: B007/22 (25 WOODSTREAM BLVD) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Good afternoon Pravina,

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

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Planning and Economic Development | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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