ITEM #: 6.1	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A126/22 8099 Weston Rd Vaughan

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 ***Schedule B**	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning ***Schedule B**	X	X		Recommend Approval/No Conditions
Development Engineering	X	X		Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X			No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	**Circulated**	**Comments Received**	**Conditions**	**Nature of Comments**
TRCA ***Schedule B**	X	X		General Comments
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**				
CP Rail ***Schedule B**				
TransCanada Pipeline ***Schedule B**	X			No Comments Recieved to Date
Metrolinx ***Schedule B**				
Propane Operator ***Schedule B**				

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
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
A080/18	06/07/2018	Approved by COA

PREVIOUS COA DECISIONS ON THE SUBJECT LAND *Please see **Schedule D** for a copy of the Decisions listed below		
A360/13	11/21/2013	Approved by COA
A088/10	04/29/10	Approved by COA
A119/05	05/11/2002	Approved by COA
B014/05	05/11/2002	Approved by COA

ADJOURNMENT HISTORY ***** Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
June 16, 2022	Adjourned to accommodate statutory public notice.

VAUGHAN	**COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A126/22 8099 Weston Rd Vaughan**

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

ITEM NUMBER: 6.1	**CITY WARD #: 3**
APPLICANT:	G.F.A. Holding Ltd.
AGENT:	Wissam Saifi - WH Leaders Contracting Inc
PROPERTY:	8099 Weston Road Unit 8, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from Zoning By-law is being requested to permit a personal service shop (Hair Dresser) within Unit #8.

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

The subject lands are zone – EMU, Employment Commercial Mixed Use Zone and subject to the provisions of Exception 14.902 under Zoning By-law 001-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted gross floor area of all uses subject to Note 2 of Table 8-2 shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.	To permit a maximum of 100% of the gross floor area of all uses subject to Note 2 of Table 8-2 on the lot.

The subject lands are zoned C7, Service Commercial and subject to the provisions of Exception 9(1260) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	None required.	

HEARING INFORMATION

DATE OF MEETING: Monday, June 20, 2022
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: **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
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee. Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following: That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature. Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	June 10, 2022
Date Applicant Confirmed Posting of Sign:	TBD
Applicant Justification for Variances: *As provided by Applicant in Application Form	The maximum gross floor area devoted to all uses subject to Table 8-2, Note 2, of Zoning Bylaw 1-2021 shall not exceed 30% of the gross floor area of all uses on the lot.
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	
**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 the variance application A126/22.	
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	
That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment. That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.	
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 comments received to date	
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 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.

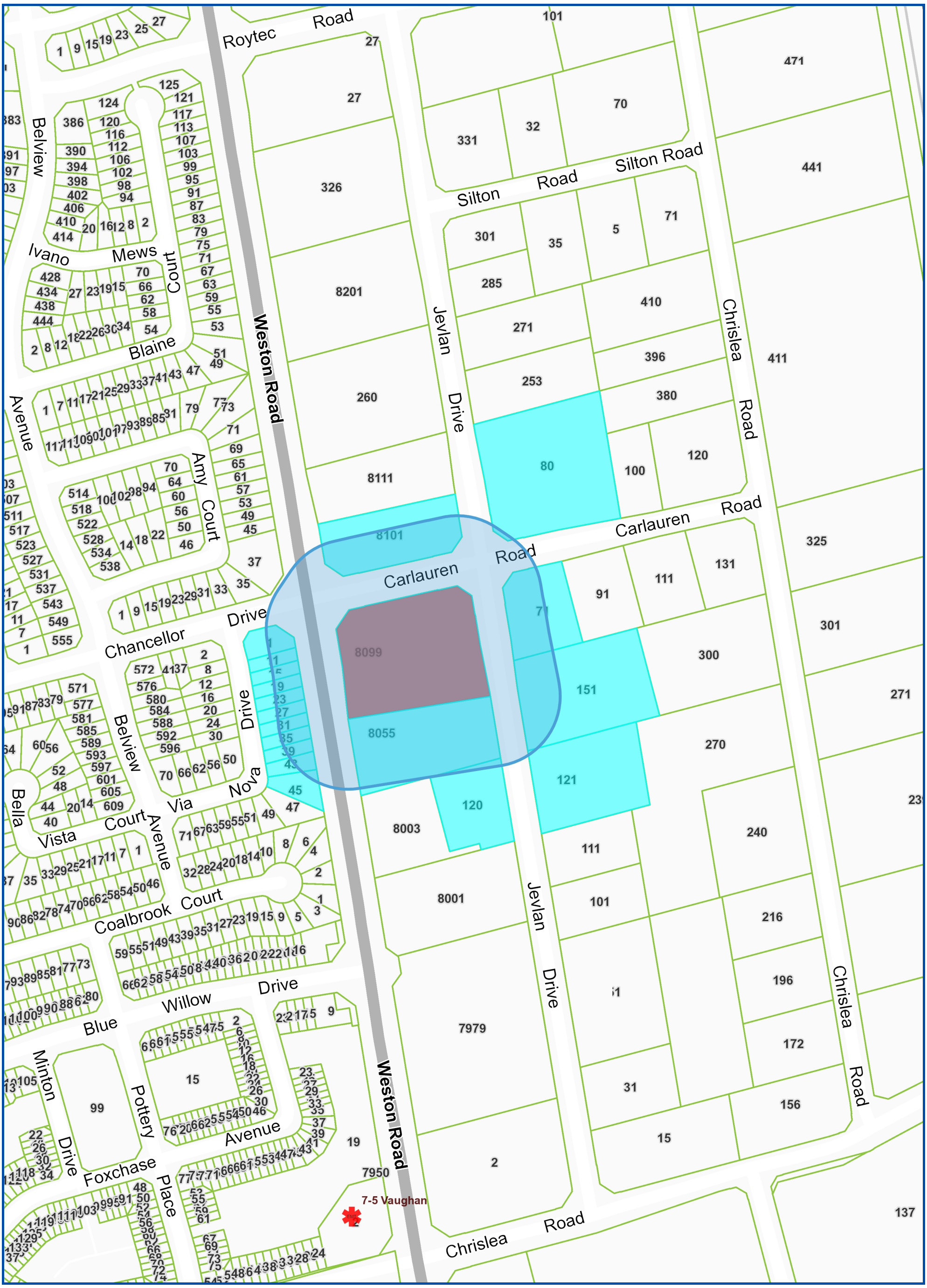
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
	None	

IMPORTANT INFORMATION – PLEASE READ

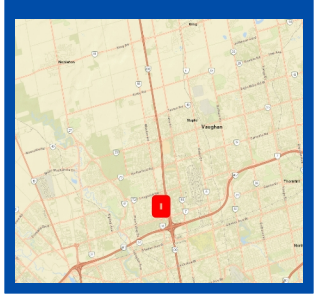
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency **(see condition chart above for**

IMPORTANT INFORMATION – PLEASE READ
contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.
APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision. An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval. A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law. Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application. Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.
DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment. That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment. That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

#8 - 8099 WESTON ROAD, WOODBRIDGE

NOTIFICIATION MAP - A126/22

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.

VAUGHAN

Scale: 1: 4,514

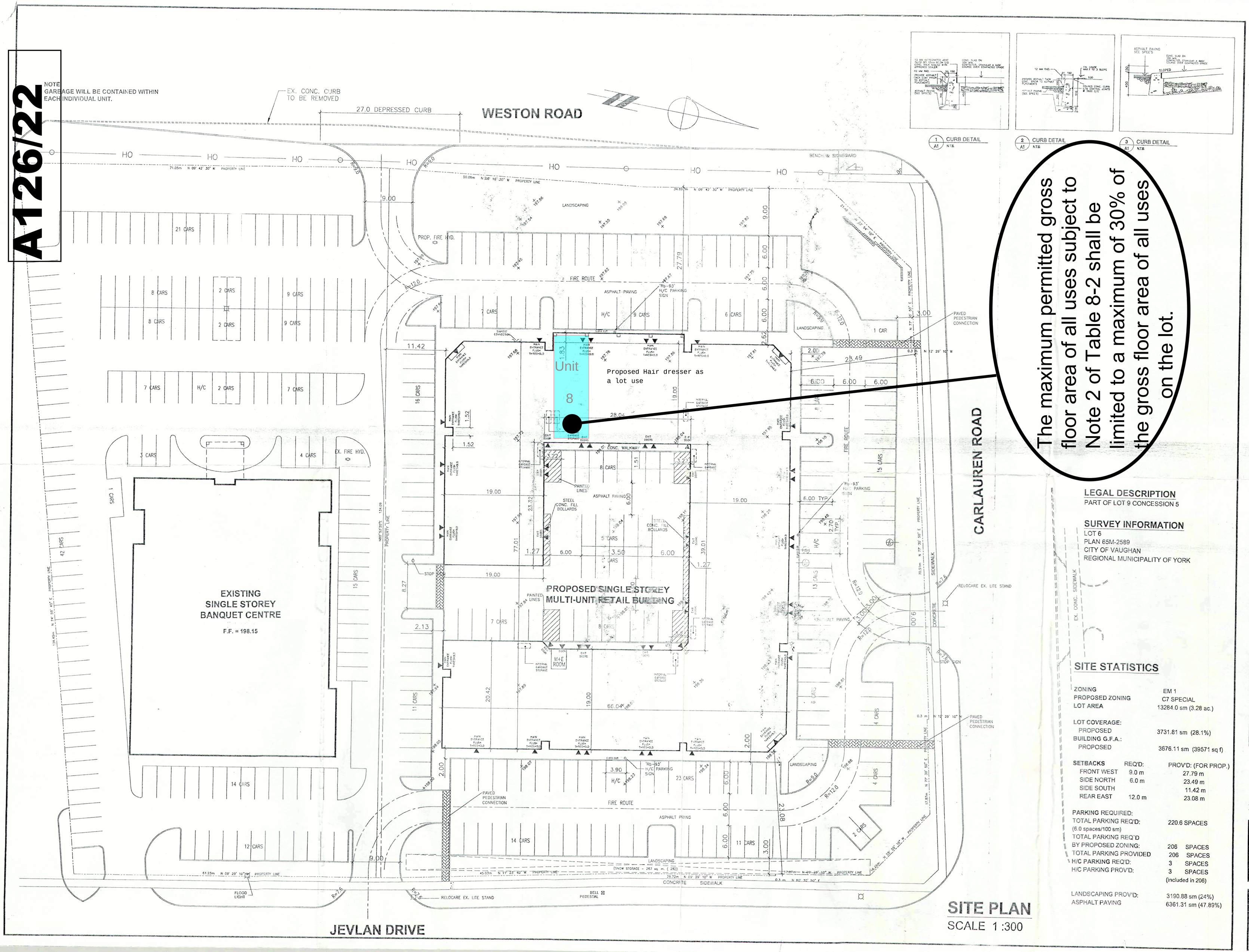
0 0.07 km

Created By:
Infrastructure Delivery Department
May 24, 2022 12:13 AM

Projection:
NAD 83
UTM Zone 17N

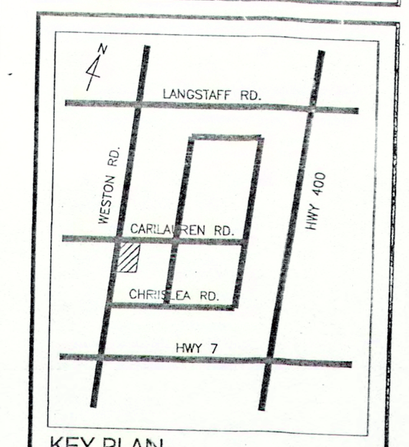
A126/22

NOTE
GARBAGE WILL BE CONTAINED WITHIN EACH INDIVIDUAL UNIT.



SITE PLAN
SCALE 1 :300

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.



KEY PLAN
NTS

LEGAL DESCRIPTION
PART OF LOT 9 CONCESSION 5

SURVEY INFORMATION
LOT 6
PLAN 65M-2589
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS

ZONING		EM 1
PROPOSED ZONING		C7 SPECIAL
LOT AREA		13284.0 sm (3.28 ac.)
LOT COVERAGE:		
PROPOSED		3731.81 sm (28.1%)
BUILDING G.F.A.:		
PROPOSED		3676.11 sm (39571 sq f)
SETBACKS	REQ'D:	PROV'D: (FOR PROP.)
FRONT WEST	9.0 m	27.79 m
SIDE NORTH	6.0 m	23.49 m
SIDE SOUTH		11.42 m
REAR EAST	12.0 m	23.08 m
PARKING REQUIRED:		
TOTAL PARKING REQ'D: (6.0 spaces/100 sm)		220.6 SPACES
TOTAL PARKING REQ'D BY PROPOSED ZONING:		206 SPACES
TOTAL PARKING PROVIDED		206 SPACES
H/C PARKING REQ'D:		3 SPACES
H/C PARKING PROV'D:		3 SPACES (included in 206)
LANDSCAPING PROV'D:		3190.88 sm (24%)
ASPHALT PAVING		6361.31 sm (47.89%)

New Feb. 24/06.

CITY FILE No DA. 05.005
Z 06.003

NO.	DATE	ISSUED FOR/REVISION	BY
7	FEB 6/06	SITE STATISTICS	
6	MAY 3/05	REVISED AS PER CITY COMMENTS	
5	APR. 19/05	REVISED AS PER CITY COMMENTS	
4	APR.13/05	FOR PRICING	
3	APR. 4/05	REVISED AS PER CITY COMMENTS	
2		BUILDING PERMIT	
1	FEB. 9/05	SITE PLAN APPROVAL	

PROJECT NAME:
PROPOSED ONE-STOREY MULTI-UNIT RETAIL BUILDING
8099 WESTON ROAD
VAUGHAN, ONTARIO

NORTH

WES SURIDYKA architect inc
3645 KEELE STREET, 2nd FLOOR, STE 108
TORONTO ONTARIO M3J 1M5
TEL (416) 630-2254 FAX (416) 630-5741

DRAWING TITLE
SITE PLAN

DRAWN BY	
PLOTTED	FEB 15/06
SCALE	AS SHOWN
DATED	JAN. 10, 2005
PROJECT NO.	02-53

DRAWING NO
A1
of

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	**Circulated**	**Comments Received**	**Conditions**	**Nature of Comments**
TRCA ***Schedule B**	X	X		General Comments
Ministry of Transportation (MTO) ***Schedule B**	X			No Comments Recieved to Date
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**				
CP Rail ***Schedule B**				
TransCanada Pipeline ***Schedule B**	X			No Comments Recieved to Date
Metrolinx ***Schedule B**				
Propane Operator ***Schedule B**				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
(905) 832-2281

To: Committee of Adjustment

From: Catherine Saluri, Building Standards Department

Date: May 18, 2022

Applicant: G.F.A. Holdings Ltd.

Location: 8099 Weston Rd
65M2589 Lot 6

File No.(s): A126/22

Zoning Classification:

The subject lands are zone – EMU, Employment Commercial Mixed Use Zone and subject to the provisions of Exception 14.902 under Zoning By-law 001-2021.

#	Zoning By-law 01-2021	Variance requested
1	To permit a maximum of 100% of the gross floor area of all uses subject to Note 2 of Table 8-2 on the lot.	The maximum permitted gross floor area of all uses subject to Note 2 of Table 8-2 shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.

The subject lands are zoned C7, Service Commercial and subject to the provisions of Exception 9(1260) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	None required.	

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building permit application no. 2021 131622 has been submitted for interior alteration of Unit 8.

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawings for building permit.

Conditions of Approval:

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

None

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

memorandum

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: June 7, 2022

Name of Owner: G.F.A. Holdings Ltd.

Location: 8099 Weston Road Unit 8

File No.(s): A126/22

Proposed Variance(s) (By-law 001-2021):

1. To permit a maximum of 100% of the gross floor area of all uses subject to Note 2 of Table 8-2 on the lot.

By-Law Requirement(s) (By-law 001-2021):

1. The maximum permitted gross floor area of all uses subject to Note 2 of Table 8-2 shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use"

Comments:

The Owner is requesting to permit a hairdresser shop within Unit 8 of the existing multi-unit retail building with the above noted variance. The hairdresser shop as a personal service shop is a form of retail use.

The subject lands are designated "Employment Commercial Mixed-Use" and is not within an intensification area, which permits Retail Uses provided that no Retail unit exceed a Gross Floor Area (GFA) of 3,500 m^2. The "Employment Commercial Mixed-Use (EMU) Zone" permits select retail uses. The requirement that the select retail uses comprise no more than 30% of the GFA of all uses on the lot is an error in Zoning By-law 01-2021 and will be rectified at a future date.

Given that the proposed hairdresser shop does not cause a deficiency in parking, remains compatible with the existing uses in the neighbourhood, and is permitted by the VOP 2010, the Development Planning Department has no objection to the variance.

Accordingly, the Development Planning Department can support the requested variance 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
David Harding, Senior Planner

Date:	May 25th , 2022
Attention:	**Christine Vigneault**
RE:	Request for Comments
File No.:	**A126-22**
Related Files:	
Applicant	GFA Holdings Ltd.
Location	Unit # 8, 8099 Weston Way

COMMENTS:

☐	We have reviewed the proposed Variance Application and have no comments or objections to its approval.
X	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@alectrautilities.com

Mitchell Penner

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

Email: Mitchell.Penner@alectrautilities.com

Lenore Providence

Subject: FW: [External] RE: A126/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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

Sent: May-26-22 12:02 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A126/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Good morning Lenore,
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

Lenore Providence

Subject: FW: [External] RE: A126/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Sent: May-31-22 12:03 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A126/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Lenore,

The subject property (8099 Weston Way) is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit and TRCA's Planning and Regulatory policy interests are not impacted.

TRCA has no comments and no objection to the application.

Regards,

Hamedeh Razavi MURP
Planner I
Development Planning and Permits | Development and Engineering Services

T: (416) 661-6600 ext. 5256
E: Hamedeh.Razavi@trca.ca
A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca

Toronto and Region Conservation Authority

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: A126/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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

Sent: May-25-22 8:09 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A126/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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
None				

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

PREVIOUS COA DECISIONS ON THE SUBJECT LAND *Please see **Schedule D** for a copy of the Decisions listed below		
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A088/10	04/29/10	Approved by COA
A119/05	05/11/2002	Approved by COA
B014/05	05/11/2002	Approved by COA

VAUGHAN

Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E CofA@vaughan.ca

NOTICE OF DECISION

Minor Variance Application A080/18

Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday , June 07, 2018

Applicant: 1403024 Ontario Limited

Agent Richard Domes - Gagnon Walker Domes Ltd.

Property: **8099 Weston Road, Unit #25, Woodbridge**

Zoning: The subject lands are zoned C7 Service Commercial and subject to the provisions of Exception 9(1260)under By-law 1-88 as amended.

OP Designation: VOP 2010: "Employment Commercial Mixed-Use"

Related Files: None

Purpose: Relief from the by-law is being requested to permit a retail store as a permitted use within Unit #25 of the existing commercial building.

Note: The existing retail store utilizes Unit 25 for retail sales of home fashions and linens (public and wholesale).

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A Retail Store is not a permitted use on the subject lands.	To permit the use of a Retail Store in Unit 25.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A080/18 on behalf of 1403024 Ontario Limited be **APPROVED,** in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , June 07, 2018 meeting for submission details.
Name: GWD Address: 21 Queen Street East, Suite 500, Brampton, Ontario L6W 3P1 Nature of Correspondence: Cover Letter	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
ABSENT M. Mauti Member		A. Perrella Member

DATE OF HEARING:	**Thursday , June 07, 2018**
DATE OF NOTICE:	**June 15, 2018**
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.	**June 27, 2018** **4:30 p.m.**
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application. Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal

The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) 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 *Local Planning Appeal 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 of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is $300 plus $25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: $793.00 per application

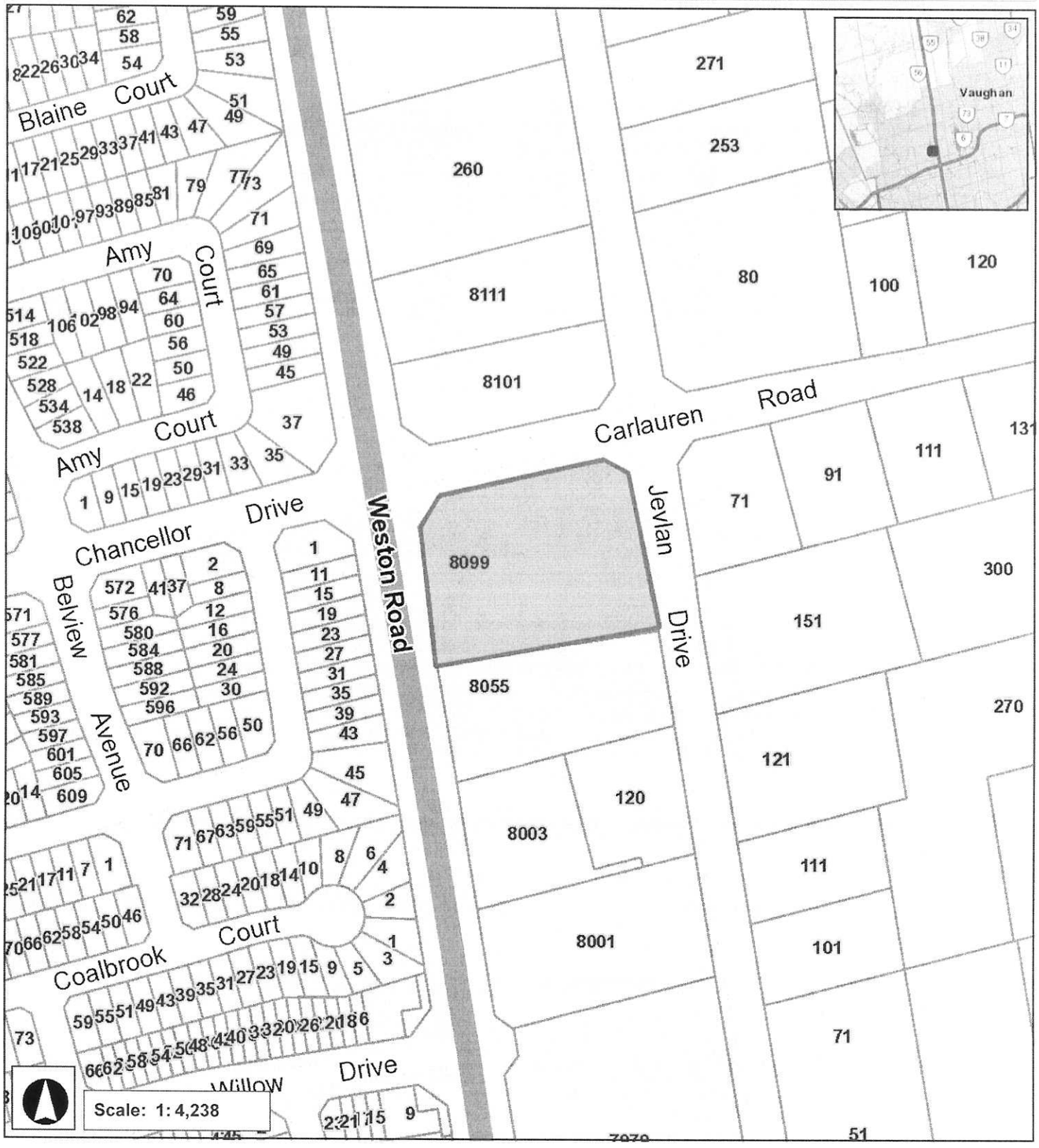
*Please note that all fees are subject to change.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.

VAUGHAN LOCATION MAP - A080/18

8099 WESTON ROAD, WOODBRIDGE

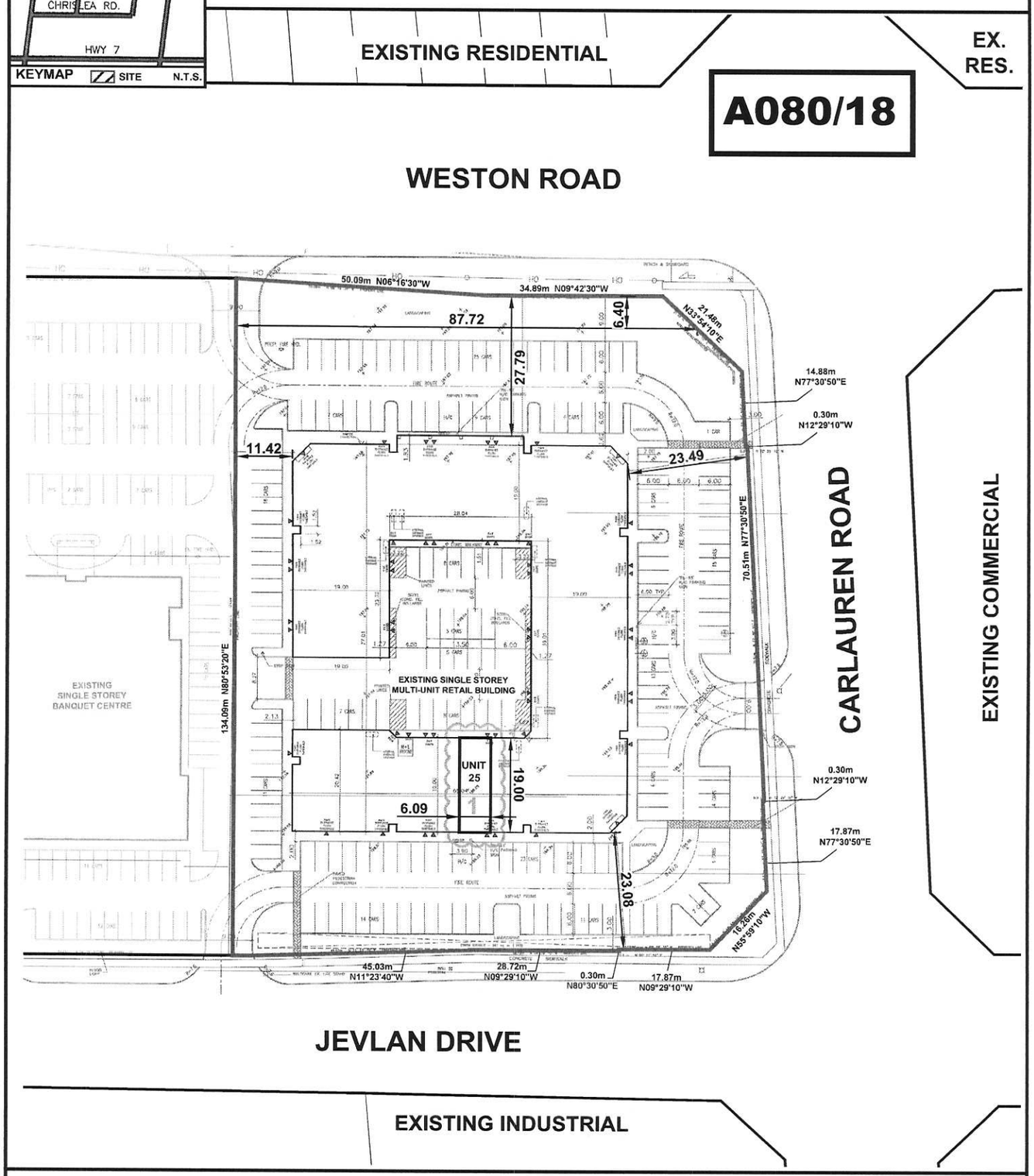


HIGHWAY #7

May 7, 2018 6:29 PM

MINOR VARIANCE

1. To permit a Retail Store whereas the 'C7 Service Commercial' Zone does not specifically permit a Retail Store.



SITE STATISTICS

TOTAL SITE AREA: 1.32ha (3.28ac)

TOTAL BUILDING GROSS FLOOR AREA: 3,676.11m² (39,571ft²)
(ALL 30 COMMERCIAL UNITS)

UNIT 25 GROSS FLOOR AREA: 115.82m² (1,247ft²)
(3.2% of TOTAL BUILDING GROSS FLOOR AREA)

ZONING MATRIX - C7, 9 (1260)	REQUIRED	PROVIDED
Minimum Lot Frontage	65.0m	87.72m
Minimum Lot Area	8,000sq.m	13,284sq.m
Minimum Front Setback	9.0m	27.79m
Minimum Rear Setback	22.0m	23.08m
Minimum Exterior Side Setback	9.0m	23.49m
Minimum Interior Side Setback	6.0m	11.42m
Parking Spaces	206	206

COMMITTEE of ADJUSTMENT
MINOR VARIANCE PLAN
1403024 ONTARIO LTD.
8099 WESTON ROAD, UNIT 25
CITY of VAUGHAN
LOT 6, PLAN 65M-2589

LEGEND
PROPERTY BOUNDARY
1 MINOR VARIANCE

0 5 10 15 20 25 metres
Scale

P.N.: 2491	Date: April 19, 2018
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2491_Concept_Plan

BRAMPTON
21 Queen Street East
Suite 500
Brampton, ON
L6W 3P1
P (905) 796 - 5790

GWD
Gagnon Walker Domes
PROFESSIONAL PLANNERS
Toll Free
1 (855) 771-7268
www.gwdplanners.com

MARKHAM
3601 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477 - 6556

VAUGHAN

COMMITTEE OF ADJUSTMENT
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1
Tel [905] 832-2281 Fax [905] 832-8535

NOTICE OF DECISION
MINOR VARIANCES

FILE NUMBER: **A360/13**

APPLICANT: **VARONE FAMILY HOLDINGS INC.**

PROPERTY: Part of Lot 9, Concession 5 (being Lot 6 on Plan 65M-2589, municipally known as 8099 Weston Road, Woodbridge)

ZONING: The subject lands are zoned C7, Service Commercial Zone and subject to the provisions of Exception 9(1260) under By-law 1-88 as amended.

PURPOSE: **To permit the maintenance of a mezzanine, as follows:**

PROPOSAL: 1. To permit a total of 206 parking spaces.

BY-LAW REQUIREMENT: 1. A minimum of 209 parking spaces are required.

BACKGROUND INFORMATION: **Other Planning Act Applications**
The land which is the subject in this application was also the subject of another application under the Planning Act:

Minor Variance Application A088/10 - Approved April 29, 2010 for reduced parking, access to patio, parking area to be used for patio (Units 28 to 30)
Site Plan DA.05.005 – Approved
Consent File No. B014/05 – Approved. Mar 31/05 Certificate issued Nov 29/05.
Minor Variance File Nos. A119/05, A120/05 – Approved. May 11/05
Minor Variance File No. A440/06 – Adjourned Sine Die Jan 26/07 (Proposed mezzanine).

A sketch is attached illustrating the request.

MOVED BY: Mary Mauro

SECONDED BY: Burella

THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A360/13, VARONE FAMILY HOLDINGS INC.**, be **APPROVED,** in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: _____

Signed by all members present who concur in this decision:

J. Cesario,
Chair

A. Perrella,
Vice Chair

L. Fluxgold,
Member

M. Mauti,
Member

H. Zheng,
Member

CERTIFICATION
I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	**NOVEMBER 21, 2013**
Last Date of Appeal:	**DECEMBER 11, 2013**

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

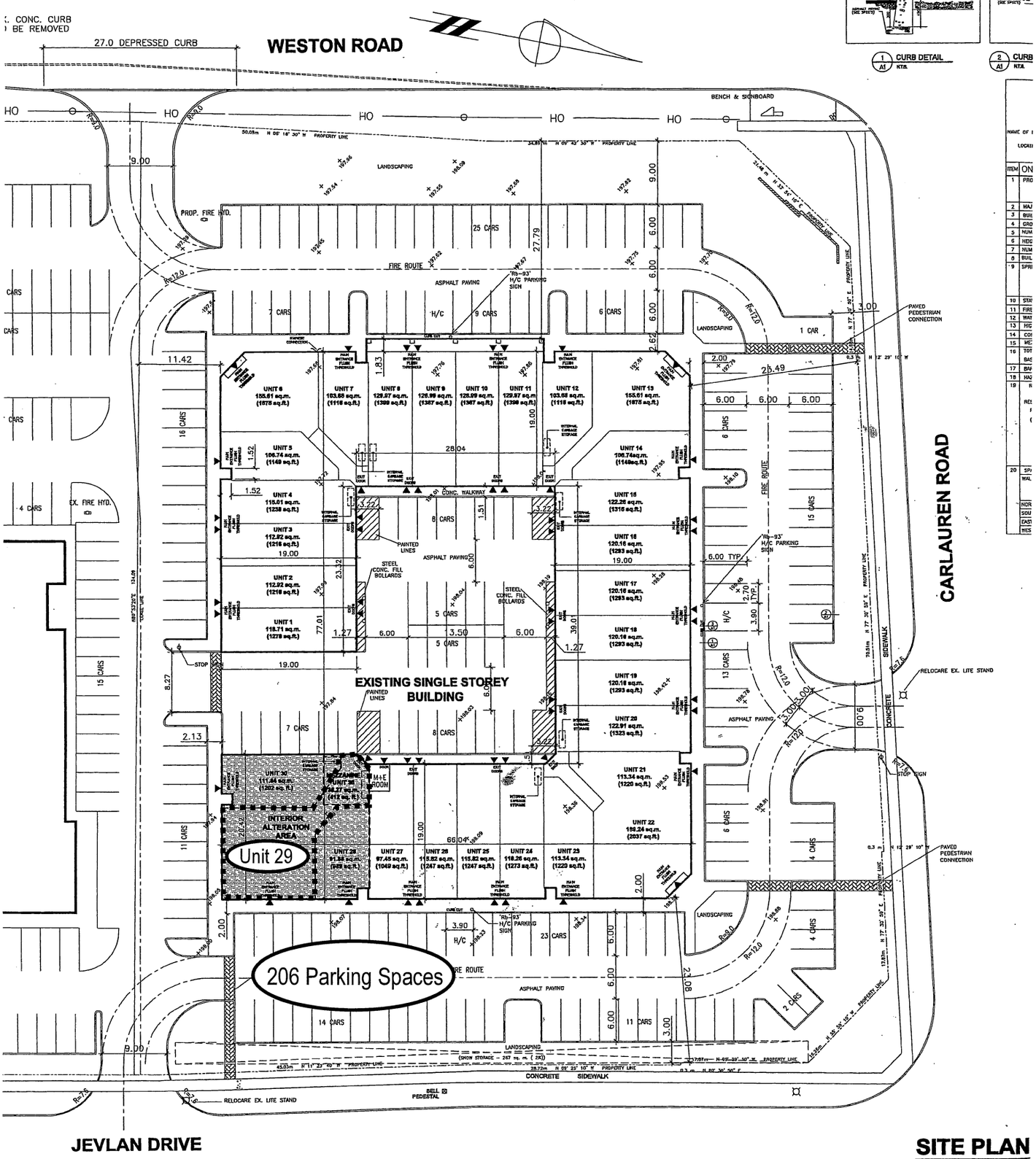
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

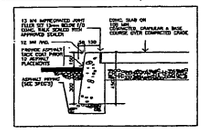
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the $650.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of $125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **DECEMBER 11, 2014**

SKETCH REVISED - 206 PARKING SPACES





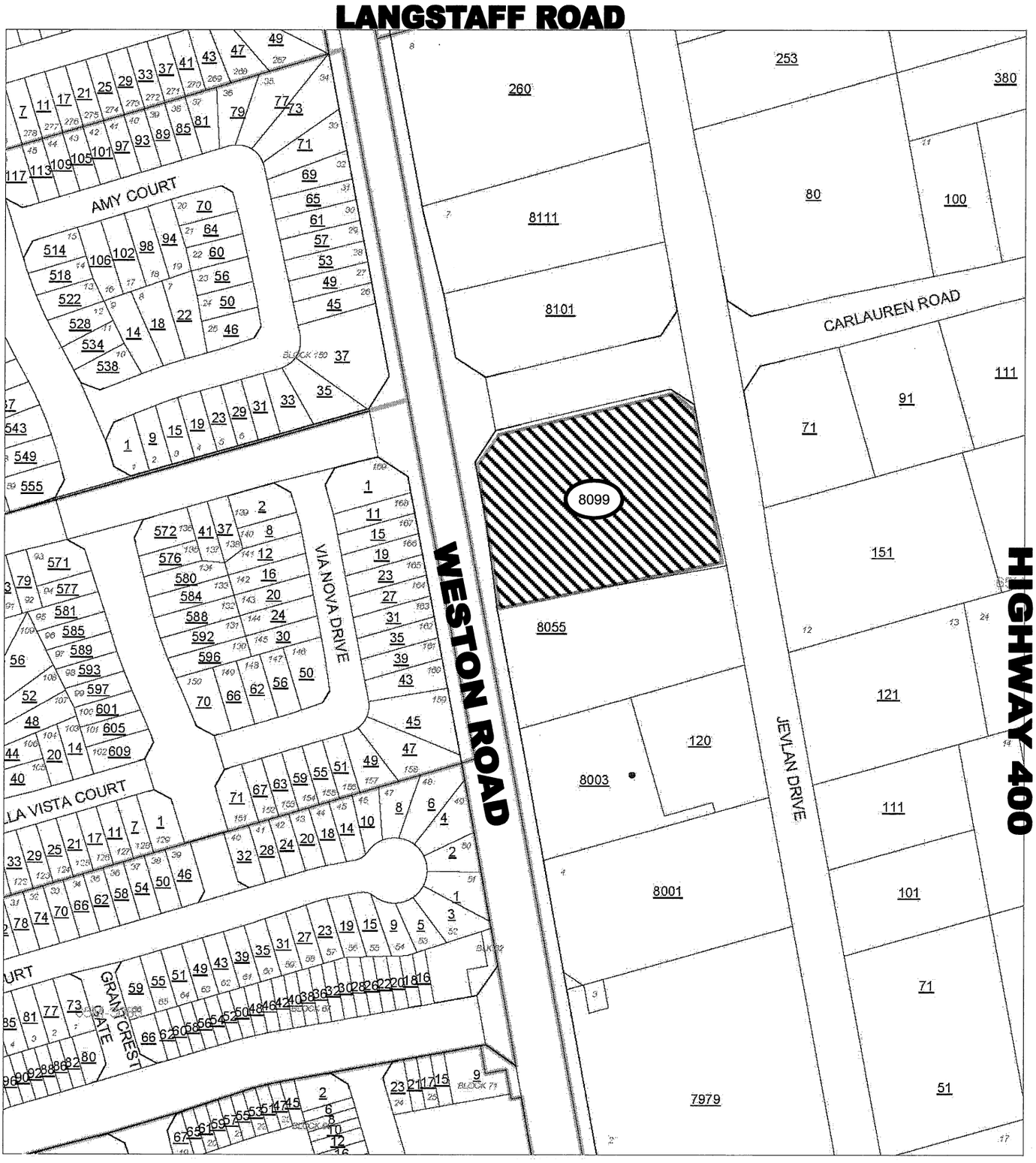
1 A1 CURB DETAIL
KTA

2 A1 CURB
KTA

SITE PLAN

SCALE 1 :300

A360/13



VAUGHAN
City Clerk's Office

COMMITTEE OF ADJUSTMENT
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Phone: (905)832-8585 Fax: (905)832-8535

N	**FILE NUMBER:**	**A360/13**
	APPLICANT:	**VARONE FAMILY HOLDINGS INC.**
		Subject Area Municipally known as **8099 Weston Road, Woodbridge**

City of Vaughan
The City Above Toronto

2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1
Tel [905] 832-2281
Fax [905] 832-8535

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NUMBER: **A088/10**

APPLICANT: **YORK REGION CONDOMINIUM CORP. # 1068**

PROPERTY: Part of Lot 9, Concession 5, (Lot 6, Reg. Plan 65M-2589, municipally known as 8099 Weston Road, Units 28 to 30, Woodbridge).

ZONING: The subject lands are zoned C7, Service Commercial under By-Law 1-88 as amended and further subject to Exception 9(1260).

PURPOSE: The applicant is requesting variances to permit the construction of an outdoor patio for an existing eating establishment within a multi-unit industrial building as follows:

PROPOSAL:
1. Minimum parking provided 203.
2. Access (Section 5.1.6.h) provided not from the interior of eating establishment.
3. Parking area (Section 5.1.6.f) to be used for outdoor patio.

BY-LAW REQUIREMENT:
1. Minimum parking required 216.
2. Access (Section 5.1.6.h) to be provided from the interior of easting establishment.
3. Parking area (Section 5.1.6.f) not to be used for outdoor patio.

BACKGROUND: The land which is subject to this application is/was also the subject of another application under the Planning Act:
Site Plan DA.05.005 – Approved
Consent File No. B014/05 – Appr. Mar 31/05 Certificate issued Nov 29/05.
Minor Variance File Nos. A119/05, A120/05 – Appr. May 11/05
Minor Variance File No. A440/06 – Adj "Sine Die" Jan 26/07 (Proposed mezzanine).
Sketches are attached illustrating the request.

MOVED BY: _____

SECONDED BY: Mary Mauti

THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A088/10 - YORK REGION CONDOMINIUM CORP. # 1068**, **be APPROVED**, in accordance with the attached sketches, subject to the following conditions;

1. That Site Plan Application DA.10.019 be approved by the Development Planning Department.

2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.**(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: _____

Signed by all members present who concur in this decision:

L. Fluxgold,
Chair

J. Cesario,
Vice Chair

S Krcmar,
Member

M. Mauti,
Member

M. S. Panicali,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	**APRIL 29, 2010**
Last Date of Appeal:	**MAY 19, 2010**

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

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NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

MAY 19, 2011

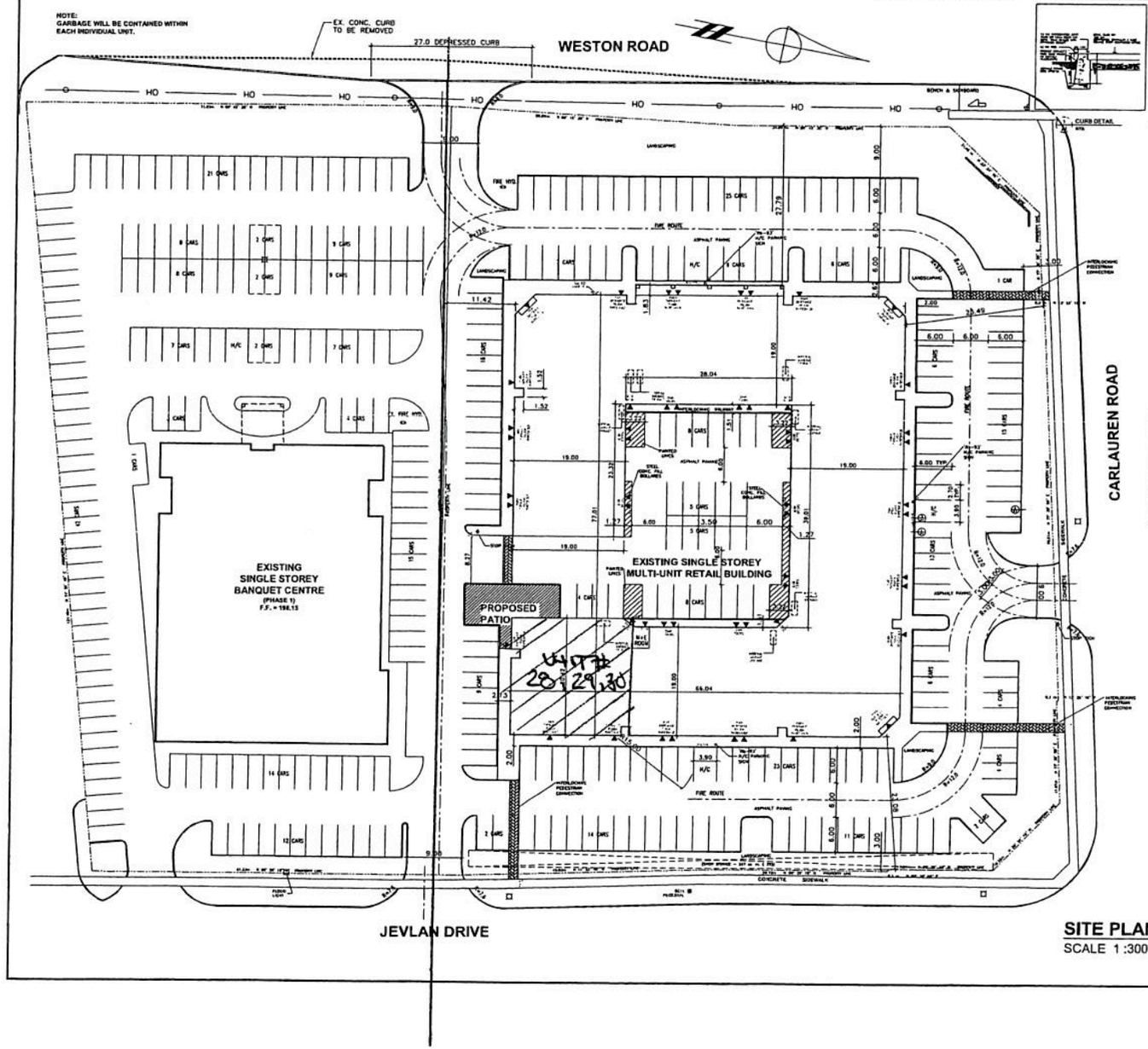
A088/10

19CDM-06V01

PART 3 OF 4 PARTS
SHEET 1 OF 11 SHEETS

YORK REGION STANDARD CONDOMINIUM PLAN No.

NOTE:
GARBAGE WILL BE CONTAINED WITHIN EACH INDIVIDUAL UNIT.



SITE PLAN
SCALE 1 :300

WES SURDYKA
architect inc
BCDN 3428

NAME OF PROJECT
LOCATION: 8099 WESTON ROAD
VAUGHAN, ONTARIO

BCDN 4604

ONTARIO BUILDING CODE DATA MATRIX	OBC REFERENCE
1 PROJECT DESCRIPTION	
2 MAJOR OCCUPANCY(S)	
3 BUILDING AREA (m²)	
4 GROSS AREA (m²)	
5 NUMBER OF STOREYS	
6 NUMBER OF STREETS/FACES FACING	
7 BUILDING CLASSIFICATION	
8 SPRINKLER SYSTEM PROPOSED	
9 STANDPIPE REQUIRED	
10 FIRE ALARM REQUIRED	
11 WATER SERVICE/SUPPLY IS ADEQUATE	
12 HIGH BUILDING	
13 REQUIRED FIRE RESISTANCE RATING (FRR)	
14 HAZARDOUS USE	
15 MAXIMUM SUBSTANCES	
16 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	

LEGAL DESCRIPTION
PART OF LOT 9 CONCESSION 5

SURVEY INFORMATION
LOT 6
PLAN 65M-2589
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS

ZONING	EM 1
PROPOSED ZONING	C7 SPECIAL
LOT AREA	13,284.0 sm (3.28 ac.)

LOT COVERAGE :

EXISTING	3,731.81 sm
PROPOSED PATIO	119.84 sm
TOTAL PROPOSED	3,851.65 sm (29.0 %)

LANDSCAPING EXISTING:	3190.88 sm (24%)
ASPHALT PAVING PROV'D	6246.31 sm (47.02%)

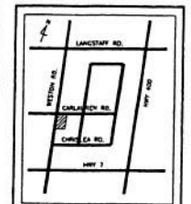
BUILDING G.F.A.:

EXISTING	3,676.11 sm (39,571 sf)
PROPOSED	119.84 sm (1,290 sf)
TOTAL PROPOSED	3,795.95 sm (40,861 sf)

SETBACKS	REQ'D:	EXISTING:
FRONT WEST	9.0 m	27.79 m
SIDE NORTH	6.0 m	23.49 m
SIDE SOUTH		11.42 m
REAR EAST	12.0 m	23.08 m

PARKING REQUIRED:
TOTAL PARKING REQ'D:
FOR RETAIL
3,315.24 sm (6.0 spaces/100 sm) 198.9 SPACES
FOR RESTAURANT
536.41 sm (20 spaces/100 sm) 107.2 SPACES
TOTAL PARKING REQ'D: 306.2 SPACES
BY PROPOSED ZONING: 296 SPACES

TOTAL EXISTING PARKING	208 SPACES
H/C PARKING REQ'D:	3 SPACES
H/C PARKING EXISTING:	3 SPACES (included in 208)
PROPOSED PARKING	283 SPACES



KEY PLAN
NTS

CITY FILE No DA. 05.005
Z 06.003

10	MAR. 22/10	NOTE ADDED TO THE LEGAL DESCRIPTION
9	SEPT. 15/06	BUILDING PERMIT REVISION
8	MAR. 2/06	SC DRAFT
7	FEB. 6/06	SPC DRAWING
6	MAY 2/05	REVISED AS PER CITY COMMENTS
5	APR. 15/05	REVISED AS PER CITY COMMENTS
4	APR.13/05	PRE ENGINE
3	APR. 4/05	REVISED AS PER CITY COMMENTS
2		BUILDING PERMIT
1	FEB. 8/05	SPC PLAN APPROVAL
NO	DATE	ISSUED FOR/REVISION

PROJECT NAME
ONE-STOREY BUILDING
8099 WESTON ROAD
VAUGHAN, ONTARIO

NORTH

WES SURDYKA architect inc
3845 NEELE STREET 2nd FLOOR , STE 108
TORONTO ONTARIO M3J 1M8
TEL (416) 630-2254 FAX (416) 630-3741

DRAWING TITLE
SITE PLAN

DRAWN BY	
PROTTED	MAR.22/2010
SCALE	AS SHOWN
START DATE	JAN. 10, 2005
PROJECT NO.	02-53
DRAWING NO.	A1

(m)	OR H/L	MAX % OF OPENINGS	% OF OPENINGS	(HOURS)	DESIGN OR DESCRIPTION	CONST.	NONC. CLADDING	CONST.
23.49		100	38.5					✓
11.42		64	32.2					✓
23.08		100	38.0					✓
27.79		100	37.8					✓

EX. CONC. SIDEWALK

LEGAL DESCRIPTION

PART OF LOT 9 CONCESSION 5

SURVEY INFORMATION

LOT 6
PLAN 65M-2589
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS

ZONING	EM 1
PROPOSED ZONING	C7 SPECIAL
LOT AREA	13,284.0 sm (3.28 ac.)

LOT COVERAGE :

EXISTING	3,731.81 sm
PROPOSED PATIO	119.84 sm
TOTAL PROPOSED	3,851.65 sm (29.0 %)

LANDSCAPING EXISTING:	3190.88 sm (24%)
ASPHALT PAVING PROV'D	6246.31 sm (47.02%)

BUILDING G.F.A.:

EXISTING	3,676.11 sm (39,571 sf)
PROPOSED	119.84 sm (1,290 sf)
TOTAL PROPOSED	3,795.95 sm (40,861 sf)

SETBACKS	REQ'D:	EXISTING:
FRONT WEST	9.0 m	27.79 m
SIDE NORTH	6.0 m	23.49 m
SIDE SOUTH		11.42 m
REAR EAST	12.0 m	23.08 m

PARKING REQUIRED:
TOTAL PARKING REQ'D:
FOR RATAIL
3,259.5 sm (6.0 spaces/100 sm) 195.6 SPACES
FOR RESTAURANT (Unit #28,29,30 & Patio)
536.41 sm (20 spaces/100 sm) 107.2 SPACES
TOTAL PARKING REQ`D: 302.8 SPACES
BY PROPOSED ZONING: 206 SPACES

TOTAL EXISITNG PARKING	208	SPACES
H/C PARKING REQ'D:	3	SPACES
H/C PARKING EXISTING:	3	SPACES (included in 208)
PROPOSED PARKING	**203**	**SPACES**

(5 parking spaces are taken out from the existing parking spaces for the proposed Patio)

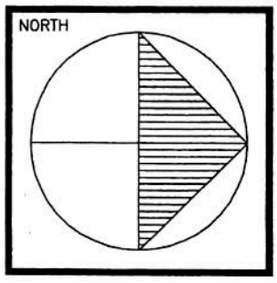
Z 06.003
A088/10

NO.	DATE	ISSUED FOR/REVISION	BY
3	MAR. 22/10	PATIO ADDED TO THE EAST BLOCK OF THE BLDG. SITE STATISTICS IS REVISED.	
2	SEP. 19/06	BUILDING PERMIT REVISION	
1	AUG. 2/06	AS BUILT	

PROJECT NAME:

ONE-STOREY
BUILDING
8099 WESTON ROAD
VAUGHAN, ONTARIO

NORTH



ONTARIO ASSOCIATION OF ARCHITECTS
WIESLAW SURDYKA
LICENCE
4604

WES SURDYKA
architect inc

3645 KEELE STREET , 2nd FLOOR , STE 108
TORONTO ONTARIO M3J 1M8
EMAIL: Surdykaarchitect@bellnet.ca
TEL (416) 630-2254 FAX (416) 630-5741

DRAWING TITLE

SITE PLAN

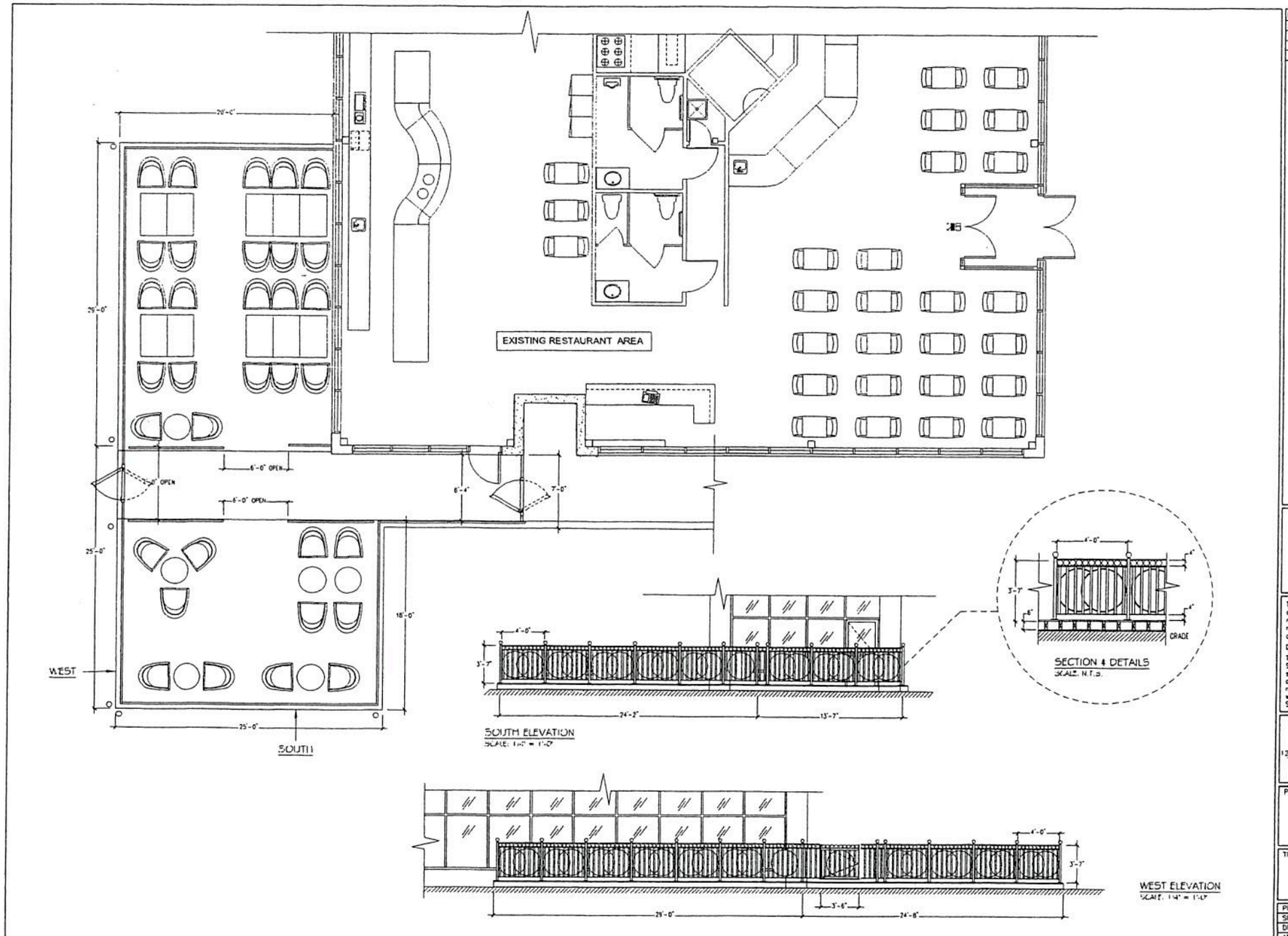
DRAWN BY	
PLOTTED	MAR.23/2010
SCALE	AS SHOWN
START DATE	JAN. 10, 2005
PROJECT NO.	10-13

DRAWING NO.

A1

OF

A088/10



REVISION:		
NO	DATE	DESCRIPTION

NORTH

These drawings prepared for permit application only. Contractors quoting on job must visit site and make allowances where necessary, report any discrepancies to the designer before commencing any work.

Do not scale drawings.

THE HQ SYSTEM ENGINEERING SERVICES
1231 Dundas St. W., Toronto, On. M6J 1X6
Tel: 416-208-3871 Fax: 416-724-1502
Web: hqsystem.com
Email: hqsystemeng@rogers.com

PROJECT NAME
AL GUSTO
8099 WESTON RD.
UNIT # 26, 29, 30
VAUGHAN, ONTARIO

TITLE
PATIO
(ELEVATION, SECTION & DETAILS)

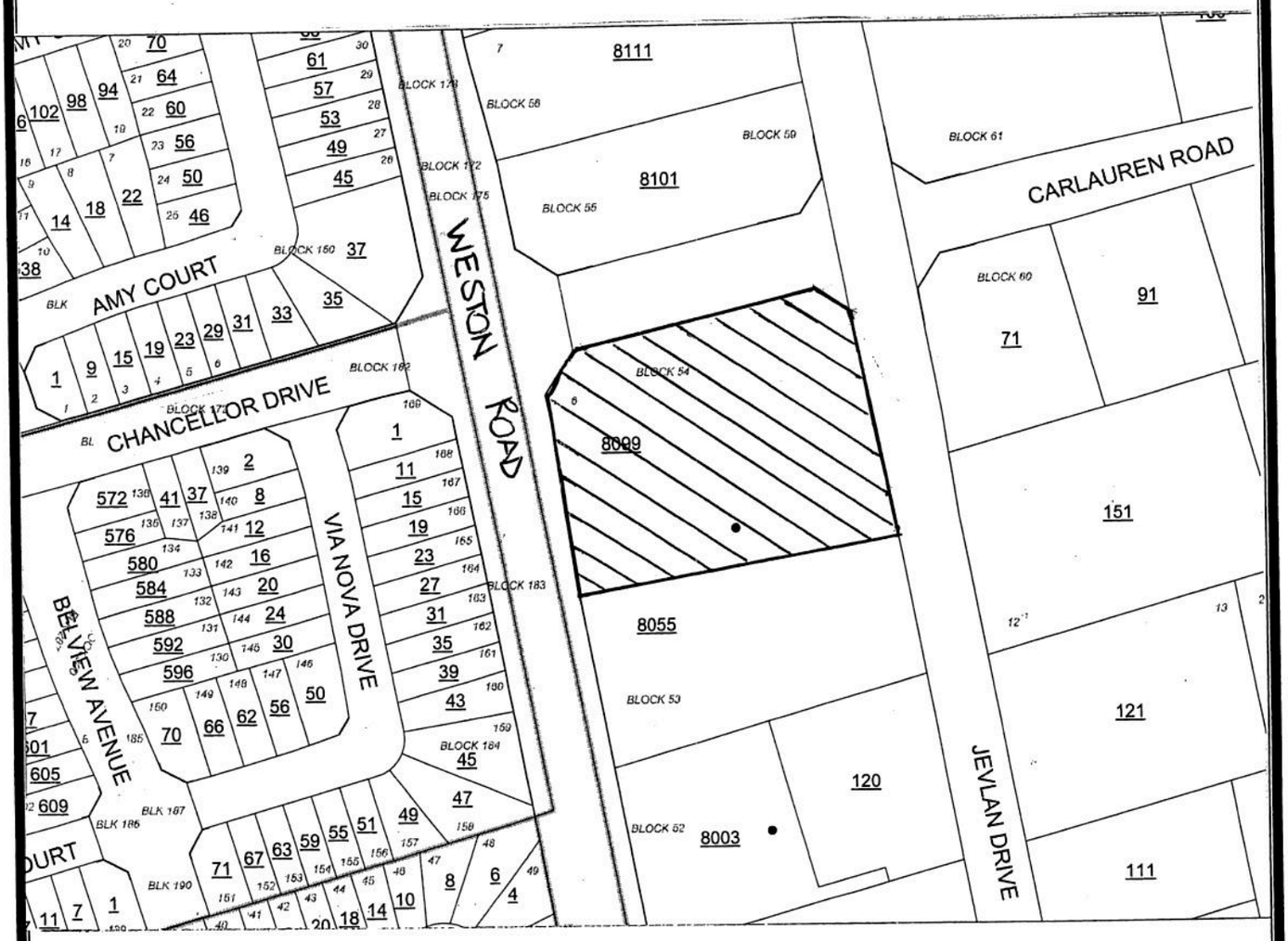
PROJECT NO.	09075	BCIN: 29164	
SCALE	see plan	DRAWING NO.	
DRAWN BY	M.N.	A-5	
APPROVED BY			

City of Vaughan

The City Above Toronto

COMMITTEE OF ADJUSTMENT

File No:	**A088/10**
Applicant:	**YORK REGION CONDO #1068**
	Subject Area: **8099 Weston Rd., Units 28 to 30, Woodbridge**



City of Vaughan
The City Above Toronto

2141 Major Mackenzie Drive
Vaughan, Ontario
Canada, L6A 1T1
Tel [905] 832-2281

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NOS: A119/05, A120/05

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF applications by **MONTECASSINO LIMITED,** with respect to Part of Lot 8, Concession 5, (BLOCK 6, Registered Plan No. 65M-2589, municipally known as 31 Carlauren Road, Concord).

The subject lands are zoned EM1, Prestige Employment Area Zone, and further subject to Exception 9(462B) under By-law 1-88 as amended.

The applicant is requesting variances to facilitate the recently severed lot and the retained lot, as follows:

A119/05 – SUBJECT LAND

Proposal:
1. To permit shared driveway and access with adjacent property.
2. To permit 3.12m drive aisle on south side of property.

By-Law Requirements:
1. All driveways and access to be provided on the lot.
2. Minimum 6.0m driveway aisle required.

A120/05 – RETAINED LAND

Proposal:
1. To permit shared driveway & access with adjacent property.
2. Minimum 2.23m drive aisle on the north side of property.

By-Law Requirements:
1. All driveways and access to be provided on the lot.
2. Minimum 6.0m driveway aisle required.

Sketches are attached illustrating the requests.

Other Planning Act Applications:
The land which is the subject in this application was also the subject of an application under the Planning Act for:
Consent Application B014/05 – Approved with conditions March 31, 2005.
Re: A119/05 – Site Plan Application DA.05.005 in progress, Approved as per Subdivision Agreement dated July 11, 1989.
Re: A120/05 – DA.55.91, Approved as per Site Plan Agreement July 17, 1992, Approved as per Subdivision Agreement dated July 11, 1989.

Moved by: _____

Seconded by: _____

THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application Nos. **A119/05, A120/05 – MONTECASSINO LIMITED,** be **APPROVED,** in accordance with the sketches attached.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

DATE: MAY 11, 2005 **CHAIR:** _____

Signed by all members present who concur in this decision:

~~M. Mauti,~~ ABSENT Chair,	T. DeCicco Vice Chair,	L. Fluxgold, Member,
D. H. Kang, Member,	M. S. Panicali, Member,	

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E. L. Grout, A.M.C.T.,
Manager of Development Services and
Secretary-Treasurer to Committee of
Adjustment
City of Vaughan

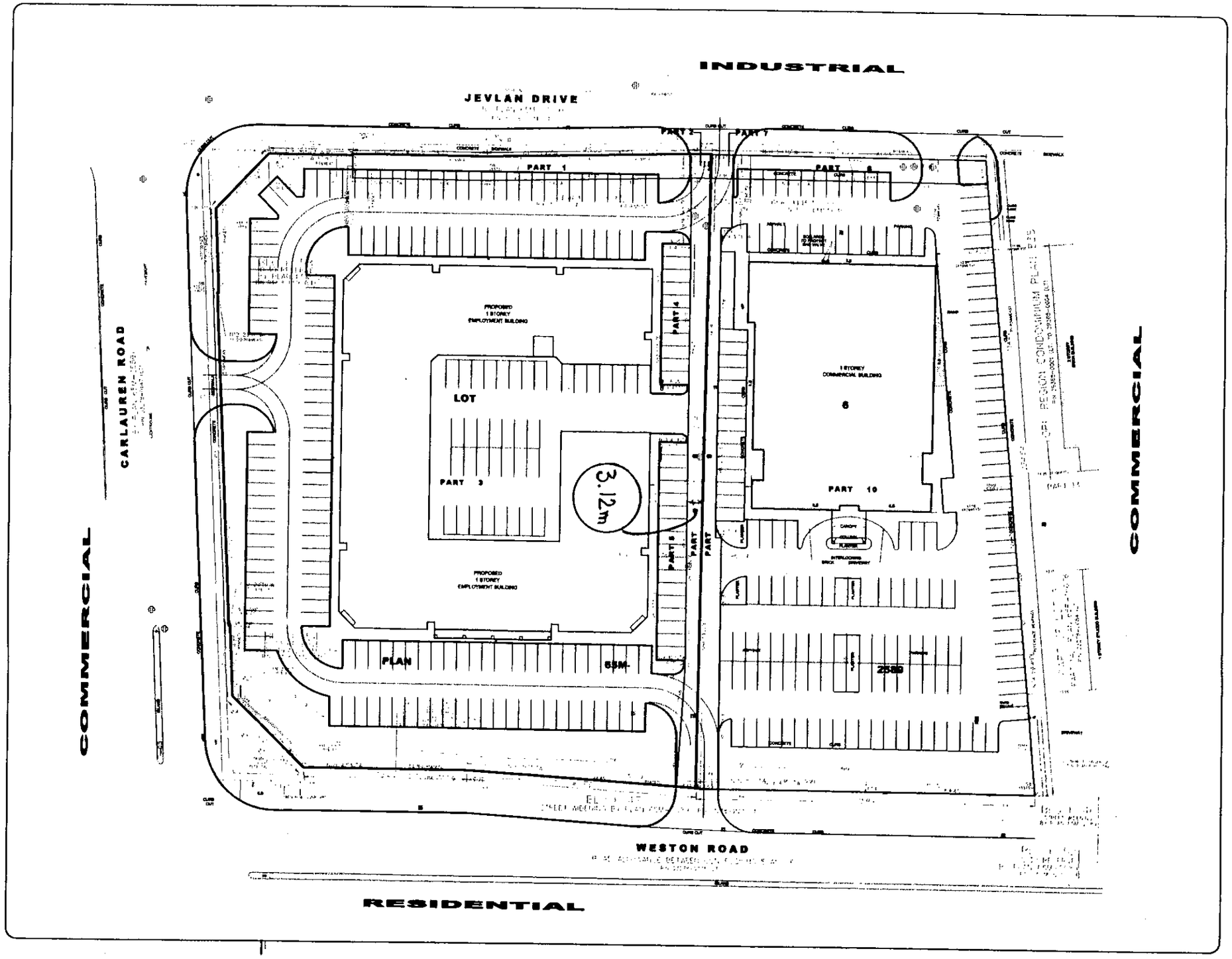
DATE OF HEARING: **MAY 11, 2005**
LAST DATE OF APPEAL: **MAY 31, 2005**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M . ON MAY 31, 2005.

NOTE:The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

*** * * MAY 31, 2006 * * ***

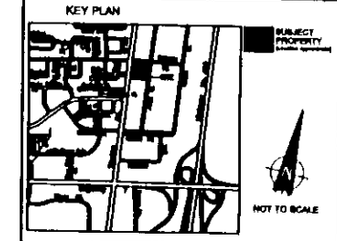


Variance Sketch

Lot 6
Plan 65M - 2589
City of Vaughan
Regional Municipality of Peel

Subject Lands

KEY PLAN



NOTES:

1. Survey information taken from Legal Survey of Lot 6, Plan 65M-2589 prepared by Bennett Young Limited, 2005.

SCALE 1 : 750

MHBC

A119/05

A119/05

Variance Sketch Setback Details

Lot 6
Plan 65M - 2589
City of Vaughan
Regional Municipality of Peel

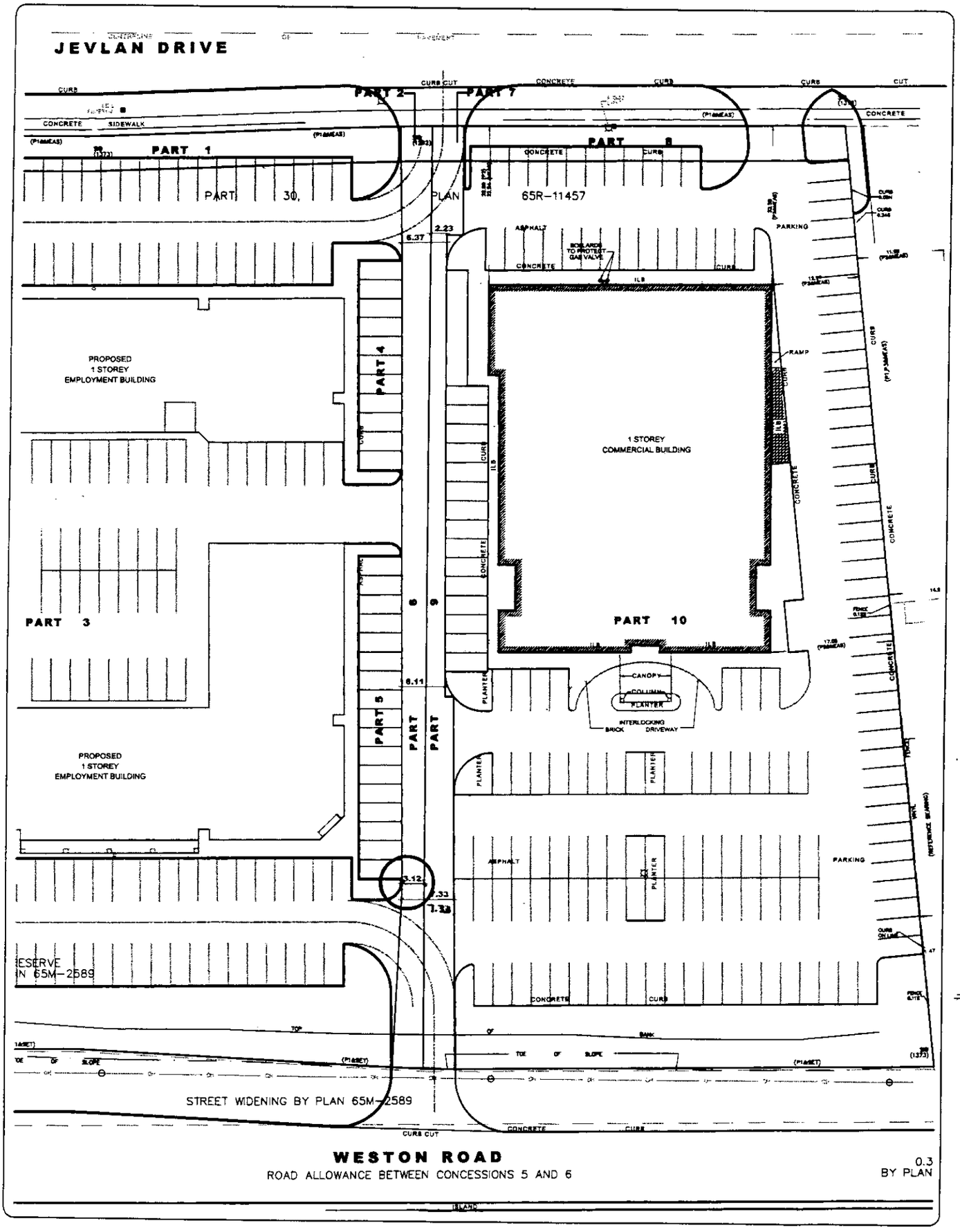
KEY PLAN

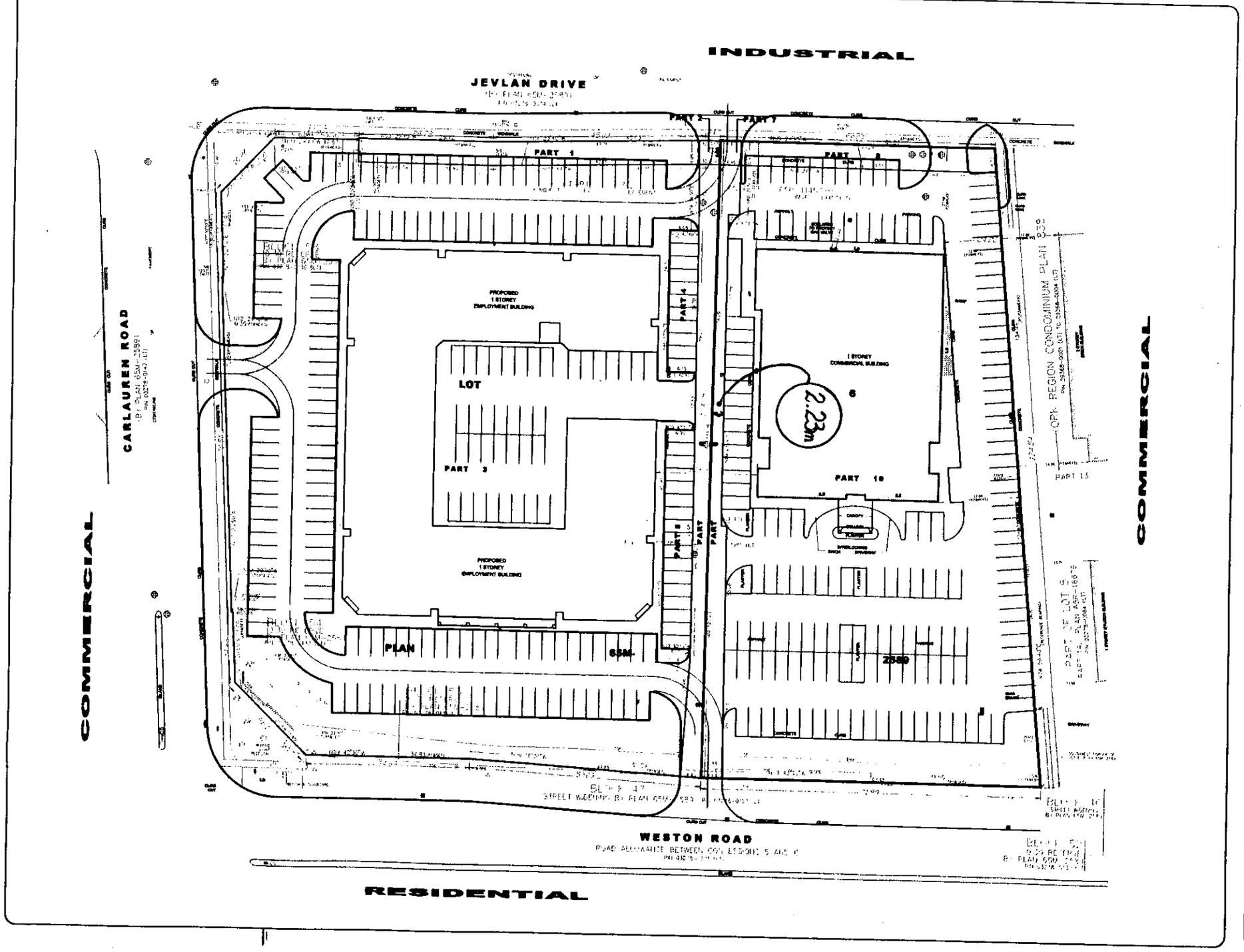
NOT TO SCALE

NOTES:
1. Survey information taken from Legal Survey of Lot 6, Plan 65M-2589 prepared by Bennett Young Limited, 2005.

SCALE 1 : 500

MIIRC



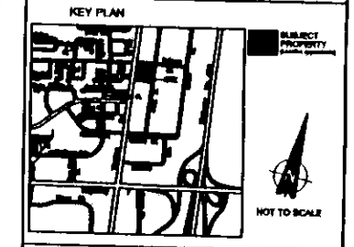


Variance Sketch

Lot 6
Plan 65M - 2589
City of Vaughan
Regional Municipality of Peel

Subject Lands

KEY PLAN



NOTES:

1. Survey information taken from Legal Survey of Lot 6, Plan 65M-2589 prepared by Bennett Young Limited, 2005.

SCALE 1 : 750

MHBC

A120/05

A120/05

Variance Sketch Setback Details

Lot 6
Plan 65M - 2589
City of Vaughan
Regional Municipality of Peel

KEY PLAN

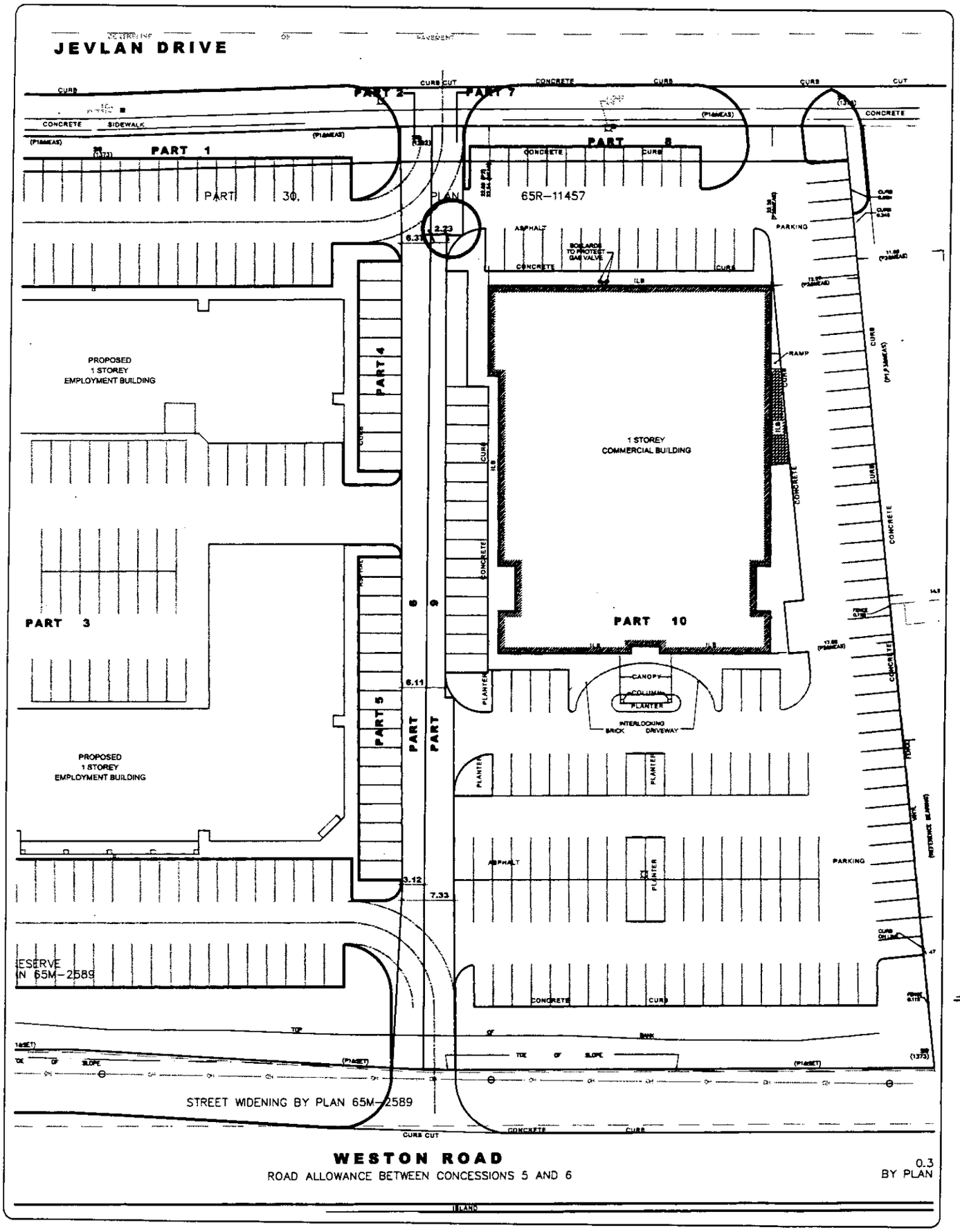
SUBJECT PROPERTY

NOT TO SCALE

NOTES:
1. Survey information taken from Legal Survey of Lot 6, Plan 65M-2589 prepared by Bennett Young Limited, 2005.

SCALE 1 : 500

MHBC

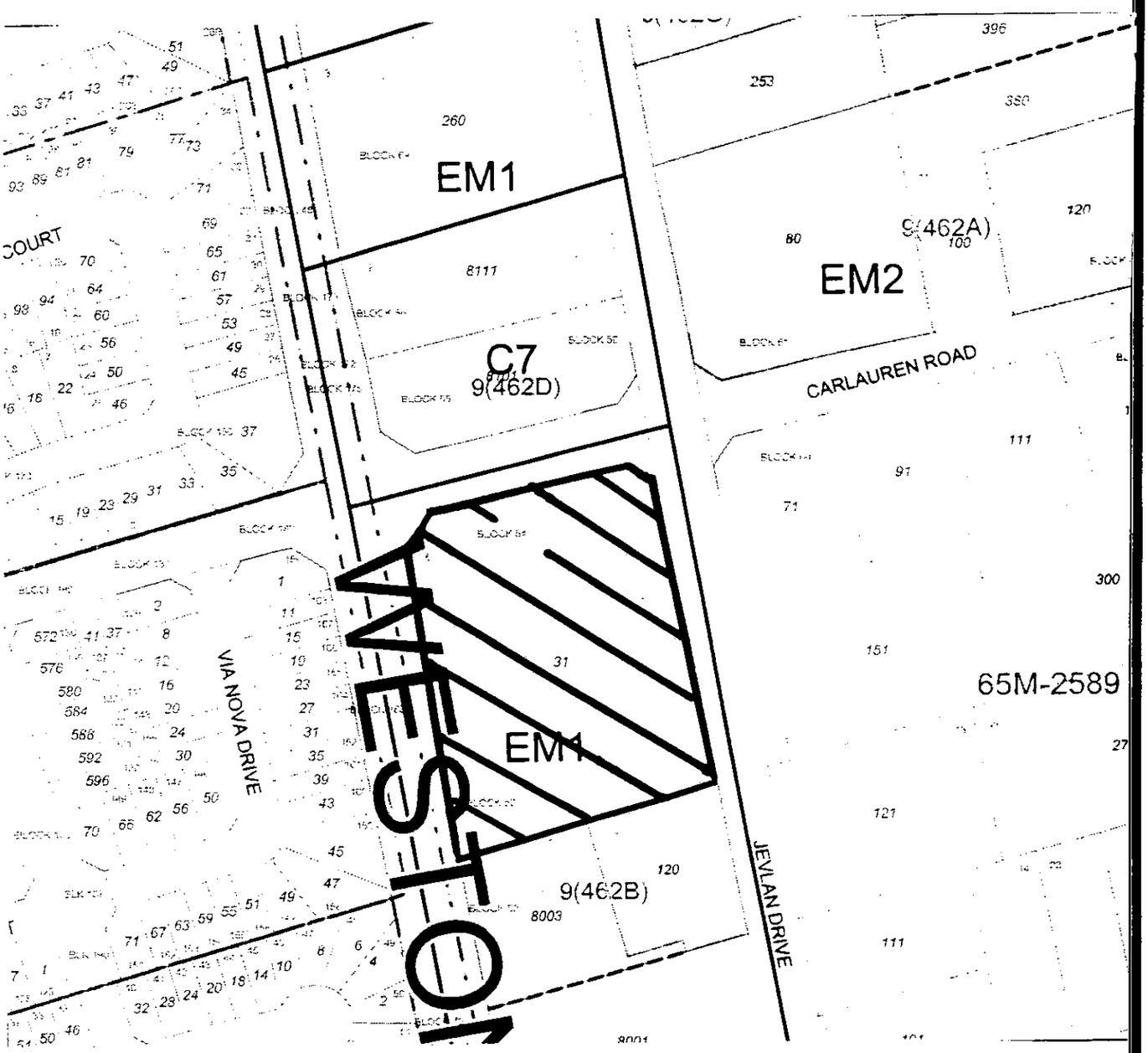


City of Vaughan

The City Above Toronto

COMMITTEE OF ADJUSTMENT

File Nos.:	**A119/05, A120/05**
Applicant:	**Montecassino Limited**
	31 Carlauren Road, Concord Subject Area



City of Vaughan
The City Above Toronto

2141 Major Mackenzie Drive
Vaughan, Ontario
Canada, L6A 1T1
Tel [905] 832-2281

COMMITTEE OF ADJUSTMENT

PLANNING ACT PROVISIONAL (CONSENTS)

NOTICE OF DECISION

Application No: B014/05
C.05.014

An application for consent has been made by **MONTECASSINO LIMITED C/O TONI VARONE,** 3710 Chesswood Drive, Suite 201, North York, Ontario, M3J 2W4.

Property: Part of Lot 8, Concession 5, (Lot 6, Registered Plan No. 65M-2589, municipally known as 31 Carlauren Road, Concord.)

Purpose and Effect

The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketch for the purpose of creating a new lot, for employment - multi-unit, purposes, together with all required easements and right-of-ways, if required, and retain the lands marked "B" on the attached sketch for the existing Banquet Hall – commercial purposes.

The subject lands are zoned EM1, Prestige Employment Area, and further subject to Exception 9(462B) under By-law 1-88 as amended.

The subject lands are currently vacant. One industrial multi-unit is proposed. There is an existing commercial Banquet Hall on the retained lands.

The above noted application was heard by the Committee of Adjustment on March 31, 2005.

Moved by: _____

Seconded by: _____

THAT Application No. **B014/05 - MONTECASSINO LIMITED C/O TONI VARONE,** be **APPROVED,** in accordance with the sketch attached and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer *before* any cheques can be accepted and Certificate of Official can be issued.

1. Payment to the City of Vaughan of a Tree Fee if required, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the Reserves/Capital Department and Parks Department;

2. That the owner shall pay all taxes as levied, (by certified cheque), if required, to the satisfaction of Reserves/Capital Department; (contact Terri Liuni in the Reserves/Capital Department to have this condition cleared).

3. The owner shall make arrangements with respect to the location of existing services and possible required private service easements, if required, to the satisfaction of the Engineering Department;

4. The owner shall make arrangements with respect to servicing the site, if required, to the satisfaction of the Engineering Department;

5. This application is subject to the Region's development review fees identified in By-law No. A-197-96-62. The fee for consent review is $500.00. The applicant shall forward a certified cheque in the amount of $500.00 to the Regional Transportation and works Department, Development Approvals Section, payable to "The Regional Municipality of York";

Prior to final approval of the consent application, the Transportation and Works Department shall certify that condition 5 has been met to the satisfaction of The Regional Municipality of York;

6. Submission to the Secretary-Treasurer of **FOUR (4)** white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;

7. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter **and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer,** from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes **the "Schedule Page" will be an attachment to the Certificate**. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended;

8. A fee of **$285.00** made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to **three (3) working days** after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of **$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day;**

9. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions;

IMPORTANT:
Pursuant to Section 53(20) of the Planning Act, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfil and comply with all of the (above-noted) conditions of Consent. Failing to comply with this requirement will result in the application to be deemed to be refused.

ALL CONDITIONS MUST BE FULFILLED.

Please contact each Agency and/or Department listed above whether **"if required"** appears in the condition or not.

PLEASE NOTE:

1. That the payment of the Regional Development Charge 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.

2. That the payment of the City Development Charge 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.

3. That the payment of the Education Development Charge 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

4. That the payment of Special Area Development charge 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, if required, to the satisfaction of the Reserves/Capital Department;

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

M. Mauti, Chair,	T. DeCicco Vice Chair,	L. Fluxgold, Member,
D. H. Kang Member, ABSENT	M. S. Panicali Member, ABSENT	

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Committee of Adjustment
City of Vaughan

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the City of Vaughan Clerk's Department, 2141 Major Mackenzie Drive, Vaughan, Ont., (Telephone (905) 832-2281, Ext. 8360, 8394 or 8332; Fax (905) 832-8535.

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 the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. 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.

Any notice of appeal shall set out the reasons for the appeal. The notice of appeal accompanied by the fee prescribed under the Ontario Municipal Board Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment.

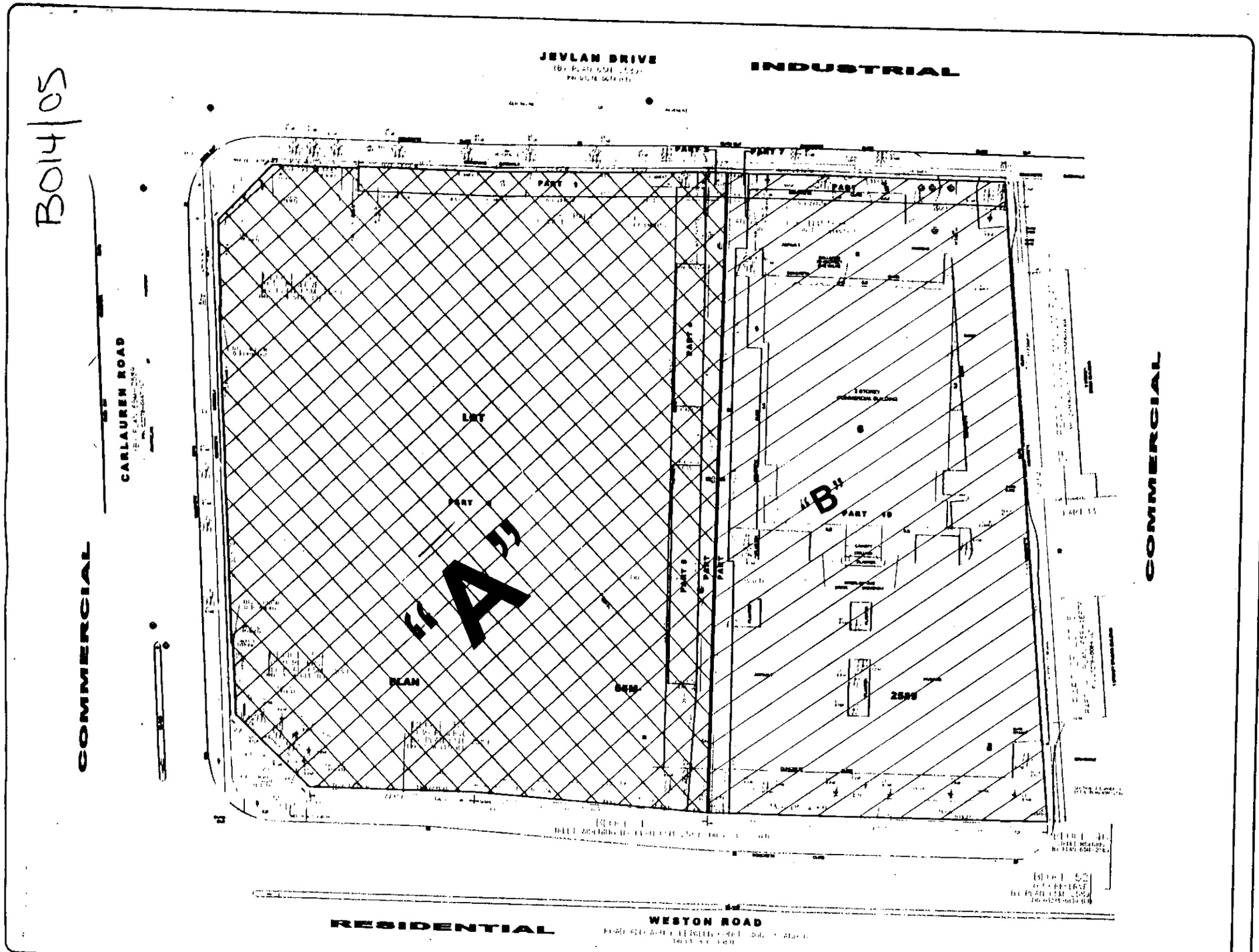
BE ADVISED THAT: A Certificate pursuant to Subsection 53 (21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

Date of this notice was sent: APRIL 8, 2005

The last date for appealing the decision is: APRIL 28, 2005

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON APRIL 28, 2005.

B014/05



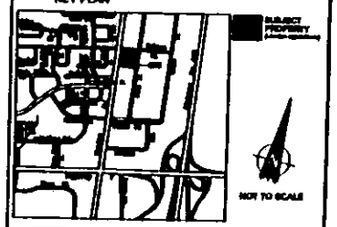
Proposed Severance Sketch

Lot 6
Plan 65M - 2589
City of Vaughan
Regional Municipality of Peel

Retained Lands
+/- 0.87 ha

Severed Lands
+/- 1.33 ha

KEY PLAN



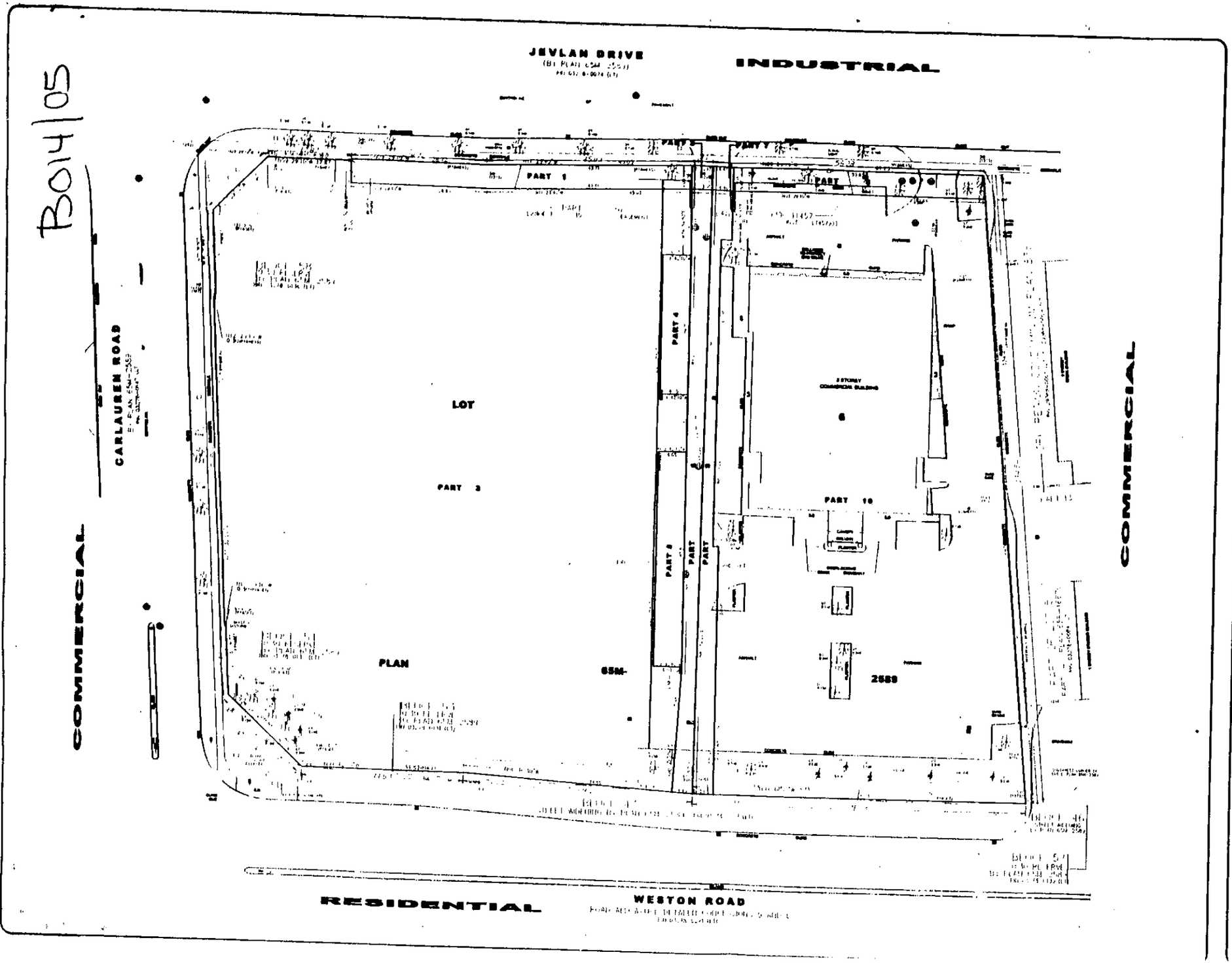
NOTES:

1. Survey information taken from Legal Survey of Lot 6, Plan 65M-2589 prepared by Bennett Young Limited, 2005.

SCALE 1 : 750

MHBC

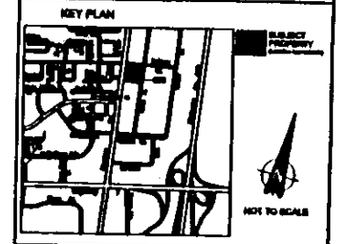
B014/05



Plan of Survey

Lot 6
Plan 65M - 2589
City of Vaughan
Regional Municipality of Peel

KEY PLAN



NOTES:

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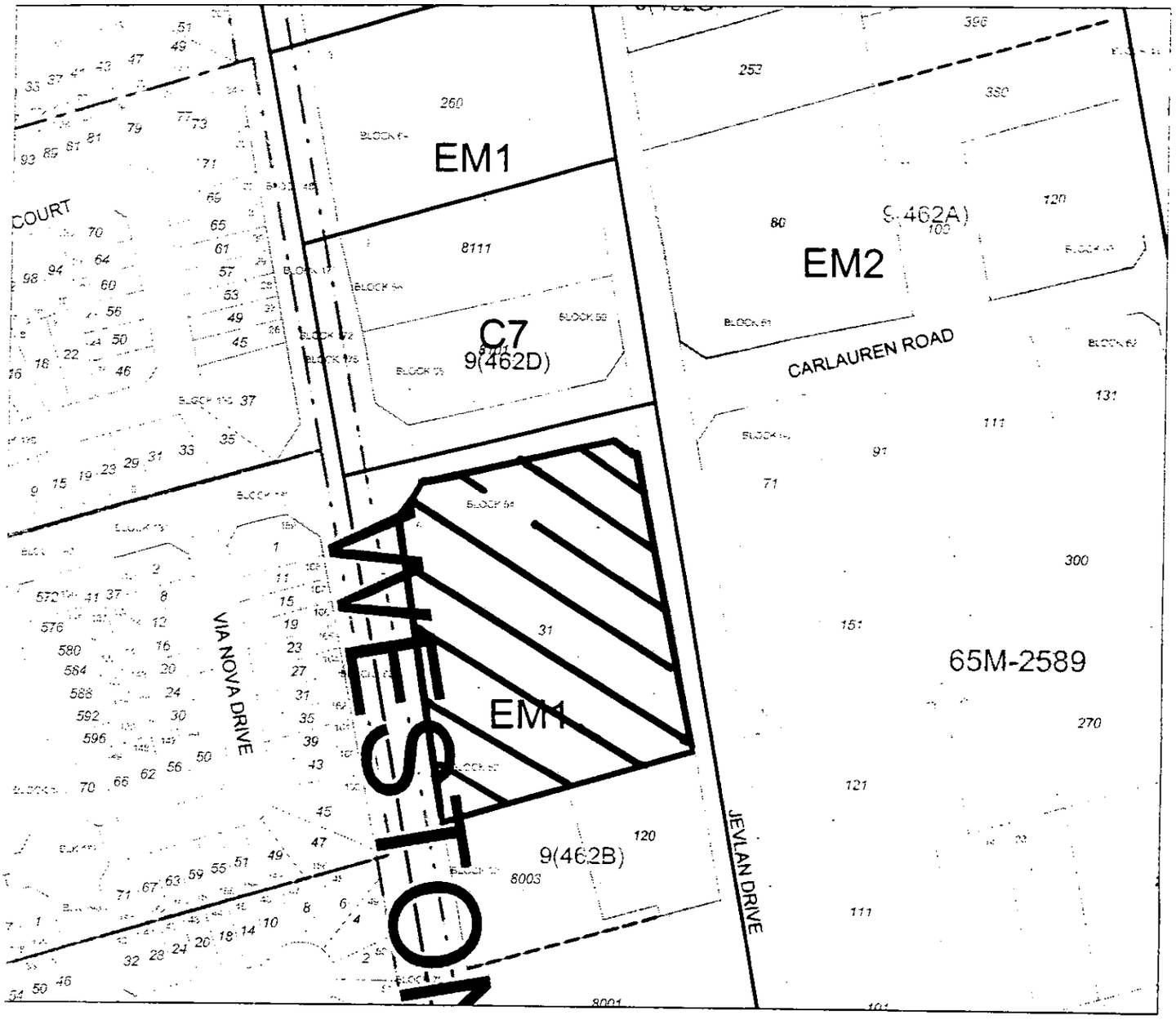
SCALE 1 : 750

MHBC



City of Vaughan

The City Above Toronto

COMMITTEE OF ADJUSTMENT

File No.:	**B014/05**
Applicant	**MONTECASSINO LTD. C/O TONI VARONE**
	Subject Area **Municipally known as** **31 CARLAUREN ROAD, CONCORD**