

ITEM #: 6.2	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A204/22 9711 Huntington Rd., Woodbridge ON
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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	X	General Comments w/conditions
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			Application Under Review
Development Engineering	X	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	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>	X			No Comments Recieved to Date
Region of York <i>*Schedule B</i>	X	x		General Comments
Alectra <i>*Schedule B</i>	X			General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X	x		General Comments
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
Applicant	Di Poce Management Ltd.			Planning Justification

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
<i>*Please see Schedule D for a copy of the Decisions listed below</i>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
B001/17, A038/17, A039/17	N/A	Applications Withdrawn

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A204/22
9711 Huntington Road., Woodbridge**

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

ITEM NUMBER: 6.2	CITY WARD #: 2
APPLICANT:	Di Poce Real Estate Holdings Limited
AGENT:	None
PROPERTY:	9711 Huntington Rd., Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment", Volume 2, 11.9 West Vaughan Employment Area Secondary Plan
RELATED DEVELOPMENT APPLICATIONS:	B008/22, A204/22, A205/22
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit reduced lot frontage and lot area requirements on the severed land to facilitate Consent Application B008/22.

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

The subject lands are zoned FD – Future Development under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	Lot Frontage: Existing	To permit a minimum lot frontage of 65.0 metres.
2	Lot Area: Existing	To permit a minimum lot area of 1.1 hectares.

The subject lands are zoned A - Agricultural under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A minimum lot frontage of 100 metres is permitted. Schedule A	To permit a minimum lot frontage of 65.0 metres
4	A minimum lot area of 10 hectares is required. Schedule A	To permit a minimum lot area of 1.1 hectares.

HEARING INFORMATION

DATE OF MEETING: Thursday, October 27, 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>Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:</p> <p>That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature.</p> <p>Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.</p>	

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	October 13, 2022	
Date Applicant Confirmed Posting of Sign:	October 11, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	The Minimum Lot Frontage and Lot Areas do not comply with the applicable provisions of their respective zones (Agricultural (A) in By-law 1-88) and (Future Development (FD) in By-law 001-2021).	
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:	1. That Consent Application B008/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition. 2. That a Surveyors Certificate confirming lot area and frontage is submitted.	

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:	Application under review.

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to variance application A204/22 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	The variance application A204/22 and A205/22 shall be approved in conjunction or following the approval of consent application B008/22.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry has no comment.	
PFH Recommended Conditions of Approval:	None

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

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

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

FIRE DEPARTMENT COMMENTS	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

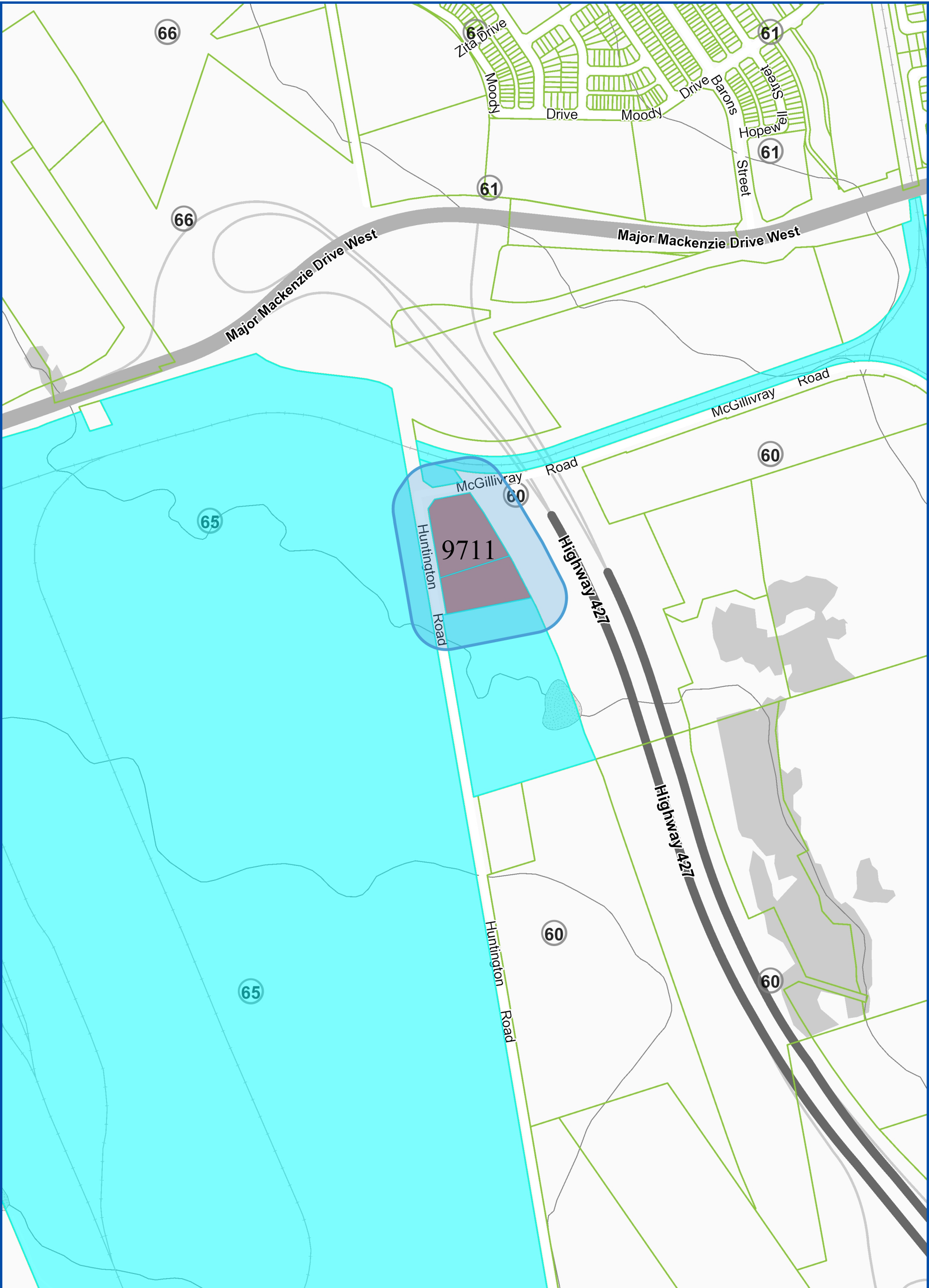
SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject 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:

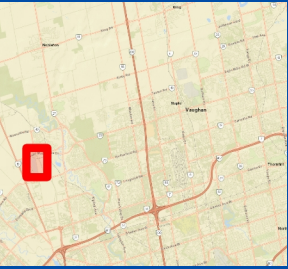
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That Consent Application B008/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition. 2. That a Surveyors Certificate confirming lot area and frontage is submitted.
2	Development Planning joshua.cipolletta@vaughan.ca	Application under review.

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
3	Development Engineering ian.reynolds@vaughan.ca	The variance application A204/22 and A205/22 shall be approved in conjunction or following the approval of consent application B008/22.
IMPORTANT INFORMATION – PLEASE READ		
<p>CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>		
<p>DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p>		
<p>NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will not receive notice.</p>		

SCHEDULE A: DRAWINGS & PLANS



Map Information:



NOTIFICATION MAP - B008/22, A204/22 & A205/22

9711 HUNTINGTON ROAD, WOODBRIDGE

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:9,028

0 0.14 km



Created By:
Infrastructure Delivery
Department
August 17, 2022 5:59 PM

Projection:
NAD 83
UTM Zone
17N

A204/22

EMPLOYMENT

EMPLOYMENT

McGILLIVRAY ROAD

HUNTINGTON ROAD

OPEN SPACE

HWY 427
EXTENSION

OTHER LANDS
OWNED BY
APPLICANT

OTHER LANDS
OWNED BY
APPLICANT

EMPLOYMENT

EMPLOYMENT

PLANS PREPARED AND VARIANCES
IDENTIFIED BY APPLICANT

9711 HUNTINGTON ROAD, VAUGHAN

CONSENT &
MINOR VARIANCE
SKETCH

A204/22

(REVISED) AUGUST 19, 2022

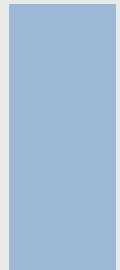


PARCEL 1 & 2

TOTAL LAND AREA
2.60 ha / 6.424 acres

EXISTING FRONTAGE
(McGillivray Road)

73.99 m (242.74 ft)



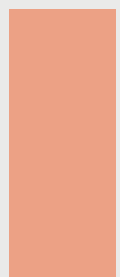
PARCEL 1

LANDS TO BE RETAINED

PROPOSED LOT AREA
1.40 ha / 3.459 acres

PROPOSED FRONTAGE
(McGillivray Road)

70 m (229.65 ft)



PARCEL 2

LANDS TO BE CONVEYED

PROPOSED LOT AREA
1.10 ha / 2.718 acres

PROPOSED FRONTAGE
(Huntington Road)

65 m (213.25 ft)

NOTE:

EXACT SEVERANCE / LOT
MEASUREMENTS SUBJECT TO
APPROVED R-PLAN

SCHEDULE			
PART	LOT	CONCESSION	FIN
1			
2	20		03320-0253 (LT)
3			03320-0255 (LT)
4			03320-0243 (LT)
5	19		03320-0242 (LT)
6			
7			
8			

PART 2 SUBJECT TO EASEMENT AS IN INST. NO. VR2323234
PART 7 SUBJECT TO EASEMENT AS IN INST. NO. VR2323234

PLAN OF SURVEY OF
PART OF LOTS 19 AND 20
CONCESSION 9
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1: 1500
30 0 30 60 90 120 METRES
RONNEY GEYER
ONTARIO LAND SURVEYOR INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1500.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W, ZONE 17 BASED ON NAD 83 CSRS (2010 EPOCH).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999781

OBSERVED REFERENCE POINTS (ORP's) ARE DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK, UTM ZONE 17 NAD 83 CSRS (2010 EPOCH)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4852428.261	607015.952
ORP B	4852619.396	608488.683

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

FOR BEARING COMPARISONS APPLY THE FOLLOWING ROTATION

P1. COUNTERCLOCKWISE 00°59'40"

P3, P4, P5 COUNTERCLOCKWISE 01°02'30"

NOTES

DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- P1 DENOTES PLAN 656-38260
- P2 DENOTES PLAN 656-35738
- P3 DENOTES PLAN 656-34873
- P4 DENOTES PLAN 656-26659
- P5 DENOTES PLAN 656-14583
- P6 DENOTES SURVEY MONUMENT FOUND
- S1B DENOTES STANDARD IRON BAR
- S1S DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- (OU) DENOTES ORIGIN UNKNOWN
- (UN) DENOTES UNIDENTIFIED O.L.S.
- 1017 DENOTES CALLON, DIETZ O.L.S.s
- 1225 DENOTES D. B. SEARLES, O.L.S.s
- 1574 DENOTES DELPH AND JENKINS LTD, O.L.S.
- (MS) DENOTES MEASURED
- 1312 DENOTES J. STEL O.L.S.
- P6 DENOTES 656-35095

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 5th DAY OF FEBRUARY, 2021

DECEMBER 02, 2021
RONNEY H. GEYER
ONTARIO LAND SURVEYOR

RONNEY GEYER
ONTARIO LAND SURVEYOR, INC.
ALUSTON, ONTARIO L4R 1E8
PHONE (705) 434-0411
www.geyerbvrs.com

CONCEDED BY:	SIGNED BY:	DATE:	REVISED BY:	DATE:	REVISED BY:
PAR/RHG	SG & PJ	DECEMBER 02, 2021	REV. DATE:	19-3011-R1	REV. A

SCHEDULE B: STAFF & AGENCY COMMENTS				
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
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			General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X	X		General Comments
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under review
Building Standards	X	X		General Comments

To: Committee of Adjustment

From: Pia Basilone, Building Standards Department

Date: August 15, 2022

Applicant: Di Poce Real Estate Holdings Limited

Location: CONC 9 Part of Lot 19, Parts 6, 7 & 8 municipally known as 9711
Huntington Road

File No.(s): A204/22

Zoning Classification:

The subject lands are zoned FD – Future Development under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	Lot Frontage: Existing (73.99 metres) Existing	To permit a minimum lot frontage of 65.0 metres for the severed lot.
2	Lot Area: Existing (2.6 ha) Existing	To permit a minimum lot area of 1.10 hectares.

The subject lands are zoned A - Agricultural under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A minimum lot frontage of 100 metres is permitted. Schedule A	To permit a minimum lot frontage of 65.0 metres for the severed lot.
4	A minimum lot area of 10 hectares is required. Schedule A	To permit a minimum lot area of 1.10 hectares.

Other Comments:

General Comments	
1	Consent Application No. B008/22 relates to this application.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Conditions of Approval:

None

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

Date: August 18th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A204-22 & A205-22**

Related Files:

Applicant Di Poce Real Estate Holdings Limited

Location 9711 Huntington Road

COMMENTS:

- ☐
- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra’s cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), 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

From: [Rajevan, Niranjana](#)
To: [David Harding](#)
Cc: [Christine Vigneault](#); [Joshua Cipolletta](#); [Lenore Providence](#); [Wong, Justin](#)
Subject: RE: [External] RE: CONS.22.V.0071 (B008/22) 9711 Huntington Road
Date: Tuesday, September 20, 2022 1:04:51 PM
Attachments: [image002.png](#)
[image004.png](#)

Hi David,

We have completed our review of the minor variances (A204/22 & A205/22) as well and have no comment.

Thank you,
Niranjana

Niranjana Rajevan, M.Pl. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjana.rajevana@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

August 19, 2022

Christine Vigneault,
Manager, Development Services & Secretary-Treasurer to the Committee of Adjustment
Committee of Adjustment

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

Via email: cofa@vaughan.ca

Dear Christine Vigneault:

Re: Minor Variance Application
9711 Huntington Road, City of Vaughan
Di Poce Management Limited
Your File: A204-22 & A205-22
Our File: PAR 50090

MacNaughton Hermesen Britton Clarkson (MHBC) are the planning consultants for TransCanada Pipelines Limited (TCPL). This letter is in response to notification of the minor variance application outlined above. We understand that the purpose of the variance is to permit reduced lot areas and frontages for the lands identified as 9711 Huntington Road in the City of Vaughan (the "Subject Lands"). TCPL has one (1) high pressure natural gas pipeline contained within a right-of-way ("easement") crossing the Subject Lands.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board. As such, certain activities must comply with the Canadian Energy Regulator Act (Act) and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

TCPL has no concerns with the proposed variances as the following setbacks set out in Section 4.23 of Zoning By-law 01-2021 would still apply:

"4.23 TransCanada Pipeline and Facilities

1. *Notwithstanding any other requirements of this By-law, where any TransCanada pipeline is shown on Schedule B-5, the following requirements shall apply:*
 - a. *A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline easement.*

- b. *A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline easement.*
- c. *A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.*
- d. *A minimum setback of 7.0 m shall apply to any minimum required amenity area.*
- e. *A permitted encroachment of a structure or feature in accordance with Section 4.13 of this By-law shall not be permitted."*

TCPL also requests that the following regulatory requirements be forwarded to the Applicant:

1. Written consent from TCPL must be obtained in Canada before any of the following:
 - a. Constructing or installing a facility across, on, along or under a TCPL pipeline right-of-way;
 - b. Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 metres from the centerline of a pipeline);
 - c. Driving a vehicle, mobile equipment or machinery across a TCPL pipeline right-of-way outside the travelled portion of a highway or public road;
 - d. Using any explosives within 300 metres TCPL's right-of-way; and
 - e. Use of the prescribed area for storage purposes.

How to apply for written consent:

- Determine the location of your work relative to TCPL's facilities.
 - When planning, and before any of the work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through our online application form
 - We no longer accept applications through email
 - Location of the work is required, along with the proximity to TCPL's rights-of-way
 - This information can be obtained through survey plans, or through a locate request
 - **Make a locate request** either online (ClickBeforeYouDig.com) or by calling your [local One-Call Centre](#).
 - The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TC Energy representative through a locate request.
 - **Apply for written consent** using TCPL's online application form at <https://writtenconsent.tcenergy.com/> or call [1-877-872-5177](tel:1-877-872-5177).
 - **Application assessment and consent.** Once your information has been assessed and potential impacts have been evaluated, TCPL may:
 - Grant consent without any conditions
 - Grant consent that requires certain conditions to be met to assure safety, or
 - Not grant consent
2. No buildings or structures shall be installed anywhere on TCPL's right-of-way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the right-of-way. Temporary or accessory buildings are to be located a minimum of 3 metres from the edge of the right-of-way.
 3. A minimum setback of 7 metres from the nearest portion of a TCPL right-of-way shall also apply

to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.

4. During any construction activities in proximity of the right-of-way, the owner must install and maintain temporary fencing along the limits of TCPL's right-of-way to prevent unauthorized access onto the pipeline right-of-way with heavy equipment. The fence must meet TCPL's specifications concerning type, height and location and must be maintained by the owner for the duration of construction.
5. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
6. Any landscaping of TCPL's right-of-way is to be approved in writing by TCPL and done in accordance with TCPL's Landscaping Guidelines:
 - a. TCPL's Right-of-way is to be seeded with Canada #1 seed.
 - b. Grantee shall ensure a 5 metre continuous access way is maintained over, through and within the right-of-way to facilitate access for future pipeline operation and maintenance activities.
 - c. No portion of trees or shrubs at the time of maturity shall be permitted to encroach within 5 metres of the edge of the TCPL pipeline within the right-of-way.
 - d. No trees or shrubs at the time of maturity that will reach a height greater than 4 metres shall be planted within the right-of-way.
 - e. Tree roots must not interfere with the pipeline.
 - f. A minimum of 5 metres between all groups of trees/shrubs will be established. A group is defined as 3-5 trees/shrubs.
 - g. Irrigation systems are not permitted within TCPL's right-of-way.
7. In the event that TCPL's pipelines suffer contact damage or other damage as a result of an Owner's operations, work shall stop immediately and TCPL shall be notified at once.
8. The Owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Enclosed is a copy of TC Energy's Work Safely Handbook for additional information on constructing near TCPL's pipelines.

Thank you for the opportunity to comment. Kindly forward a copy of the decision to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,



Kaitlin Webber, MA
Planner

on behalf of TransCanada PipeLines Limited

Work safely.

Development near our pipelines and facilities

These guidelines are intended to provide useful and timely safety information. TC Energy endeavors to ensure the information is as current and accurate as possible.

[TCEnergy.com](https://www.tcenenergy.com)



About us

For over 65 years, TC Energy has proudly delivered the energy millions of North Americans rely on to power their lives and fuel industry.

Guided by our values of safety, responsibility, collaboration and integrity, our more than 7,000+ employees are deeply rooted in their communities and ensure that we develop and operate our facilities safely, reliably and with minimal impact on the environment. We are committed to listening to our neighbours and working with all our stakeholders to develop better project plans and create long-term opportunities and economic benefits in the communities where we operate across Canada, the U.S. and Mexico.

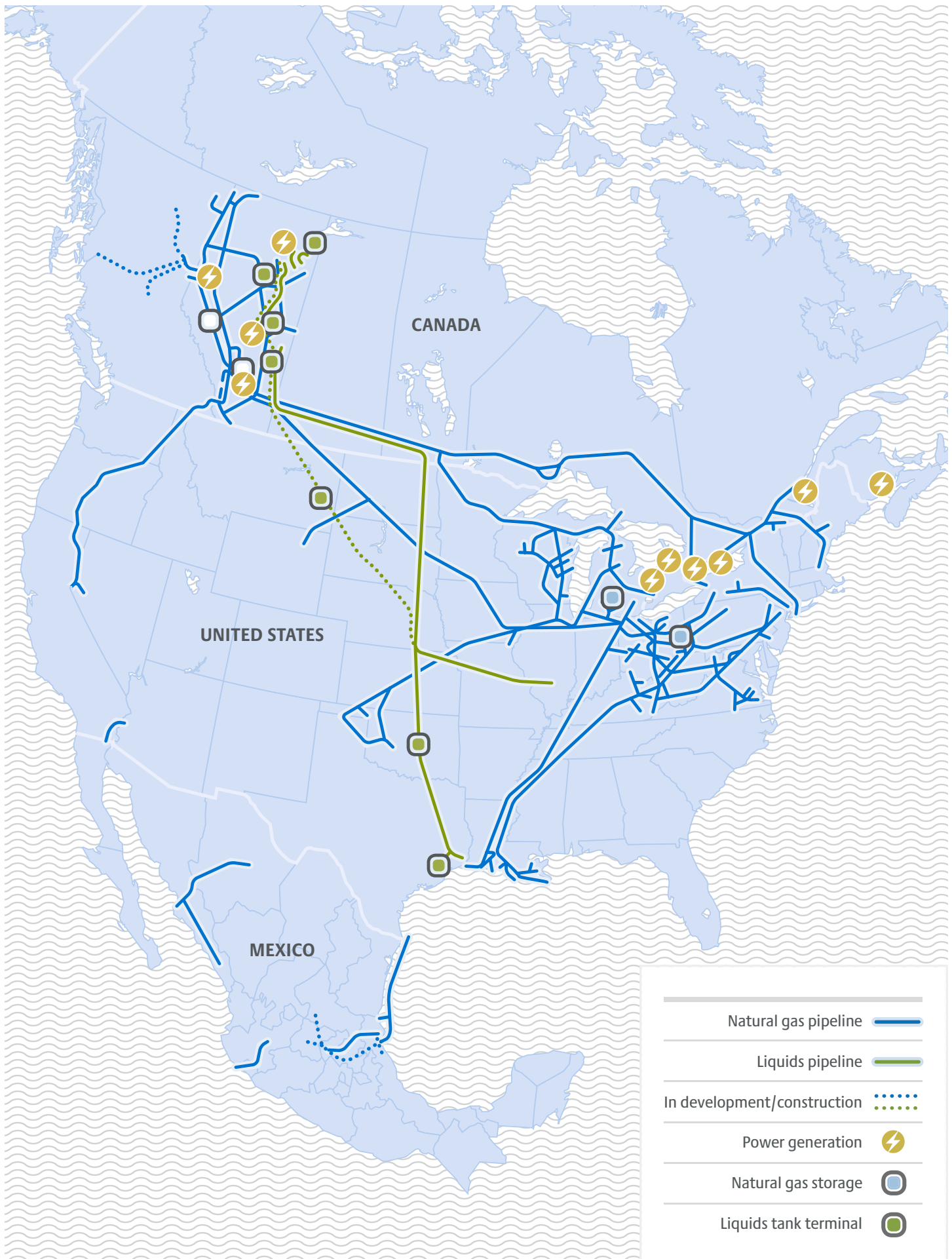
In May 2019, we changed our name from TransCanada to TC Energy to better reflect the scope of our operations and to reinforce our position as a leading North American energy infrastructure company. Whether our stakeholders know us as TC Energy in English, TC Énergie in French, or TC Energía in Spanish, our neighbours, partners and investors can continue to count on us to follow through on our commitments and live up to our values in everything we do.

Our pipelines

Pipelines are the safest and most efficient method to transport natural gas and oil to market. Natural gas is odourless, colourless and will dissipate quickly when released because it is lighter than air. However, the gas is flammable and can be explosive if ignited. Crude oil is a liquid mixture of naturally occurring petroleum hydrocarbons and can possess a rotten egg, gasoline, tar or “skunk-like” odour. Crude oil vapours are volatile, and can be flammable and explosive.

Typically, TC Energy does not own the land where our pipelines are located, but instead acquires the right prior to construction to install and operate the pipeline and related facilities within a pipeline right-of-way through an easement or right-of-way agreement with the landowner. The terms of the right-of-way agreements vary but generally provide TC Energy with the right to access, construct, operate, maintain and abandon the pipeline within the right-of-way.

The width of the right-of-way is based on the size and type of the pipeline and related facilities. By contrast, TC Energy does typically own the land where both compressor stations, which re-pressurize gas along the pipeline to ensure the gas flows continuously at a desired flow rate, and pump stations, which pump oil through the pipeline from one point to the next, are located. The lands required for meter stations, which measure product volume, are either leased directly from landowners or owned by TC Energy.



Regulatory requirements

TC Energy's pipeline design, construction and maintenance programs meet or exceed industry and government standards. In Canada, our operations are regulated by provincial and federal authorities including the Canada Energy Regulator (CER). Legislation and regulations set out the requirements governing activities in proximity and on pipeline rights-of-way, including vehicle and equipment crossings, construction of facilities on or near a right-of-way, and other activities that could cause ground disturbances, which might impact the pipeline. Such legislation and regulations aim to ensure the safety and protection of the public, our employees, the environment as well as our pipeline facilities and other property.

Safety

At TC Energy, we seek to anticipate and minimize hazards of every description. From design and construction to operation and maintenance, safety is an integral part of everything we do. TC Energy regularly communicates pipeline safety information to stakeholders through our public awareness program.

Our safety practices include monitoring changes in land use near our pipeline facilities. This can involve meetings with landowners, municipal decision makers, administrative staff and land use planners.

TC Energy also has an extensive pipeline maintenance program that ensures our pipeline facilities are regularly monitored, inspected and repaired in order to meet or exceed best industry practices and regulatory requirements. Our entire pipeline transmission system is monitored from our control centres 24 hours a day, 7 days a week. In addition, TC Energy carries out the following activities as part of our pipeline maintenance program:

Aerial patrols – TC Energy carries out aerial patrols of the pipeline route to identify hazards from outside sources, including unauthorized construction and ground disturbances near the pipeline. Sensitive detection equipment may be used during these patrols to identify gas leaks.

In-line pipeline inspections – TC Energy conducts in-line pipeline inspections using tools that travel through the pipeline collecting data and looking for locations where corrosion, metal loss or dents may have occurred.

Hydrostatic testing – TC Energy uses hydrostatic testing, typically at the completion of pipeline construction, but to verify the safety of existing pipelines. Sections of the pipeline are filled with water and the pressure is increased beyond normal operating pressure to test pipeline strength and identify any pipeline leaks.

Cathodic protection – TC Energy uses cathodic protection, which involves applying a low-voltage electrical current to the metal pipe to protect the pipeline against corrosion. The cathodic protection system is monitored regularly to ensure proper protection against pipeline corrosion.

Pipeline signage – TC Energy installs pipeline signs at all road, rail, and waterbody crossings and at other strategic points along the pipeline route to identify the approximate location of our pipelines. Pipeline signs contain important information such as:

- The owner of the pipeline
- The product shipped in the pipeline
- Emergency contact numbers

BE AWARE: Pipeline signs will not designate the exact location, depth or number of pipelines in the area. Contact your local one-call centre and TC Energy will send a representative to the proposed excavation site to mark the pipeline.



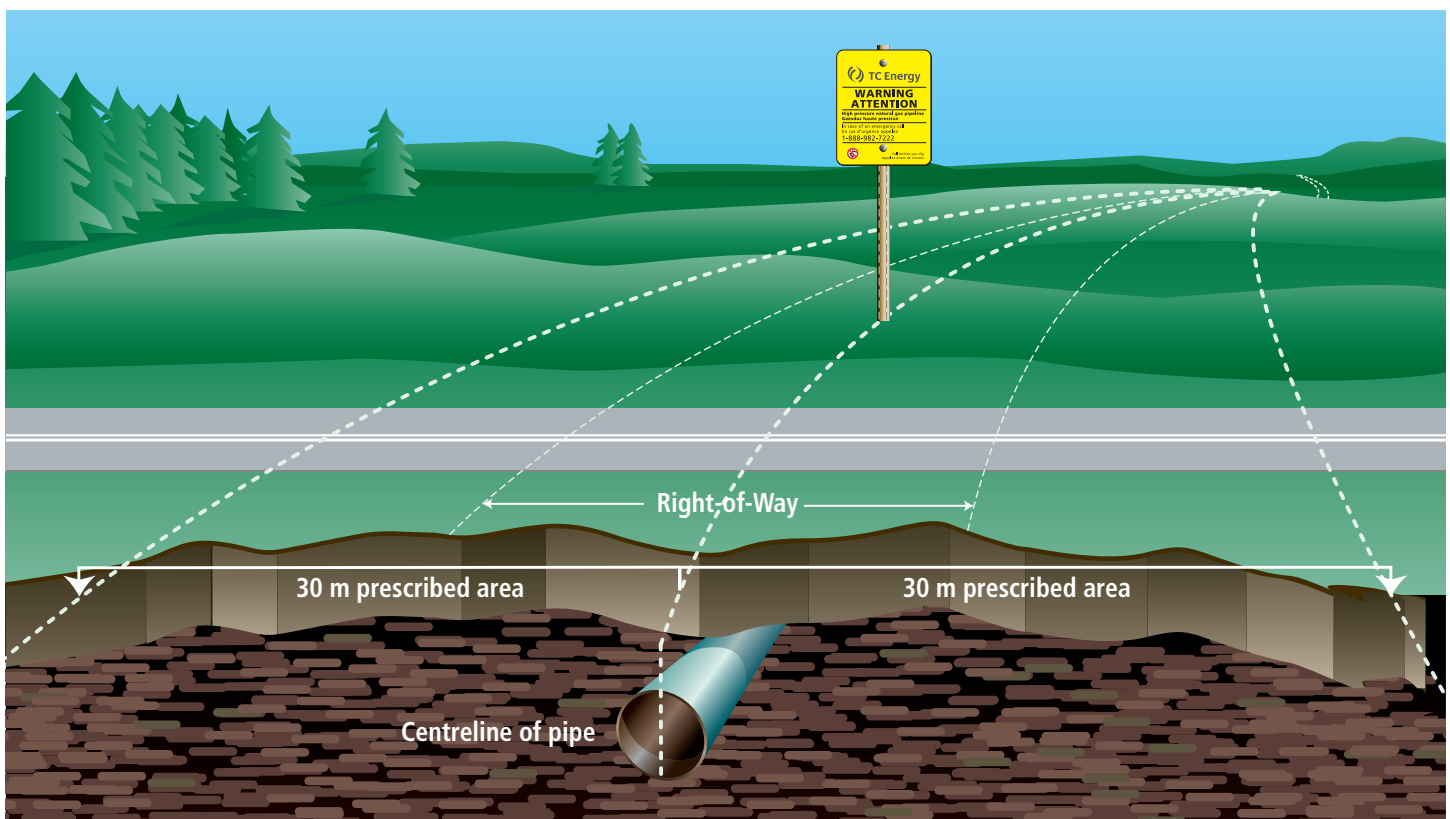
Approvals for working around TC Energy's facilities

To ensure our pipelines and facilities operate safely, written consent from TC Energy must be obtained in Canada before any of the following:

- Constructing or installing a facility across, on, along or under a TC Energy pipeline right-of-way
- Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 metres or 100 feet from the centreline of the pipeline)
- Driving a vehicle, mobile equipment or machinery across a TC Energy pipeline right-of-way outside the travelled portion of a highway or public road
- Using any explosives within 300 metres or 1,000 feet of TC Energy's pipeline right-of-way
- Use of the prescribed area for storage purposes

The following are examples of ground disturbances:

- Digging
- Excavation
- Trenching
- Tunneling
- Boring/drilling/pushing
- Augering
- Topsoil stripping
- Land leveling/grading
- Plowing to install underground infrastructure
- Tree or shrub planting
- Cleaning and stump removal
- Subsoiling
- Blasting/using explosives
- Quarrying
- Grinding and milling of asphalt/concrete
- Seismic exploration
- Driving fence posts, bar, rods, pins, anchors or pilings
- In-ground swimming pools



Locate request

Any person planning to construct a facility across, on, along or under a pipeline (including the right-of-way), conduct a ground disturbance activity within 30 metres of the centreline of a pipe, or operate a vehicle or mobile equipment across a right-of-way, must request a locate service.

Locate requests can be made online (www.clickbeforeyoudig.com), via mobile apps (Saskatchewan and Quebec) or via phone (see the back of this booklet for more details). The locate request must be made at least three working days in advance of the ground disturbance, construction activity, or vehicle or mobile equipment crossing.

The One-Call Centre will notify TC Energy to send a representative to mark the facilities with flags, paint or other markings in order to help you avoid damaging them. The TC Energy representative will explain the significance of the markings and provide you with a copy of the locate report. The service is free and could prevent accidents, injuries or deaths.

Written consent

After you apply for written consent, TC Energy will assess the planned work to ensure it does not pose a risk of damage to the pipeline and to ensure that access to the pipeline for maintenance or emergency purposes is not impeded.

Obstacles on a right-of-way, such as sheds, trailers, boats, garbage and vegetation can interfere with TC Energy's pipeline maintenance program (detailed in safety section above). In some cases, TC Energy may require additional time to assess the situation prior to providing consent.

In review, prior to commencing any activities in proximity to the pipeline, you must:

- Make a locate request
- Obtain TC Energy's written consent (apply online at writtenconsent.transcanada.com or call 1-877-872-5177). Often written consent for minor activities can be obtained directly from regional TC Energy representative through a locate request.
- Obtain TC Energy's safety practices to be followed while working in the vicinity of its pipes or prescribed area and information that clearly explains the significance of the locate markings.

Mobile equipment and vehicle crossings

The operation of a vehicle or mobile equipment across a TC Energy right-of-way requires TC Energy's written consent, except in the following circumstances:

- Vehicle or mobile equipment is operating within the travelled portion of a highway or public road across the right-of-way
- Vehicle and mobile equipment is being used to perform an agricultural activity and the following conditions are being met:
 1. The loaded axle weight and tire pressures of the vehicle is being operated within the manufacturer's approved limits and operating guidelines; and
 2. The point of crossing has not been identified by TC Energy as a location where a crossing could impair the pipeline's safety or security

Agricultural activities

Agricultural activity involves the work of producing crops and raising livestock and includes tillage, plowing, disking, harrowing, and pasturing but does not include the construction of new buildings or the placement of footings, foundations, pilings or posts.

The following agricultural activities do not require written consent from TC Energy:

- Cultivation activities (e.g. tillage, plowing, disking and harrowing) to a depth of less than 45 centimetres, as these activities are exempt from the applicable statutory definitions of a ground disturbance (See the Approvals for Working Around TC Energy's Facilities section).
- Agricultural vehicle and mobile equipment crossings as described in the mobile equipment and vehicle crossings section above.



Warning sign



Warning sign



Vent marker



Aerial marker

Development on or near the pipeline right-of-way

It is important for municipal authorities, developers and landowners to consult with TC Energy early in the planning stage of a development project on or near a right-of-way to ensure that TC Energy's pipelines and facilities are appropriately incorporated into the plan and that any new development near our facilities meets regulatory and TC Energy requirements.

Contact TC Energy before developing within 750 metres of TC Energy compressor stations and pump stations so that we can analyze potential impacts and recommend measures to protect adjacent lands from industrial impacts.

TC Energy requires significant advance notice for any development which increases the population density within approximately 200 metres of a pipeline. Population growth means potential changes to the operating requirements of the pipeline, and could result in a revision to operating pressure, a pipeline replacement, and/or other mitigation actions as necessary. Failure to consult with TC Energy in advance may result in significant delays and costs to the development. during these patrols to identify gas leaks.

Municipalities often prescribe minimum setback distances to restrict the building of a structure within a prescribed distance from a curb, property line, right-of-way or structure. These setbacks can help to minimize the risk of damage to buried infrastructure. As municipal setback requirements vary, contact the local authority and TC Energy to determine the requirements in your area.

Any ground disturbance within 30 metres of the centerline of the pipe, construction of a facility across, on, along or under a pipeline (including the right-of-way), or vehicle or mobile equipment crossing the pipeline right-of-way may not occur without TC Energy's written consent.

For detailed guidelines about applying for written consent from TC Energy, visit [writtenconsent.transcanada.com](https://www.transcanada.com/writtenconsent) or call **1-877-872-5177**. A copy of the guidelines can also be provided upon request.

The following must be taken into consideration when planning a development project.

Subdivisions – Contact TC Energy early in the design process so that we can comment on the proposed subdivision plans. TC Energy's practice is that our right-of-way be used as a passive green space or as part of a linear park system. Permanent structures on the right-of-way are not permissible.

Roads and Utilities – Contact TC Energy when designing roads and utilities. Roads may be permitted to cross and/or run parallel to the right-of-way, but no portion of a road allowance can be located on the right-of-way (apart from approved road crossings). TC Energy will also review the location of utilities, which are often proposed to be installed within road allowances.

Blasting – Contact TC Energy before conducting any blasting activities within 300 metres of the pipeline right-of-way so TC Energy can review your plans for potential impacts to its facilities. Blasting activities related to prospecting for mines and minerals within 40 metres of a federally regulated pipeline right-of-way require permission from the CER.

Landscaping – Contact TC Energy for written consent before landscaping. Projects such as pedestrian pathways and the planting of trees and shrubs may be permitted as long as they do not impede TC Energy's access along its right-of-way for operational or maintenance activities. Our written consent will specify the permitted landscaping requirements.

Important contact information

Canadian One-Call centres

British Columbia 1-800-474-6886
Alberta 1-800-242-3447
Saskatchewan. 1-866-828-4888
Manitoba 1-800-940-3447
Ontario 1-800-400-2255
Quebec 1-800-663-9228
www.clickbeforeyoudig.com

Mobile phone apps

Saskatchewan. Sask1st Call
Quebec Info-Excavation
Emergency 1-888-982-7222

General inquiries

Phone 1-855-458-6715
Email public_awareness@tcenergy.com

Landowner inquiries

Phone 1-866-372-1601
Email cdn_landowner_help@tcenergy.com

Applying for written consent

Online. writtenconsent.transcanada.com
Phone 1-877-872-5177

Crossings inquiries

Email crossings@tcenergy.com
Quebec email. quebec_crossings@tcenergy.com

The majority of TC Energy's pipelines are regulated by the Canada Energy Regulator in Canada, with some pipelines regulated provincially. For more information on CER-regulated pipelines, visit www.cer-rec.gc.ca.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Di Poce Management Ltd.			Planning Justification

DI POCE

Management Limited

June 24, 2022

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

Attn: Christine Vigneault, Manager, Development Services &
Secretary-Treasurer to the Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
9711 HUNTINGTON ROAD, VAUGHAN
PARTS 1, 2 & 3 OF LOT 20, CONCESSION 9 AND PARTS 6, 7 & 8 OF LOT 19, CONCESSION 9**

We, Di Poce Real Estate Holdings Limited, are the property owners of the lands described as Parts 1, 2 & 3 of Lot 20, Concession 9 and Parts 6, 7 & 8 of Lot 19, Concession 9, and municipally addressed as 9711 Huntington Road, in the City of Vaughan (herein referred to as the 'Subject Lands' and or 'Site'). We are pleased to submit the enclosed application for Minor Variance for the subject lands.

In support of the application, the following documents have been submitted digitally to **coa.application@vaughan.ca**:

1. Completed and signed Minor Variance Application form;
2. Block 60W Topographic Survey; and,
3. Minor Variance / Consent Sketch

1.0 SITE DESCRIPTION

The Subject Lands, legally described as Parts 1, 2 & 3 of Lot 20, Concession 9 ("Parcel 1") and Parts 6, 7 & 8 of Lot 19, Concession 9 ("Parcel 2"), are located southeast of Huntington Road and McGillivray Road, and are presently vacant. Parcel 1 consists of approximately 1.48 ha (3.657 acres) with approximately 65.69 m (215.51ft) of frontage on McGillivray Road while Parcel 2 consists of approximately 1.12 ha (2.767 acres), with approximately 68.03 m (223.19 ft) of frontage on Huntington Road. Combined the two parcels consist of approximately 2.6 ha (6.424 acres) with a lot frontage of approximately 65.69 m (215.15 ft). See **Table 2** for a summary of property details and the **Consent & Minor Variance Sketch** for a detailed illustration of the subject lands.

These lands are located within Block 60 in the City of Vaughan and are currently participating lots in the Block 60 West Landowners Group, Block Plan process. To date, the Block has been working with its consultants and the City to finalize the Block Plan Terms of Reference, initially submitted in 2021 as well as the Master Environmental and Servicing Plan (MESP) for the block. The process of which entails numerous studies and reports in order to support the future development of the block for

suitable employment uses in accordance with the City's Official Plan and Secondary Plan policies. Subsequent Planning Act processes including Plan of Subdivision and or Plan of Condominium and Site Plan Control will follow after the Block Plan is approved upon which, more detailed engineering and design work will be required to the satisfaction of the City of Vaughan to facilitate specific development proposals. In support of this application and in light on the ongoing Block Plan work, Development Engineering, through a preliminary review or a corresponding Consent to Sever application (File #B008/22) has requested the following:

"We have reviewed the proposal with senior staff and have agreed that a conceptual servicing plan is too soon to request as this lot is still in the early stages and there is no existing services at this time. However, we will be requesting that a conceptual grading plan if any, or just an existing grading plan of the two lots to be provided for us to review and confirm if there will be any conflicts with stormwater drainage between the two properties. Part of our review is to ensure during the severance application we need to ensure separate drainage is being maintained. If there is drainage traversing between to the two properties, easements may need to be in place".

Given the properties are adjoining and are currently being farmed, drainage occurs naturally throughout the properties. Further, as noted above, specific development on these lands cannot proceed until the more detailed studies are completed and approved as part of the Master Environmental Servicing Plan (MESP) and Block Plan process. The Functional Servicing, Stormwater Management and proposed grading of the block has yet to be initiated, however, these works will be undertaken in order to establish the necessary and appropriate drainage for the entire block upon which each individual land owner will be required to meet those criteria at the time of their respective development applications, whether together or individually. As such, information beyond the existing topographic survey created for the Block and attached to this application as requested, is premature at this time.

2.0 SITE HISTORY

The Subject Lands were acquired in 2006 under two separate corporations under the Di Poce Group of Companies. At the time, these parcels were legally described as follows (see attached **Figure 1** illustrating the land holdings in 2006):

TABLE 1:

PART	LOT	CONCESSION	PIN	AREA	OWNERSHIP
1	20	9	03320-0007 (LT)	11.420 ha (28.219 acres)	North Capital Corp.
2	19	9	03320-0010 (LT)	9.094 ha (22.471 acres)	North Capital (2) Corp.
7	19	9	03320-0010 (LT)	0.050 ha (0.123 acres)	North Capital (2) Corp.

In 2015, a portion of both of the above noted land holdings were expropriated by the Ministry of Transportation (MTO) in order to secure the lands for the construct of the Highway 427 Extension. As a result of the expropriation, the two parcels were severed into 4 separate parcels as follows (see attached **Figure 2** illustrating the current land holdings).

On May 25th, 2016, North Capital Corp, North Capital (2) Corp., and 14 other Di Poce Group Corporations amalgamated title ownerships with "Di Poce Real Estate Holdings Limited" as part of a

corporation reorganization. As a result, of the title amalgamation, the Subject Lands noted above and below were automatically merged and are therefore considered one property under the Planning Act. This exercise was executed for company restructuring purposes and not for land development purposes and therefore, the merger was inadvertent and never intended.

TABLE 2: CURRENT (SUBJECT LANDS IN BOLD)

PART	LOT	CONCESSION	PIN	AREA	OWNERSHIP	
1	20	9	03320-0253 (LT)	1.48 (3.657 acres)	Di Poce Real Estate Holdings Limited	
2						
3						
4			03320-0255 (LT)	7.553 ha (18.663 acres)		
5	19	9	03320-0243 (LT)	3.603 ha (8.903 acres)	Di Poce Real Estate Holdings Limited	
6			03320-0242 (LT)	1.12 ha (2.770 acres)		
7						
8						

Di Poce Real Estate Holdings Limited has entered into an agreement of purchase and sale to sell Parts 6, 7 & 8 of Lot 19, Concession 9 to an interested party. The new land owner will subsequently join the Block 60 West Landowners Group and continue to participate in the City of Vaughan's Block Plan process and under all cost sharing agreements already established for the Landowners Group. Furthermore, as noted earlier, the development of this property will not be able to commence until the Block Plan has been approved and all conditions of the Block Plan have been satisfied to the satisfaction of the City. A subsequent rezoning process will also be required in order to conform to the City Official Plan and Secondary Plan Policies for this area.

3.0 SURROUNDING LAND USES

NORTH: Vacant lot currently under ownership by Di Poce Real Estate Holdings Limited. CP Rail Lands beyond McGillivray Road

SOUTH: Vacant Lands

EAST: Highway 427 Extension

WEST: Vacant Lands (Hydro Corridor) and CP Railyard further west

4.0 PROPOSAL DESCRIPTION & MINOR VARIANCES

The purpose of this minor variance application is to seek relief from the "Agricultural (A)" Zone of Zoning By-law 1-88 and the "Future Development (FD)" Zone of the City's new By-law 001-2021 with respect to the Lot Frontage and Lot Areas of the proposed properties subject to the corresponding Consent Application (File#B008/22) to sever the existing property in order to formally legalize the existing lot boundaries of the proposed lots as they existed prior to the title and lot merger of the

Subject Lands, which occurred in 2016 under the Planning Act, as described in the Site History section above (see **Consent & Minor Variance Sketch**).

Given By-law 001-2021 has been appealed, By-law 1-88 is still in effect and therefore a variance to the applicable provisions of By-law 1-88 is required. A copy of the Zoning review which confirms the zoning deficiencies related to Lot Frontage and Lot Area of both By-laws is attached for reference.

Through the Consent Application, it was determined that four variances to City's Zoning By-laws 1-88 and 001-2021 are required:

1. Subject to the severance of the retained lands (Parcel 1), to permit a minimum Lot Area of 1.40 ha, whereas By-law 1-88 requires a minimum of 10 ha.
2. Subject to the severance of the retained lands (Parcel 1), to permit a minimum Lot Frontage of 60m, whereas By-law 1-88 requires a minimum of 100 m.
3. Subject to the severance of the conveyed lands (Parcel 2), to permit a minimum Lot Area of 1.00 ha, whereas By-law 001-2021 requires a minimum of 2.6 ha.
4. Subject to the severance of the conveyed lands (Parcel 2), to permit a minimum Lot Frontage of 65m, whereas By-law 001-2021 requires a minimum of 65m.

Please note, the proposed variances noted above have been adjusted slightly from their actual measurements (taken from the draft R-Plan) noted in the summary tables below in order to allow for any necessary deviations as a result of any errors in the draft R-Plan survey. While these numbers have been modified to provide flexibility, they still exceed the minimum requirements of the future General Employment Zones of both By-law 1-88 and 001-2021, to which the Subject Lands will be rezoned to in order to conform to the City's Official Plan and Secondary Plan.

Tables 3 & 4 below summarizes the requested severances and required variances further.

TABLE 3: SEVERANCE SUMMARY

	PARCEL 1 (RETAINED LANDS) Parts 1, 2 & 3 Lot 20, Concession 9	PARCEL 2 (SEVERED (CONVEYED) LANDS) Parts 6, 7 & 8 Lot 19, Concession 9
Lot Area	1.48 ha (3.657 acres)	1.12 ha (2.767 acres)
Lot Frontage	65.69 m (215.51ft)	68.03 m (223.19 ft)
Existing Use	Vacant	
Proposed Use	Future Employment Uses in accordance with the City of Vaughan Official Plan and the West Vaughan Employment Area Secondary Plan	

TABLE 4: VARIANCE SUMMARY

	PARCEL 1 (RETAINED LANDS) Parts 1, 2 & 3 Lot 20, Concession 9	PARCEL 2 (SEVERED (CONVEYED) LANDS) Parts 6, 7 & 8 Lot 19, Concession 9
LOT AREA		
<i>EXISTING</i>	2.6 ha (6.424 acres) Note: this number represents the combined area for Parcels 1 & 2 since the lots merged on title into one property.	
<i>REQUIRED UNDER ZONING BY-LAW 1-88 FOR 'AGRICULTURAL (A)' ZONED LANDS</i>	10 ha (24.710 acres)	
<i>REQUIRED UNDER ZONING BY-LAW 001-2021 FOR 'FUTURE DEVELOPMENT (FD)' ZONED LANDS</i>	2.6 ha (6.424 acres) Note: the FD zone does not contain specific zoning regulations and therefore, the lot area existing as of the date of the adopted By-law 001-2021 remains the minimum lot area required.	
<i>PROPOSED</i>	1.48 ha (3.657 acres)	1.12 ha (2.767 acres)

LOT FRONTAGE		
<i>EXISTING</i>	65.69 m (215.51ft) Note: this number represents the lot frontage for the combined Parcels 1 & 2 since the lots merged on title into one property.	
<i>REQUIRED UNDER ZONING BY-LAW 1-88 FOR 'AGRICULTURAL (A)' ZONED LANDS</i>	100 m	
<i>REQUIRED UNDER ZONING BY-LAW 001-2021 FOR 'FUTURE DEVELOPMENT (FD)' ZONED LANDS</i>	65.69 m (215.51ft) Note: the FD zone does not contain specific zoning regulations and therefore, the lot frontage existing as of the date of the adopted By-law 001-2021 remains the minimum lot frontage required.	
<i>PROPOSED</i>	65.69 m (215.51ft)	68.03 m (223.19 ft)

The following portion of this letter assess the requested variance in the context of the four minor variance tests. In our opinion, the proposed variance maintains the intent of the Official Plan and Zoning By-law, is minor in nature and desirable and should be approved in order to facilitate the corresponding technical severance application B008/22.

5.0 MINOR VARIANCE TEST

Section 45(1) of the Planning Act outlines four tests to which applications for minor variances must comply. A description of how the requested variance meets each of the four tests is outlined below.

5.1 THE GENERAL INTENT AND PURPOSE OF THE CITY'S OFFICIAL PLAN IS MAINTAINED

5.1.1 CITY OF VAUGHAN OFFICIAL PLAN 2010 (2020 OFFICE CONSOLIDATION)

The subject lands are identified as "Employment Areas" on Schedule '1' (Urban Structure) and "Lands Subject to Secondary Plans" on Schedule '13' (Land Use) of the City of Vaughan Official Plan. It is the Policy of Council that the planned function of Employment Areas is to "provide sufficient lands to help achieve the York region Official Plan targets of an average Employment Area density of 40 jobs per hectare. Similarly, Employment Areas are to "support economic activity by supplying land for a range of industrial, manufacturing, warehousing and, where appropriate, some office uses" as well as to "encourage of a range of parcel sizes, street patterns and building design in order to maintain the flexibility to attract a variety of businesses and allow redevelopment and intensification".

The Subject Lands represent existing vacant employment lands in the City of Vaughan. As noted in the sections above, the lands are within the City of Vaughan's Block 60 West study area and as such, the Subject Lands will facilitate the policies of the Employment Area designation by contributing to land supply options to accommodate a range of future industrial, manufacturing, warehousing and where appropriate office uses in order to meet the minimum job targets as set out by the Region of York.

5.1.2 WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN

The subject lands are designated "General Employment" on Schedule '3' of the "West Vaughan Employment Area Secondary Plan". Implementing the Employment Areas policies of the Vaughan Official Plan discussed above, the General Employment designation is intended to accommodate a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation and distribution due to their need for outside storage and their possibility of producing noise, odour or other emissions are not compatible with other uses and therefore cannot be accommodated within other designations.

The proposed variances and corresponding technical severance of the Subject Lands will accommodate industrial, manufacturing and warehouse uses through future development applications as contemplated through the General Employment designation. Therefore, the proposed variances maintain the general intent and purpose of both the City's Official Plan and West Vaughan Employment Area Secondary Plan.

5.2 THE GENERAL INTENT AND PURPOSE OF THE CITY'S ZONING BY-LAW IS MAINTAINED

5.2.1 CITY OF VAUGHAN ZONING BY-LAW NO. 1-88 and NO. 001-2021

The Subject Lands are currently regulated by Zoning By-law 1-88 which was passed by the Council of the Corporation of the Town of Vaughan on September 19, 1988. The City of Vaughan recently adopted By-law 001-2021, however, this By-law was subsequently appealed and therefore, based on correspondence with City of Vaughan Staff, for the purposes of determining zoning Compliance, both by-laws must be addressed.

5.2.2 ZONING BY-LAW 1-88:

The subject Lands are zoned "Agricultural" (A) in the City of Vaughan's Zoning By-law 1-88. Section 8.0 of By-law 1-88 outlines the permitted use and various provisions associated with the Agricultural (A) Zone. Amongst the list of permitted uses, Agricultural uses including limited accessory uses related to Residential, Institutional, Recreational and Commercial uses are permitted on the subject lands.

Schedule 'A' to By-law 1-88 outlines the zone standards relative to lot requirements. The following is a summary of lot requirements relative to the proposed severed and retained lots:

ZONING PROVISION	REQUIRED	PROVIDED PARCEL 1 (RETAINED LANDS) Parts 1, 2 & 3 Lot 20, Concession 9	PROVIDED PARCEL 2 (SEVERED (CONVEYED) LANDS) Parts 6, 7 & 8 Lot 19, Concession 9	ZONING COMPLIANCE
Min. Lot Area	10 ha	1.48 ha (3.657 acres)	1.12 ha (2.770 acres)	NO
Min. Lot Frontage	100 m	65.69 m (215.51 ft)	68.03 m (223.19 ft)	NO

The variances requested are intended to support the technical severance of the Subject Lands which will facilitate the future development of Employment uses in accordance with the City of Vaughan Official Plan and West Vaughan Employment Area Secondary Plan. **As such, the general intent and purpose of the existing Agricultural Zone is not maintained.**

It should be noted that given the Subject Lands are designated for General Employment uses, a future rezoning application will be required to implement the policies of the Official Plan and Secondary Plan. Therefore, if we consider what conformity would look like with the corresponding "General Employment" (EM2) Zone standards of By-law 1-88, the proposed severed and retained lots would meet the requirements of the by-law for that zone.

The following is a summary of lot requirements relative to the future “General Employment Area” (EM2) Zone:

ZONING PROVISION	REQUIRED	PROVIDED PARCEL 1 (RETAINED LANDS) Parts 1, 2 & 3 Lot 20, Concession 9	PROVIDED PARCEL 2 (SEVERED (CONVEYED) LANDS) Parts 6, 7 & 8 Lot 19, Concession 9	ZONING COMPLIANCE
Min. Lot Area	3,000 sq m (0.3 ha)	1.48 ha (3.657 acres)	1.12 ha (2.770 acres)	YES
Min. Lot Frontage	34 m	65.69 m (215.51ft)	68.03 m (223.19 ft)	YES

All other zone standards related to setbacks, coverage and building heights will be assessed at the appropriate Site Plan Development stages.

Notwithstanding the above, the existing Agricultural (A) Zone predates the planning and implementation of The Region of York and the City of Vaughan’s Key Strategic Employment Areas and implementing Secondary Plans. Furthermore, the City of Vaughan recently underwent a comprehensive review of its Zoning By-law regulations in order to bring the By-law into conformity with the City’s Official Plan and applicable Provincial Policies and Objectives and therefore it is the intention of the City of Vaughan that By-law 1-88 will be superseded by By-law 001-2021 once all applicable appeals are dealt with accordingly.

5.2.3 CITY OF VAUGHAN ZONING BY-LAW NO. 001-2021

Under By-law 001-2021, the Subject Lands are zoned “Future Development” (FD) Zone. Section 2.1 of By-law 001-2021 identifies the uses permitted in each zone. The Future Development Zone permits only existing uses and buildings, and *“requires a planning application to amend the By-law in order to evaluate a proposal for urban Development”*. This zone has been implemented on the Subject Lands given the lands have been appropriately planned and designated for General Employment Uses under the West Vaughan Employment Area Secondary Plan and in light of ongoing Block Plan processes to bring these lands into conformity with Official Plan and Secondary Plan policies.

As such, in accordance with the “Future Development Zone” requirements, the intention of this zone is such that a zoning By-law amendment would be required following the Block 60 West Block Plan approval in order to implement the corresponding **“General Employment (EM2) Zone”** under By-law 001-2021.

Table 11-2 and 11-3 of By-law 001-2021 outlines the permitted use and lot standards associated with the “General Employment (EM2) Zone”. Amongst other uses, manufacturing, processing and warehousing are uses permitted in this zone which

correspond to the General Employment Area designation in the City of Vaughan Official Plan and the West Vaughan Employment Area Secondary Plan.

The following is a summary of lot requirements and compliances relative to the variances requested for the proposed severed and retained lots:

ZONING PROVISION	REQUIRED	PROVIDED PARCEL 1 (RETAINED LANDS) Parts 1, 2 & 3 Lot 20, Concession 9	PROVIDED PARCEL 2 (SEVERED (CONVEYED) LANDS) Parts 6, 7 & 8 Lot 19, Concession 9	ZONING COMPLIANCE
Min. Lot Area	1,800 sq m (0.18 ha)	1.48 ha (3.657 acres)	1.12 ha (2.770 acres)	YES
Min. Lot Frontage	30 m	65.69 m (215.51ft)	68.03 m (223.19 ft)	YES

All other zone standards related to setbacks, coverage and building heights will be assessed at the appropriate Site Plan Development stages.

Based on the above, the proposed variances to facilitate the severance of the Subject Lands meets the general intent and purpose of Zoning By-law 001-2021.

6.0 THE REQUEST IS MINOR IN NATURE; AND THE REQUESTED VARIANCE IS DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE LAND, BUILDING OR STRUCTURE

In our opinion, the requested variances to support the proposed severance are appropriate and desirable and will continue to support the function and viability of the Employment Areas in accordance with the City of Vaughan Official Plan and the West Vaughan Employment Area Secondary Plan policies. Furthermore, the variances to support the severance application will serve to encourage the efficient use of land and planned private and public infrastructure as well as provide a range of parcel sizes, suitable, appropriate and compatible with future General Employment regulations for the economic benefit and well being of the City. Given the subject lands are located within Block 60 in the City of Vaughan and are currently participating lots in the Block 60 West Landowners Group, Block Plan process, the Subject Lands will be appropriately zoned following the Block Plan process and designed appropriately to the satisfaction of the City of Vaughan and any other applicable approval authorities.

7.0 CONCLUSION

Based on the above analysis, it is my professional opinion that the proposed variances to support the proposed technical severance application is appropriate and desirable for the subject lands and surrounding area, is in the public interest and represents good planning.

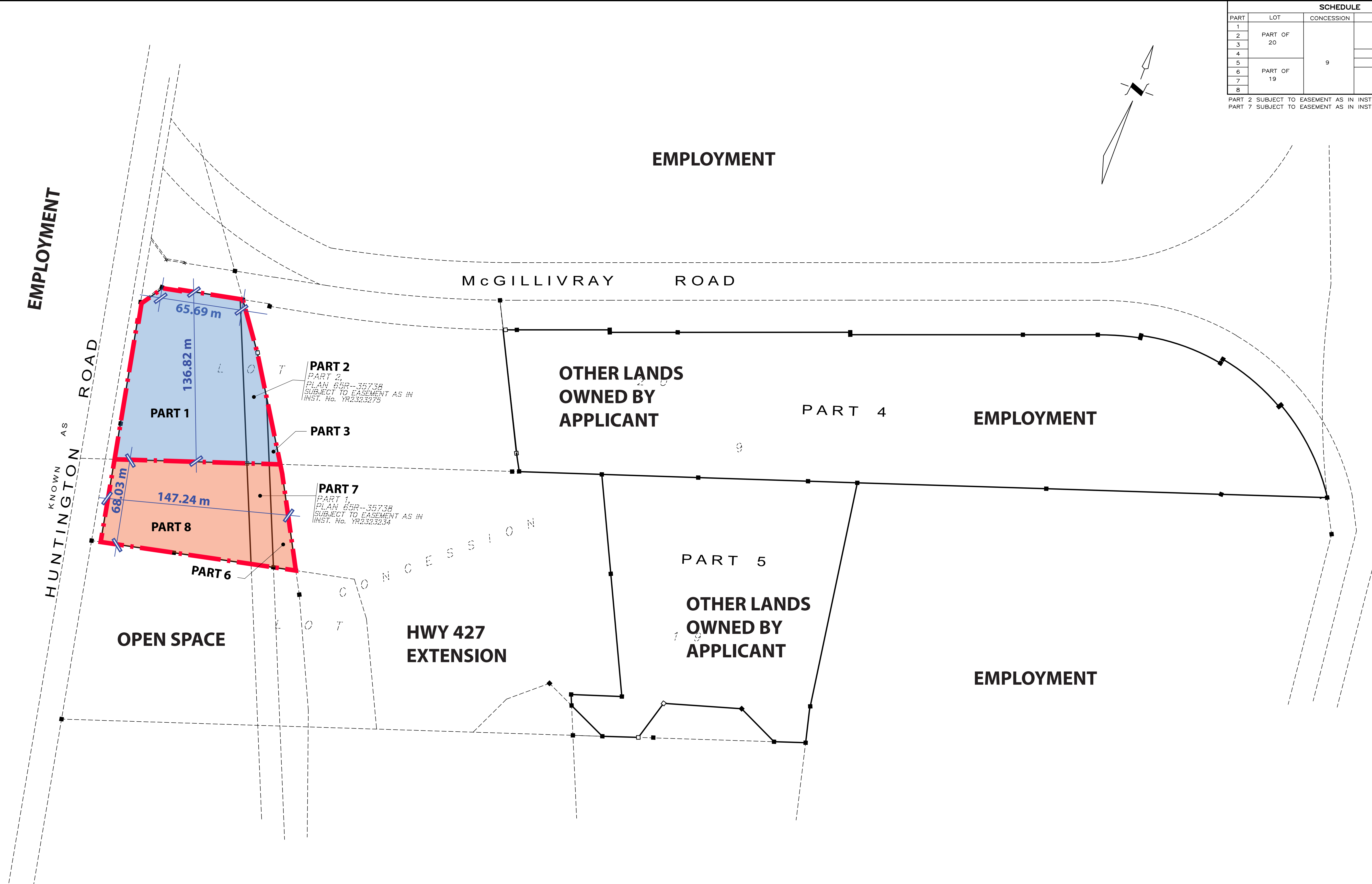
We respectfully request to be scheduled for the earliest Committee of Adjustment hearing possible. In the meantime, should you require any further information or questions, please do not hesitate to contact us.

Thank you,

Sincerely,

A handwritten signature in black ink, appearing to read 'Armando Lopes', with a stylized, flowing script.

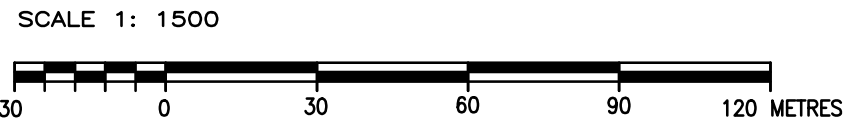
Armando Lopes, BURPI, MCIP, RPP
Development Manager



SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 20	9	03320-0253 (LT)
2			03320-0255 (LT)
3			03320-0243 (LT)
4			03320-0242 (LT)
5	PART OF 19	9	03320-0242 (LT)
6			03320-0242 (LT)
7			03320-0242 (LT)
8			03320-0242 (LT)

PART 2 SUBJECT TO EASEMENT AS IN INST. No. YR2323275
PART 7 SUBJECT TO EASEMENT AS IN INST. No. YR2323234

PLAN OF SURVEY OF
PART OF LOTS 19 AND 20
CONCESSION 9
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



RODNEY GEYER
ONTARIO LAND SURVEYOR INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1500.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W, ZONE 17 BASED ON NAD 83 CSRS (2010 EPOCH).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997181

OBSERVED REFERENCE POINTS (ORP's) ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 NAD 83 CSRS (2010 EPOCH)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4852428.261	607915.952
ORP B	4852619.396	608488.683

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

FOR BEARING COMPARISONS APPLY THE FOLLOWING ROTATION
P1 COUNTERCLOCKWISE 00°59'40"
P3, P4, P5 COUNTERCLOCKWISE 01°02'30"

NOTES

DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- P1 DENOTES PLAN 65R-36260
- P2 DENOTES PLAN 65R-35738
- P3 DENOTES PLAN 65R-34873
- P4 DENOTES PLAN 65R-28669
- P5 DENOTES PLAN 65R-14755
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- (OU) DENOTES ORIGIN UNKNOWN
- (NI) DENOTES NO IDENTIFICATION
- JDB DENOTES J. D. BARNES LIMITED, O.L.S.
- 1017 DENOTES CALLON, DIETZ, O.L.S.s
- 1225 DENOTES D. B. SEARLES, O.L.S.
- 1574 DENOTES DELPH AND JENKINS LTD, O.L.S.
- (MS) DENOTES MEASURED
- WIT DENOTES WITNESS
- 1312 DENOTES J. STEL O.L.S.
- P6 DENOTES 65R-35095

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 5th DAY OF FEBRUARY, 2021.

DECEMBER 02, 2021
DATE: RODNEY H. GEYER
ONTARIO LAND SURVEYOR

RODNEY GEYER
ONTARIO LAND SURVEYOR INC.
180 PARSONS ROAD, UNIT 29
ALLISTON, ONTARIO L9R 1E8
PHONE (705) 434-0411
www.geyersurveys.com

CHECKED BY: PAR/RHG	DRAWN BY: SG & PB	REV. DATE: DECEMBER 02, 2021	W.O. 19-3011-R1	REV. A
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9711 HUNTINGTON ROAD, VAUGHAN

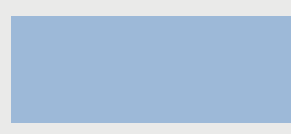
CONSENT &
MINOR VARIANCE
SKETCH

JUNE 24, 2022



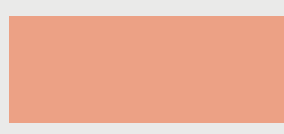
PARCEL 1 & 2
TOTAL LAND AREA
2.60 ha / 6.424 acres

EXISTING FRONTAGE
(McGillivray Road)
65.69 m / 215.51 ft



PARCEL 1
LANDS TO BE RETAINED
1.48 ha / 3.657 acres

PROPOSED FRONTAGE
(McGillivray Road)
65.69 m / 215.51 ft

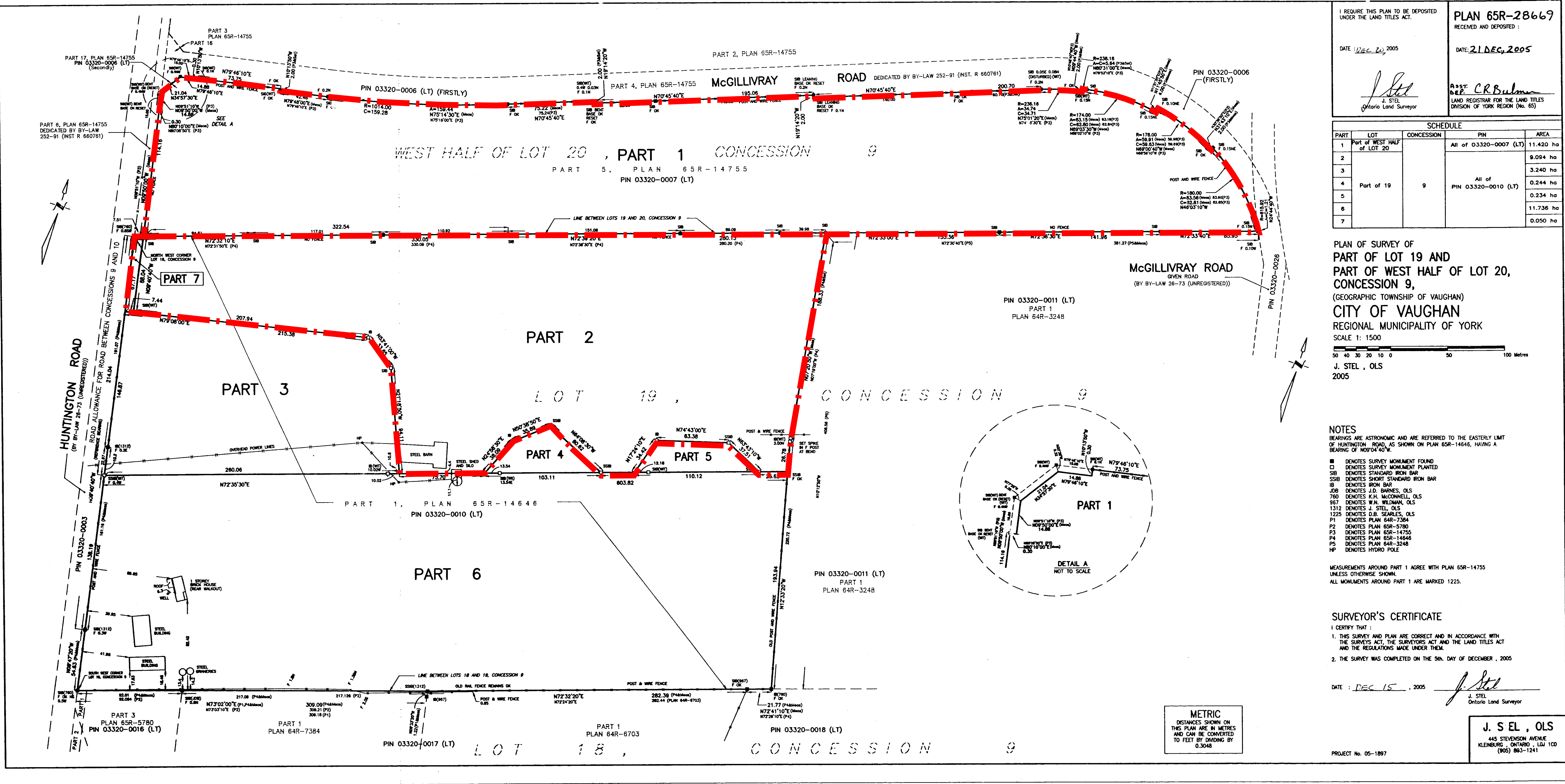


PARCEL 2
LANDS TO BE CONVEYED
1.12 ha / 2.767 acres

PROPOSED FRONTAGE
(Huntington Road)
68.03 m (223.19 ft)

NOTE:

**EXACT SEVERANCE / LOT
MEASUREMENTS SUBJECT TO
APPROVED R-PLAN**



9711 HUNTINGTON ROAD, VAUGHAN

FIGURE NO.1
FEBRUARY 28, 2022

NORTH CAPITAL CORP. & NORTH CAPITAL (2) CORP.

2005

- PART (S) 1: 11.420 ha (28.219 acres)
- PART (S) 2: 9.094 ha (22.471 acres)
- PART (S) 7: 0.050 ha (0.123 acres)

9711 HUNTINGTON ROAD, VAUGHAN

FIGURE
NO.2

FEBRUARY 28, 2022



DIPOCE
REAL ESTATE
HOLDINGS
LIMITED

2022

PART (S) 1, 2 & 3: 1.48 ha (3.657 acres)
PART (S) 4: 7.55 ha (18.66 acres)
PART (S) 5: 3.60 ha (8.90 acres)
PART (S) 6, 7 & 8: 1.12 ha (2.77 acres)

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 20	9	03320-0253 (LT)
2			03320-0255 (LT)
3			03320-0243 (LT)
4	PART OF 19	9	03320-0242 (LT)
5			
6			
7			
8			

PART 2 SUBJECT TO EASEMENT AS IN INST. No. YR2323275
PART 7 SUBJECT TO EASEMENT AS IN INST. No. YR2323234

PLAN OF SURVEY OF
PART OF LOTS 19 AND 20
CONCESSION 9
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1: 1500

RODNEY GEYER
ONTARIO LAND SURVEYOR INC.

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A AND B BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED
TO THE CENTRAL MERIDIAN 81°W, ZONE 17 BASED ON NAD 83 CSRS
(2010 EPOCH).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997181

OBSERVED REFERENCE POINTS (ORP's) ARE DERIVED FROM GPS
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CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS APPLY THE FOLLOWING ROTATION
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LEGEND

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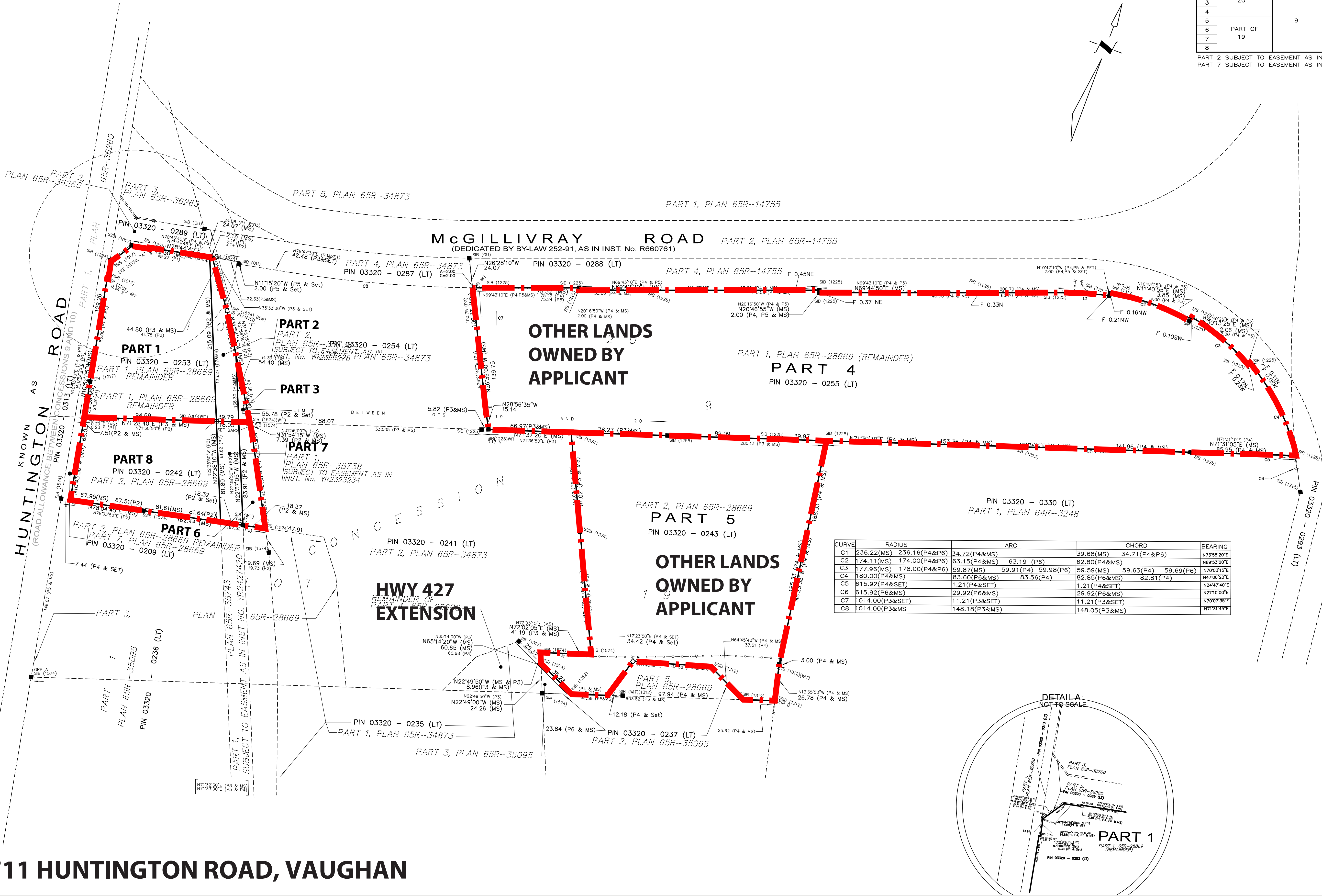
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
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WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 5th DAY OF FEBRUARY,
2021.

DECEMBER 02, 2021
DATE: RODNEY H. GEYER
ONTARIO LAND SURVEYOR

RODNEY GEYER
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CHECKED BY: PAR/RHG DRAWN BY: SG & PB REV. DATE: DECEMBER 02, 2021 W.O. 19-3011-R1 REV. A



CURVE	RADIUS	ARC	CHORD	BEARING
C1	236.22(MS) 236.16(P4&P6)	34.72(P4&MS)	39.68(MS) 34.71(P4&P6)	N73°55'20"E
C2	174.11(MS) 174.00(P4&P6)	63.15(P4&MS) 63.19 (P6)	62.80(P4&MS)	N89°53'20"E
C3	177.96(MS) 178.00(P4&P6)	59.87(MS) 59.91(P4) 59.98(P6)	59.59(MS) 59.63(P4) 59.69(P6)	N70°03'15"E
C4	180.00(P4&MS)	83.60(P6&MS) 83.56(P4)	82.85(P6&MS) 82.81(P4)	N47°58'20"E
C5	615.92(P4&SET)	1.21(P4&SET)	1.21(P4&SET)	N24°47'40"E
C6	615.92(P6&MS)	29.92(P6&MS)	29.92(P6&MS)	N27°10'00"E
C7	1014.00(P3&SET)	11.21(P3&SET)	11.21(P3&SET)	N70°07'35"E
C8	1014.00(P3&MS)	148.18(P3&MS)	148.05(P3&MS)	N71°31'45"E

To: Committee of Adjustment
From: Pia Basilone, Building Standards Department
Date: May 13, 2022
Applicant: Di Poce Real Estate Holdings Limited
Location: CONC 9 Part of Lot 19 municipally known as 9711 Huntington Road
File No.(s): B008/22

Zoning Classification:

The subject lands are zoned FD, Future Development under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	Lot Frontage: Existing	<p>The proposed lot frontage of 68.0 metres for the conveyed lands does not comply with the minimum lot frontage requirement.</p> <p>The proposed lot frontage of 85.0 metres for the retained lands does not comply with the minimum lot frontage requirement.</p>
2	Lot Area: Existing	<p>The proposed lot area of 1.12 hectares for the conveyed lands does not comply with the minimum lot area requirement.</p> <p>The proposed lot area of 1.48 hectares does not comply with the minimum lot area requirement.</p>

The subject lands are zoned A, Agricultural under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	Lot Frontage: The minimum lot frontage requirement for the conveyed lands is 100.0 metres. The minimum lot frontage requirement for the retained lands is 100.0 metres	<p>The proposed lot frontage of 68 metres for the conveyed lands does not comply with the minimum lot frontage requirement.</p> <p>The proposed lot frontage of 85 metres for the retained lands does not comply with the minimum lot frontage requirement.</p>
4	Lot Area: The minimum lot area requirement for the conveyed lands is 10.0 hectares or 100,000.0 m2. The minimum lot area requirement for the retained lands is 10.0 hectares or 100,000.0 m2.	<p>The proposed lot area of 1.12 hectares for the conveyed lands does not comply with the minimum lot area requirement.</p> <p>The proposed lot area of 1.48 hectares for the retained lands does not comply with the minimum lot area requirement.</p>

Staff Comments:

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

There are no outstanding Orders on file.

Other Comments:

General Comments	
1	Please note minor variances are required for the above-noted deficiencies.
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
3	Our comments are based on the approximate dimensions provided by the applicant.
4	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Conditions of Approval:

none

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

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
B001/17, A038/17, A039/17	N/A	Applications Withdrawn