



# Staff Report Summary

Item 7

Ward 4

**File:** B038/19

**Applicant:** Keefer Rutherford Holdings Limited

**Address:** 9151 Keele St Vaughan

**Agent:** Dillon Consulting Limited

Please note that comments received after the preparation of this Staff Report (up until 4:00 p.m. on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Real Estate Department	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: A350/15, A351/15 & B033/15 (see next page for details)

Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, February 27, 2020



Consent Application

Agenda Item: 7

B038/19

Ward: 4

Prepared By: Pravina Attwala Assistant Secretary Treasurer

**Date of Hearing:** Thursday, February 27, 2020

**Applicant:** Keefer Rutherford Holdings Limited

**Agent:** Dillon Consulting Limited

**Property:** 9151 Keele Street, Vaughan

**Zoning:** The subject lands are zoned EM3 9(673C) and subject to the provisions of Exception under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010: Employment Commercial Mixed-Use

**Related Files:** None

**Purpose:** Consent is being requested to permit a lease in excess of 21 years for a parcel of land situated at the corner of Rutherford Road and Keele Street and shown as Part 1 on the draft reference plan submitted with the application.

The parcel is to be leased to TDL Group Corporation/Wendy's Restaurants of Canada Inc.

Background (Previous Applications approved by the Committee on the subject land:

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn / OMB/Concurrent
A350/15	14 Offsite parking spaces and parking areas on 9131 & 9135 Keele Street.	Approved December 3 2015
A351/15	14 shared parking spaces and parking areas with 9141 & 9151 Keele Street & 10 and 20 Jacob Keefer Parkway	Approved December 3 2015
B033/15	Easement in favour of lands to the north.	Approved December 3 2015

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "B001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on February 12, 2020

Applicant confirmed posting of signage on February 12, 2020

Existing Building or Structures on the subject land: 3 one storey commercial buildings.

Recommended conditions of approval:

1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.

2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

**Adjournment Request:** N/A

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: N/A

Building Permit(s) Issued: N/A

No additional comments

**Development Planning:**

Official Plan: Vaughan Official Plan 2010: Employment Commercial Mixed-Use

The Owner has submitted a consent application to facilitate a lease agreement in excess of 21 years. The Subject Lands located at 9151 Keele Street, Concord, ON is currently operated by TIMWEN Partnership (the tenant). The current use operates as a Tim Hortons and Wendy's selling food and beverages with no proposed changes in the existing use.

The Development Planning Department 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.

The Development Planning Department recommends approval of the consent application.

**Development Engineering:**

The Development Engineering (DE) Department does not object with consent application B038/19.

**Parks, Forestry and Horticulture Operations:**

No comments or concerns.

**By-Law and Compliance, Licensing and Permit Services:**

No Response.

**Financial Planning and Development Finance:**

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 Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

The following conditions are recommended:

The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

**Fire Department:**

No comments or concerns

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

Agent's Cover Letter

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)  
A350/15, A351/15 & B033/15.

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Warning:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

Notice to the Applicant – 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 to Public

**WRITTEN SUBMISSIONS:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[CofA@vaughan.ca](mailto:CofA@vaughan.ca)

**ORAL SUBMISSIONS:** If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information 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.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

**For more information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

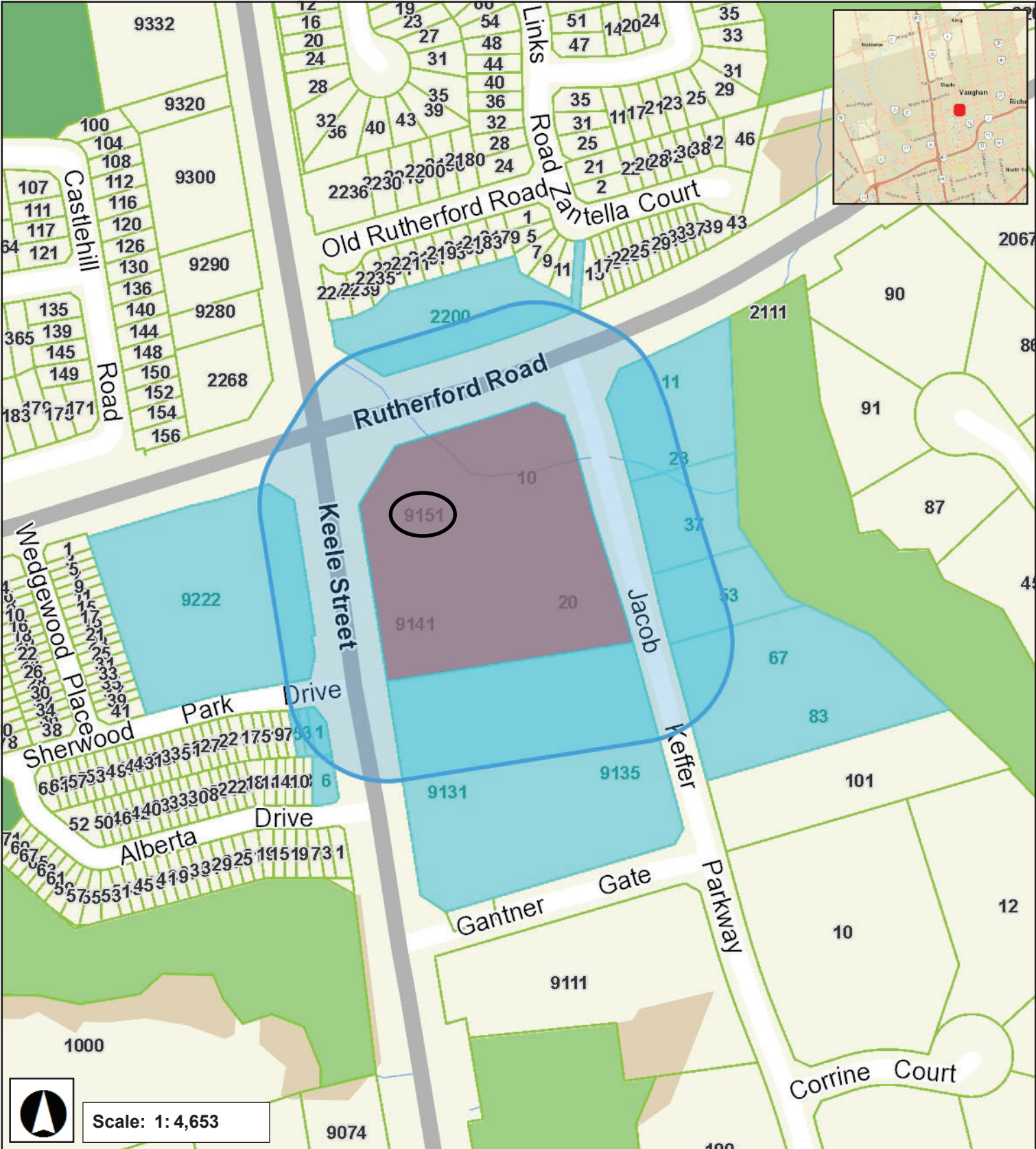
Location Map  
Sketches





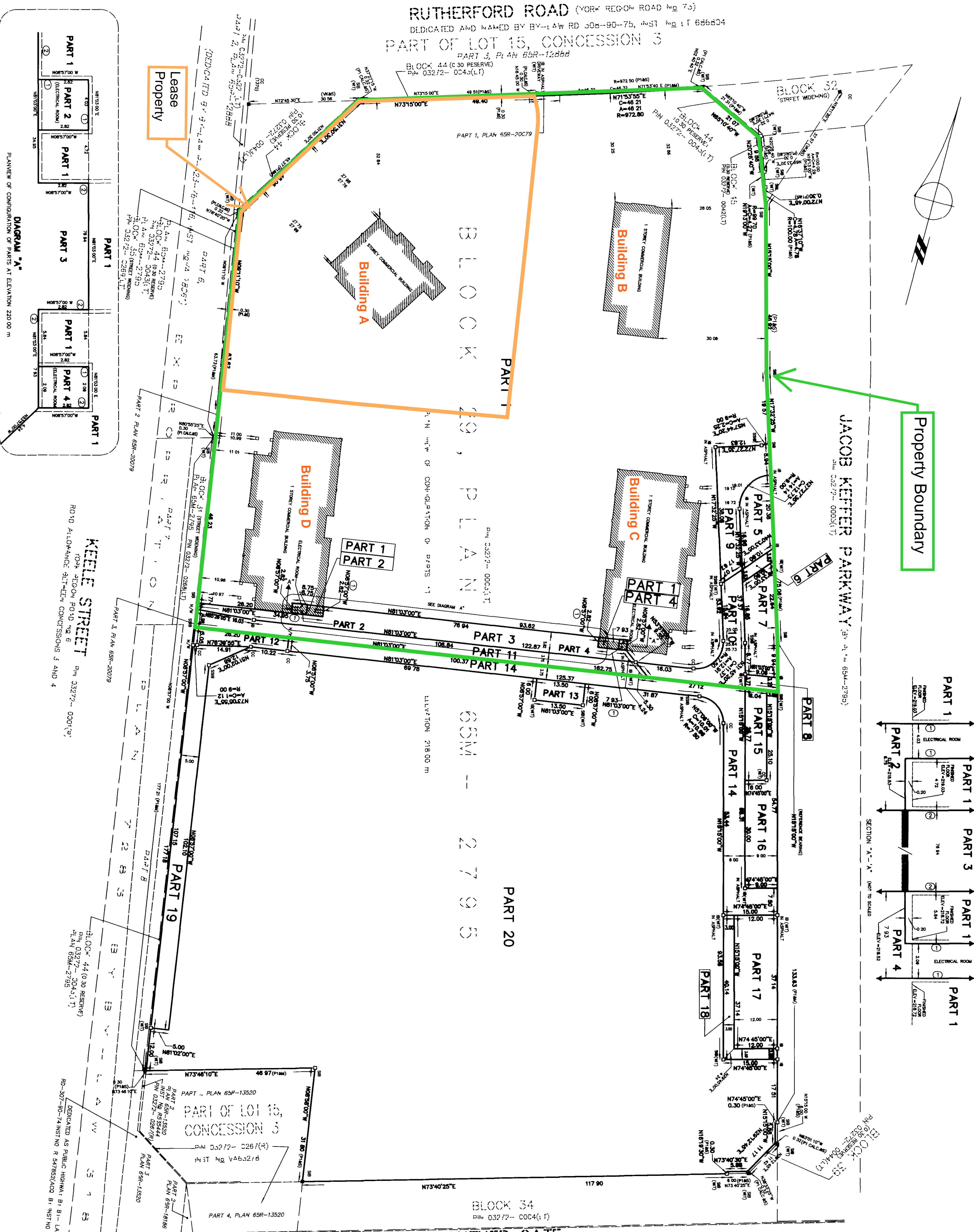
# LOCATION MAP - B038/19

9151 KEELE STREET, VAUGHAN

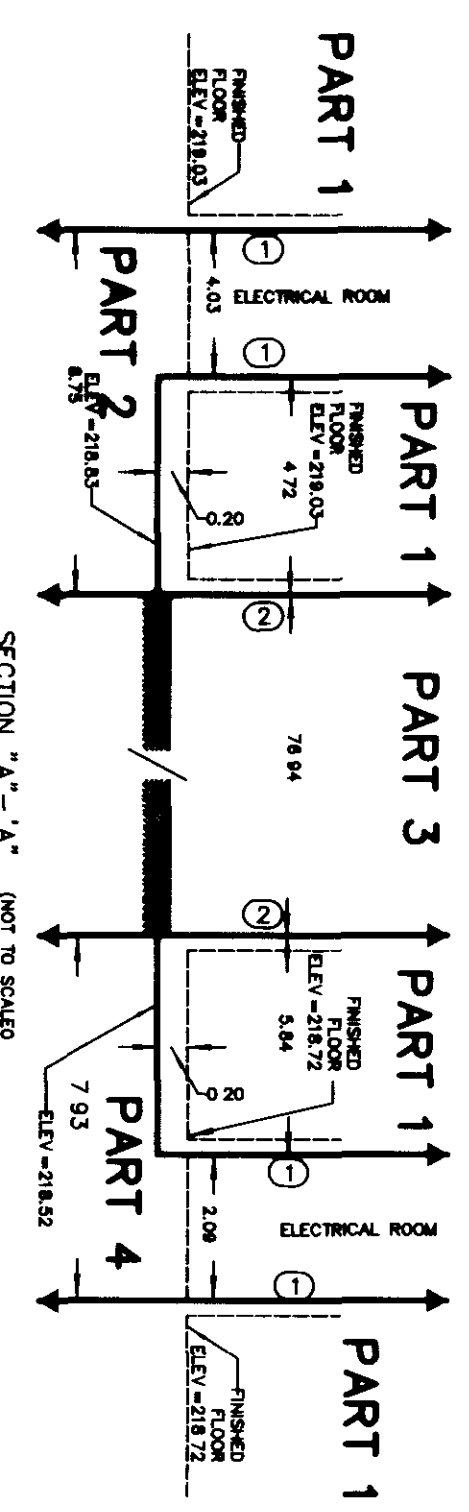




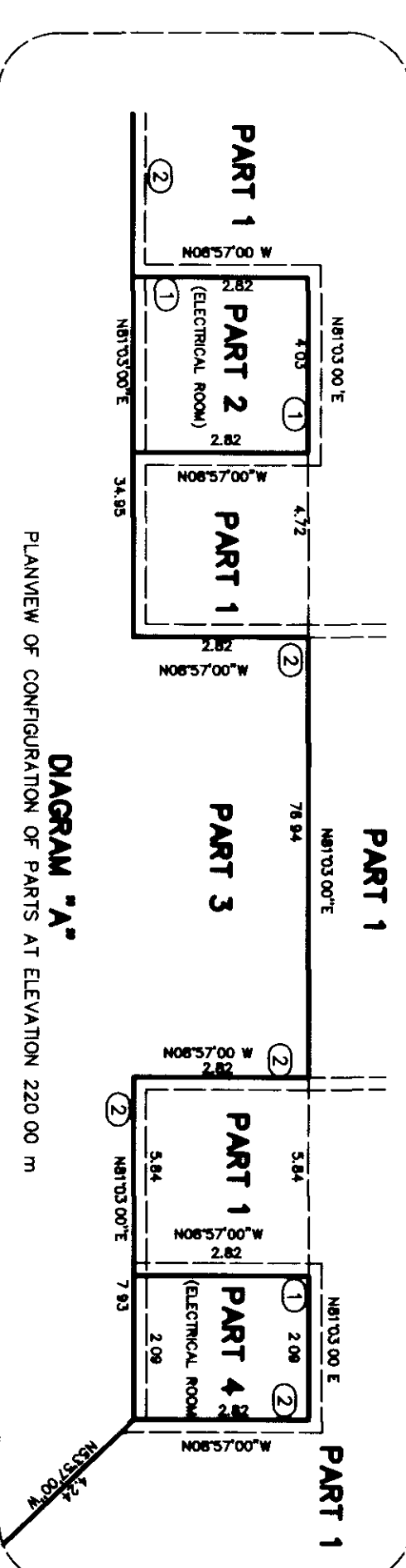
RUTHERFORD ROAD (YORK REGION ROAD No 70)  
DEDICATED AND NAMED BY BY-LAW RD 508-90-75, INST No LT 686834  
PART OF LOT 15, CONCESSION 3  
PART 3, PLAN 65R-12888



Property Boundary



JACOB KEEFER PARKWAY (31' x 21' x 65M-2795)  
PLAN 03272-0003(17)



KEELE STREET  
ROAD ALLOCATION POLY NO 6  
PLAN 03272-0001(17)  
ROAD ALLOCATION POLY NO 6  
PLAN 03272-0001(17)

PLAN 03272-0003(17)  
PLAN 03272-0003(17)  
PLAN 03272-0003(17)  
PLAN 03272-0003(17)

PLAN OF SURVEY OF  
BLOCK 29  
PLAN 65M-2795  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:500

VLADIMIR KROMAR LTD, OLS

LEGEND

- 1 DENOTES SURVEY MONUMENT FOUND
- 2 DENOTES STANDARD IRON BARS
- 3 DENOTES SET
- 4 DENOTES MEASURED
- 5 DENOTES WITNESSES
- 6 DENOTES WITNESSES
- 7 DENOTES WITNESSES
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NOTE

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

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND BASED ON CITY OF VAUGHAN BENCHMARK NO 25-3 ELEVATION = 219.928 m

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREOF.

2. THE SURVEY WAS COMPLETED ON THE DAY OF MARCH 11 1999

DATE MARCH 11 1999

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE STRUCTURES SHOWN ON THIS PLAN ARE IN EXISTENCE AND THAT THEIR DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY ACTUAL MEASUREMENT

DATE MARCH 11 1999

GERHARD BECKER  
ONARIO LAND SURVEYOR

VLADIMIR KROMAR LTD.  
ONARIO LAND SURVEYOR

1137 CENTRE STREET THORNHILL, ONTARIO L4J 3W6  
TEL (905) 738-0053 FAX (905) 738-9221

FIELD B.A. DRAWN CHECKED G.B. JOB NO 86114  
PLOT DATE 08 03 1999

SCHEDULE

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99				0.0000
100				0.0000

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 65R-21460

RECEIVED AND DEPOSITED

DATE March 11 1999

DATE 28 JUNE 1999

GERHARD BECKER OLS

ASSISTANT REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No 85)



RUTHERFORD ROAD

(YORK REGION ROAD 73)

(DEDICATED AS PUBLIC HIGHWAY & NAMED BY BY-LAW DR308-90-75, INST. L7686804)

PART 3, PLAN 65R-12888

DRAFT

DAVID COMERY  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
YORK REGION (No. 65)

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE LAND  
TITLES ACT.

PLAN 65R

RECEIVED AND DEPOSITED

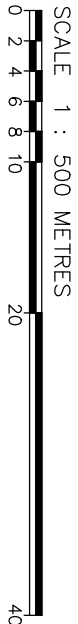
DATE .....

DATE .....

SCHEDULE

PART	BLOCK	REGISTERED PLAN	PIN	AREA
1	PART OF 29	65M-2795	03272-1590	6340.6 m <sup>2</sup>

PLAN OF SURVEY OF  
PART OF BLOCK 29,  
REGISTERED PLAN 65M-2795  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK



LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- Ø DENOTES ROUND
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES REGISTERED PLAN 65M-2795
- P2 DENOTES PLAN 65M-21460
- 1370 DENOTES VLADIMIR KRCMAR LTD., OLS

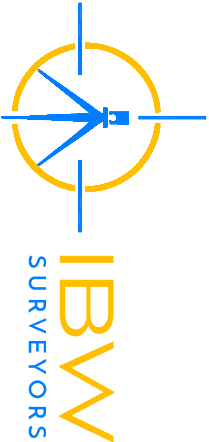
INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

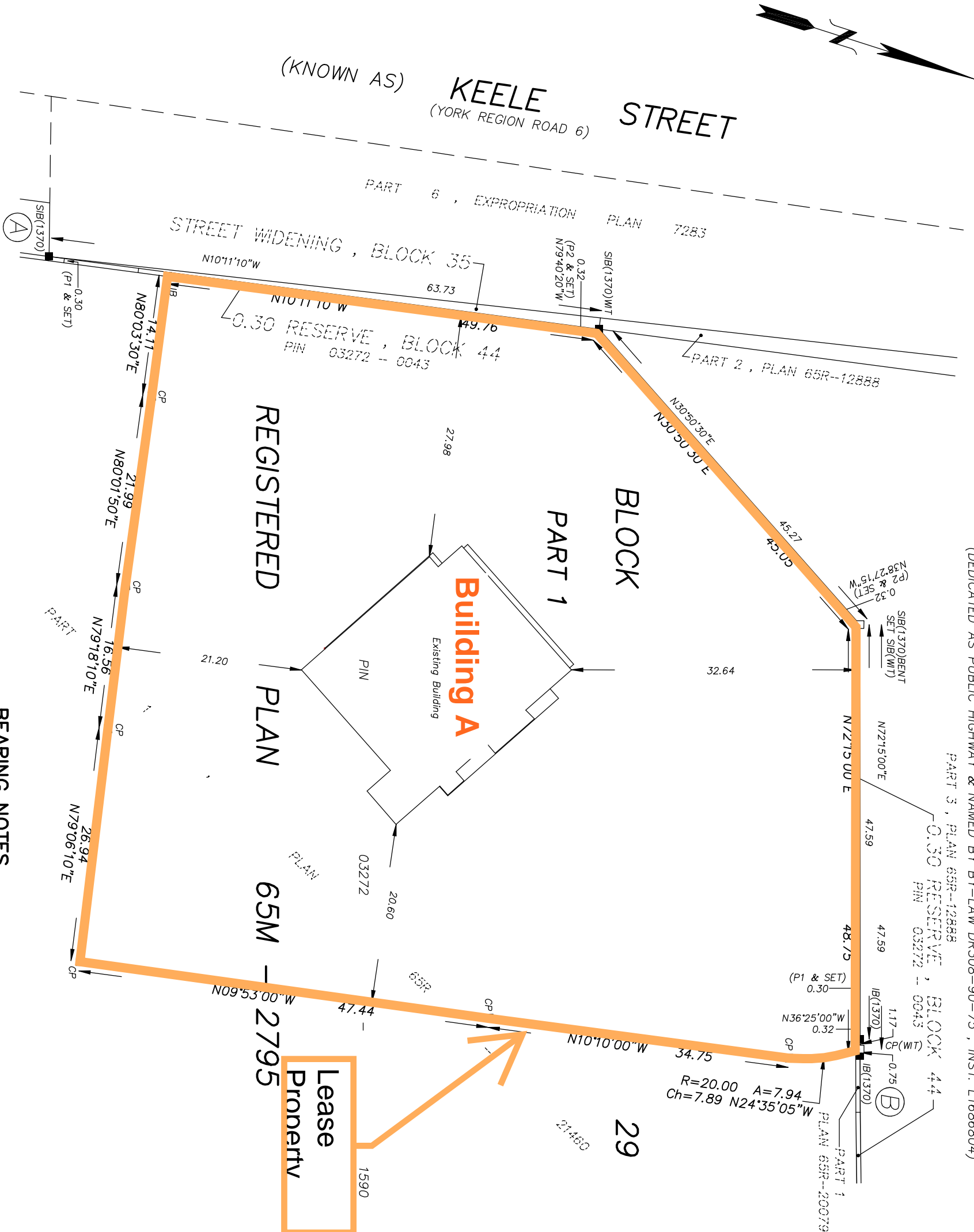
POINT ID	NORTHING	EASTING
A	4854679.87	619982.99
B	4854796.55	620042.02

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



IBWSURVEYORS.COM | 1.800.667.0696

PARTY/CHECKED BY	DRAWN BY	CHECKED BY	DATE
FILE NAME: 3 12867 16 R	MSJ	MSJ	NOV 27/19



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON OCTOBER 25, 2019.

DRAFT

DAVID COMERY, O.L.S.

rev.	Date	initials	imported .lxd file	Remarks	rev.	Date	initials	imported .lxd file	Remarks
1	2019/11/04	MSJ	5-12864-16-20190325.LXD	BOUNDARY CALC - PRELIMINARY R-PLAN DRAFTED	3	yyyy/mm/dd	*	*	
2	yyyy/mm/dd	*	*		4	yyyy/mm/dd	*	*	
					6	yyyy/mm/dd	*	*	
					5	yyyy/mm/dd	*	*	

**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

**Agent’s Cover Letter**

**B038/19**

November 26, 2019

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Dr,  
Vaughan, ON L6A 1T1

**Attention:** Christine Vigneault, Manager, Development Services & Secretary  
Treasurer to the Committee of Adjustment

**Re:** *Application for Consent for a Lease Greater than 21 Years*  
*TIMWEN Store #6417/101660 – 9151 Keele Street, Concord, ON*

Dillon Consulting Limited (Dillon) has been authorized by Keefer Rutherford Holdings Limited. (the Landlord) to facilitate the Consent process under the Planning Act to permit the lease agreement registered on title between the Landlord and The TIMWEN Partnership (the Tenant) to be extended for a period of 21 years or greater at 9151 Keele Street, Concord, ON (subject lands).

As required by the *Planning Act*, any conveyance of land or the creation of any interest or entitlement in land if it exceeds a period of 21 years or more pursuant to s. 50(3) unless relief is granted under the specific exception of s. 50(3)(f):

*A consent is given to convey, mortgage or charge the land or grant, assign or exercise a power of appointment in respect of the land or enter into an agreement in respect of land or with the land*

We understand the intent of this application is to seek relief from the *Planning Act* in order for the TIMWEN Partnership to remain in their current location for a period greater than 21 years, thus allowing the existing lease agreement to be extended. The purpose of giving Consent therefore is largely an administrative exercise. We confirm there are no other approvals under the *Planning Act* required or being applied for to create this interest in the property at this time.

### **Alignment with Provincial Policy**

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Under subsection 3(5) of the *Planning Act*, all decisions rendered by the Committee of Adjustment must be consistent with the *Provincial Policy Statement, 2014* and must conform with all provincial plans that may apply to the subject lands.

### **Conformity with Provincial Plans**

At the time of this application, neither the dominant nor servient parcels fall within the regulated area of any provincial plan currently in effect.



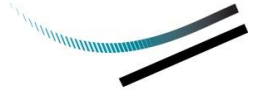
235 Yorkland Blvd.  
Suite 800  
Toronto, Ontario  
Canada  
M2J 4Y8  
Telephone  
416.229.4646  
Fax  
416.229.4692



6417/101660 – 9151 Keele Street, Concord, ON

Page 2

November 26, 2019



## Application for Consent

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This letter and associated submission materials constitute an application for Consent in support of the existing Tenant to continue operations.

Required Material	Copies	Dated
Application Form	1	November 21, 2019
Application Fees	1	November 22, 2019
Survey (11x17")	1	November, 2019

## Closing

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On behalf of the landlord, we trust that this submission is to the satisfaction of the City of Vaughan. Should you have any questions or wish to discuss this application, please contact Abby Pakyanathan by phone (**416-229-4647 x2005**) or by email (**apakyanathan@dillon.ca**).

Yours sincerely,

**DILLON CONSULTING LIMITED**

**Abby Pakyanathan, B.URPL.**

*Planner*

RMR:ap

Enclosure(s) or Attachment(s)

Our file: 19-9383

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections



### COMMENTS:

☐

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

☒

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

☐

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

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

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

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

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

### References:

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

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

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions & New Services  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)



**Attwala, Pravina**

---

**Subject:** FW: SPONE B038/19 - REQUEST FOR COMMENTS

**From:** Development Services <developmentservices@york.ca>  
**Sent:** January-02-20 3:00 PM  
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Macpherson.Adriana@vaughan.ca; Providence, Lenore <Lenore.Providence@vaughan.ca>  
**Subject:** RE:SPONE B038/19 - REQUEST FOR COMMENTS

Good afternoon Pravina,  
The Regional Municipality of York has completed its review of the above consent application and has no comment.  
Regards,  
Gabrielle

**Gabrielle Hurst** | MCIP, RPP, Planning and Economic Development, Corporate Services  
-----  
1-877-464-9675 ext. 71538

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

**Schedule D: Previous Approvals (Notice of Decision)**

A350/15, A351/15 & B033/15.

# **NOTICE OF DECISION**

## **CONSENTS**

**FILE NUMBER:** B033/15

**APPLICANT:** MELROSE INVESTMENTS INC.

**PROPERTY:** Part of Lot 15, Concession 3 (Part of Block 29, Plan 65M-2795), municipally known as 9131 and 9135 Keele Street, Maple.

**ZONING:** The subject lands are zoned EM3, Retail Warehouse Employment Area, subject to Exception 9 (673C), under By-law 1-88, as amended.

**PURPOSE:** To request the consent of the Committee of Adjustment to grant a parcel of land marked "A" on the attached sketch as an **EASEMENT** in favour of the lands to the **NORTH** and retain the lands marked "B" on the attached sketch as commercial lands.

Currently there is no building on the conveyed lands . The retained lands are developed with commercial buildings.

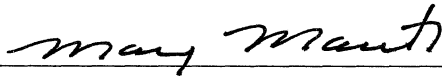
**BACKGROUND INFORMATION** Other Planning Act Applications  
The land which is the subject in this application was also the subject of another application under the Planning Act:

**Minor Variance Applications:**  
A351/15 - To be heard in conjunction with this application (Dec. 3/15) (Allowing for shared parking)  
A127/15 - **Approved -April 30, 2015** (max.of 80% of the Building (identified as 9131 Keele Street) to be occupied by the offices of a Regulated Health Professional).  
Site Plan - DA.12.012 - Approved

A sketch is attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **DECEMBER 3, 2015.**

**MOVED BY:**



**SECONDED BY:**



THAT Application No. **B033/15, MELROSE INVESTMENTS INC.**, 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. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Reserves & Investments Department. Payment shall be made **by certified cheque**; (contact Brianne Clace to have this condition cleared).
2. The Owner shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject land to the satisfaction of the Development Engineering and Infrastructure Planning Department. The Owner shall submit a draft reference plan to the Development Engineering and Infrastructure Planning Department for review prior to deposit, if required, to the satisfaction of the Development Engineering and Infrastructure Planning Department;
3. The Owner shall provide the City with a copy of the executed agreement to be registered on title for the two properties if required, to the satisfaction of the Development Engineering and Infrastructure Planning Department;
4. That Minor Variances A350/15 and A351/15 be approved, if required, to the satisfaction of the Development Planning Department;
5. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the **EASEMENT** in question is in favour of lands to the **NORTH**;
6. This consent is given on the express understanding that Subsection 3 or Subsection 5 of Section 50 of the Planning Act shall apply to any subsequent conveyance in respect to the subject lands;



7. 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;
8. 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;
9. A fee of **\$190.00** 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;**
10. 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:**

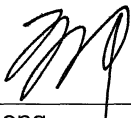
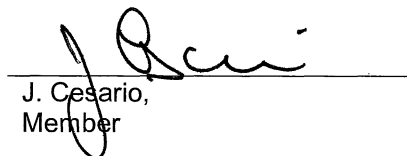
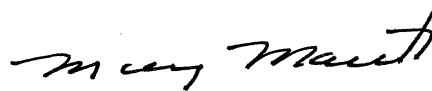
Pursuant to Section 53(41) of the Planning Act, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfill and comply with all of the (above-noted) conditions of Consent. Failing to comply with this requirement 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.

**CARRIED.**CHAIR: 

Signed by all members present who concur in this decision:

A. Perrella,  
ChairH. Zheng,  
Vice ChairR. Buckler,  
MemberJ. Cesario,  
MemberM. Mauti,  
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

<b>Date of Hearing:</b>	<b>DECEMBER 3, 2015</b>
<b>Date of Notice:</b>	<b>DECEMBER 11, 2015</b>
<b>Last Date of Appeal:</b>	<b>DECEMBER 31, 2015</b>

**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](http://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.

**NOTES**

1. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.
2. A Certificate pursuant to Subsection 53(21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

**B033/15**

land included as part of this application

DATE: ..... 2015

## SCHEDULE

PART	PART OF BLOCK	PLAN	PART OF PLAN
1			
2	25	65M-2795	03272-1591
3			

I CERTIFY THAT

2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

DATE \_\_\_\_\_ 2015

NOTES

- |      |                                    |
|------|------------------------------------|
| □    | DENOTES MONUMENT SET               |
| ■    | DENOTES MONUMENT FOUND             |
| SIG  | DENOTES STANDARD IRON BAR          |
| SSIB | DENOTES SHORT STANDARD IRON BAR    |
| IR   | DENOTES IRON BAR                   |
| P.N. | DENOTES PROPERTY IDENTIFIER NUMBER |
| SCP  | DENOTES SPECIFIED CONTROL POINT    |

BEARINGS ARE GRID, UTM ZONE 17, MAD52 (ORIGINAL), DERIVED FROM

**RADY-PENTEK & EDWARD SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Christie Road, Suite 7  
Windsor, Ontario N9A 6L4

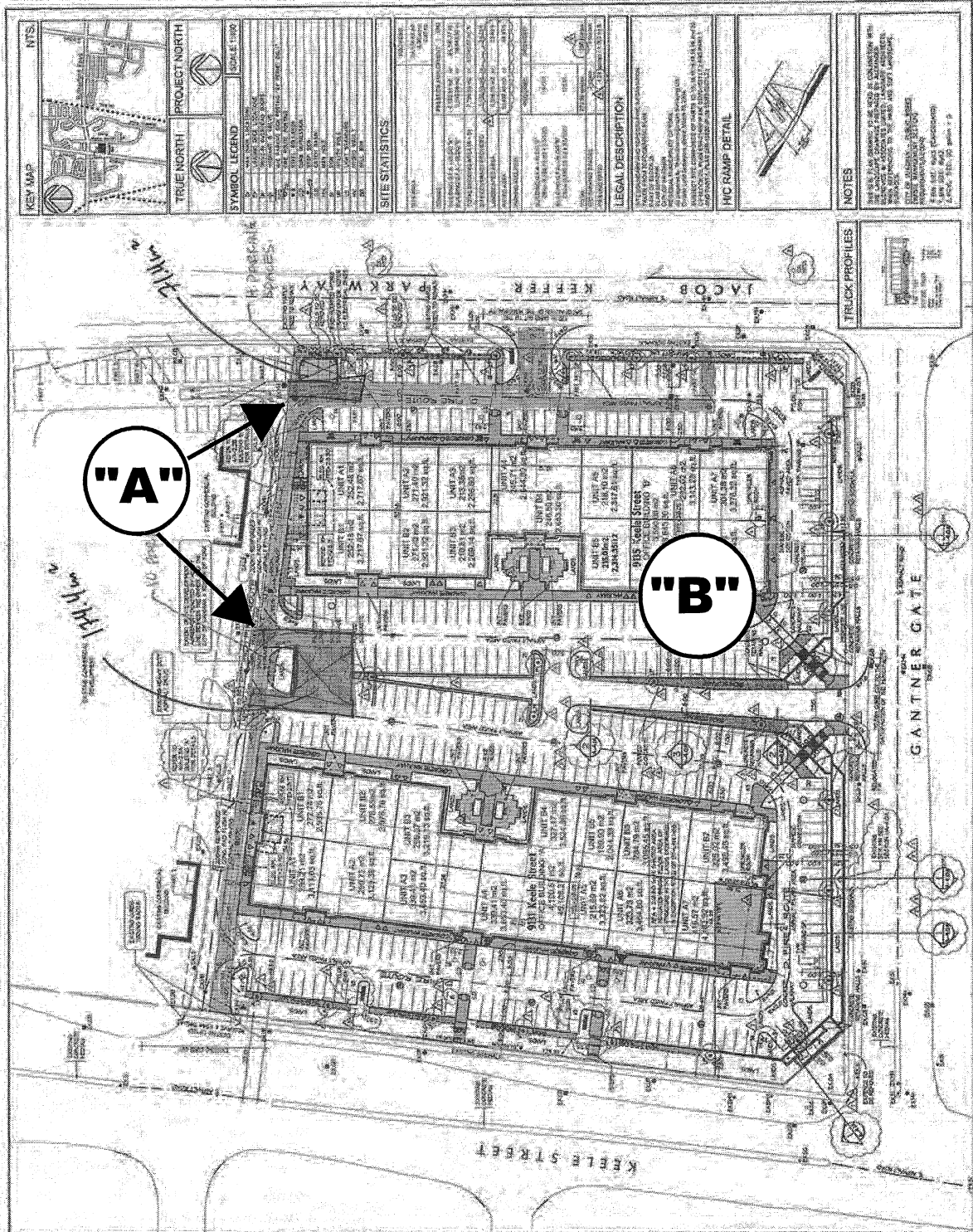
Woodbridge, Ontario L4L 5A5  
Tel. (416) 635-5000 Fax (416) 635-5001  
Tel. (905) 264-0881 Fax (905) 264-2095

DRAWN: C.D.S. CHECKED:

JOB No. 15-213 CAD FILE No.15213RD

Aug. 14, 2015 - 10:20:16

**B033/15**





# Location Map - B033/15,A350/15&A351/15

9131 & 9135 Keele Street, Maple and 9141 & 9151 Keele Street, Maple



City of Vaughan

0 0.05 0.1 0.2 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.



## CONSENTS

Please refer to the file number: **B033/15**

Address all correspondence to the Secretary-Treasurer

### **NOTICE TO THE OWNER**

The Committee of Adjustment has approved your application for consent, subject to certain conditions.

A copy of the "Notice of Decision" is attached, together with relevant information concerning appeal procedures for the decision.

If the decision is not appealed, you will receive a notice that it is "Final and Binding", when the appeal period has expired. When the application is Final and Binding it will be appropriate for you to fulfil the conditions of approval.

**All** conditions must be fulfilled before a Certificate of Official can be issued by the Secretary-Treasurer certifying that consent has been given. These conditions must be fulfilled not later than the date set out in the decision.

**The period for fulfilling conditions cannot be extended.**

Although you may have appointed an agent to act on your behalf in the application, it is your responsibility, as the owner, to ensure that all conditions are fulfilled in time. Failure to do so will result in the decision being deemed to have been refused, pursuant to subsection 53(41) of The Planning Act, and your application file will be closed.

**NO FURTHER NOTICE OF THE LAST DAY FOR FULFILLING CONDITIONS WILL BE GIVEN.**

Respectfully,



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

## CONSENTS

Please refer to the file number: **B033/15**

Address all correspondence to the Secretary-Treasurer

**TO: OWNER/AGENT/SOLICITOR**

**SUBJECT: FULFILMENT OF CONDITIONS OF APPROVAL**

**Please note carefully the following:**

1. All conditions of approval must be fulfilled before a Certificate of Official pursuant to subsection 42 of Section 53 of The Planning Act can be issued. Unnecessary delay in the issue of the Certificate can be avoided by observing the following procedures:

(a) **CONDITIONS CONCERNING THE MUNICIPALITY IN WHICH THE SUBJECT LAND IS LOCATED:**

Payment of lot levy, fees, deed for road widening requests for written advice, agreements, etc., must be forwarded directly to the Municipality, together with a request that a certificate that such conditions have been fulfilled, be forwarded to the Secretary-Treasurer (standard certificate forms have been provided to the Municipality for the purpose).

(b) **CONDITIONS CONCERNING THE REGIONAL MUNICIPALITY OF YORK:**

- (i) Deed for road widening - must be forwarded directly to the Regional Solicitors,

17250 Yonge Street  
P. O. Box 147  
Newmarket, Ontario  
L3Y 6Z1

together with necessary certification that the land described in the deed is free of all encumbrances. The deed must be accompanied by a white print of the deposited Reference Plan referred to in the deed.

- (ii) Payment of a Regional Development Charge is payable to the City of Vaughan and is to be deposited with the City Treasurer in accordance with the Development Charges Act and Regional By-law DC1-91-136.

(c) **CONDITIONS CONCERNING OTHER AGENCIES:**

(i.e. Conservation Authorities, Ministry of Transportation, railways, etc.)

Requests for written advice, permits, etc., must be forwarded directly to the Agency concerned, together with a request that the information required by the Committee be forwarded to the Secretary-Treasurer.

**PLEASE INCLUDE OWNER'S NAME AND APPLICATION NUMBER WITH ANY MATERIAL FORWARDED TO THE ABOVE MUNICIPALITIES AND AGENCIES.**

2. It is the owner's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision not later than the date set out in the decision. Failure to do so will result in a lapse of the consent and the file will be closed. Time limits set out in the decision **CANNOT** be extended. **NO FURTHER NOTICE WITH REGARD TO THE LAST DAY FOR FULFILLING CONDITIONS OF APPROVAL WILL BE GIVEN.**

## CONSENTS

### Committee of Adjustment Requirements Electronic Registration Planning Act Consents - Section 53(42)

Prior to electronic registration, a consent under Section 53(42) of the Planning Act could be issued in certificate form or be stamped directly on the document (Transfer/Deed, Transfer of Easement, Charge/Mortgage). Our usual practice was to stamp the consent on the document. Since the document itself had insufficient space to place the stamp, our practice was to stamp the consent on an attached schedule containing the legal description of the property to be severed.

Under electronic registration, since there is no opportunity to place a stamp on a paper document, our practice has been amended to issue the consent in certificate form.

In order to ensure that the legal description in the certificate matches that in the Notice of Decision, **we require a letter and a "Schedule Page" 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)**, and four copies of the deposited Reference Plan.

Once we have satisfied ourselves that the legal description provided by the Applicant's Solicitor is correct, and that all other conditions for the consent have been met, we will issue the certificate, and the solicitor may complete the registration of the Transfer or Charge.

To complete our file, we require that the applicant's solicitor provide us with registration particulars after registration has been completed.

#### **For information purposes only:**


*On a Transfer or Transfer of Easement, one of the following statements on the electronic Transfer must be selected and completed:*

*Statement 100: a consent from the NAME has been obtained for this severance and contains the following conditions: INSERT CONDITIONS OR 'NONE'*

*Statement 101: The NAME has consented to this severance herein: IMPORT CONSENT (i.e. scan the consent and attach it or type the consent verbatim).*

*As neither Statement 100 nor 101 appears in a Charge document, the consent must be typed verbatim or scanned and attached to the document in the Schedules section.*

For information on electronic registration, please contact Teranet at 416-360-1190.



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

## **NOTICE OF DECISION**

### **MINOR VARIANCES**

**FILE NUMBER:** A350/15

**APPLICANT:** KEEFER RUTHERFORD HOLDINGS LIMITED

**PROPERTY:** Part of Lot 15, Concession 3 (Part of Block 29, Plan 65M-2795), municipally known as 9141 & 9151 Keele Street, 10, 20 Jacob Keefer Parkway, Maple.

**ZONING:** The subject lands are zoned EM3, Retail Warehouse Employment Zone and subject to the provisions of Exception 9(673C) under By-law 1-88 as amended.

**PURPOSE:** To permit the maintenance of an existing one-storey commercial building.

**PROPOSAL:** 1. To permit 14 off-site parking spaces and parking areas on the property to the south (known as 9131 and 9135 Keele Street).

**BY-LAW REQUIREMENT:** 1. Parking spaces and areas shall be provided and maintained on the lot on which the building is erected.

A sketch is attached illustrating the request.

**MOVED BY:**



**SECONDED BY:**



THAT the Committee is of the opinion that the variance sought, can be considered minor and is 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. **A350/15, KEEFER RUTHERFORD HOLDINGS 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.**

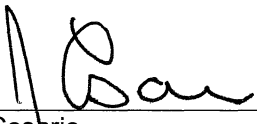
CHAIR: 

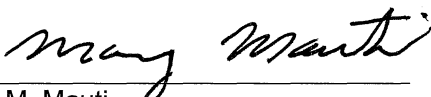
Signed by all members present who concur in this decision:

  
A. Perrella,  
Chair

  
H. Zheng,  
Vice Chair


  
R. Buckler,  
Member

  
J. Cesario,  
Member

  
M. Mauti,  
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

<b>Date of Hearing:</b>	<b>DECEMBER 3, 2015</b>
<b>Last Date of Appeal:</b>	<b>DECEMBER 23, 2015</b>

**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](http://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".

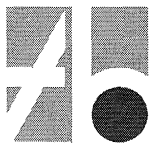
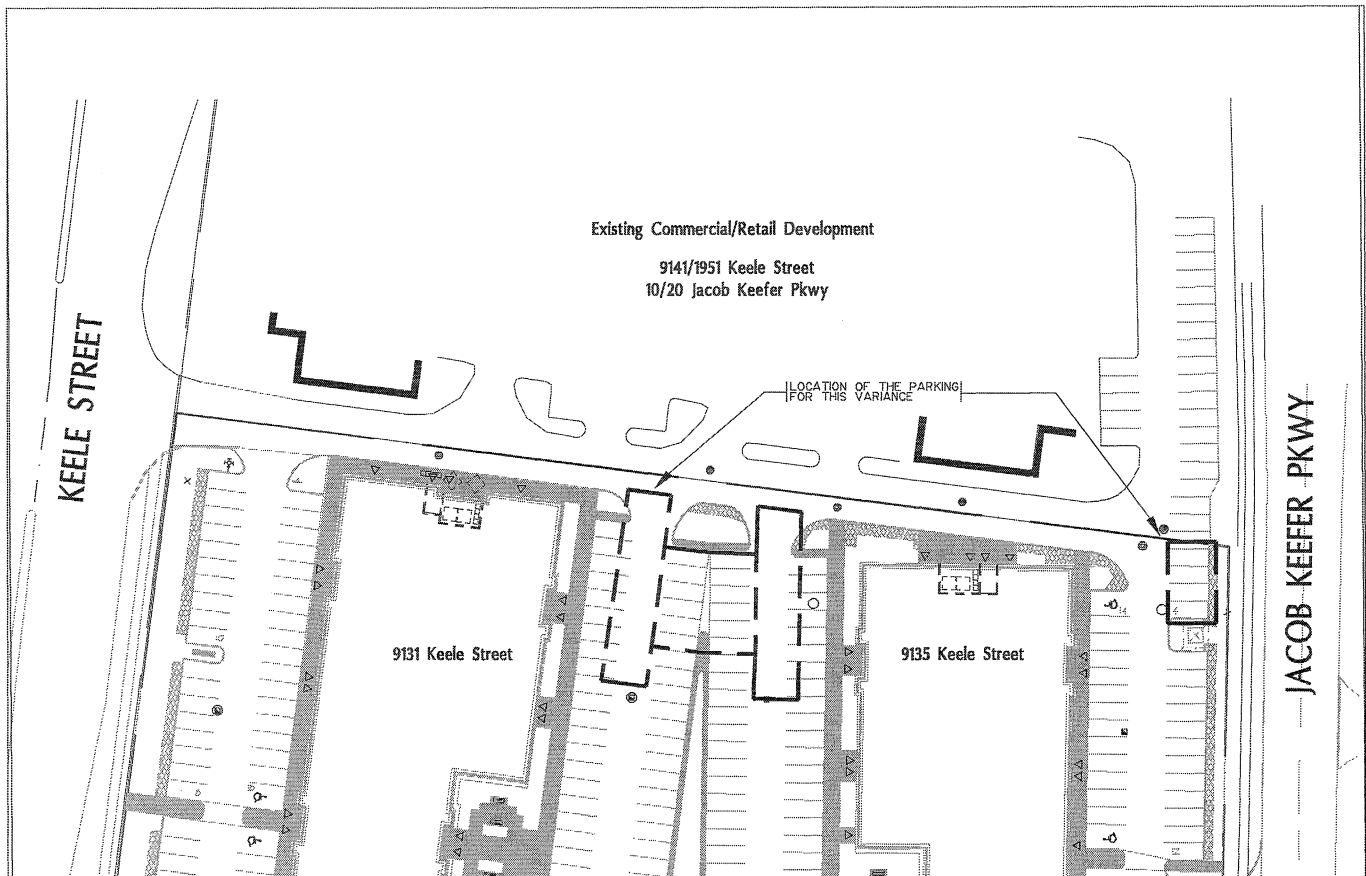
**NOTE:** The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name 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 23, 2016**



1. To permit 14 off-site parking spaces and parking areas on the property to the south (known as 9131 and 9135 Keele Street).

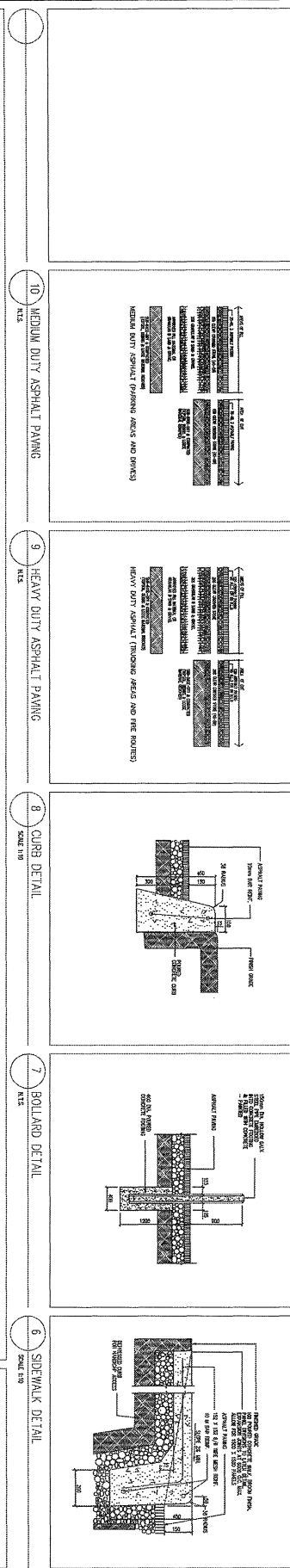


**A. BALDASSARRA**  
Architect Inc.

7800 Jane Street, Suite 200  
Concord, Ontario L4K 4R6  
Tel: (905) 660-0722  
Fax: (905) 660-7019

9141/9151 Keele Street  
10/20 Jacob Keefer Pkwy  
Minor Variance Application  
October 28, 2015

- # A350/15



No	Payroll	Date
1.	SITE AREA FEATURES	JAN
2.	AS PER CITY COMMENTS	APRIL
3.	RECORD AND CITY COMMENTS	JAN
4.	LOADING ZONE 0 BLDG "C"	MAY
5.	PERMITS DIFFERENCES SHOWN	JUNE

No	Payroll	Date
1.	SITE AREA FEATURES	JAN
2.	AS PER CITY COMMENTS	APRIL
3.	RECORD AND CITY COMMENTS	JAN
4.	LOADING ZONE 0 BLDG "C"	MAY
5.	PERMITS DIFFERENCES SHOWN	JUNE

HARD DEVELOPMENT  
KEELE AND RUTHERFORD  
DEVELOPMENT  
KEELE ST. VALENCIA, ONTARIO

**Architects & Planners**

**23 Jamali Road, Suite 203**  
Heron Road, Doha, Qatar 386

**Tel: +965 (0) 4-8300**  
**Fax: +965 (0) 4-8301**

A1-O<sup>+</sup>



## **NOTICE OF DECISION**

### **MINOR VARIANCES**

**FILE NUMBER:** A351/15

**APPLICANT:** MELROSE INVESTMENTS INC.

**PROPERTY:** Part of Lot 15, Concession 3 (Part of Block 29, Plan 65M-2795), municipally known as 9131 and 9135 Keele Street, Maple.

**ZONING:** The subject lands are zoned EM3, Retail Warehouse Employment Zone and subject to the provisions of Exception 9(673C) under By-law 1-88 as amended.

**PURPOSE:** To facilitate the severance of the total lands (Subject parcel of land in file B033/15).

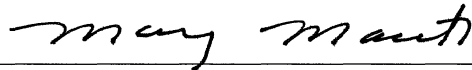
**PROPOSAL:** 1. To permit 14 shared parking spaces and parking areas with the property to the north (known as 9141, 9151 Keele Street and 10 and 20 Jacob Keefer Parkway).

**BY-LAW REQUIREMENT:** 1. Parking spaces and areas shall be provided and maintained on the lot on which the building is erected.

**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:  
Consent Applications:  
B033/15 - To be heard in conjunction with this application (Dec. 3/15)  
Minor Variance Applications:  
A127/15 - Approved - April 30, 2015 (max. of 80% of the Building (identified as 9131 Keele Street) to be occupied by the offices of a Regulated Health Professional).  
Site Plan - DA.12.012 - Approved

A sketch is attached illustrating the request.

**MOVED BY:**



**SECONDED BY:**



THAT the Committee is of the opinion that the variance sought, can be considered minor and is 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. **A351/15, MELROSE INVESTMENTS INC.**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. That the related Consent application **B033/15** be approved;
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:



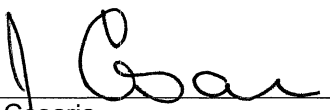
A. Perrella,  
Chair



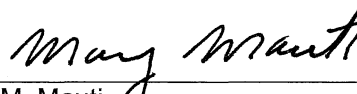
H. Zheng,  
Vice Chair



R. Buckler,  
Member



J. Cesario,  
Member



M. Mauti,  
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:**

**DECEMBER 3, 2015**

**Last Date of Appeal:**

**DECEMBER 23, 2015**

#### **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](http://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".

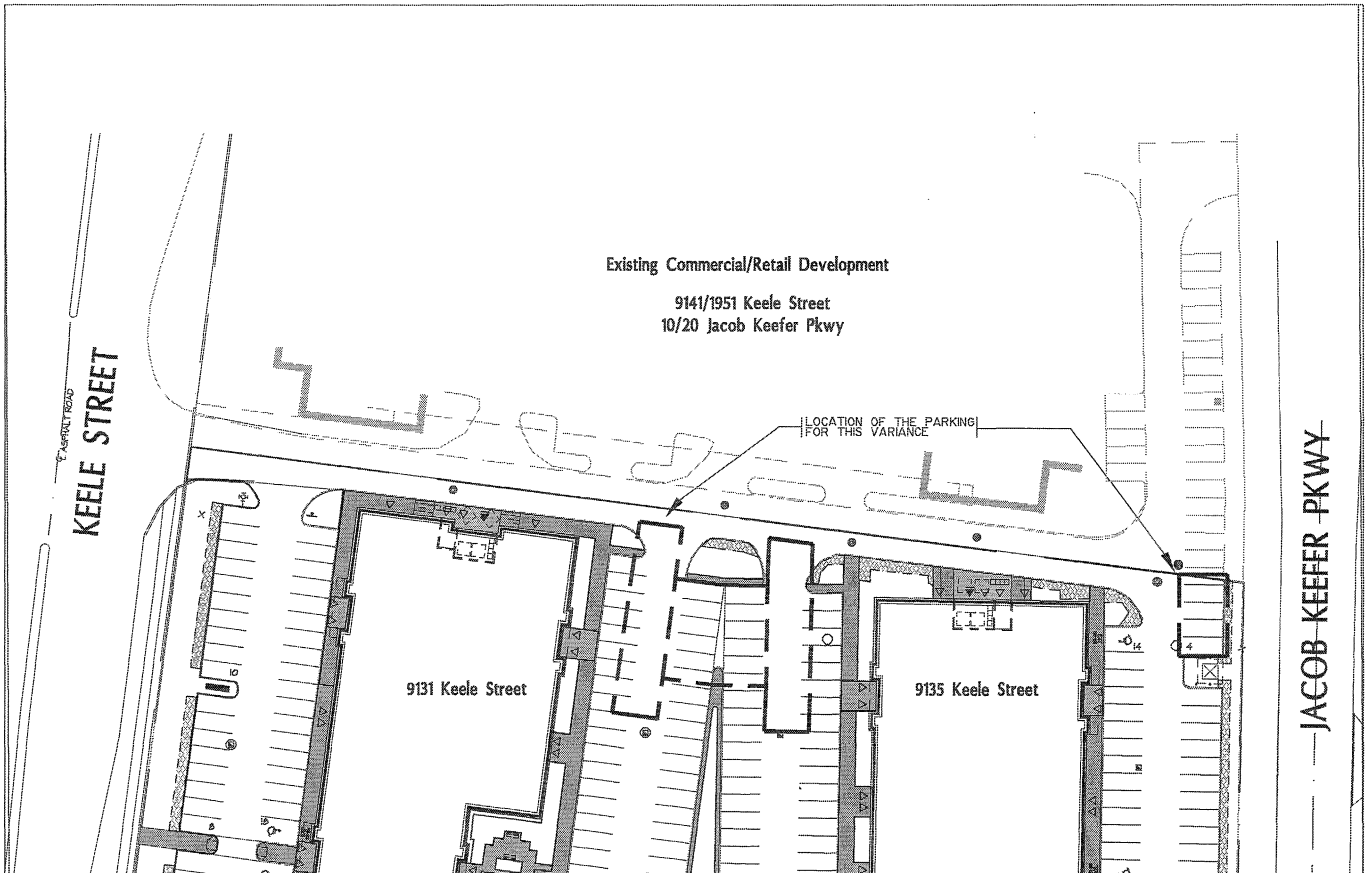
**NOTE:** The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name 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 23, 2016**

1. To permit 14 shared parking spaces and parking areas with the property to the north (known as 9141, 9151 Keele Street and 10 and 20 Jacob Keefer Parkway).



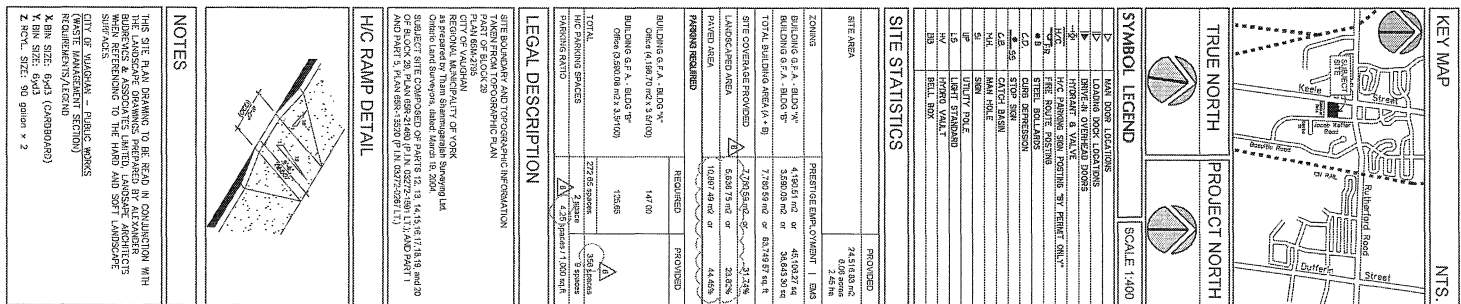
**A. BALDASSARRA**  
Architect Inc.

7800 Jane Street, Suite 200  
Concord, Ontario L4K 4R6  
Tel: (905) 660-0722  
Fax: (905) 660-7019

**9131/9135 Keele Street**  
**Minor Variance Application**  
October 28, 2015



# A351/15



NO	ISSUED	DATE
1	ISSUED FOR REVIEW	OCT. 2011
2	ISSUED FOR SITE PLAN AMENDMENT	FEB. CHN 2012
3	ISSUED FOR SITE PLAN AMENDMENT	MAY 2012
4	RECALLED FOR SITE PLAN AMENDMENT	DEC. 11, 2012
5	ISSUED FOR BUILDING PERMIT	JAN. 18, 2013
6	ISSUED FOR CONSTRUCTION PERMITS	FEB. 19, 2013

1	RECEIVED BTE PLAN	NOV 28 2011
2	REVISED AIR PWR CLIENT COMMENTS	MAY 18 2011
3	REVISED AIR PER CLIENT COMMENTS	MAY 09 2011
4	REVISED AIR NOTED ON PERMITS	JUNE 07 2011
5	REVISED AIR PER SUPP. NBT, SHADONA	NOV 15 2011
6	RECEIVED AIR PER LOCATION AIR SHOWN ON OAD	AUG 28 2011
7	RECEIVED AIR PER LOCATION AIR SHOWN ON OAD	NOV 28 2011
8	RECEIVED AIR PER LOCATION AIR SHOWN ON OAD	NOV 28 2011
9	RECEIVED AIR PER LOCATION AIR SHOWN ON OAD	NOV 28 2011
10	RECEIVED AIR PER LOCATION AIR SHOWN ON OAD	NOV 28 2011
11	ADDED AIR PER LOCATION AIR SHOWN ON OAD	JAN 28 2012
12	ADDED AIR PER LOCATION AIR SHOWN ON OAD	JAN 28 2012

**Keele Street and  
Gantner Gate  
Building-A&B  
9131 & 9135 Keele Street  
City of Vaughan**

**A. BALDASSARRA**  
Architect Inc.

7800 Jane Street, Suite 200  
Concord, Ontario L4K 4R4  
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ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
A. BALDASSARRA  
LICENSÉ  
3656

**DRAWING TITLE**

## Site Plan

DATE: 10/10/01

SCALE: 100

NAME: BY

ma,bm,dp,jdh,ar

Oct. / 2011

27

[illegible]



# Location Map - B033/15,A350/15&A351/15

9131 & 9135 Keele Street, Maple and 9141 & 9151 Keele Street, Maple



City of Vaughan

0 0.05 0.1 0.2 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.