



File: B002/20

Applicant: Quality Seeds Limited

Address: 8400 Huntington Rd Vaughan

Agent: IBI Group

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

Adjournment History: N/A

Background History: N/A

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



Consent Application

Agenda Item: 10

B002/20

Ward: 2

Prepared By: Pravina Attwala Assistant Secretary Treasurer

Date of Hearing: Thursday, February 27, 2020

Applicant: Quality Seeds Limited

Agent: IBI Group

Property: 8400 Huntington Rd Vaughan

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

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): Prestige Employment

Related Files: Minor Variance A002/20

Purpose: Consent is being requested to sever a parcel of land, approximately 22,783.27 square metres, as a lot addition, to be merged on title with the abutting lands to the west, municipally known as 10481 Highway 50. The retained parcel of land is approximately 87,167.42 square metres.

The severed parcel will have access onto Highway 50 and Langstaff Road. The retained parcel will have access onto Langstaff Road and Huntington Road.

The retained parcel contains five (5) existing 1-storey buildings used for farming purposes, plus three (3) silos. The severed parcel is currently vacant.

The proposed severance is being requested to facilitate an internal road network (in accordance with the Block Plan), to be built at the time of future development.

Background (Previous Applications approved by the Committee on the subject land: N/A)

For information on the previous approvals listed above please visit 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 6, 2020

Existing Building or Structures on the subject land: five (5) existing agricultural buildings on the retained lands.

Recommended conditions of approval:

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.

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.

1. That Minor Variance Application(s) A002/20 is approved at the same time as the Consent application and becomes final and binding.
2. That the severed parcel be merged on title with the abutting land to the west, municipally known as 10481 Highway 50 and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.
3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

Adjournment Request: Applicant was provided an opportunity to adjourn the application prior to the issuance of public notice to address Planning comments (application required Planning Justification Brief).

Recommended condition of Adjournment:

1. Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application B002/20 & A002/20, if required.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto Region Conservation Authority). TRCA approval may be required.

Minor variance application A002/20 shall be considered with this application.

Development Planning:

Application Under Review

Development Engineering:

The Development Engineering (DE) Department does not object to consent application B002/20 subject to the following condition(s):

1. The owner/applicant shall arrange to prepare and register a reference plan at their expense for any conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
2. The owner/applicant shall ensure the eastern property line limit of the severed lands shall align with the future road, Hunter's Valley Road, located north of Langstaff road pursuant to the approved Block 64 Block plan.
3. The owner/applicant shall obtain a letter of undertaking from the future owner of the severed lands which speaks to the conveyance of lands for the purpose of the municipal north/south road including the construction of all services pursuant to the Block 58 Secondary Plan to the City of Vaughan at the time of development of the severed lands. The letter of undertaking shall be presented to any further future owners of the severed lands so they may be notified of these conditions imposed for the future development of the severed lands.
4. The owner/applicant shall provide an updated functional servicing report, and servicing plan to the satisfaction of DE showing the proposed detailed service connections for water, sanitary and storm within the private easement along the south and east limits of the retained lands.
5. The owner/applicant shall convey the appropriate size of land, labeled part 2 in the severance conceptual plan submitted by, IBI Group dated January 23, 2020 as part of the consent application package to the City of Vaughan for the future road widening of a 26.0m right of way on Huntington Road.
6. The owner/applicant shall convey an easement sufficiently sized to accommodate the future proposed storm diversion infrastructure, along the eastern and northern limits of the retained lands to the City of Vaughan.
7. The variance application A002/20 shall be approved final and binding in conjunction with consent application B002/20.

Parks, Forestry and Horticulture Operations:

There is no significant woody vegetation that would warrant the need for a Tree Removal Permit & Protection pursuant to Municipal By-law 052-2018 within the development site.

Vaughan Forestry has no further comments at this time.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

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.

Recommended conditions of approval:

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 Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Application Cover Letter
 Planning Justification Brief

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections
 Region of York – No concerns or objections
 TRCA – Comments with conditions

Schedule D - Previous Approvals (Notice of Decision)

N/A

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 **adjourn** this application the following condition(s) is required:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application B002/20 & A002/20, if required.

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 christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 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 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. That Minor Variance Application(s) A002/20 is approved at the same time as the Consent application and becomes final and binding. 4. That the severed parcel be merged on title with the abutting land to the west, municipally known as 10481 Highway 50 and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent. 5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
5	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	<ol style="list-style-type: none"> 1. The owner/applicant shall arrange to prepare and register a reference plan at their expense for any conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 2. The owner/applicant shall ensure the eastern property line limit of the severed lands shall align with the future road, Hunter's Valley Road, located north of Langstaff road pursuant to the approved Block 64 Block plan. 3. The owner/applicant shall obtain a letter of undertaking from the future owner of the severed lands which speaks to the conveyance of lands for the purpose of the municipal north/south road including the construction of all services pursuant to the Block 58 Secondary Plan to the City of Vaughan at the time of development of the severed lands. The letter of undertaking shall be presented to any further future owners of the severed lands so they may be notified of these conditions imposed for the future development of the severed lands. 4. The owner/applicant shall provide an updated functional servicing report, and servicing plan to the satisfaction of DE showing the proposed detailed service connections for water, sanitary and storm within the private easement along the south and east limits of the retained lands. 5. The owner/applicant shall convey the appropriate size of land, labeled part 2 in the severance conceptual plan submitted by, IBI Group dated January 23, 2020 as part of the consent application package to the City of Vaughan for the future road widening of a 26.0m right of way on Huntington Road. 6. The owner/applicant shall convey an easement sufficiently sized to accommodate the future proposed storm diversion infrastructure, along the eastern and northern limits of the retained lands to the City of Vaughan. 7. The variance application A002/20 shall be approved final and binding in conjunction with consent application B002/20.
6	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	<p>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).</p>

	Department/Agency	Condition
7	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.

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

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

Schedule A: Plans & Sketches

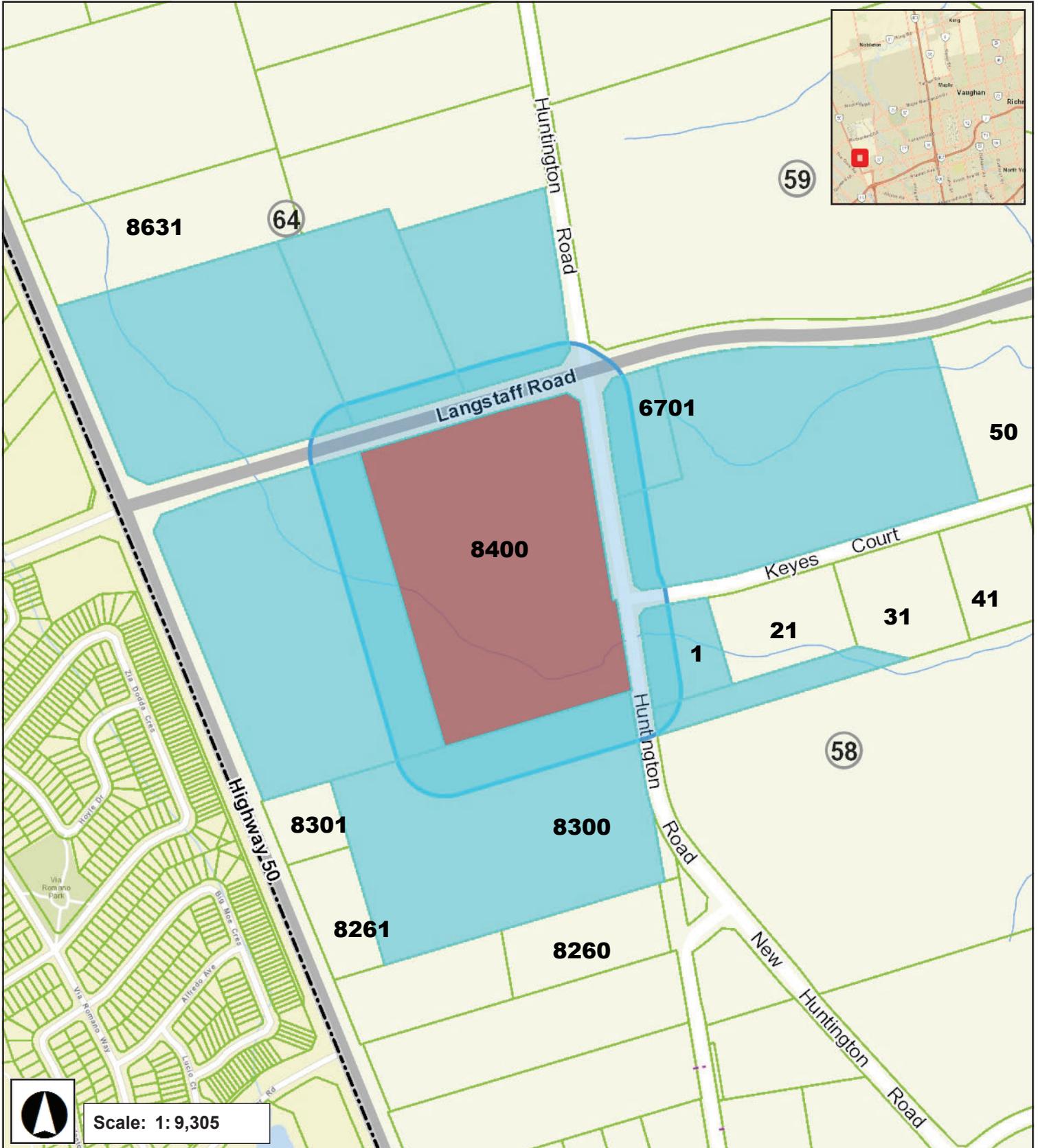
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

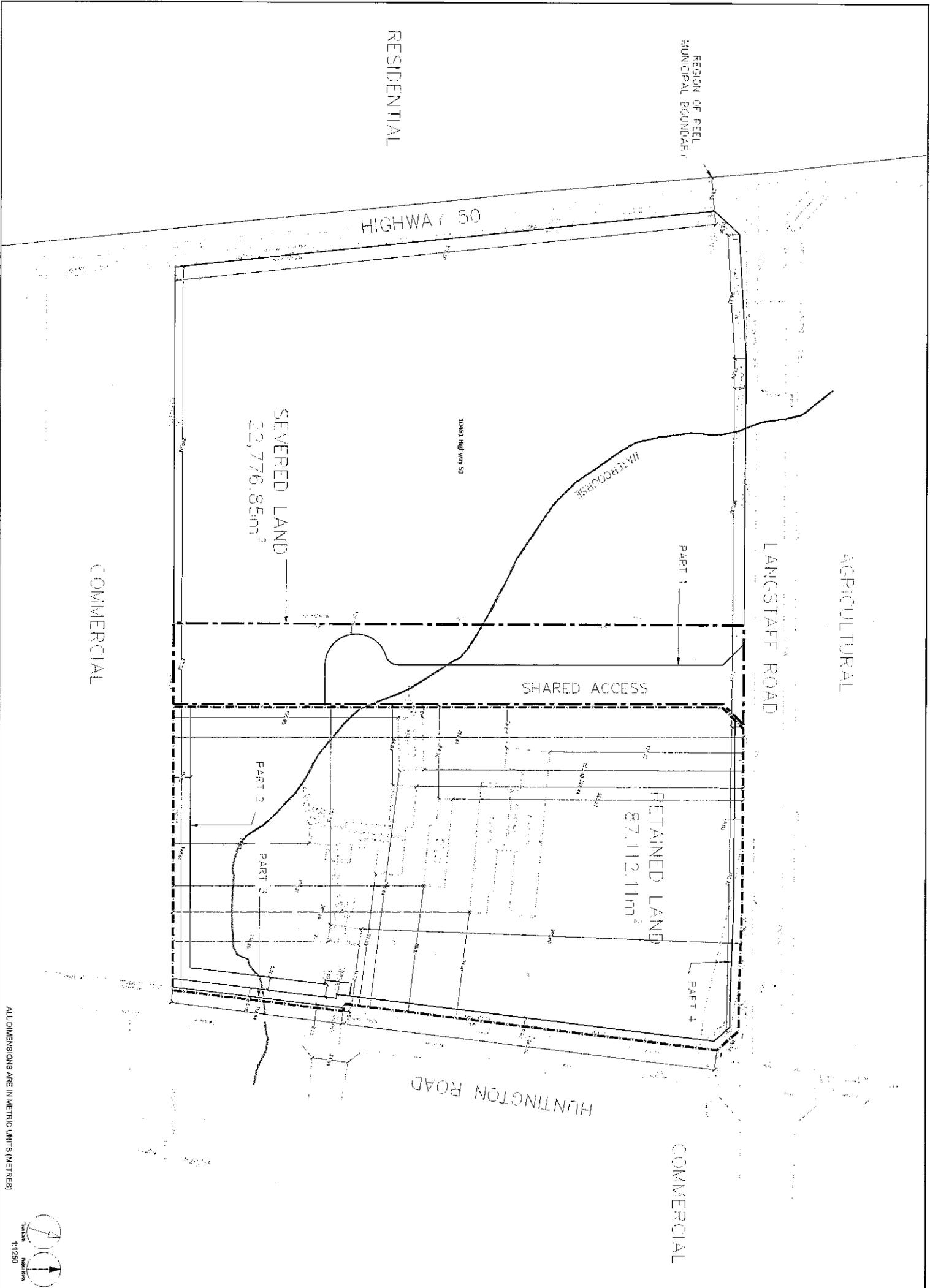
**Location Map
Sketches**



LOCATION MAP - B002/20 & A002/20

8400 HUNTINGTON ROAD, WOODBRIDGE





CLIENT
QUALITY SEEDS
 8400 HUNTINGTON ROAD
 VAUGHAN, ONTARIO
 L4L 1A5

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City of Vaughan
 11300

ISSUES	NO.	DESCRIPTION	DATE



STATISTICS	AREA (ha)	AREA (ac)
SEVERED LAND	2.28	5.63
RETAINED LAND	8.71	21.52
PART 1	0.93	2.3
PART 2	0.33	0.82
PART 3	0.03	0.07
PART 4	0.37	0.91

PRIME CONSULTANT
IBI
 100 Adelaide Street West
 Toronto, Ontario M5H 1B7
 Tel: 416 593 1530 Fax: 416 526 9644
 info@ibi.ca
 www.ibi.ca

PROJECT
SEVERANCE CONCEPT PLAN

PROJECT NO: 122201
DRAWN BY: O. CHUDOSKI
CHECKED BY: O. CHUDOSKI
PROJECT MGR: P. JOSEPH
APPROVED BY: P. JOSEPH
SHEET TITLE:

SHEET NUMBER: 1
ISSUE:

ALL DIMENSIONS ARE IN METRIC UNITS (METRES)



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.

Application Cover Letter
Planning Justification Brief



IBI GROUP
8133 Warden Ave, Unit 300
Markham ON L6G 1B3 Canada
tel 905 763 2322
ibigroup.com

B002/20
A002/20

January 23, 2020

Christine Vigneault
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attn: Ms. Vigneault:

APPLICATION FOR CONSENT & MINOR VARIANCE
8400 HUNTINGTON ROAD

IBI Group is the authorized planning consultant for Quality Seeds Limited, the owner of the site municipally known as 8400 Huntington Road in the City of Vaughan. The owner is proposing to sever a portion of the site to be merged on title with the abutting site to the west, municipally known as 10481 Highway 50. The severed and retained lands are located on the south side of Langstaff Road, between Highway 50 and Huntington Road.

The retained and severed parcels, as well as the parcel to be merged with the severed parcel, are all currently used for agricultural purposes. The retained parcel contains five (5) existing 1-storey buildings used in the farming operation plus three (3) silos. The severed parcel is currently vacant.

The City of Vaughan Official Plan designates the subject lands *Prestige Employment*. The City of Vaughan Zoning By-law 1-88 zones the subject lands *Agricultural*.

Proposed Consent

The Consent Application proposes to sever a 22,783.27 m² (2.28 ha) area of land from the west edge of 8400 Huntington Road to be merged on title with 10481 Highway 50. The retained land totals 87,167.42 m² (8.72 ha). The severed parcel when merged with 10481 Highway 50 will be 130,037.57m² (13.0 ha) in area.

The severed parcel to be merged with 10481 Highway 50 will have access from Highway 50 and Langstaff Road. The retained parcel will have access from Langstaff Road and Huntington Road. In accordance with the Block Plan, an internal road network will be built at the time of future development, including a road to align with the proposed road on the north side of Langstaff Road. Access from the retained parcel to this road will be dealt with through obligations in the purchase and sale agreement for the severed parcel at the time of sale, which is anticipated to include an obligation to build the road as a municipal road at the time of future development.

Proposed Minor Variance

As a result of the proposed severance, the area of the retained parcel and the interior side yard setback will no longer be in compliance with the Zoning By-law. The following variances are being sought in order to facilitate the severance:

Christine Vigneault
 Manager, Development Services & Secretary Treasurer to the Committee of Adjustment – January 23, 2020

Provision	Required	Proposed
Minimum Interior Side Yard Setback	9m	8.03m (barn)
		1.71m (existing silo only)
Minimum Lot Area	10ha	87,167.42 m ² (8.72ha)

The requested variances propose a minor reduction in the interior side yard setback to 8.03m at the location of one existing barn on the retained parcel, and to 1.71m at the location of one existing silo. A setback of 1.71m is proposed to only apply at the location of the silo at the west property boundary of the retained parcel, not to apply site-wide. A minor reduction in the lot area of the retained parcel is also proposed. The lot area of the severed parcel complies once merged with the adjacent parcel.

The above-noted variances do not inhibit the ability of the site to continue to operate as an agricultural operation in accordance with the Zoning By-law, nor do they affect the ability for future re-development to occur. The severed parcel will be merged with the abutting site to the west, and will conform to the Zoning By-law post-merging. It is our opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan, maintain the general intent and purpose of the Zoning By-law, and are desirable for the appropriate use of the subject land.

In support of the Consent and Minor Variance applications described above, the following materials have been submitted:

- Consent Application Form (1 copy);
- Minor Variance Application Form (1 copy);
- Proposed Severance Sketch (1 copy);
- Proposed Minor Variance Sketch (1 copy);
- Digital Copy of the Submission (1 USB);
- Consent Application Fee of \$3,653.00; and
- Minor Variance Application Fee of \$2,974.00.

We trust the foregoing is sufficient and that you can process above-noted applications. Please feel free to contact me should you require anything further.

Sincerely,



Amy Emm MCIP RPP
 Senior Planner

c. Quality Seeds



IBI GROUP
7th Floor – 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

February 18, 2020

Christine Vigneault
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Ms. Vigneault:

**PLANNING JUSTIFICATION BRIEF
8400 HUNTINGTON ROAD - A002/20 & B002/20**

1. Introduction

IBI Group is the authorized planning consultant for Quality Seeds Limited, the owner of the site municipally known as 8400 Huntington Road in the City of Vaughan (herein referred to as the “subject site”). On behalf of the owner, IBI Group has submitted applications for Consent and Minor Variance to the City of Vaughan to facilitate a severance of the subject site for purchase and sale obligations. No development is proposed as part of these applications.

The purpose of this Planning Justification Brief is to provide a description of the proposed severance and requested variances and provide justification for the requested approvals in the context of the site’s planning policy framework.

2. Description of Subject Site and Surrounding Context

The subject site is located at the southwest corner of Langstaff Road and Huntington Road, and is approximately 11 hectares (27.17 acres) in area with access off of Huntington Road. The rectangular shaped site currently contains agricultural uses, including farmed agricultural lands with five (5) buildings/barns related to the agricultural operation, as well as three (3) silos. Abutting the subject site to the west is a property municipally known as 10481 Highway 50, which is currently used as part of the same agricultural operation. The Highway 50 site is approximately 10.73 hectares (28.50 acres) in area and does not contain any existing buildings, and has access from Highway 50 and Langstaff Road.

The subject site is located within Block 58, at the northwest edge of an existing industrial area, also known as the Huntington Business Park. The land uses surrounding the subject site include the following:

North: The lands on the north side of Langstaff Road contain a mix of agricultural and industrial uses, and are located within the Block 64 Block Plan, which will be redeveloped in the future.

South: Directly to the south of the site is a property occupied by Anatolia Tile & Stone, with additional industrial operations located further to the south.

Christine Vigneault
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment – February 18, 2020

East: Large scale employment uses, including a 40.55 hectare industrial/commercial subdivision currently under construction on the east side of Huntington Road, as well as a Sobeys Distribution Centre to the southeast of the subject site.

West: A residential community comprising low-rise residential uses and local retail is located on the west side of Highway 50.

Figure 1: Air Photo of the Subject Site



There is currently a drainage channel that extends through both parcels that provides an outlet to the lands to the north. The owner has secured the necessary approvals from the Toronto and Region Conservation Authority (TRCA) to redirect this drainage along Langstaff Road and down Huntington Road to the existing outlet at the southwest corner of the site. Municipal servicing is currently located at the intersection of Huntington Road and Keyes Court, with an additional invert located on Langstaff Road. A Functional Servicing Report for the subject lands prepared by Urban Ecosystems in October 2019 has been submitted to the City of Vaughan.

3. Description of Applications

3.1. Proposed Consent

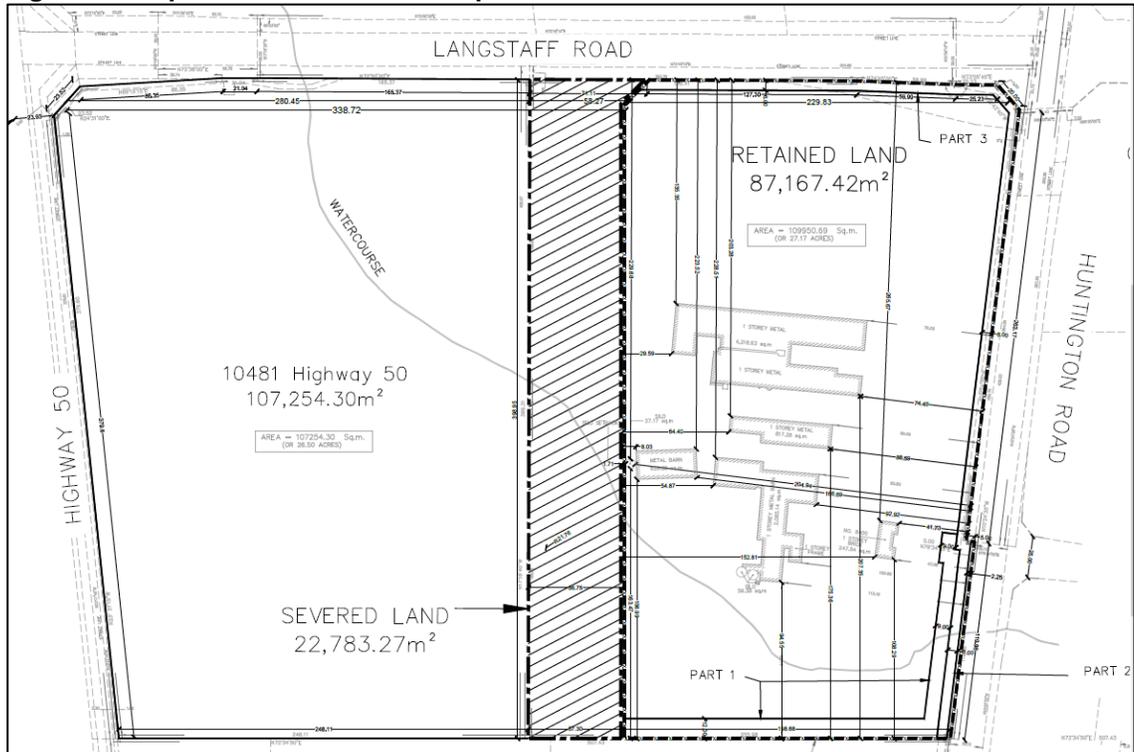
The Consent Application proposes to sever a 2.28 hectare area of land from the west edge of 8400 Huntington Road to be merged on title with 10481 Highway 50. The severance line has been located to facilitate a future road that will align with the future road to the north of Langstaff Road. The retained land totals 8.72 hectares. The severed parcel when merged with 10481 Highway 50 will be 13.0 hectares in area.

The severed parcel to be merged with 10481 Highway 50 will have access from Highway 50 and Langstaff Road, the retained parcel will have access from Langstaff Road and Huntington Road, and both parcels will have future access from the future road. In accordance with the Huntington

Christine Vigneault
 Manager, Development Services & Secretary Treasurer to the Committee of Adjustment – February 18, 2020

Business Park Block Plan, an internal road network will be built at the time of future development, including a road to align with the proposed road on the north side of Langstaff Road. Access from the retained parcel to this road will be dealt with through obligations in the purchase and sale agreement for the severed parcel at the time of sale, which is anticipated to include an obligation to build the road as a municipal road at the time of future development.

Figure 2: Proposed Severance Concept Plan



The proposed severance does not result in the creation of a new lot. The severed parcel will merge on title with the adjacent parcel to the west, which is effectively the conveyance of land from one existing lot to the other existing lot. The existing uses of each lot is to remain at this time, and any changes or development will take place through a future development application.

In accordance with the City of Vaughan's request, a future road was shown on the concept plan submitted with this application as a "part", in order to show the intent for the future road. The road will be dealt with at the time of future zoning and/or site plan applications. If required by the City, an undertaking or acknowledgement can be provided that states that the road, if required, would be dedicated as part of site plan approval.

3.2. Proposed Minor Variances

As a result of the proposed severance, the area of the retained parcel and the interior side yard setback will no longer be in compliance with the Zoning By-law. The following variances are being sought for the retained parcel in order to facilitate the severance. The severed parcel is in full conformance with the Zoning By-law once it is merged with the 10481 Highway 50 property.

Christine Vigneault
 Manager, Development Services & Secretary Treasurer to the Committee of Adjustment – February 18, 2020

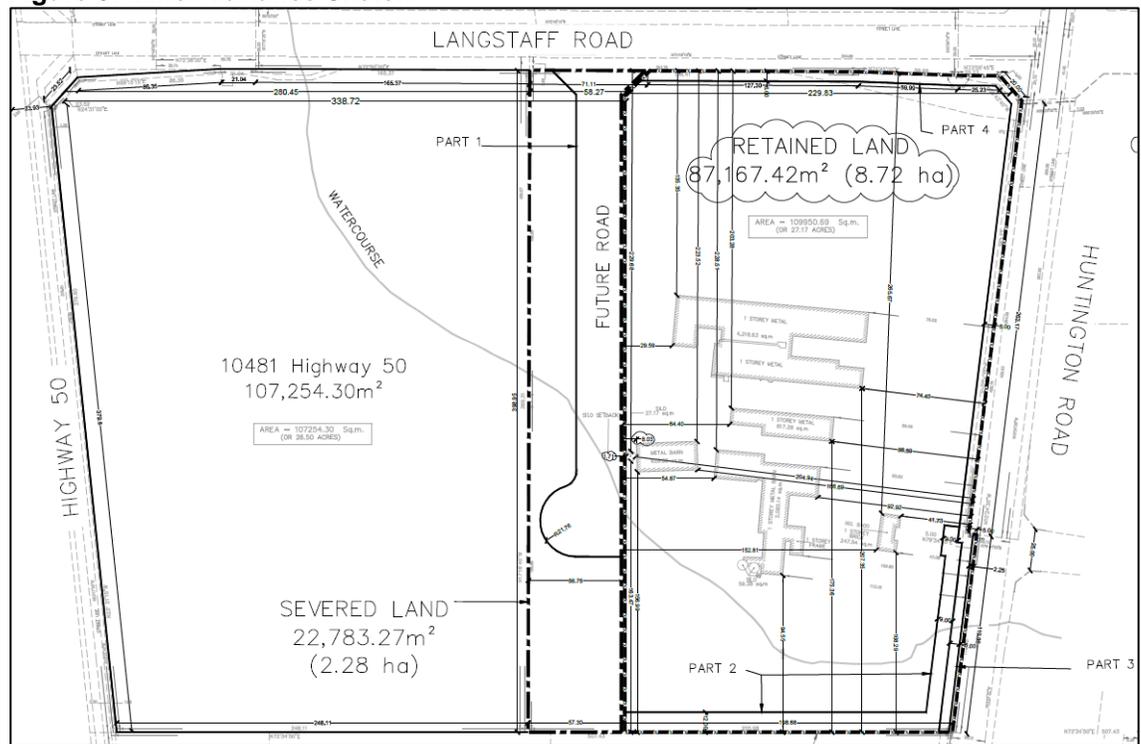
Table 1: Requested Variances

Provision	Required	Proposed
Minimum Interior Side Yard Setback	9m	8.03m (barn)
		1.71m (existing silo)
Minimum Lot Area	10ha	8.72ha

The requested variances propose a minor reduction in the interior side yard setback to 8.03m at the location of one existing barn on the retained parcel, and to 1.71m at the location of one existing silo. A setback of 1.71m is proposed to only apply at the location of the silo at the west property boundary of the retained parcel, not to apply site-wide. A minor reduction in the lot area of the retained parcel is also proposed. The lot area of the severed parcel complies with the Zoning By-law once merged with the adjacent parcel.

With the exception of the above deficiencies, the proposal meets all other requirements of the Zoning By-law. Numerically and in terms of impact on the site, future development, and surrounding character, the proposed variances are minor in nature. They meet the intent of the Official Plan and Zoning By-law, and will facilitate the appropriate future development of the lands.

Figure 3: Minor Variance Sketch



4. Planning Policy Analysis

4.1. Provincial Policy Statement (2014)

The PPS, which came into effect in 2014, provides direction on matters of provincial interest related to land use planning and development throughout the Province of Ontario. The policies of the PPS are complemented by various provincial plans and municipal Official Plan policies. The PPS provides the overarching policy direction towards land use planning throughout the Province,

Christine Vigneault
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment – February 18, 2020

and all land use planning decisions shall have regard for and be consistent with the policies of the PPS.

The subject applications do not propose policy amendments or development on the subject site. The proposed severance will help facilitate the sale of the 10481 Highway 50 property for future employment development, in accordance with the site's employment designation, and does not contradict any policies of the PPS related to severances. It is our opinion that the proposal is consistent with the Provincial Policy Statement.

4.2. A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow, the most recent version of the Growth Plan updated in 2019, contains policies to protect employment lands for economic development and competitiveness in the Greater Golden Horseshoe. An important change in the Growth Plan was the introduction of Provincially Significant Employment Zones (PSEZs), which give municipalities' enhanced flexibility to change the use of lands from employment to other uses, while making sure key employment areas are protected for the longer term.

The subject site is located within the urban area, as well as within *PSEZ – Zone 15 (Toronto, York, Peel)*. The PSEZ has been identified by the Minister for the purpose of long-term planning for job creation and economic development. In accordance with the Growth Plan, lands within PSEZs may only be considered for conversion through a Municipal Comprehensive Review. The Province is in the process of preparing regulations to guide in future policy development for PSEZs, which are expected to be completed by the Province later this year.

The subject applications do not propose any conversion or development of the lands. The proposed severance and minor variances will facilitate the sale of the lands for future employment development, thereby preserving the lands for employment uses in accordance with the Growth Plan. It is our opinion that the proposal conforms to the Growth Plan.

4.3. City of Vaughan Official Plan (2010)

Land Use

The City of Vaughan Official Plan 2010 (VOP 2010) identifies the subject site as within an *Employment Area* and further designates the property as *Prestige Employment*. A small section of *Natural Areas* extends through the subject site, associated with the drainage channel.

The Prestige Employment designation permits a range of industrial, manufacturing, warehousing, distribution and office uses. The Official Plan provides that:

9.2.2.11 Prestige Employment Areas shall be characterized by high quality buildings in an attractive pedestrian-friendly, connected and transit-oriented working environment. A variety of lot sizes should be made available in areas designated as Prestige Employment to provide flexibility for attracting and accommodating a wide range of employment uses.

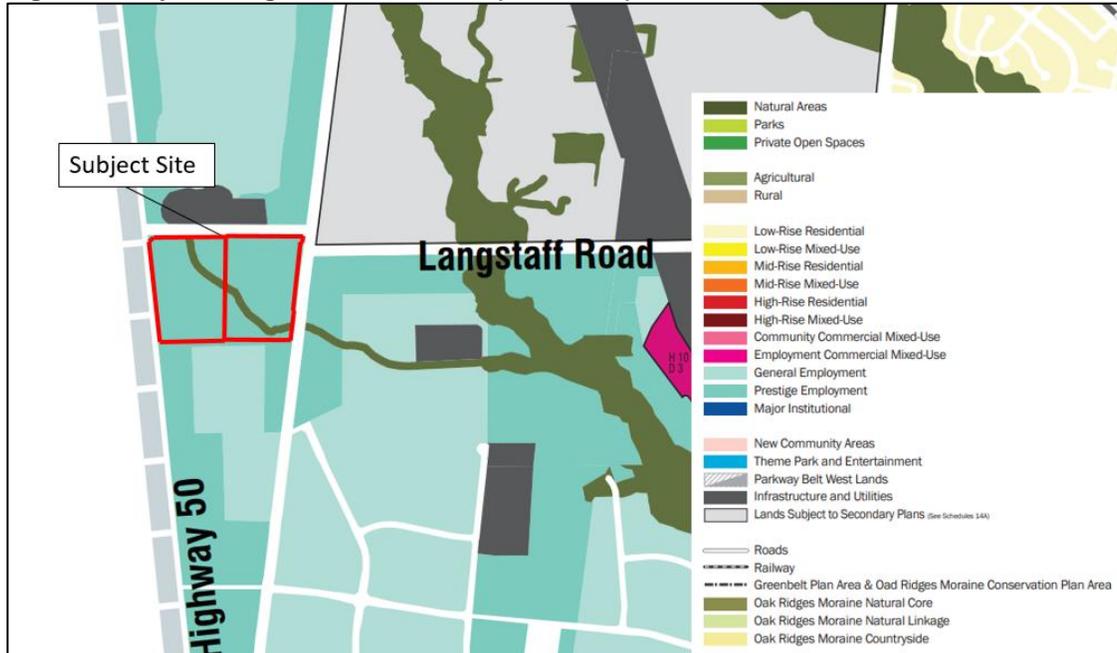
The proposed severance maintains substantial lot sizes to accommodate prestige employment development in the future.

Huntington Business Park

The subject site is also designated *Prestige Employment* within the Huntington Business Park Area Specific Policies. As no development is proposed at this time, the proposed severance and minor variances do not conflict with the Area Specific Policies, nor do they impact the ability of future development to conform to the policies.

Christine Vigneault
 Manager, Development Services & Secretary Treasurer to the Committee of Adjustment – February 18, 2020

Figure 4: City of Vaughan Official Plan (VOP 2010) - Land Use



Consents (Severances)

A Consent is the appropriate method of facilitating the proposed conveyance of land to the adjacent lot because no new lots are being created and no new roads are being created at this time. The severance maintains two lots that comprise enough net developable area to accommodate future employment development.

The proposal results in lot sizes and configurations consistent with the surrounding context. The proposed variances seek a minor reduction in lot area and side yard setbacks that have no impact on compatibility with the surrounding area. Both lots have existing frontage on public streets, which will remain following the severance.

As mentioned, the creation or dedication of the future road is not part of this application. While it is anticipated that a future road will be developed on the severed parcel in the future in order to align with the future road on the north side of Langstaff Road, this application does not deal with that, as it will be more appropriately addressed at the time of development applications. To ensure dedication of the future road at the time of development, an undertaking can be provided at the City's request.

No development is proposed at this time, and the proposed consent and minor variance do not jeopardize the ability for future development to occur in accordance with the Official Plan. It is our opinion that the proposal conforms to the City of Vaughan Official Plan.

4.4. City of Vaughan Zoning By-law 1-88

The City of Vaughan Zoning By-law 1-88 zones the subject site as *Agricultural*, which permits agricultural uses, as well as limited institutional and recreational uses and a single-detached dwelling. In order to facilitate future employment development, a rezoning will be required to bring the zoning into conformance with the Official Plan permissions.

Christine Vigneault
 Manager, Development Services & Secretary Treasurer to the Committee of Adjustment – February 18, 2020

The Prestige Employment (EM1), General Employment (EM2) and Retail Warehouse Employment (EM3) zones permit smaller lot areas and reduced frontages and setbacks in comparison to the current Agricultural zone. The proposed 8.72 ha lot requires a variance in the Agricultural zone to meet the 10 ha requirement; however, the EM1 requirement is 8 ha and the EM2 and EM3 requirement is 3 ha. The proposed lot areas of 8.72 ha for the retained lot, and 13.0 ha for the severed lot after merging with the adjacent parcel, conform to all Employment zone lot area requirements.

Table 1: Required Minimum Lot Area per Zoning By-law 1-88

Proposed Lot Area	Zone Requirement			
	A	EM1 (abutting major road)	EM2	EM3
8.72 ha (retained) 13.0ha (severed post-merge)	10 ha	8 ha	3 ha	3 ha

The requested variances for a reduced setback to the silo and barn only apply to each respective structure and are only for the purpose of facilitating the severance. At the time of future rezoning and development, the proposed reduced setbacks for the existing barn and silo on the subject site will not be relevant anymore as the existing structures will be demolished and the site will be redeveloped. There are no plans for such redevelopment at this time.

5. Conclusion

The proposed consent has regard for matters of provincial interest and conforms to the Official Plan. The minor variances required to facilitate the severance are minor in nature, meet the intents and objectives of the Official Plan and Zoning By-law, and are appropriate for the subject site an future development. It is our opinion that the proposed applications meet the requirements for good land use planning and should be approved.

Sincerely,



Amy Emm MCIP RPP
 Associate – Manager, Planning

- c. Quality Seeds Limited
 Brandon Bell, Planner I – City of Vaughan

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

TRCA – Comments with conditions



Discover the possibilities

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

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

Attwala, Pravina

Subject: FW: RESPONSE: B002/20 - REQUEST FOR COMMENTS
Attachments: B002-20 - Circulation.pdf

From: Development Services <developmentservices@york.ca>

Sent: January-24-20 7:58 AM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: RESPONSE: B002/20 - REQUEST FOR COMMENTS

Good Morning 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**

February 11, 2020

CFN: 62574.03
X-Ref CFN 61586, CFN 46471

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

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

Dear Christine:

**Re: Committee of Adjustment
Consent Application B002/20
Minor Variance Application A002/20
8400 Huntington Road
CONC 10 Part of Lot 10
City of Vaughan
Owner: Quality Seeds Limited**

This letter will acknowledge receipt of the above-noted applications, received by Toronto and Region Conservation Authority (TRCA) on January 24, 2020. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee.

Background
B002/20

It is our understanding that consent is being requested to sever a parcel of land, approximately 130,037.57 square metres, as a lot addition, being merged on title with the abutting lands to the west, municipally known as 10481 Highway 50. The retained parcel of land is approximately 87,167.42 square metres. The severed parcel to be merged with 10481 Highway 50 will have access from Highway 50 and Langstaff Road. The retained parcel will have access from Langstaff Road and Huntington Road.

The retained parcel contains five (5) existing 1-storey buildings used for farming purposes, plus three (3) silos. The severed parcel is currently vacant.

The proposed severance is being requested to facilitate an internal road network (in accordance with the Block Plan), to be built at the time of future development.

A002/20

The purpose of the Minor Variance Application is to request the following:

1. To permit a minimum lot area of 8.72 ha, whereas a minimum lot area of 10 ha is required.
2. To permit a minimum interior side yard setback of 1.71 metres to the silo and 8.03 metres to the accessory building (metal barn), whereas a minimum interior yard setback of 9 metres is required.

Applicable Policies and Regulations

Ontario Regulation 166/06

A portion of the subject property is located within TRCA's Regulated Area of the Humber River due to the presence of a headwater drainage feature traverses the site in a southeasterly direction, starts at Langstaff Road towards Huntington Road. Under Ontario Regulation 166/06, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Living City Policies

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a “Natural System” made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long-term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while minimizing impacts to, maintaining, and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA’s review of the subject applications, along with those found in other Provincial and municipal plans, documents, and guidelines.

Application-Specific Comments

The TRCA has an interest in conserving, protecting and enhancing all natural features and functions and discourages the fragmentation of ownership of the natural system (e.g. valley and stream corridors, wetlands, woodlands) and natural hazards lands within our jurisdiction. It has been TRCA’s practice for properties containing significant natural features and/or natural hazards, that the proposed lot line must coincide with the boundary of the Natural System (including the applicable buffer). This is to eliminate multiple ownership of the Natural System.

As a part of the Master Environmental Servicing Plan (MESP) for Block 57/58 West, the headwater drainage feature on the subject property was assessed through multiple site visits and technical studies. It was determined that the feature had low ecological and hydrological functions and could be redirected through a series of storm sewers along Langstaff Road to the west side of Huntington Road. TRCA subsequently approved permits to facilitate the realignment and piping of the feature, the most recent being TRCA Permit No. C-190565 approved on June 13, 2019 and revised on January 8, 2020 to recognize a change in the design of the proposed storm sewer pipe size.

Based on TRCA’s review of the application and considering the previous approvals to realign and pipe the headwater feature on the property, TRCA staff have no concerns regarding the proposed consent and minor variances.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a review fee of \$1400.00 (Consent-Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. This fee is separate from that requested under TRCA’s permitting process.

Recommendation

Based on the above-noted comments, TRCA staff provide a recommendation of **conditional approval** of consent application B002/20 and variance application A002/20, subject to the following condition:

1. The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Hamedeh Razavi
Planner I
Planning and Development
Extension 5256

HR/jb