



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
CONSENT APPLICATION
FILE NUMBER B005/22**

AGENDA ITEM NUMBER: 7	CITY WARD #: 2
APPLICANT:	Giuseppe Anania & Enzo Anania Anania
AGENT:	Murray Evans
PROPERTY:	8336 Hwy 27 Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Consent is being requested for an easement over Parts A & B on the plan submitted with the application (servient land) for servicing (municipal sewer and water) purposes in favour of the abutting lands to the south being described as Part Lot 9, Concession 9 as in R280143 (dominant land). The proposed easement will facilitate development associated with related files Z.19.026 and DA.19.079.

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

*Please see **Schedule B** of this report for a copy of Development Planning & Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Real Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Evans Planning	9212 Yonge Street, Unit 1	03/14/2022	Cover / Summary Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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B005/22**

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PURPOSE OF APPLICATION:	Consent is being requested for an easement over Parts A & B on the plan submitted with the application (servient land) for servicing (municipal sewer and water) purposes in favour of the abutting lands to the south being described as Part Lot 9, Concession 9 as in R280143 (dominant land). The proposed easement will facilitate development associated with related files Z.19.026 and DA.19.079.

HEARING INFORMATION

Date & Time of Hearing:	Thursday , May 5, 2022 at 6:00 p.m.
Watch the hearing live at: Vaughan.ca/LiveCouncil	

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca
If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

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

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

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

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

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	April 20, 2022
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COMMITTEE OF ADJUSTMENT COMMENTS	
Date Applicant Confirmed Posting of Sign:	April 17, 2022
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

BUILDING STANDARDS (ZONING) COMMENTS	
There are no outstanding Orders on file A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
The Development Engineering (DE) Department does not object to consent application B005/22 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject easements to the satisfaction of Development Engineering. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
No comment no concerns	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance 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).

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns

BCLPS Recommended Conditions of Approval:

None

BUILDING INSPECTION (SEPTIC) COMMENTS

No comment received to date

Building Inspection Recommended Conditions of Approval:

None

FIRE DEPARTMENT COMMENTS

No comment no concerns

Fire Department Recommended Conditions of Approval:

None

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject easements to the satisfaction of Development Engineering. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
6	Development Finance nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

	Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
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IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: 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.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

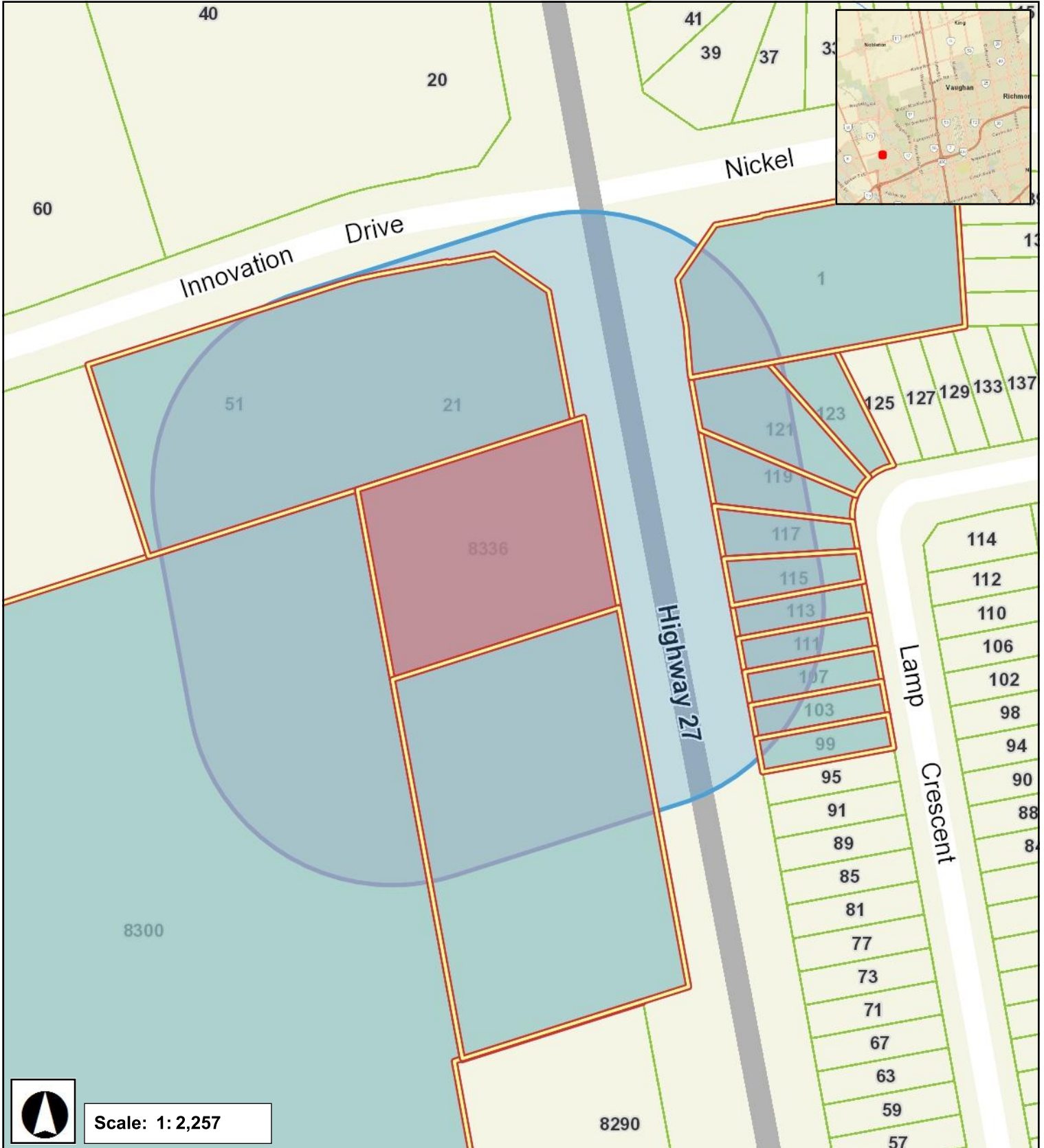
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - B005/22

8336 HIGHWAY 27, VAUGHAN

Langstaff Road

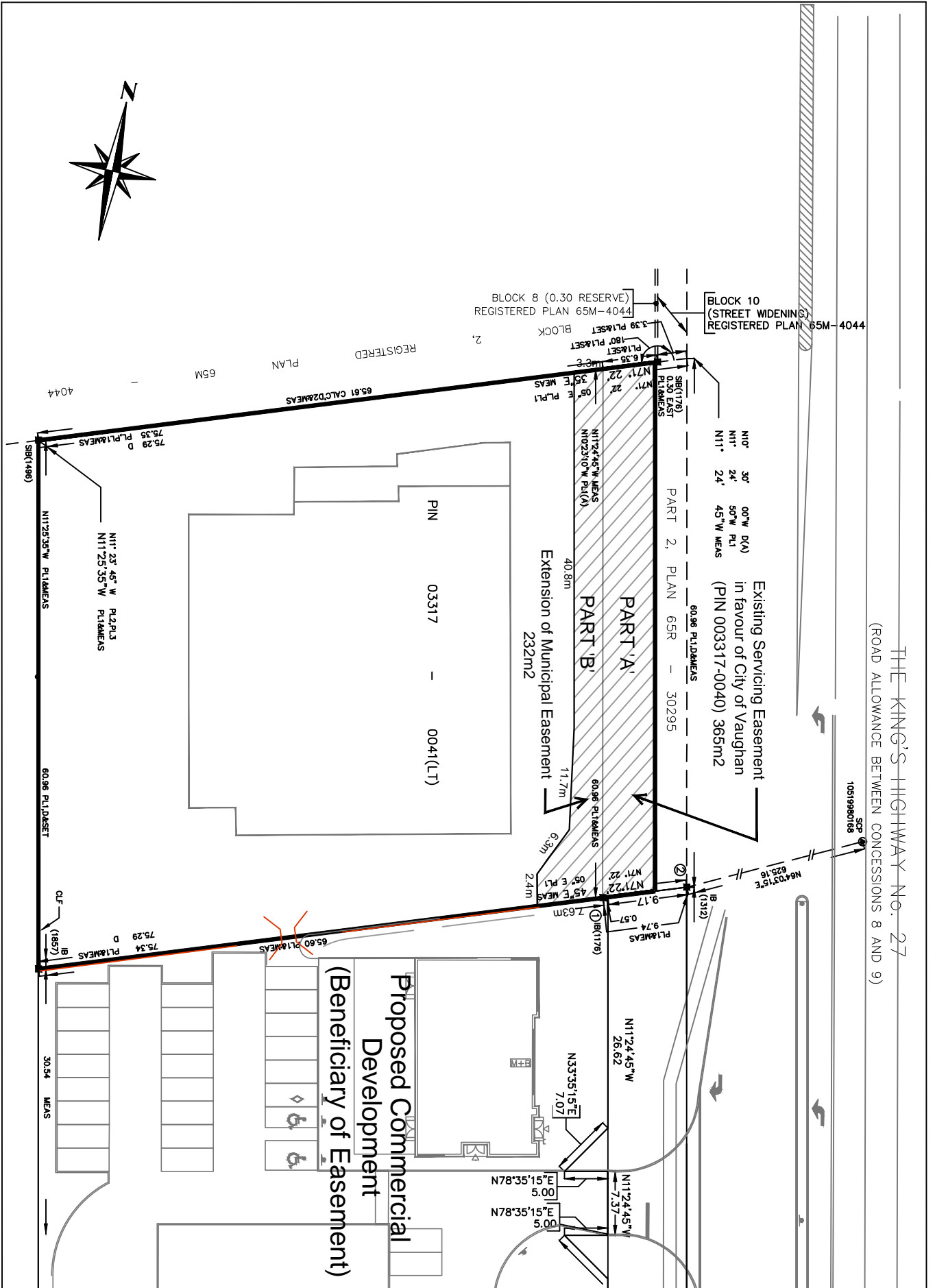


Scale: 1: 2,257

Highway 7

April 19, 2022 10:07 AM

THE KING'S HIGHWAY No. 27
(ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)



THE KING'S HIGHWAY No. 27
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)

SCP
 10519980168

Existing Servicing Easement
 in favour of City of Vaughan
 (PIN 003317-0040) 365m²

N10° 30' 00"W D(A)
 N11° 24' 50"W PL1
 N11° 24' 45"W MEAS

PART 2, PLAN 65R - 30295
 60.96 PL1,D&MEAS

PART 'A'

PART 'B'

Extension of Municipal Easement
 232m²

40.8m

11.7m

6.3m

2.4m

N11°24'45"W MEAS
 N10°23'10"W PL1(A)

05" E PL1
 35" E MEAS

60.96 PL1&MEAS

N71°22'

N71°22'

IB(1176)

PL1&MEAS

9.74

0.57

9.17

7.63m

45" E MEAS

05" E PL1

SIB(1176)
 0.30 EAST
 PL1&MEAS

6.35
 6.35
 3.39 PL1&SET
 180° PL1&SET
 PL1&SET

N71°22'

N71°22'

05" E PL1

35" E MEAS

PIN

03317

0041(LT)



THE KING'S HIGHWAY No. 27
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)

SCP
 10519980168

Existing Servicing Easement
 in favour of City of Vaughan
 (PIN 003317-0040) 365m²

PART 2, PLAN 65R - 30295
 60.96 PL1,D&MEAS

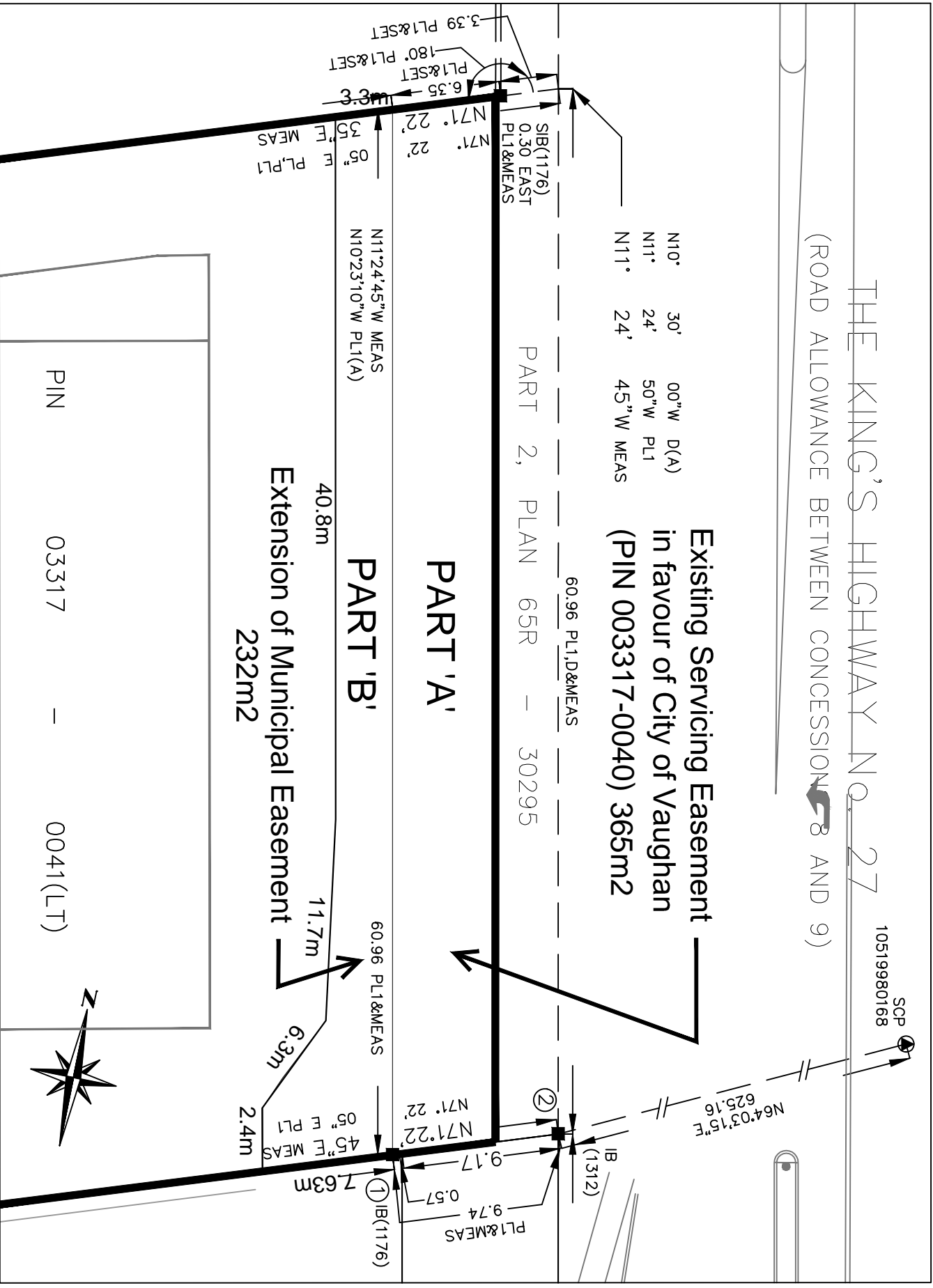
N10° 30' 00"W D(A)
 N11° 24' 50"W PL1
 N11° 24' 45"W MEAS

PART 'A'

PART 'B'

Extension of Municipal Easement
 232m²

PIN 03317 - 0041(LT)

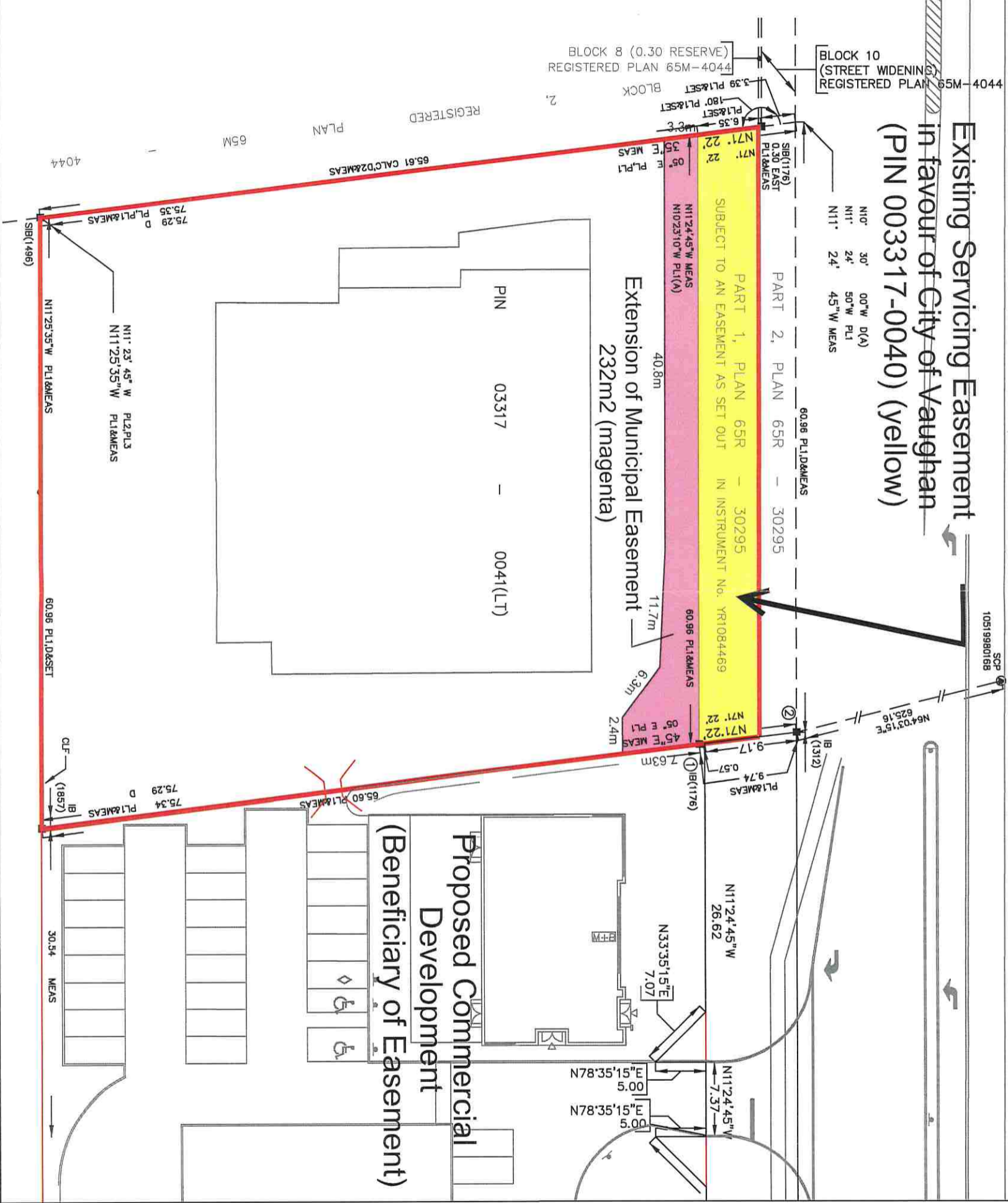


THE KING'S HIGHWAY NO. 27
(ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)

Existing Servicing Easement
in favour of City of Vaughan
(PIN 003317-0040) (yellow)

Extension of Municipal Easement
232m2 (magenta)

Proposed Commercial
Development
(Beneficiary of Easement)



LEGEND:

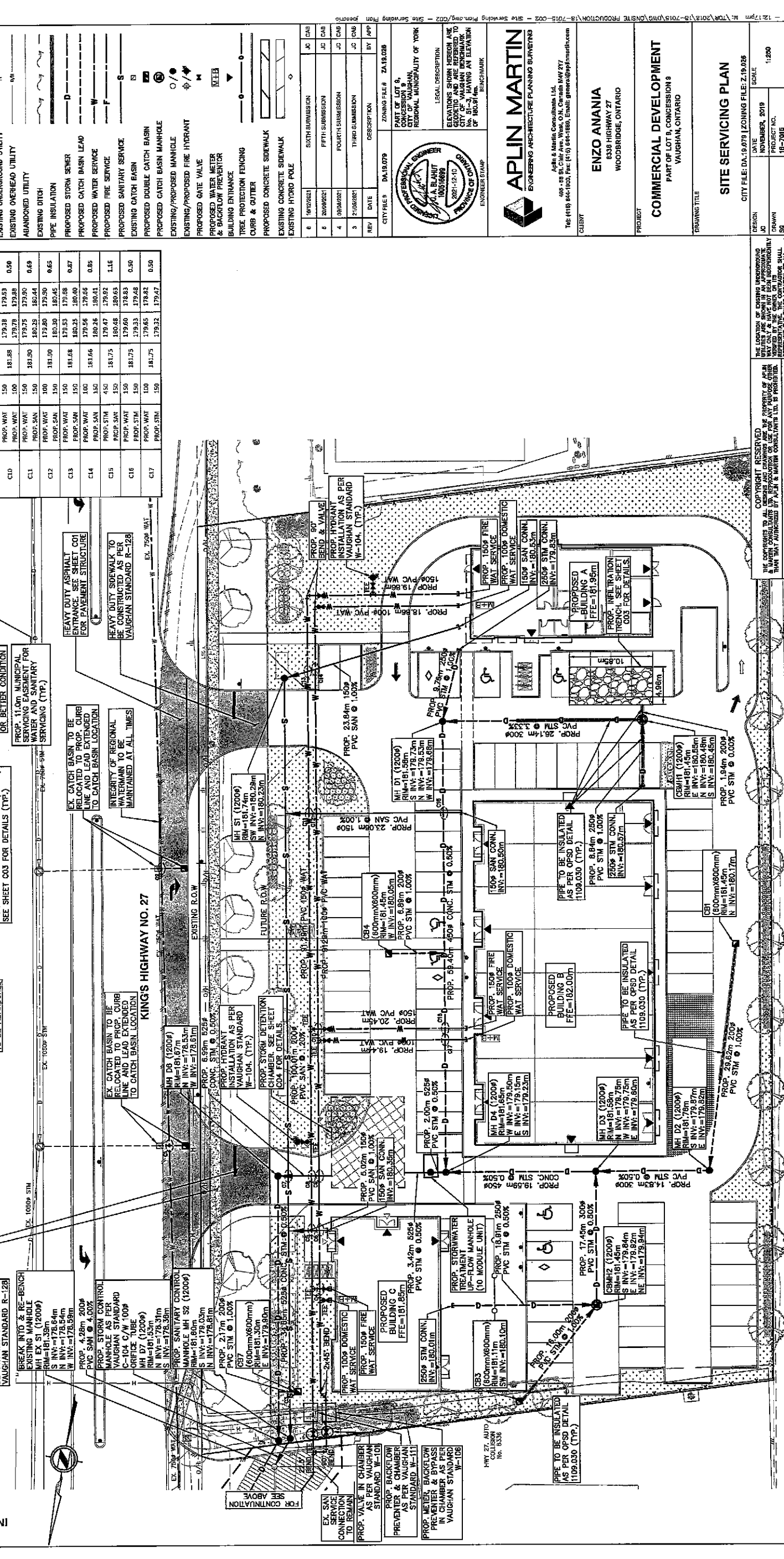
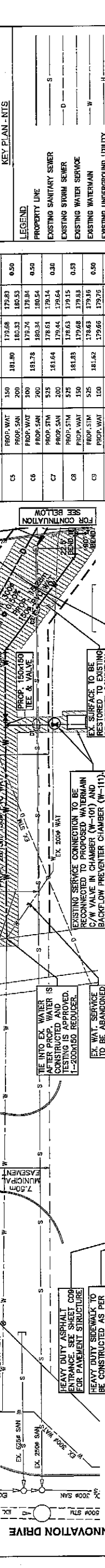
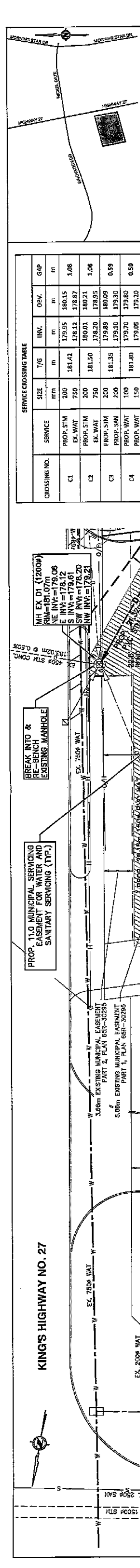
- Subject Lands - 4333m2
- Existing Easement - 365m2
- Easement Extension - 232m2
- Easement to Lot 9, Concession 9 (yellow & magenta) S97/m2

EASEMENT PLAN

PART OF LOT 9,
CONCESSION 9
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

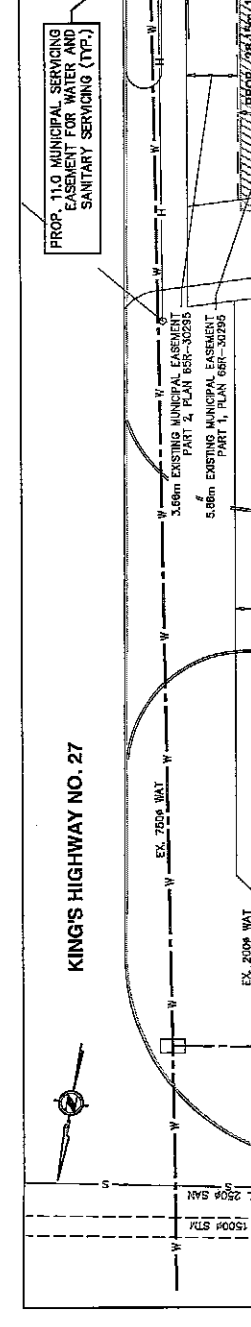
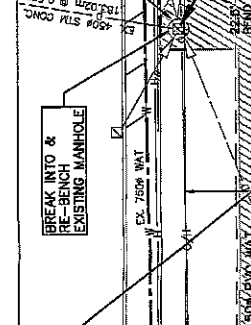
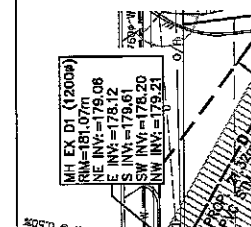
Scale:





SERVICE CROSSING TABLE

CROSSING NO.	SERVICE	SIZE	7/6	HW.	OV.	GAP
		mm	m	m	m	mm
C1	PROP. STM	200	181.42	179.85	180.15	1.08
	EX. WAT.	750	178.12	178.87	178.87	0.00
C2	PROP. STM	200	181.50	180.01	180.21	1.06
	EX. WAT.	750	178.20	178.20	178.51	0.59
C3	PROP. STM	200	181.35	179.89	180.09	0.59
	EX. WAT.	750	178.20	178.20	178.51	0.59
C4	PROP. WAT.	100	181.80	179.70	179.20	0.50
	PROP. WAT.	150	179.20	179.05	179.20	0.50
C5	PROP. SAN	150	181.80	179.68	179.83	0.50
	PROP. SAN	200	181.80	180.34	180.54	0.50
C6	PROP. SAN	150	181.78	179.74	179.84	0.50
	PROP. SAN	200	181.78	180.34	180.54	0.50
C7	PROP. SAN	200	181.64	179.44	179.64	0.30
	PROP. SAN	200	181.64	179.44	179.64	0.30
C8	PROP. STM	200	181.63	179.63	179.15	0.53
	PROP. STM	200	181.63	179.63	179.15	0.53
C9	PROP. STM	200	181.62	179.63	179.15	0.50
	PROP. STM	200	181.62	179.63	179.15	0.50
C10	PROP. WAT.	150	181.88	179.68	179.55	0.50
	PROP. WAT.	150	181.88	179.68	179.55	0.50
C11	PROP. WAT.	150	181.90	179.75	179.90	0.69
	PROP. WAT.	150	181.90	179.75	179.90	0.69
C12	PROP. SAN	150	181.90	180.30	180.45	0.65
	PROP. SAN	150	181.90	180.30	180.45	0.65
C13	PROP. SAN	150	181.68	180.25	180.40	0.87
	PROP. SAN	150	181.68	180.25	180.40	0.87
C14	PROP. SAN	150	181.66	179.56	179.65	0.85
	PROP. SAN	150	181.66	179.56	179.65	0.85
C15	PROP. STM	450	181.75	179.47	179.92	1.16
	PROP. SAN	150	181.75	180.48	180.63	0.50
C16	PROP. WAT.	150	181.75	179.60	178.83	0.50
	PROP. WAT.	150	181.75	179.60	178.83	0.50
C17	PROP. WAT.	100	181.75	179.65	178.82	0.50
	PROP. STM	150	181.75	179.32	179.47	0.50



CITY FILE # DA.19.079 ZONING FILE # Z.19.028
 PART OF LOT 9, CONCESSION 9, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK

LEGAL DESCRIPTION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE MEAN SEA LEVEL DATUM OF 1985. NO. 81-2, HAVING AN ELEVATION OF 160.81m.

ENGINEER STAMP

APLIN MARTIN
 ENGINEERING ARCHITECTURE PLANNING SURVEYING
 Alpha & Mattia Consultants Ltd.
 488 - 88 SLCR Ave. Wark, O.N. Canada M4V 2V7
 Tel: (416) 944-1800, Fax: (416) 944-1888, Email: gemera@aplmartin.com

CLIENT
 ENZO ANANIA
 638 HIGHWAY 27
 WOODBRIDGE, ONTARIO

PROJECT
 COMMERCIAL DEVELOPMENT
 PART OF LOT 9, CONCESSION 9
 VAUGHAN, ONTARIO

DRAWING TITLE
 SITE SERVING PLAN

CITY FILE: DA.19.079 [ZONING FILE Z.19.028]

DESIGN JC
 CHECKED BY
 DATE NOVEMBER, 2019
 PROJECT NO. 19-7908
 SCALE 1:200

DRAWING NO. C02
 CHECKED BY
 DATE
 APPROVED BY

REVISION
 NO. 6
 DATE

PROPRIETARY INFORMATION

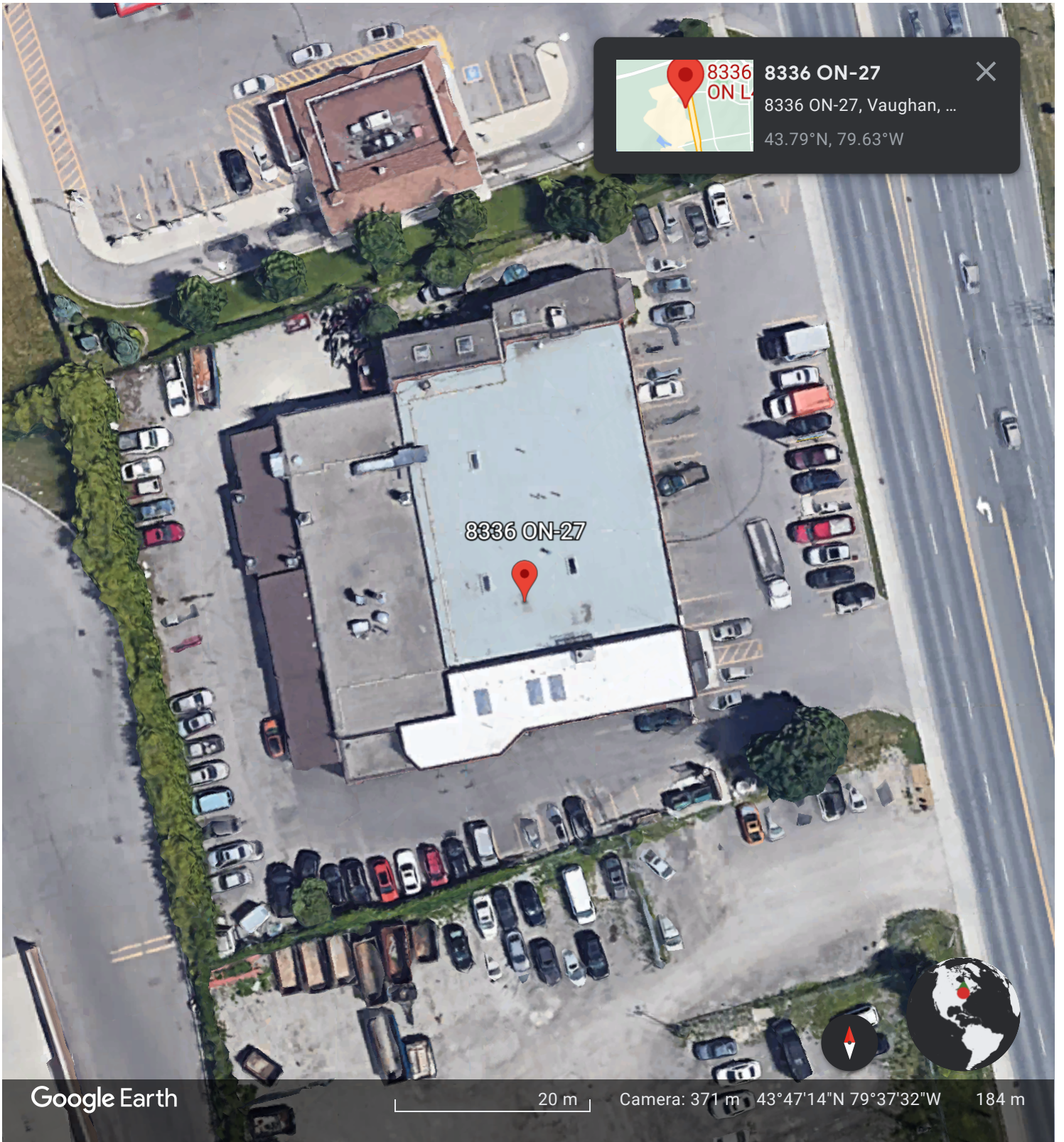
COPYRIGHT RESERVED

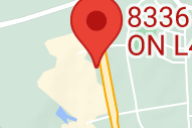
THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF APLIN & MARTIN CONSULTANTS LTD. NO PART OF THIS DRAWING OR ANY INFORMATION HEREON SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF APLIN & MARTIN CONSULTANTS LTD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS.

NOTICE TO CONTRACTOR

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND OBSTRUCTIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS.



 **8336 ON-27** ×
8336 ON-27, Vaughan, ...
43.79°N, 79.63°W

8336 ON-27



Google Earth

20 m

Camera: 371 m 43°47'14"N 79°37'32"W 184 m

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: May 5, 2022
Name of Owner: Giuseppe and Enzo Anania
Location: 8336 Highway 7
File No.(s): B005/22

Proposal:

The Owner has submitted Consent Application File B005/22 to permit a servicing easement in favour of the City which extends municipal services to the lands to the south.

Official Plan:

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

Comments:

On March 22, 2022, Council approved Zoning By-law Amendment and Site Development Applications Z.19.026 and DA.19.079 on the lands adjacent to the south (no municipal address) to facilitate the development of three commercial buildings and permit a range of commercial uses and site-specific development standards. As a Condition of Site Plan Approval, the Owner is required to obtain approval of a Consent Application to facilitate the conveyance of servicing and maintenance easements within the subject lands (8336 Highway 27) in favour of the City, to support the watermain and sanitary service connections required to service the lands to the south.

The Development Engineering Department has reviewed the proposed easement and has no objection.

The Development Planning Department has no objection to the proposed easement as it facilitates the Council approved development under Site Development Application DA.19.079 and complies with VOP 2010, and the consent criteria stipulated in Section 51(24) of the *Planning Act, R.S.O. 1990, c. P.13*.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner I
Chris Cosentino, Senior Planner

Date: April 6th , 2021
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B005-22**
Related Files:
Applicant: Giuseppe Anania
Location 8336 Highway 27



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:

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: B005/22 (8336 HIGHWAY 27)

From: York Plan <yorkplan@trca.ca>

Sent: April-07-22 8:45 AM

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

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

Subject: [External] RE: City of Vaughan Request for Comments: B005/22 (8336 HIGHWAY 27)

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property. Furthermore, the site is not within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, so no water balance would be required.

Should further clarification be required, please contact the undersigned at your convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Manager – Toronto, Durham & York East Review Areas

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: B005/22 (8336 HIGHWAY 27)

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

Sent: April-13-22 1:47 PM

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

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

Subject: [External] RE: City of Vaughan Request for Comments: B005/22 (8336 HIGHWAY 27)

Good afternoon Pravina,

The Regional Municipality of York has completed its review of the above consent for easement and has no comment.

Gabrielle

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

Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: B005/22 (8336 HIGHWAY 27) - 905-22-169

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

Sent: April-28-22 8:22 AM

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

Subject: [External] RE: City of Vaughan Request for Comments: B005/22 (8336 HIGHWAY 27) - 905-22-169

Re: B005/22

Subsequent to review of the abovementioned application at 8336 HIGHWAY 27, Bell Canada's engineering department have determined that there are no concerns or comments at this time.

Kind regards,

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

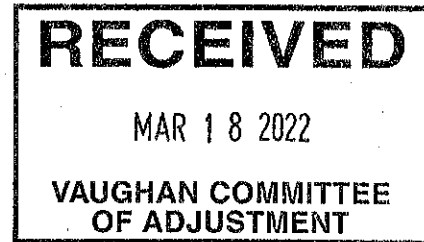
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Evans Planning	9212 Yonge Street, Unit 1	03/14/2022	Cover / Summary Letter



Urban Planners • Project Managers

March 14, 2022

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Attn: Ms. Christine Vigneault, Secretary-Treasurer

Dear Ms. Vigneault,

Re: Application for Consent to Sever –Servicing Easement
8336 Highway 27, City of Vaughan

Evans Planning acts on behalf of Giuseppe and Enzo Anania, the co-owners of land municipally described as 8336 Highway 27, being located south of Innovation Drive, on the west side of Highway 27. The property is developed with an auto body repair shop.

Presently, an easement in favour of the City of Vaughan for the provision of municipal services is located across the frontage of the property. The easement was registered over Part 1, 65R-30295 on November 9, 2007.

Applications to amend the Zoning By-law (Z. 19.026) and for Site Development Approval (SDA. 19.079) for lands abutting our Client's lands were approved by the City's Committee of the Whole, at its meeting held on March 1, 2022. As part of the necessary work to facilitate the development of the plaza, it is necessary to extend the municipal services which are located on 8336 Highway 27 to the abutting property (not municipally described). The necessity to do is a condition of approval for the plaza development.

A plan depicting the location of the existing easement on 8336 Highway 27 which is to be extended to provide rights to the plaza site (shown in yellow) and an area of expansion of the easement (shown in magenta) in favour of the City of Vaughan and the plaza lands.



Please find attached the following Information:

- Application for Consent to Sever—Easement;
- Cheque payable to the City of Vaughan in the amount of 3,759 as payment of the application fee;
- Sketch Plan of the proposed easement in favour of the abutting property;
- Signed Tree Declaration Form;
- Easement Transfer document for existing easement;
- Servicing Plan for abutting plaza.

I trust that these materials are sufficient for your processing and scheduling of this application. Should you require anything further, please contact the writer.

Yours truly,

Murray Evans