

<b>ITEM #: 6.19</b>	<b>COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A299/22 200 INTERCHANGE WAY, CONCORD</b>
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**COA REPORT SUMMARY**

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards -Zoning Review *Schedule B	<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 Recieved to Date
Development Planning *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Comments
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<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
None				

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A301/05	10/20/2005	Approved by COA

**ADJOURNMENT HISTORY**

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

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A299/22  
200 INTERCHANGE WAY, CONCORD**

<b>AGENDA ITEM NUMBER: 6.19</b>	<b>CITY WARD #: 4</b>
<b>APPLICANT:</b>	Ikea Canada Ltd.
<b>AGENT:</b>	Lakeshore Group
<b>PROPERTY:</b>	200 Interchange Way, Concord
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "South Precinct" and "Major Parks and Open Spaces", by Volume 2: 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan.
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	DA.22.060
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit a proposed addition to the existing building (Ikea Canada Ltd.), to store goods/merchandise and to facilitate related site plan application DA.22.060.

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

**The subject lands are zoned OS1, Public Open Space Zone and V2-S(3-10)-D(1.5-3) Vaughan Metropolitan Centre South Zone subject to the provisions of Exception 14.635 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum exterior side yard setback of 3.0 metres is required abutting the lot line along Exchange Avenue. [Section 10.2.2 Table 10-3]	To permit a minimum exterior side lot line of 1.7 metres abutting the lot line along Exchange Avenue.
2	A maximum Lot Coverage of 10 % is permitted for OS1 Zoned Lands.[Section 12.2.2 Table 12-3]	To permit a maximum lot coverage of 30%
3	A maximum building height of 11.0 metres is permitted in an OS1 Zone. [Section 12.2.2 Table 12-3]	To permit a maximum building height of 15.0 metres for the addition proposed.
4	A minimum 3.0 metre landscape strip is required abutting a street line. [Section 10.2.2 Table 10-3]	To permit a minimum landscape strip of 0.0 metres to 1.7 metres abutting a street line.
5	A maximum of 1328 parking spaces is permitted. (Total G.F.A 33183 sqm @ 4.0 spaces per 100 sqm) [Section 6.3.5 Table 6-2].	To permit a maximum of 1403 parking spaces for the site.
6	A required Build-to Zone of 3 – 5 metres is required [Section 10.2.2 Table 10-3]	To permit Build-To Zone setbacks of 0.0 to 32 metres.
7	A minimum and maximum building height of 3-10 storeys is required. [Section 10.2.2 Table 10-3, Schedule A]	To permit a 1 Storey addition.
8	A minimum of 33 Long Term Bicycle Parking Spaces are required [Section 6.5.3, Table 6-7]	To Permit a minimum of 4 Long Term Bicycle Spaces.

**The subject lands are zoned C10, Corporate District (All Uses) and subject to the provisions of Exception 9(957) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
9	A maximum of 1328 parking spaces is permitted. (Total G.F.A 33183 sqm @ 4.0 spaces per 100 sqm) [ Section 3.8.1 a)]	To permit a maximum of 1403 parking spaces for the site.
10	A required Build-to Zone of 0-9 metres is required [Schedule A2]	To permit Build-to Zone setbacks of 0.0 to 32 metres.

Zoning By-law 1-88		Variance requested
11	A minimum landscape strip of 3.0 metres is required abutting a street line. [Section 5.1.1 c)i)]	To permit a minimum landscape strip of 0.0 metres up to 1.7 metres abutting a street line.
12	A minimum of 33 Long Term Bicycle Parking Spaces are required. Section 3.8.2 a)]	To Permit a minimum of 4 Long Term Bicycle Spaces.

### HEARING INFORMATION

**DATE OF MEETING:** January 26, 2023

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto:cofa@vaughan.ca)

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

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

### INTRODUCTION

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

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.

That the requested variance(s) is/are minor in nature.

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

### COMMITTEE OF ADJUSTMENT COMMENTS

<b>Date Public Notice Mailed:</b>	January 12, 2023
<b>Date Applicant Confirmed Posting of Sign:</b>	January 12, 2023
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	The proposed expansion exceeds the as-of-right provisions of the applicable By-laws. Additionally, the proposed Site Plan process requires zoning conformity.
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <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.  *A revised submission may be required to address staff / agency comments received as part of the application review process.  *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	None

### COMMITTEE OF ADJUSTMENT COMMENTS

<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None
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### BUILDING STANDARDS (ZONING) COMMENTS

\*\*See Schedule B for Building Standards (Zoning) Comments

<b>Building Standards Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule B for Development Planning Comments.

<b>Development Planning Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)   [Link to Pool Permit](#)   [Link to Curb Curt Permit](#)   [Link Culvert Installation](#)

None

<b>Development Engineering Recommended Conditions of Approval:</b>	None
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### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry is currently working with development Planning for this project- DA.20.060.

<b>PFH Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
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### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns

<b>BCLPS Recommended Conditions of Approval:</b>	None
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### BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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### FIRE DEPARTMENT COMMENTS

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	None
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### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

## SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	Application under review.

## IMPORTANT INFORMATION – PLEASE READ

**CONDITIONS:** It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

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

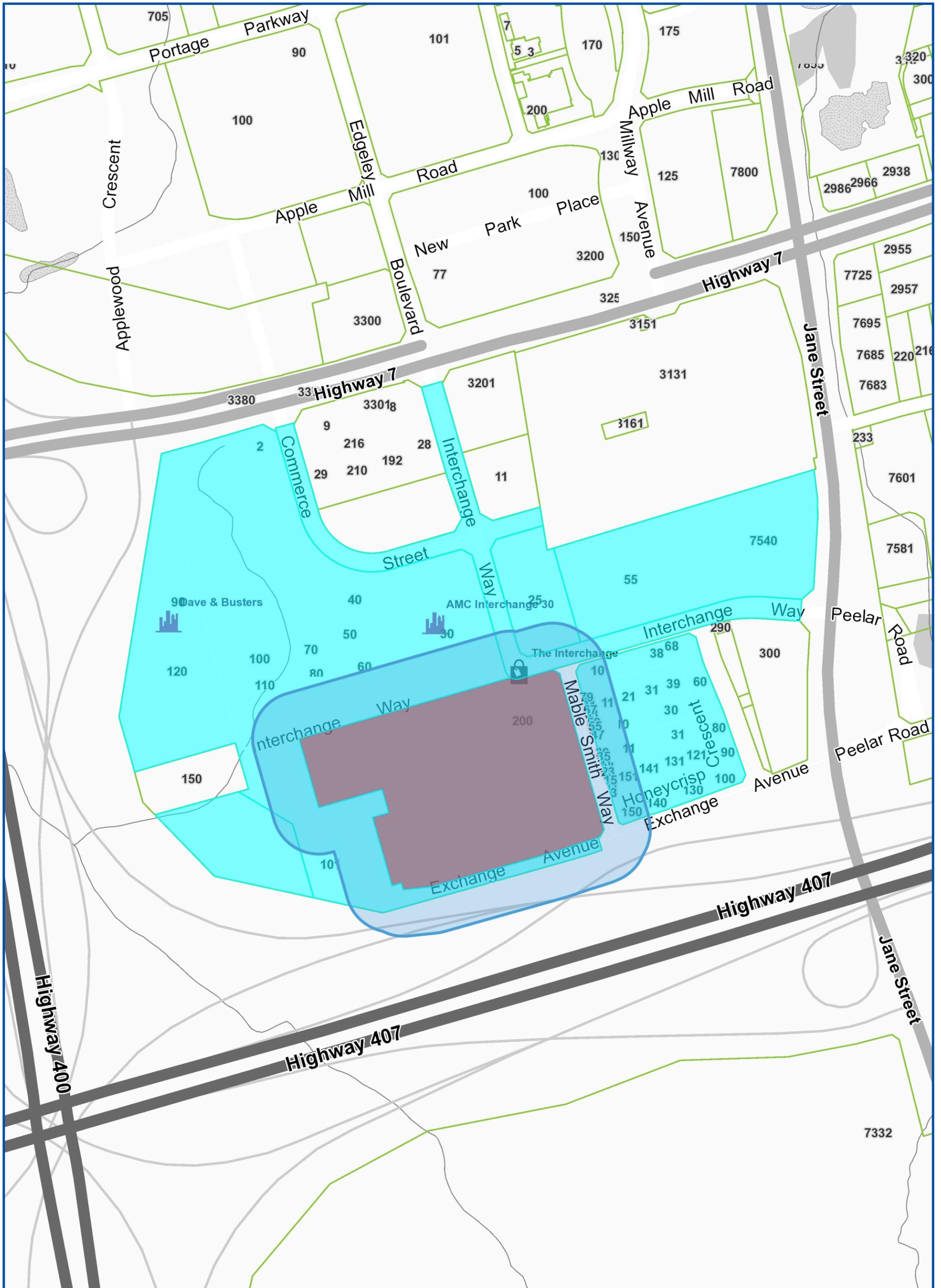
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

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

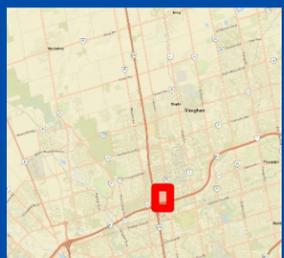
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

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

**SCHEDULE A: DRAWINGS & PLANS**



Map Information:



Title: **200 Interchange Way, Concord**

# NOTIFICATION MAP - A299/22

**Disclaimer:**

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



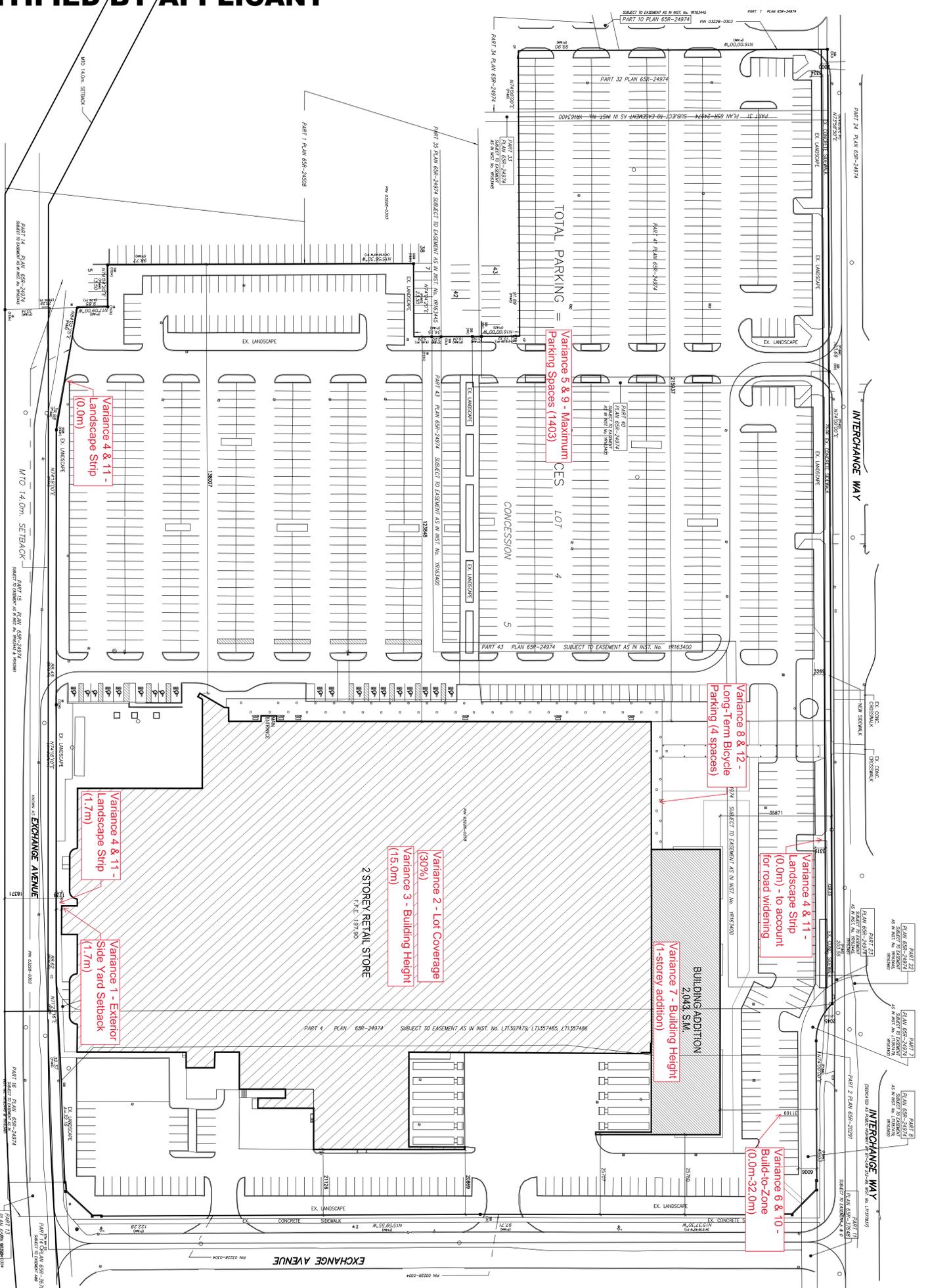
Scale: 1: 6,836  
 0 0.11 km



Created By:  
 Infrastructure Delivery  
 Department  
 December 2, 2022 2:35 PM

Projection:  
 NAD 83  
 UTM Zone  
 17N

## PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

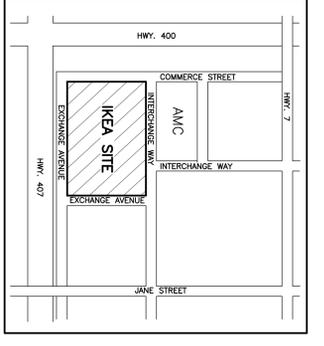
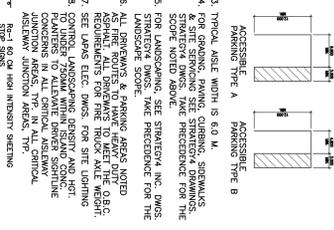


**SITE INFORMATION:**  
 TOTAL SITE AREA: 20,178 ACRES (8,1869 Ha. = 81,659 S.M. APPROX.)  
 PARTS 2 TO 8, PART OF LOT 4 CONCESSION 5, PLAN 65R-20291  
 INFORMATION SHOWN IS FROM PLAN OF SURVEY PREPARED BY  
 MCKOY, WICKOY & PETERS LIMITED, O.L.S., DATED DEC. 2021

### LEGEND

—	PROPERTY LINE
+	SURVEY MONUMENT
EX +H	EXISTING FIRE HYDRANT
EX +M	EXISTING FIRE HYDRANT VALVE
EX +L	EXISTING LIGHT SIGNAGE
EX +C	EXISTING CATCH BASIN
EX +CB	EXISTING DOUBLE CATCH BASIN
EX +D	EXISTING STORM MANHOLE
EX +S	EXISTING SIGNAGE
FFLE	FINISHED FLOOR ELEVATION
EX +PC	EXISTING FIRE DEPARTMENT / SERVICE CONNECTION
EX +B	EXISTING BOLLARD
EX +E	EXISTING ELEVATOR
EX +V	EXISTING VEHICLE PARKING
EX +F	EXISTING FLOOR PAINT
EX +S	EXISTING SIGNAGE
EX +P	EXISTING PAVEMENT
EX +R	EXISTING ROAD SIGN
EX +V	EXISTING VEHICLE PARKING
EX +A	EXISTING ACCESSIBLE PARKING SPACE

**GENERAL NOTES:**  
 1. TYPICAL PARKING SPACE IS 2.7m x 6.0m MIN.  
 2. TYPICAL ACCESSIBLE SPACES

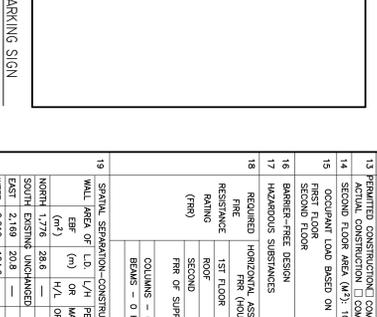
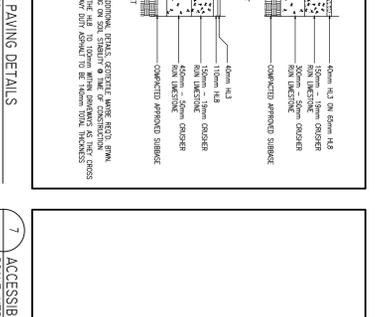
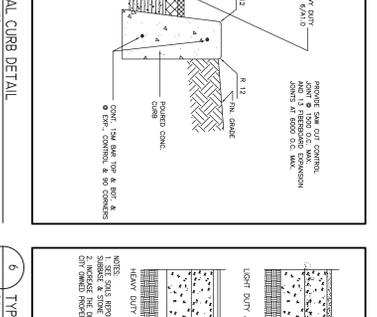
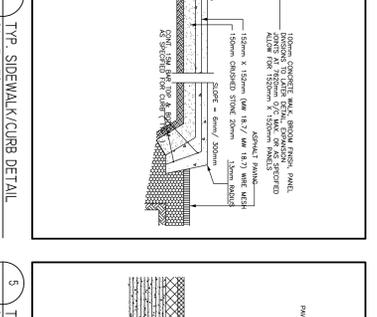
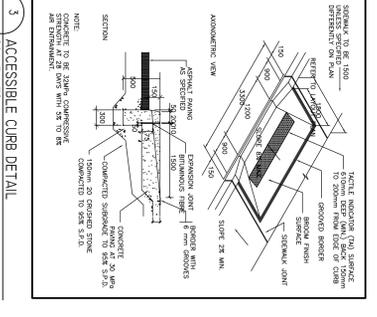
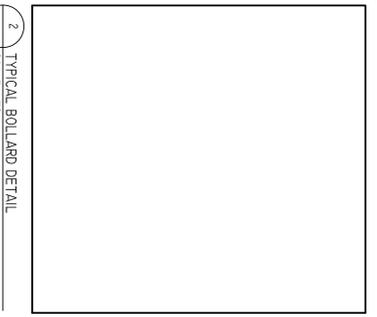
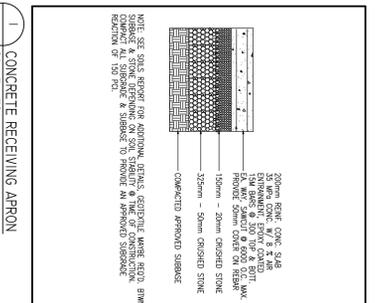


### SITE & EXISTING ZONING INFORMATION

ZONING	EXISTING ZONING	OFFICIAL PLAN NUMBER	EXISTING RECORD
RESIDENTIAL	RESIDENTIAL	118	118
COMMERCIAL	COMMERCIAL	118	118
INDUSTRIAL	INDUSTRIAL	118	118
AGRICULTURAL	AGRICULTURAL	118	118
CONSERVATION	CONSERVATION	118	118
RECREATION	RECREATION	118	118
UNZONED	UNZONED	118	118

### SITE & NEW ZONING INFORMATION

ZONING	EXISTING ZONING	OFFICIAL PLAN NUMBER	EXISTING RECORD
RESIDENTIAL	RESIDENTIAL	118	118
COMMERCIAL	COMMERCIAL	118	118
INDUSTRIAL	INDUSTRIAL	118	118
AGRICULTURAL	AGRICULTURAL	118	118
CONSERVATION	CONSERVATION	118	118
RECREATION	RECREATION	118	118
UNZONED	UNZONED	118	118



REF.	DATE	DESCRIPTION	QTY	REF.	DATE	DESCRIPTION	QTY
1	12/20/21	ISSUED FOR PERMITS	1	1	09/17/21	PRE-APPLICATION CONSULTATION	1
2	06/17/21	C of A & S.M. APPLICATION	1	2	09/17/21	PRE-APPLICATION CONSULTATION	1
3	06/17/21	C of A & S.M. APPLICATION	1	3	09/17/21	PRE-APPLICATION CONSULTATION	1
4	12/20/21	ISSUED FOR PERMITS	1	4	09/17/21	PRE-APPLICATION CONSULTATION	1

### REVISIONS

NO.	DATE	DESCRIPTION
1	12/20/21	ISSUED FOR PERMITS
2	06/17/21	C of A & S.M. APPLICATION
3	06/17/21	C of A & S.M. APPLICATION
4	12/20/21	ISSUED FOR PERMITS

**STARK ARCHITECTS INC.**  
 2560 Watkinson Boulevard East, Suite 317  
 Mississauga, Ontario L4W 4Y9  
 (905) 620 2500  
 (905) 620 2500 Fax  
 www.starkad.ca

**IKEA**  
 WAREHOUSE EXPANSION  
 THE INTERCHANGE, WATKINSON, ON

**SITE PLAN & NOTES**  
 ISSUED FOR ZONING  
 DRAWN: H.T.  
 DATE: APRIL 15, 2021  
 SCALE: 1:500  
 SHEET NO.: A1.0

## SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application under review.
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments

**Date:** December 6<sup>th</sup> 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A299-22**

**Related Files:**

**Applicant** IKEA Canada Ltd.

**Location** 200 Interchange Way



Discover the possibilities

### COMMENTS:

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

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

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

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

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

### References:

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

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

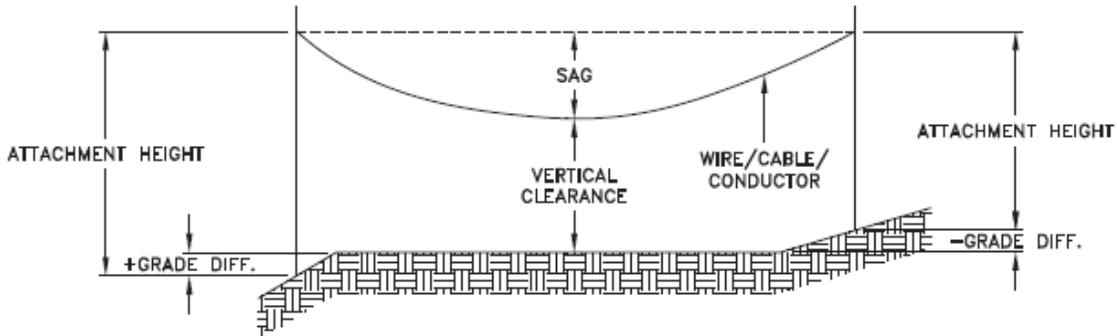
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 ± GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

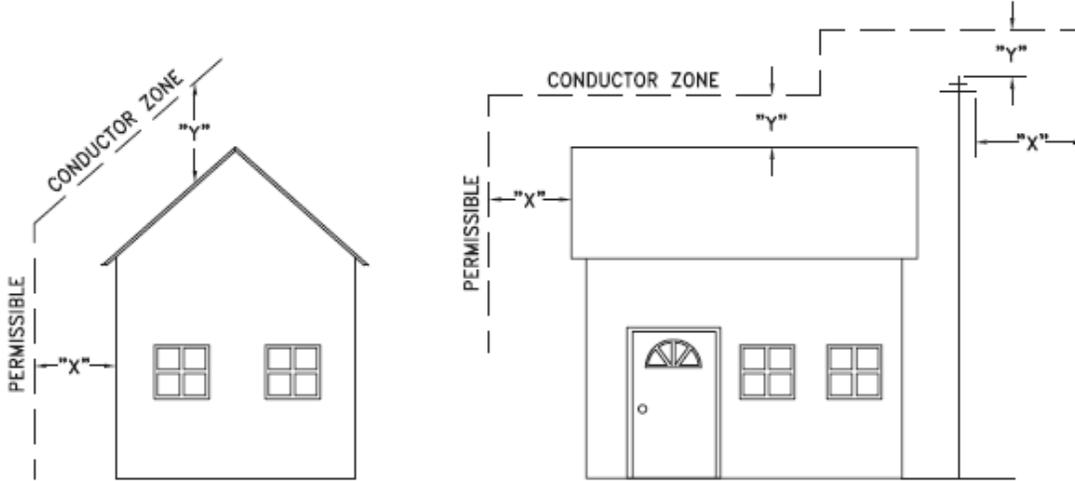
**REFERENCES**

SAGS AND TENSIONS | SECTION 02

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

**NOTES**

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)**

**Certificate of Approval**  
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04  
Debbie Dadwani, P.Eng. 2010-MAY-05  
Name Date  
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

**To:** Committee of Adjustment

**From:** Gregory Seganfreddo, Building Standards Department

**Date:** November 29, 2022

**Applicant:** Ikea Canada Ltd.

**Location:** CONC 5 Part of Lot 4  
PLAN 65R20291 Part 5,32  
Part 36  
Part 43  
Part 62 municipally known as 200 Interchange Way

**File No.(s):** A299/22

**Zoning Classification:**

The subject lands are zoned OS1, Public Open Space Zone and V2-S(3-10)-D(1.5-3) Vaughan Metropolitan Centre South Zone subject to the provisions of Exception 14.635 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum exterior side yard setback of 3.0 metres is required abutting the lot line along Exchange Avenue. [Section 10.2.2 Table 10-3]	To permit a minimum exterior side lot line of 1.7 metres abutting the lot line along Exchange Avenue.
2	A maximum Lot Coverage of 10 % is permitted for OS1 Zoned Lands.[Section 12.2.2 Table 12-3]	To permit a maximum lot coverage of 30%
3	A maximum building height of 11.0 metres is permitted in an OS1 Zone. [Section 12.2.2 Table 12-3]	To permit a maximum building height of 15.0 metres for the addition proposed.
4	A minimum 3.0 metre landscape strip is required abutting a street line. [Section 10.2.2 Table 10-3]	To permit a minimum landscape strip of 0.0 metres to 1.7 metres abutting a street line.
5	A maximum of 1328 parking spaces is permitted. (Total G.F.A 33183 sqm @ 4.0 spaces per 100 sqm) [Section 6.3.5 Table 6-2].	To permit a maximum of 1403 parking spaces for the site.
6	A required Build-to Zone of 3 – 5 metres is required [Section 10.2.2 Table 10-3]	To permit Build-To Zone setbacks of 0.0 to 32 metres.
7	A minimum and maximum building height of 3-10 storeys is required. [Section 10.2.2 Table 10-3, Schedule A]	To permit a 1 Storey addition.
8	A minimum of 33 Long Term Bicycle Parking Spaces are required [Section 6.5.3, Table 6-7]	To Permit a minimum of 4 Long Term Bicycle Spaces.

The subject lands are zoned C10, Corporate District (All Uses) and subject to the provisions of Exception 9(957) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
9	A maximum of 1328 parking spaces is permitted. (Total G.F.A 33183 sqm @ 4.0 spaces per 100 sqm) [ Section 3.8.1 a)]	To permit a maximum of 1403 parking spaces for the site.
10	A required Build-to Zone of 0-9 metres is required [Schedule A2]	To permit Build-to Zone setbacks of 0.0 to 32 metres.
11	A minimum landscape strip of 3.0 metres is required abutting a street line. [Section 5.1.1 c)i)]	To permit a minimum landscape strip of 0.0 metres up to 1.7 metres abutting a street line.
12	A minimum of 33 Long Term Bicycle Parking Spaces are required. Section 3.8.2 a)]	To Permit a minimum of 4 Long Term Bicycle Spaces.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

Building Permit No. 18-003121 for Single Use (Commercial) - Addition, Issue Date: Jan 30, 2019  
 Building Permit No. 14-000964 for Single Use (Commercial) - Interior Unit Alteration, Issue Date: May 08, 2014  
 Building Permit No. 15-001685 for Single Use (Commercial) - Interior Unit Alteration, Issue Date: (Not Yet Issued)  
 Building Permit No. 14-000456 for Single Use (Commercial) - HVAC Only, Issue Date: Mar 18, 2014  
 Building Permit No. 10-005603 for Retail Store Unit - Interior Unit Alteration, Issue Date: Nov 10, 2010  
 Building Permit No. 20-107674 for Retail Store Unit - Interior Unit Alteration, Issue Date: Aug 17, 2020  
 Building Permit No. 20-115802 for Retail Store Unit - Interior Unit Alteration, Issue Date: Mar 04, 2021

**Other Comments:**

<b>Zoning By-law 01-2021</b>	
1	The applicant shall indicate on the application sketch the location of the potential variance ranges being requested (for example the location of landscape strip from 0.0 to 1.7 metres and Build-to Zone setbacks of 0.0- 32 metres).

<b>Zoning By-law 1-88</b>	
2	The applicant shall indicate on the application sketch the location of the potential variance ranges being requested (for example the location of landscape strip from 0.0 to 1.7 metres and Build-to Zone setbacks of 0.0- 32 metres).

<b>General Comments</b>	
3	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

**Conditions of Approval:**

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

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

**From:** [Development Services](#)  
**To:** [Lenore Providence](#); [Committee of Adjustment](#)  
**Subject:** [External] RE: A299/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Wednesday, December 21, 2022 9:36:16 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)

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Hi Lenore,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Many thanks,

*Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.*

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

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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



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

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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
None.				

<b>SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND</b>		
<b>File Number</b>	<b>Date of Decision MM/DD/YYYY</b>	<b>Decision Outcome</b>
A301/05	10/20/2005	Approved by COA

COMMITTEE OF ADJUSTMENT  
**(VARIANCES)**

**NOTICE OF DECISION**

**FILE NO: A301/05**

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **IKEA PROPERTIES LTD.**, Part of Lot 4, Concession 5, (Municipally known as 200 Interchange Way, Concord).

The subject lands are zoned C10 Corporate District Zone, under By-Law 1-88 as amended and further subject to Exception 9(957).

The applicant is requesting a variance to permit the **construction of a proposed architectural element of increased height at the entrance to the store**, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

Proposal:	By-Law Requirements:
1. Maximum building height 17.635m.	1. Maximum building height 15.0m.

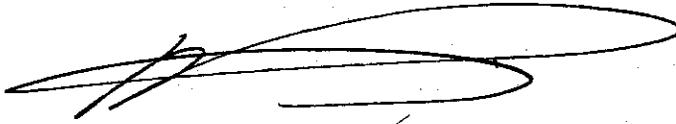
A sketch is attached illustrating the request.

**Other Planning Act Applications**

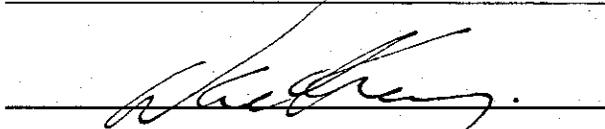
The land which is the subject in this application was also the subject of another application under the Planning Act:

Site Plan	File #: DA.O2.012	Issued August 13, 2002
Consent Applications	File #: B017/02	Approved April 26/02 (Creation of new lot) – Certificates Issued Jun 21/02
	File #: B20/02 & B21/02	Approved April 26/02 (Easements) – Certificates Issued Jun 21/02
Minor Variance	File #: A080/02	Approved April 26/02 lands to be exempt from “Build to Zone” requirement & 0.0m. landscape strips abutting a street.

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.

AND THAT Application No. **A301/05, IKEA PROPERTIES LTD.**, be **APPROVED** in accordance with the sketch 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: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti  
M. Mauti,  
Chair,

~~T. DeCicco~~  
Vice Chair,  
**ABSENT**

L. Fluxgold  
L. Fluxgold,  
Member,

D. H. Kang  
D. H. Kang,  
Member,

M. S. Panicali  
M. S. Panicali,  
Member,

**CERTIFICATION**

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

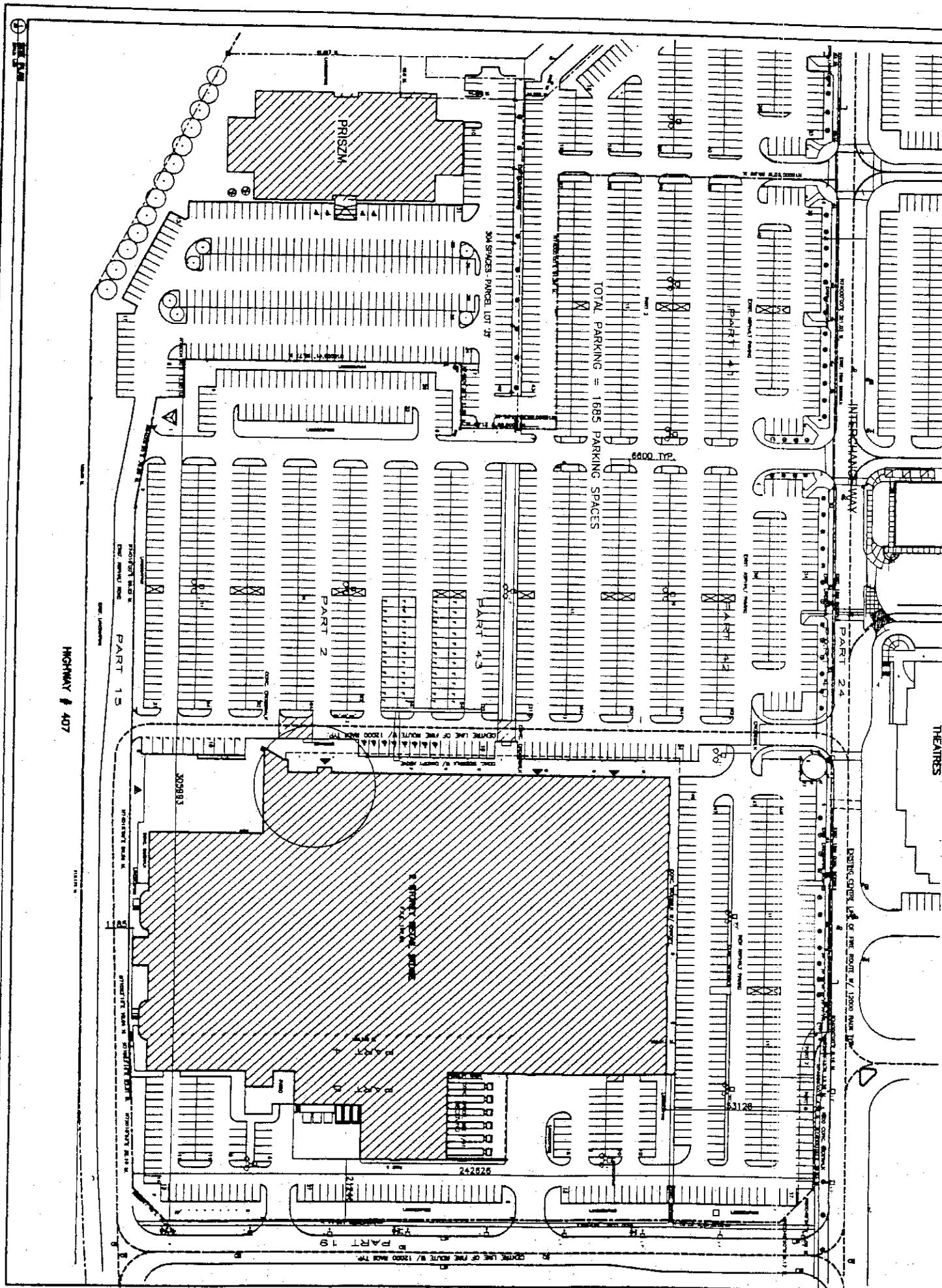
Dianne E. L. Grout  
Dianne E. L. Grout, A.M.C.T.,  
Manager of Development Services and  
Secretary-Treasurer to Committee of  
Adjustment  
City of Vaughan

DATE OF HEARING: **OCTOBER 20, 2005**  
LAST DATE OF APPEAL: **NOVEMBER 9, 2005**

**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M. ON NOVEMBER 9, 2005.**  
**NOTE:** The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION,  
THE FINAL DATE FOR FULFILLING THEM IS:  
\*\*\* NOVEMBER 9, 2006 \*\*\***





HIGHWAY # 407

PRISMA

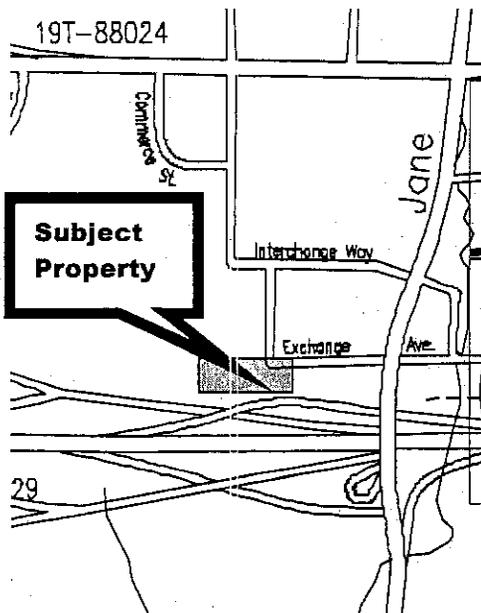
TOTAL PARKING = 1685 PARKING SPACES

INTERCHANGE WAY

THEATRES

<p><b>LEGEND</b></p> <p>1. EXISTING BUILDING</p> <p>2. EXISTING DRIVE</p> <p>3. EXISTING DRIVE</p> <p>4. EXISTING DRIVE</p> <p>5. EXISTING DRIVE</p> <p>6. EXISTING DRIVE</p> <p>7. EXISTING DRIVE</p> <p>8. EXISTING DRIVE</p> <p>9. EXISTING DRIVE</p> <p>10. EXISTING DRIVE</p> <p>11. EXISTING DRIVE</p> <p>12. EXISTING DRIVE</p> <p>13. EXISTING DRIVE</p> <p>14. EXISTING DRIVE</p> <p>15. EXISTING DRIVE</p> <p>16. EXISTING DRIVE</p> <p>17. EXISTING DRIVE</p> <p>18. EXISTING DRIVE</p> <p>19. EXISTING DRIVE</p> <p>20. EXISTING DRIVE</p> <p>21. EXISTING DRIVE</p> <p>22. EXISTING DRIVE</p> <p>23. EXISTING DRIVE</p> <p>24. EXISTING DRIVE</p> <p>25. EXISTING DRIVE</p> <p>26. EXISTING DRIVE</p> <p>27. EXISTING DRIVE</p> <p>28. EXISTING DRIVE</p> <p>29. EXISTING DRIVE</p> <p>30. EXISTING DRIVE</p> <p>31. EXISTING DRIVE</p> <p>32. EXISTING DRIVE</p> <p>33. EXISTING DRIVE</p> <p>34. EXISTING DRIVE</p> <p>35. EXISTING DRIVE</p> <p>36. EXISTING DRIVE</p> <p>37. EXISTING DRIVE</p> <p>38. EXISTING DRIVE</p> <p>39. EXISTING DRIVE</p> <p>40. EXISTING DRIVE</p> <p>41. EXISTING DRIVE</p> <p>42. EXISTING DRIVE</p> <p>43. EXISTING DRIVE</p> <p>44. EXISTING DRIVE</p> <p>45. EXISTING DRIVE</p> <p>46. EXISTING DRIVE</p> <p>47. EXISTING DRIVE</p> <p>48. EXISTING DRIVE</p> <p>49. EXISTING DRIVE</p> <p>50. EXISTING DRIVE</p> <p>51. EXISTING DRIVE</p> <p>52. EXISTING DRIVE</p> <p>53. EXISTING DRIVE</p> <p>54. EXISTING DRIVE</p> <p>55. EXISTING DRIVE</p> <p>56. EXISTING DRIVE</p> <p>57. EXISTING DRIVE</p> <p>58. EXISTING DRIVE</p> <p>59. EXISTING DRIVE</p> <p>60. EXISTING DRIVE</p> <p>61. EXISTING DRIVE</p> <p>62. EXISTING DRIVE</p> <p>63. EXISTING DRIVE</p> <p>64. EXISTING DRIVE</p> <p>65. EXISTING DRIVE</p> <p>66. EXISTING DRIVE</p> <p>67. EXISTING DRIVE</p> <p>68. EXISTING DRIVE</p> <p>69. EXISTING DRIVE</p> <p>70. EXISTING DRIVE</p> <p>71. EXISTING DRIVE</p> <p>72. EXISTING DRIVE</p> <p>73. EXISTING DRIVE</p> <p>74. EXISTING DRIVE</p> <p>75. EXISTING DRIVE</p> <p>76. EXISTING DRIVE</p> <p>77. EXISTING DRIVE</p> <p>78. EXISTING DRIVE</p> <p>79. EXISTING DRIVE</p> <p>80. EXISTING DRIVE</p> <p>81. EXISTING DRIVE</p> <p>82. EXISTING DRIVE</p> <p>83. EXISTING DRIVE</p> <p>84. EXISTING DRIVE</p> <p>85. EXISTING DRIVE</p> <p>86. EXISTING DRIVE</p> <p>87. EXISTING DRIVE</p> <p>88. EXISTING DRIVE</p> <p>89. EXISTING DRIVE</p> <p>90. EXISTING DRIVE</p> <p>91. EXISTING DRIVE</p> <p>92. EXISTING DRIVE</p> <p>93. EXISTING DRIVE</p> <p>94. EXISTING DRIVE</p> <p>95. EXISTING DRIVE</p> <p>96. EXISTING DRIVE</p> <p>97. EXISTING DRIVE</p> <p>98. EXISTING DRIVE</p> <p>99. EXISTING DRIVE</p> <p>100. EXISTING DRIVE</p>		<p><b>ORIENTATION NORTH</b></p>	<p><b>IKVA</b></p> <p>INTERNATIONAL KITCHEN VENDOR ASSOCIATION</p>	<p><b>AREA UNDEVELOPED</b></p> <p><b>NEW RETAIL STORE</b></p> <p><b>EXISTING SITE PLAN</b></p> <p>DATE: 10/1/05</p> <p>SCALE: 1" = 100'</p> <p>PROJECT: IKEA STORE</p> <p>CLIENT: IKEA STORE</p> <p>DESIGNER: [Name]</p> <p>DATE: 10/1/05</p>
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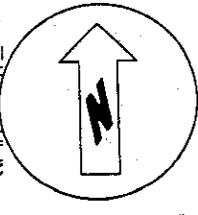
A301/05



**City of Vaughan**  
The City Above Toronto

# COMMITTEE OF ADJUSTMENT

**File No:** A301/05  
**Applicant:** IKEA PROPERTIES LTD.



**Subject Area**  
Municipally known as 200 Interchange Way, (CONCORD)

## PLANNING ACT GUIDELINES FOR APPEALING VARIANCES

### Subsection 45 - 20 inclusive

- (12) The applicant, the Minister or any other person who has an interest in the matter may within twenty days of the making of the decision appeal to the Municipal Board against the decision of the Committee by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board\* under the Ontario Municipal Board Act as payable on an appeal from a Committee of Adjustment to the Board.
- (13) The Secretary-Treasurer of a Committee, upon receipt of a notice of appeal served or sent to him/her under subsection (12) shall forthwith forward the notice of appeal and the amount of the fee mentioned in Subsection (12) to the Municipal Board by registered mail, together with all papers and documents filed with the Committee of Adjustment relating to the matter appealed from and such other documents and papers as may be required by the Board.
- (14) If within such twenty days no notice of appeal is given, the decision of the Committee is final and binding, and the Secretary-Treasurer shall notify the applicant and shall file a certified copy of the decision with the Clerk of the Municipality.
- (15) Where all appeals to the Municipal Board are withdrawn by the persons who gave notice of appeal, the decision of the Committee is final and Binding and the Secretary of the Board shall notify the Secretary-Treasurer of the Committee who in turn shall notify the applicant and file a certified copy of the decision with the Clerk of the Municipality.
- (16) On an appeal to the Municipal Board, the Board shall except as provided in Subsections (15) and (17), hold a hearing of which notice shall be given to the applicant, the appellant, and Secretary-Treasurer of the Committee and to such other persons and in such manner as the Board may determine.
- (17) Despite the *Statutory Powers Procedure Act* and subsection (16), the Municipal Board may dismiss all or part of an appeal without holding a hearing, on its own motion or on the motion of any party if,
- (a) it is of the opinion that,
    - (i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Board could allow all or part of the appeal,
    - (ii) the appeal is not made in good faith or is frivolous or vexatious, or
    - (iii) the appeal is made only for the purpose of delay;
  - (b) the appellant has not provided written reasons for the appeal;
  - (c) the appellant has not paid the fee prescribed under the *Ontario Municipal Board Act*; or
  - (d) the appellant has not responded to a request by the Municipal Board for further information within the time specified by the Board.
- (17.1) Before dismissing an appeal, the Municipal Board shall notify the appellant and give the appellant an opportunity to make representation in respect of the appeal and the Board may dismiss an appeal after holding a hearing or without holding a hearing on the motion, as it considers appropriate.
- (18) The Municipal Board may dismiss the appeal and may make any decision that the Committee could have made on the original application.
- (18.1) On an appeal, the Municipal Board may make a decision on an application which has been amended from the original application if, before issuing its order, written notice is given to the persons and public bodies who received notice of the original application under subsection (5) and to other persons and agencies prescribed under that subsection. (18.1.1) The Municipal Board is not required to give notice under subsection (18.1) if in its opinion, the amendment to the original application is minor.
- (18.2) Any person or public body who receives notice under subsection (18.1) may, not later than thirty days after the day that written notice was given, notify the Board of an intention to appear at the hearing or the resumption of the hearing, as the case may be.
- (18.3) If, after the expiry of the time period in subsection (18.2), no notice of intent has been received, the Board may issue its order.
- (18.4) If a notice of intent under subsection (18.2) is received, the Board may hold a hearing or resume the hearing on the amended application, or it may issue its order without holding a hearing or resuming the hearing.
- (19) When the Municipal Board makes an order on an appeal, the secretary of the Board shall send a copy thereof to the applicant, the appellant and the Secretary-Treasurer of the Committee.
- (20) The Secretary-Treasurer shall file a copy of the order of the Municipal Board with the Clerk of the Municipality.

**\$150.00 processing fee, payable to the TREASURER CITY OF VAUGHAN.**

**AND**

**\$125.00, by separate cheque, payable to the MINISTER OF FINANCE, for the primary variance appeal and \$25.00 for each related variance appeal.**

COMMITTEE OF ADJUSTMENT  
(VARIANCE)

**NOTICE OF DECISION**

**FILE NO: A80/02**

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, with respect to Lot 4, Conc. 5 located on Interchange Way, Concord.

The subject lands are zoned "C10" subject to the provisions of Exception Number 9(957) under By-law 1-88 as amended.

The applicant is requesting a variance to permit the construction of a two storey retail warehouse (IKEA), notwithstanding, the lands to be exempt from "Build to Zone" requirement, 0.0m. landscape strips abutting a street, rather than the By-law requires 50% of the length of the street line shall have buildings located within the "Build to Zone", 6.0m landscape strip abutting a street. A sketch is attached illustrating the requests.

This application was heard by the Committee of Adjustment in conjunction with Consent Applications B17/02, B20/02, B21/02.

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. **A80/02 - 2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP** be **APPROVED**, subject to the following conditions.

1. That the corresponding Consent Applications B17/02, B20/02, B21/02, - 2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP, be approved and be in full force and effect, if required.
2. That if the condition listed above is not fulfilled within (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.

**IMPORTANT: ALL CONDITIONS LISTED ABOVE MUST BE FULFILLED  
PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.**

It is the responsibility of the Owner/Applicant and/or Agent to obtain a clearance letter from each Agency and/or Department listed above whether "if required" appears in the decision or not and forward this letter to the Secretary-Treasurer.

Once these letters are received within the prescribed time period, the Secretary-Treasurer will provide the Building Standards Department with a "Fulfillment of Condition" letter, which will indicate that a building permit can now be issued, if one is required. Failure to comply with this requirement will result in the decision being deemed to be annulled and rescinded by the Committee.

FILE NO. A80/02

APPLICANT: 2748355 CANADA INC. c/o BEUTEL GOODMAN REAL ESTATE GROUP

Members concurring in this decision:

*M. Mauti*

M. Mauti,  
Chair,

*T. DeCicco*

T. DeCicco  
Vice Chair,

*L. Fluxgold*

L. Fluxgold,  
Member,

**CERTIFICATION**

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

*Dianne E.L. Grout*

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

DATE OF HEARING:

APRIL 25, 2002

LAST DATE OF APPEAL:

MAY 15, 2002

**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M .  
ON MAY 15, 2002**

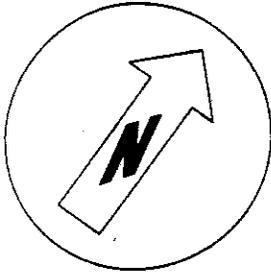
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of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

\*\*\*\*\*

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS  
APPLICATION, THE FINAL DATE FOR  
FULFILLING THEM IS:  
\* \* \* MAY 15, 2003**

\*\*\*\*\*





# COMMITTEE OF ADJUSTMENT

**File No.:**

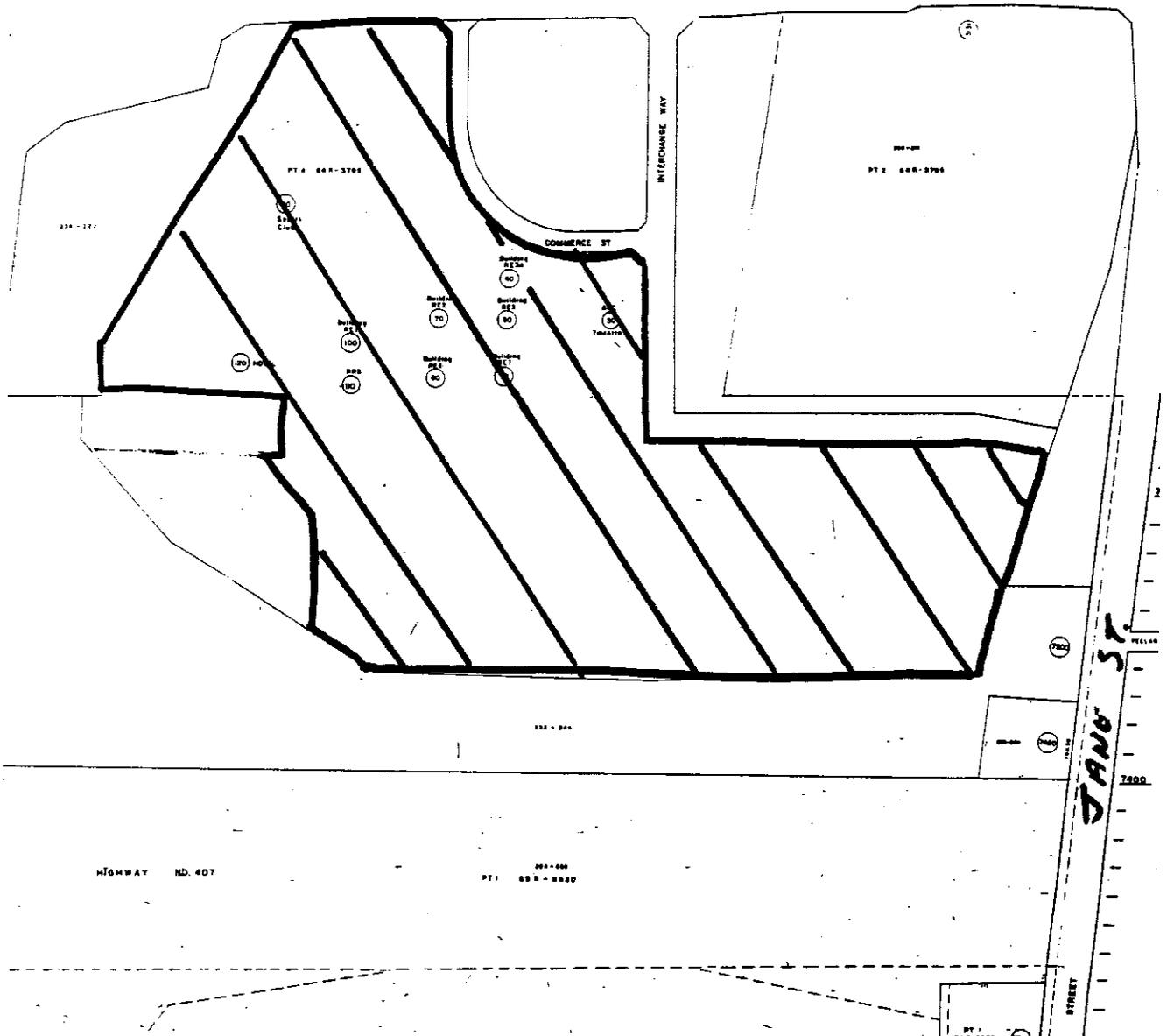
**B17/02, B20/02,  
B21/02, A80/02**

**Applicant:**

**2748355 CANADA INC.  
c/o BEUTEL GOODMAN  
REAL ESTATE GROUP**



**Subject Area**  
**INTERCHANGE WAY.**



**COMMITTEE OF ADJUSTMENT**  
**PLANNING ACT PROVISIONAL (CONSENTS)**  
**NOTICE OF DECISION**

Application No.: B17/02  
C.02.17

An Application for consent has been made **2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, 145 King Street, West, Suite 200, Toronto, Ontario, M5H 1J8.

Property: Part of Lot 4, Concession 5.

**Purpose and Effect**

The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketch for the creation of a new lot together with all required easements and right of ways, if required, parts 6, 7, 31, 40, 43,44 in favour of 2748355 Canada Inc., for retail warehouse purposes, and retain the lands marked "B" on the attached sketch for Commercial/Retail purposes.

The subject lands are currently vacant/private road/parking lot. A two storey retail warehouse is proposed on the new lot to be created.

The subject and retained lands are zoned "C-10" Corporate District Zone, subject to the provisions of Exception Number 9(957) under By-law 1-88 as amended.

The above application was heard by the Committee of Adjustment on: April 25, 2002, along with Consent Application No. B20/02, B21/02, and Minor Variance Application No. A80/02.

THAT Application No. **B17/02 – 2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, be **APPROVED**, subject to the following conditions:

1. Payment to the City of Vaughan of a Tree Fee if required, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the Finance Department and Parks Department;
2. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Finance Department; (contact Terri Liuni in the Finance Department to have this condition cleared).
3. That the corresponding Consent Applications B20/02, B21/02, and Minor Variance Application A80/02, - **2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, be approved and be in full force and effect, if required.
4. Submission to the Secretary-Treasurer of three (3) 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;
5. 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 from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes. 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.
6. A fee of \$200.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate of Official. 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 **\$100.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30am. that day;**
7. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions;

FILE NO: B17/02

APPLICANT: 2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP FILE

**IMPORTANT:**

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

**ALL CONDITIONS MUST BE FULFILLED.**

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

PLEASE NOTE:

1. That the payment of the Regional Development Charge is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.
2. That the payment of the City Development Charge is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.
3. That the payment of the Education Development Charge is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment
4. That the payment of special area development charge is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance, if required, to the satisfaction of the Finance Department;

Members concurring in this decision:

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M. Mauti,  
Chair,

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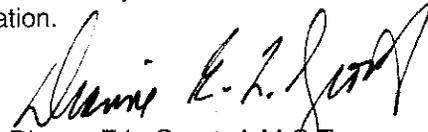
T. DeCicco  
Vice Chair,

---

L. Fluxgold,  
Member,

**CERTIFICATION**

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



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

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

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

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

FILE NO: B17/02

APPLICANT: 2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP FILE

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

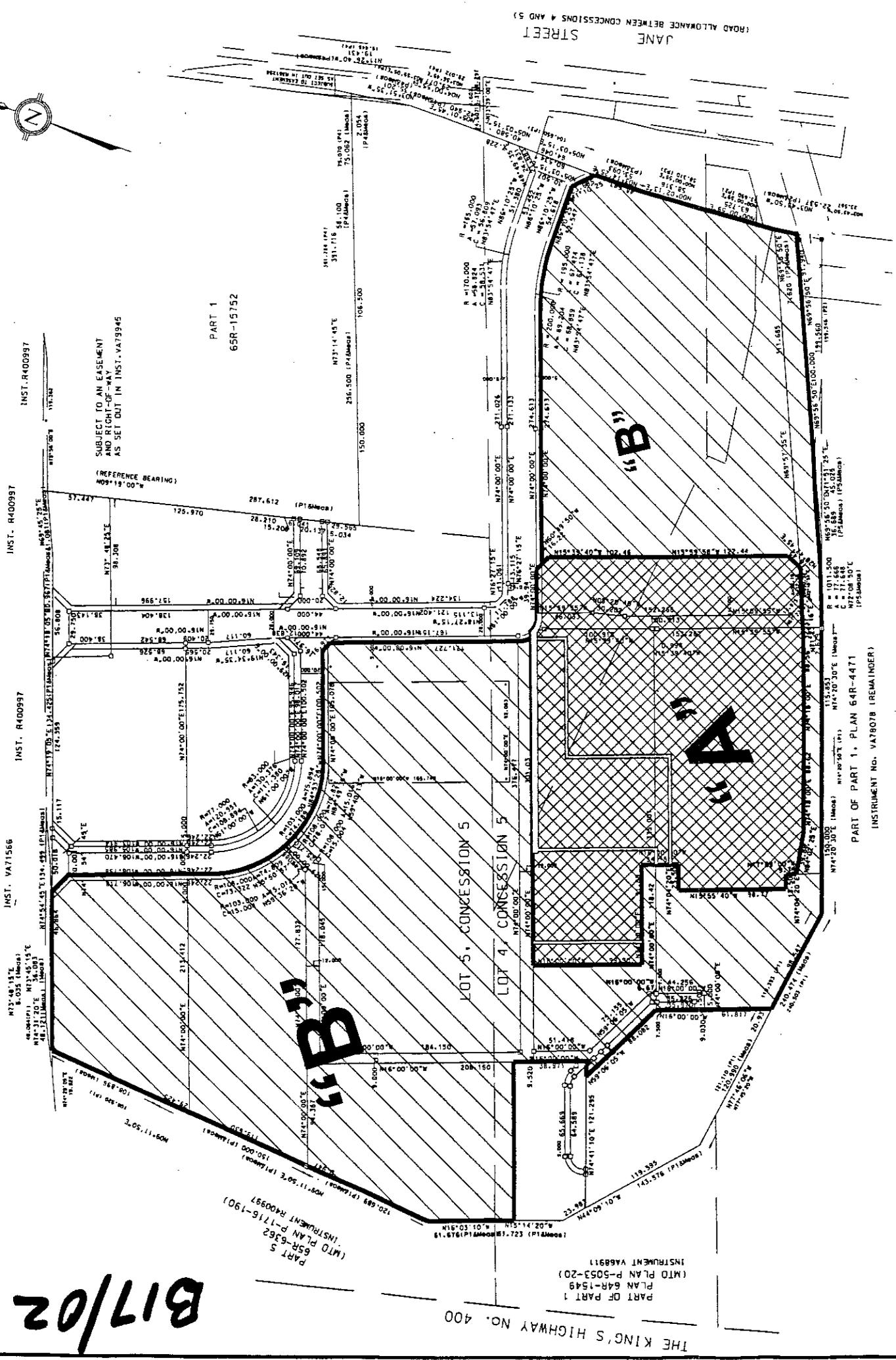
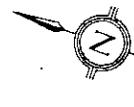
Date of this notice was sent: MAY 3, 2002

The last date for appealing the decision is: MAY 23, 2002

**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON MAY 23, 2002.**

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THE KING'S HIGHWAY NO. 7

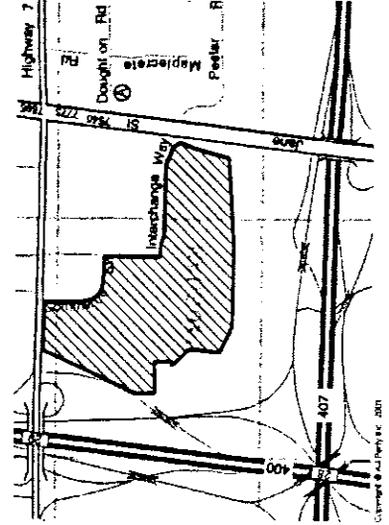


PART 5  
MTO PLAN P-1716-1901  
INSTRUMENT R400997  
55R-6362

PART OF PART 1  
PLAN 64R-1549  
(MTO PLAN P-5053-20)  
INSTRUMENT Y468911

PART OF PART 1, PLAN 64R-4471  
INSTRUMENT NO. V478078 (REMAINDER)

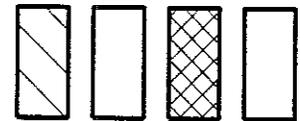
THE KING'S HIGHWAY NO. 400



KEY PLAN Subject Lands

# PLAN OF SEVERANCE PART OF LOTS 4 & 5 CONCESSION 5 CITY OF VAUGHAN

## LEGEND



AREA TO BE RETAINED (26.29 HA)

TOTAL LANDS ( 34.45 HA)

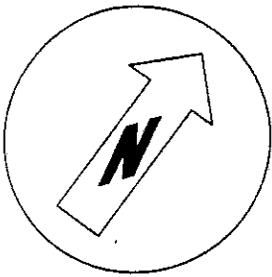
AREA TO BE SEVERED (8.16 HA)

AREA OF EASEMENTS (0.193 HA)

SCALE: 1:4600  
DATE DRAWN: APR 02/02

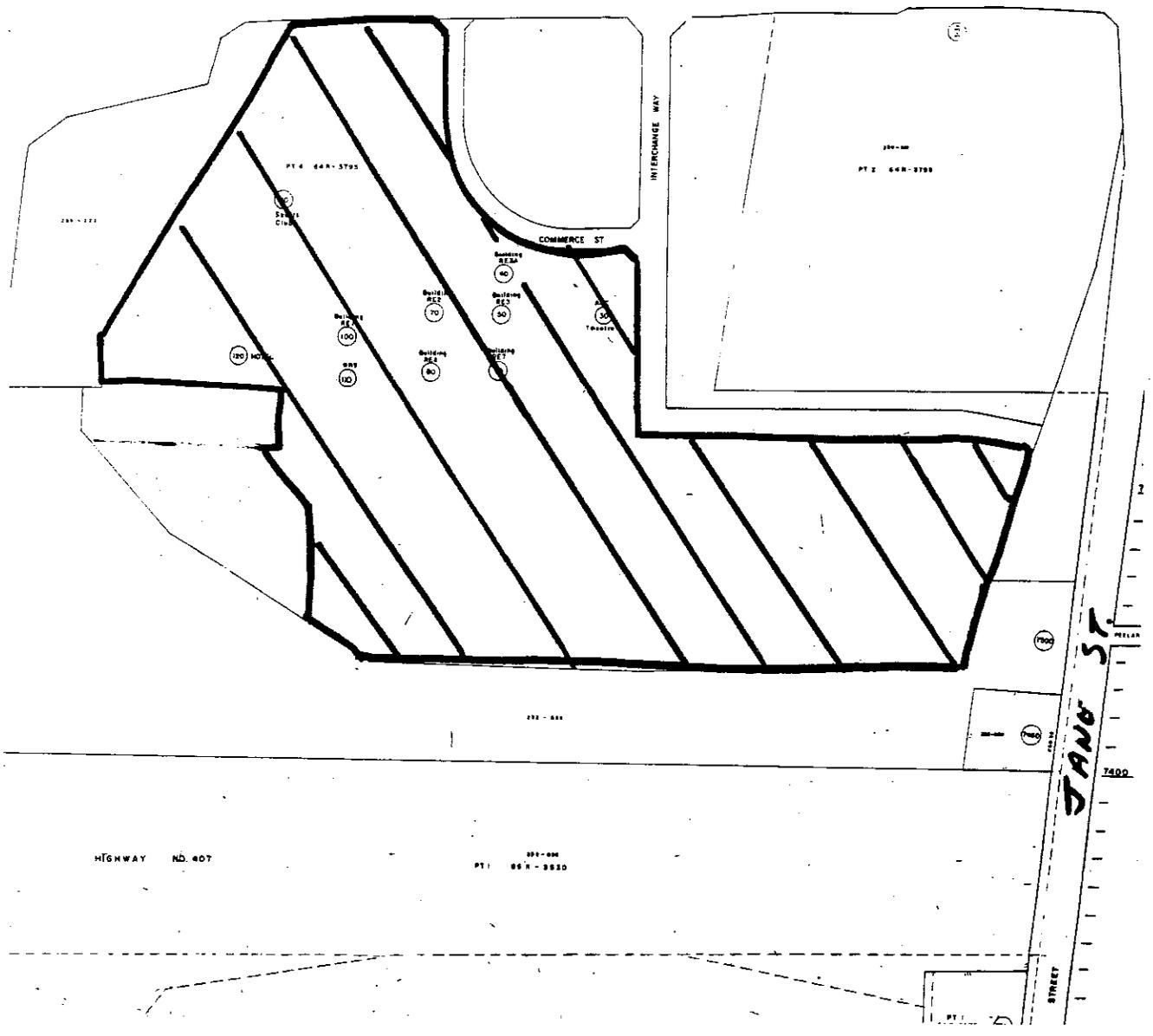


**WESTON CONSULTING GROUP INC.**  
201 Main Street  
Vaughan, Ontario L4R 5K4  
Phone: (905) 738-8080 Fax: (905) 735-6637



# COMMITTEE OF ADJUSTMENT

<b>File No.:</b>	<b>B17/02, B20/02, B21/02, A80/02</b>
<b>Applicant:</b>	<b>2748355 CANADA INC. c/o BEUTEL GOODMAN REAL ESTATE GROUP</b>
	<b>Subject Area INTERCHANGE WAY.</b>



COMMITTEE OF ADJUSTMENT  
(CONSENTS)

Address all correspondence to the Secretary-Treasurer

Please refer to the file number **B17/02**

**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 of the decision.

If the decision is not appealed, you will receive a notice that it is "final and binding", in due course. It will be in order for you to fulfill the conditions of approval.

All conditions must be fulfilled before a Certificate 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 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(20) 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,



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

COMMITTEE OF ADJUSTMENT  
**(CONSENTS)**

TO: OWNER/AGENT/SOLICITOR Please refer to file number **B17/02**  
SUBJECT: FULFILMENT OF CONDITIONS OF APPROVAL

Please note carefully the following:

1. All conditions of approval must be fulfilled before a Certificate of Consent pursuant to subsection 21 of Section 50 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 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 and Communications, 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.**

COMMITTEE OF ADJUSTMENT  
(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 practise was to stamp the consent on the document. Since the document itself had insufficient space to place the stamp, our practise 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 practise 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 from the Applicant's Solicitor confirming the legal description of the subject lands, sufficient for registration purposes, and three copies of the registered 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:**

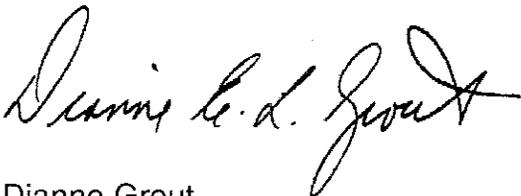
*On a Transfer or Transfer of Easement, one of the following statements on the electronic Transfer must be selected and completed:*

*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.



Dianne Grout  
Secretary-Treasurer of the Committee of Adjustment  
City of Vaughan

**COMMITTEE OF ADJUSTMENT**  
**PLANNING ACT PROVISIONAL (CONSENTS)**  
**NOTICE OF DECISION**

Application No.: B20/02  
C.02.20

An Application for consent has been made **2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, 145 King Street, West, Suite 200, Toronto, Ontario, M5H 1J8.

Property: Part of Lot 4, Concession 5.

**Purpose and Effect**

The purpose of this application is to request the consent of the Committee of Adjustment to convey parcels of land marked "A" on the attached sketch for Easements in favour of the lands to the North, East, South and West intended for IKEA Properties Ltd., being parts 10 to 27 and parts 33, 35, 36 for retail warehouse purposes, and retain the lands marked "B" on the attached sketch for Commercial/Retail purposes.

The subject lands are currently vacant/private road/parking lot. A two storey retail warehouse is proposed on the new lot to be created.

The subject and retained lands are zoned "C-10" Corporate District Zone, subject to the provisions of Exception Number 9(957) under By-law 1-88 as amended.

The above application was heard by the Committee of Adjustment on: April 25, 2002, along with Consent Application No. B17/02, B21/02, and Minor Variance Application No. A80/02.

THAT Application No. **B20/02 – 2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, be **APPROVED**, subject to the following conditions:

1. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Finance Department; (contact Terri Liuni in the Finance Department to have this condition cleared).
2. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the lands in question are in favour of or taken into the title of the lands to the North, East, South and West, intended for IKEA Properties Ltd.
3. 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;
4. That the corresponding Consent Applications B17/02, B21/02, and Minor Variance Application A80/02, - **2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, be approved and be in full force and effect, if required.
5. Submission to the Secretary-Treasurer of three (3) 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;
6. 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 from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes. 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.
7. A fee of \$200.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate of Official. 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 **\$100.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30am. that day;**
8. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions;

FILE NO: B20/02

APPLICANT: 2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP FILE

**IMPORTANT:**

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

**ALL CONDITIONS MUST BE FULFILLED.**

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

Members concurring in this decision:

---

M. Mauti,  
Chair,

---

T. DeCicco  
Vice Chair,

---

L. Fluxgold,  
Member,

**CERTIFICATION**

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



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

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

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

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

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

Date of this notice was sent: **MAY 3, 2002**

The last date for appealing the decision is: **MAY 23, 2002**

**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON MAY 23, 2002.**

THE KING'S HIGHWAY No. 400

B20/02

PART OF PART 1  
PLAN 64R-1549  
(MTO PLAN P-5053-20)  
INSTRUMENT VA68911

PART 5  
65R-5362  
(MTO PLAN P-1716-190)  
INSTRUMENT RA00997

PART OF PART 1, PLAN 64R-4471  
INSTRUMENT NO. VA78078 (REMAINDER)

INST. VA71566

INST. RA00997

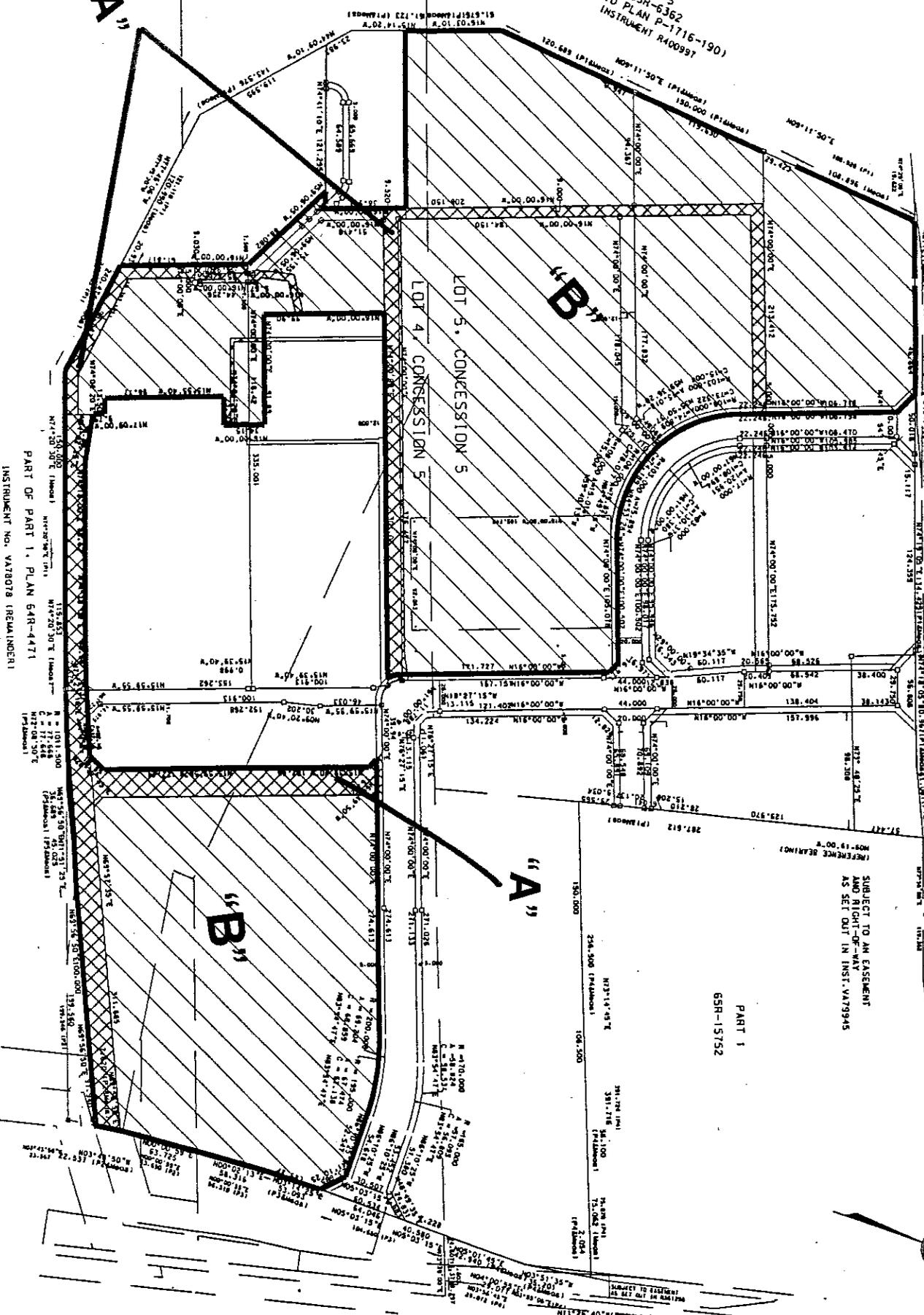
INST. RA00997

INST. RA00997

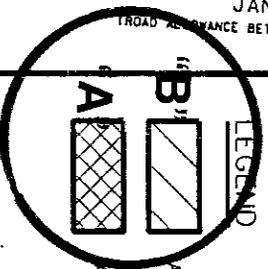
THE KING'S HIGHWAY NO. 7

SUBJECT TO AN EASEMENT  
AND RIGHT-OF-WAY  
AS SET OUT IN INST. VA79945

PART 1  
65R-15752

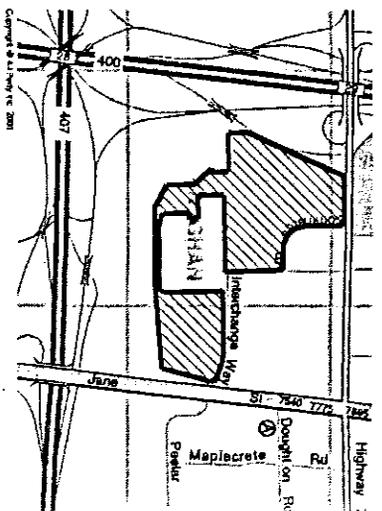


JANE STREET  
(ROAD RESERVANCE BETWEEN CONCESSIONS 4 AND 5)



AREA TO BE RETAINED (26.29 HA)  
AREA OF EASEMENTS (3.012 HA)

KEY PLAN Subject Lands



EASEMENT PLAN  
PART OF LOTS 4 & 5  
CONCESSION 5  
CITY OF VAUGHAN

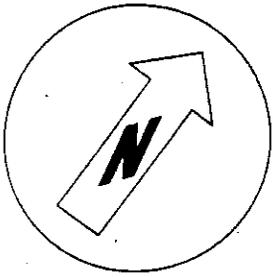
B20/02

**WESTON CONSULTING GROUP INC.**  
201 Bayview Avenue, 14th Floor  
Toronto, Ontario, M4W 2G8  
Phone: (905) 758-0800 Fax: (905) 728-0637

SCALE: 1:4600  
DATE DRAWN: MAR 25/02

File Ref: 2493-vaughan-easements-2.dgn





# COMMITTEE OF ADJUSTMENT

**File No.:**

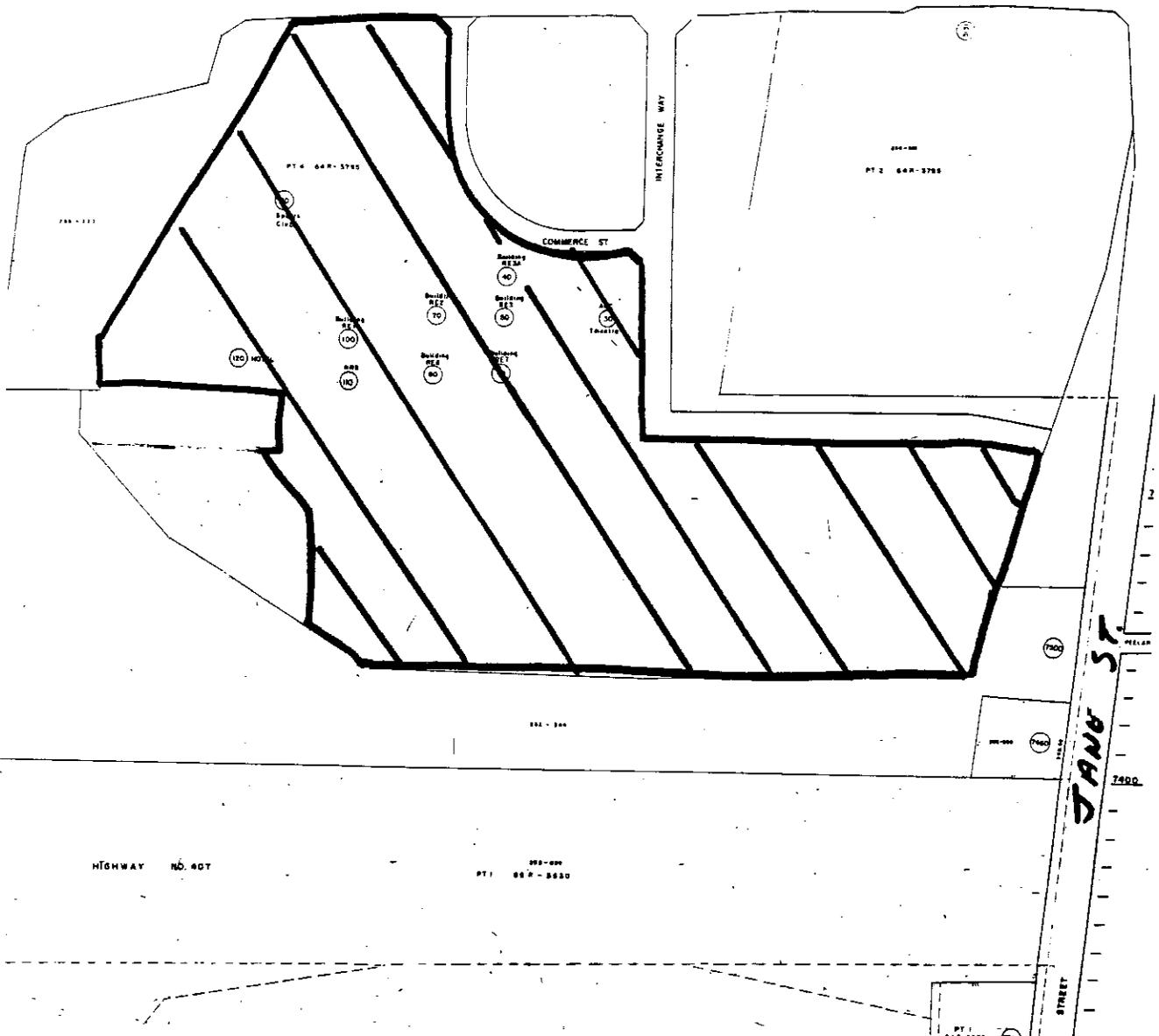
**B17/02, B20/02,  
B21/02, A80/02**

**Applicant:**

**2748355 CANADA INC.  
c/o BEUTEL GOODMAN  
REAL ESTATE GROUP**



**Subject Area**  
**INTERCHANGE WAY.**



COMMITTEE OF ADJUSTMENT  
(CONSENTS)

Address all correspondence to the Secretary-Treasurer

Please refer to the file number **B20/02**

**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 of the decision.

If the decision is not appealed, you will receive a notice that it is "final and binding", in due course. It will be in order for you to fulfill the conditions of approval.

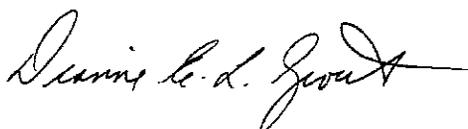
All conditions must be fulfilled before a Certificate can be issued by the Secretary-Treasurer certifying that consent has been given. These conditions must be fulfilled not later than the date set out in the decision.

**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 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(20) 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,



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

COMMITTEE OF ADJUSTMENT  
**(CONSENTS)**

TO: OWNER/AGENT/SOLICITOR Please refer to file number **B20/02**  
SUBJECT: FULFILMENT OF CONDITIONS OF APPROVAL

Please note carefully the following:

1. All conditions of approval must be fulfilled before a Certificate of Consent pursuant to subsection 21 of Section 50 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 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 and Communications, 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.**

COMMITTEE OF ADJUSTMENT  
**(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 practise was to stamp the consent on the document. Since the document itself had insufficient space to place the stamp, our practise 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 practise 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 from the Applicant's Solicitor confirming the legal description of the subject lands, sufficient for registration purposes, and three copies of the registered 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:**

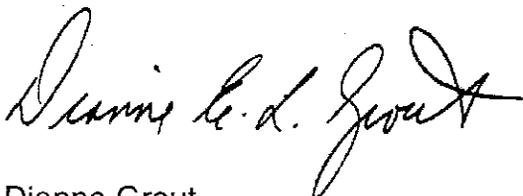
*On a Transfer or Transfer of Easement, one of the following statements on the electronic Transfer must be selected and completed:*

*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.



Dianne Grout  
Secretary-Treasurer of the Committee of Adjustment  
City of Vaughan

**COMMITTEE OF ADJUSTMENT  
PLANNING ACT PROVISIONAL (CONSENTS)  
NOTICE OF DECISION**

Application No.: B21/02  
C.02.21

An Application for consent has been made **2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, 145 King Street, West, Suite 200, Toronto, Ontario, M5H 1J8.

Property: Part of Lot 4, Concession 5.

**Purpose and Effect**

The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketch for Easements in favour of the lands to the South intended for IKEA Properties Ltd., being parts 28, 29, 30, for retail warehouse purposes, and retain the lands marked "B" on the attached sketch for Commercial/Retail purposes

The subject lands are currently vacant/private road/parking lot. A two storey retail warehouse is proposed on the new lot to be created.

The subject and retained lands are zoned "C-10" Corporate District Zone, subject to the provisions of Exception Number 9(957) under By-law 1-88 as amended.

The above application was heard by the Committee of Adjustment on: April 25, 2002, along with Consent Application No. B17/02, B20/02, and Minor Variance Application No. A80/02.

THAT Application No. **B21/02 – 2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, be **APPROVED**, subject to the following conditions:

1. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Finance Department; (contact Terri Liuni in the Finance Department to have this condition cleared).
2. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the lands in question are in favour of or taken into the title of the lands to the South, intended for IKEA Properties Ltd.
3. 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;
4. That the corresponding Consent Applications B17/02, B20/02, and Minor Variance Application A80/02, - **2748355 CANADA INC., c/o BEUTEL GOODMAN REAL ESTATE GROUP**, be approved and be in full force and effect, if required.
5. Submission to the Secretary-Treasurer of three (3) 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;
6. 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 from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes. 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.
7. A fee of \$200.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate of Official. 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 **\$100.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30am. that day;**
8. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions;

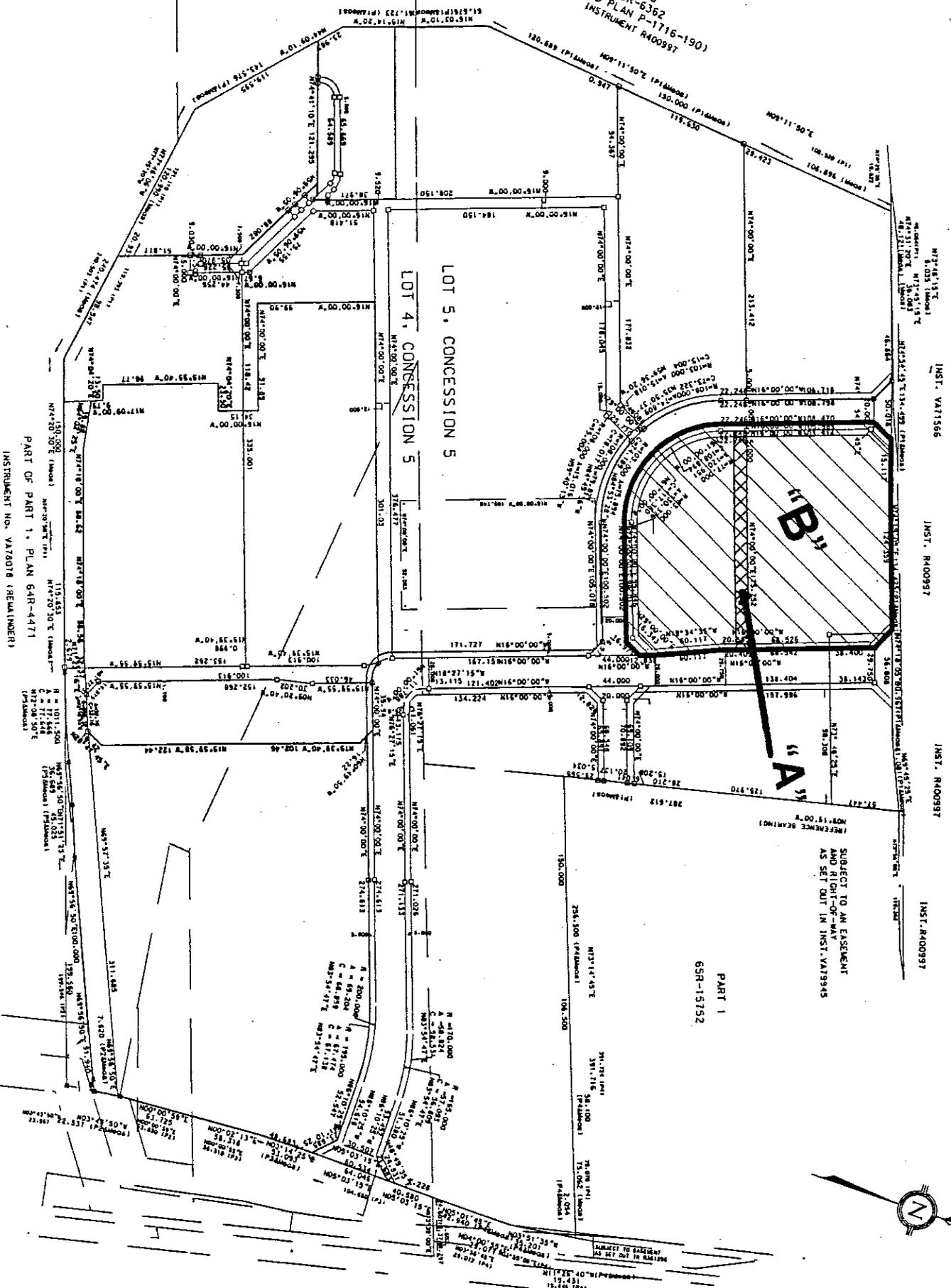
B21/02

THE KING'S HIGHWAY No. 400

PART OF PART 1  
PLAN 64R-1549  
(INTO PLAN P-5053-20)  
INSTRUMENT VA68911

PART 5  
65R-6362  
(INTO PLAN P-1716-190)  
INSTRUMENT R400997

THE KING'S HIGHWAY NO. 7



PART OF PART 1 - PLAN 64R-4471  
INSTRUMENT NO. VA78018 (REMAINDER)

INST. VA71566

INST. R400997

INST. R400997

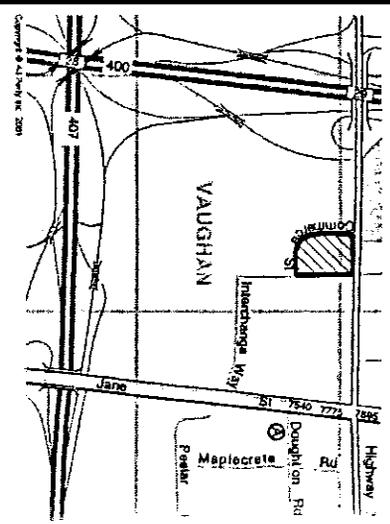
INST. R400997

SUBJECT TO AN EASEMENT  
AND RIGHT-OF-WAY  
AS SET OUT IN INST. VA79945

PART 1  
65R-15152



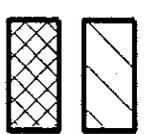
JANE STREET  
(ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5)



KEY PLAN Subject Lands

EASEMENT PLAN  
PART OF LOTS 4 & 5  
CONCESSION 5  
CITY OF VAUGHAN

B21/02

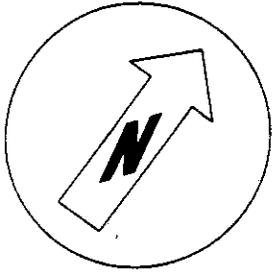


AREA TO BE RETAINED (4.21 HA)  
AREA OF EASEMENTS (0.205 HA)

SCALE: 1:4600  
DATE DRAWN: MAR 26/02

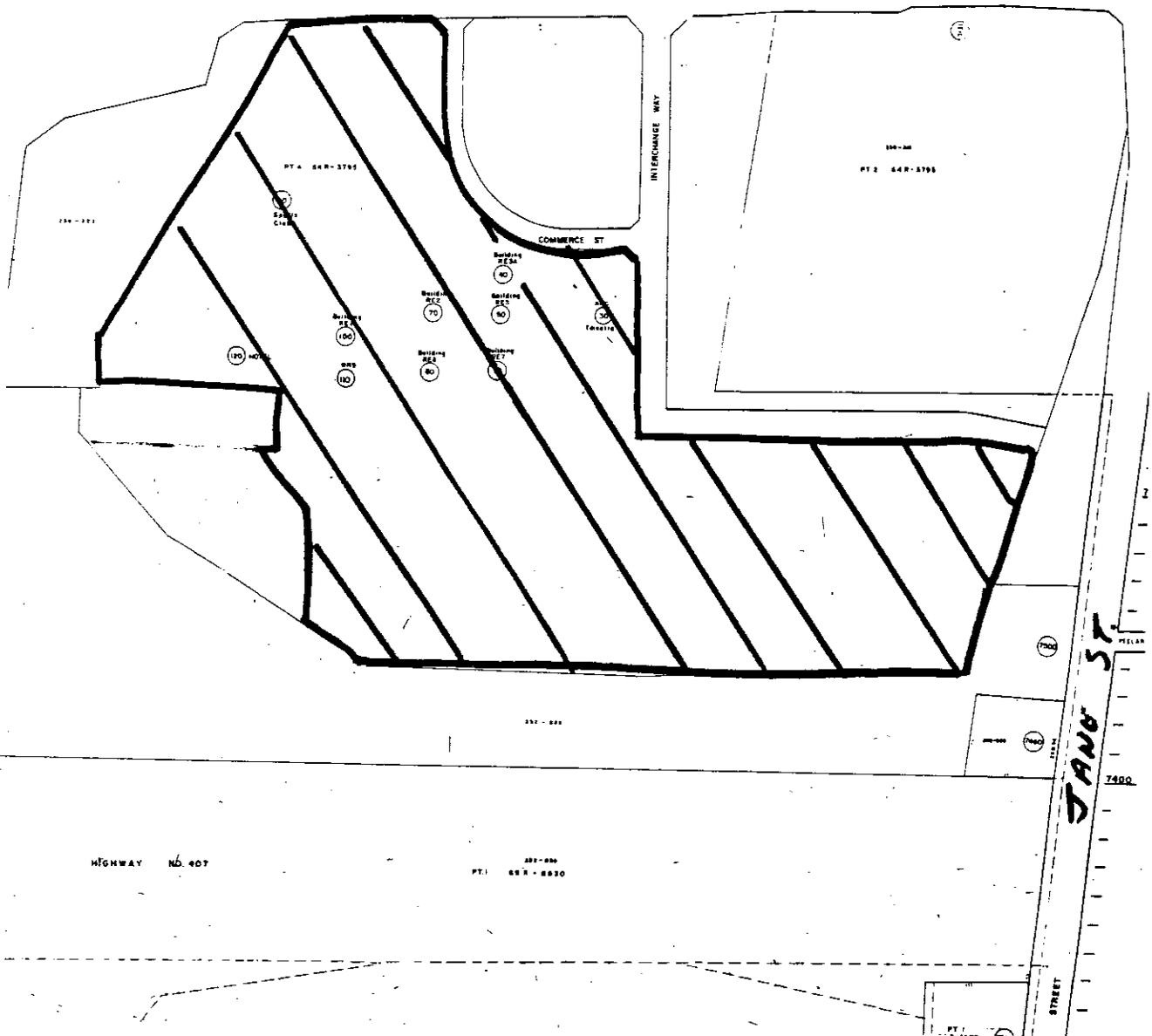
**WESTON CONSULTING GROUP INC.**  
2015 Bayview Avenue, Unit 18  
Vaughan, Ontario, L4R 3A5  
Phone: (905) 738-0090 Fax: (905) 738-0637

File Ref: 2493-vaughan-easements-1.dgn



# COMMITTEE OF ADJUSTMENT

<b>File No.:</b>	<b>B17/02, B20/02, B21/02, A80/02</b>
<b>Applicant:</b>	<b>2748355 CANADA INC. c/o BEUTEL GOODMAN REAL ESTATE GROUP</b>
	<b>Subject Area</b> <b>INTERCHANGE WAY.</b>





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

COMMITTEE OF ADJUSTMENT  
**(CONSENTS)**

TO: OWNER/AGENT/SOLICITOR Please refer to file number **B21/02**  
SUBJECT: FULFILMENT OF CONDITIONS OF APPROVAL

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