

ITEM #: 6.20

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B017/22
5875 HWY 7, VAUGHAN**

COA REPORT SUMMARY

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

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X	X	General Comments w/conditions
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Received to Date
Development Planning *Schedule B	X	X		Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments Received to Date
Development Finance	X	X	X	General Comments w/conditions
Real Estate	X			No Comments Received to Date
Fire Department	X	X		General Comments
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B	X	X		General Comments
Region of York *Schedule B	X			No Comments Received to Date
Hydro One *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

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
Agent	Weston Consulting		10/06/2022	Application Cover Letter
Public	Pound & Stewart Planning	305 Renfrew Drive, Suite 101, Markham	03/02/2023	Letter of Support w/condition request

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
A315/12	10/11/12	Approved: COA
B025/16 & A136/16	09/22/16	Approved: COA
B70/03, B71/03, B72/03, B81/01, A232/03	Multiple	See B025/16 for background

ADJOURNMENT HISTORY

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

March 2, 2023	Consent Applications B017/22 and B018/22 were adjourned by the Committee of Adjustment to April 20, 2023 to accommodate a response from Development Engineering regarding future servicing agreement requirements.
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**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B017/22
5875 HWY 7, VAUGHAN**

ITEM NUMBER: 6.20	CITY WARD #: 2
APPLICANT:	Bostar Inc.
AGENT:	Weston Consulting Inc.
PROPERTY:	5875 Hwy 7, Vaughan
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	City of Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS:	B018/22, Z.19.034 and DA.19.085
PURPOSE OF APPLICATION:	Consent is being requested for an easement over Parts 1 to 11, inclusive, on the draft reference plan submitted with the application (servient land) for servicing (sanitary and watermain) purposes in favour of the abutting lands to the south municipally known as 131 Regalcrest Court (dominant land). The proposed easement will facilitate development associated with related files Z.19.034 and DA.19.085.

HEARING INFORMATION

<p>DATE OF MEETING: Thursday, April 20, 2023 TIME: 6:00 p.m. MEETING LOCATION: Vaughan City Hall, Woodbridge Room, 2141 Major Mackenzie Drive, Vaughan LIVE STREAM LINK: Vaughan.ca/LiveCouncil</p> <p align="center">PUBLIC PARTICIPATION</p> <p>If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the Request to Speak Form and submit to cofa@vaughan.ca If you would like to submit written comments, please quote file number above and submit by mail or email to: Email: cofa@vaughan.ca</p> <p>Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p> <p align="center">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.</p>
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INTRODUCTION

<p>Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.</p> <p>The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:</p> <ul style="list-style-type: none"> ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act. ✓ Conformity to the City of Vaughan Official Plan. ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act. <p>Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.</p>
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COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	February 8, 2023 & April 6, 2023
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COMMITTEE OF ADJUSTMENT COMMENTS

Date Applicant Confirmed Posting of Sign:	February 6, 2023 & April 3, 2023
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of the lands subject to the easement (servient lands). 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments.	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering Department does not object to the consent application B017/22, Subject to the following Condition(s):	
Development Engineering Recommended Conditions of Approval:	<p>The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.</p> <p>The Owner/applicant shall provide proof of an agreement or easement documents between Bostar Inc. at 5875 Highway 7 and Westlake Pipe and Fittings at 131 Regalcrest Court, including sufficient language to clearly describe the nature of the shared servicing & access easements, all to the satisfaction of Development Engineering. The easement agreement should indicate that the owners are responsible to ensure proper</p>

DEVELOPMENT ENGINEERING COMMENTS

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

maintenance and repairs of servicing connection(s) in the easement.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry is working with development planning on this project.

PFH Recommended Conditions of Approval:

None

DEVELOPMENT FINANCE COMMENTS

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

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

Development Finance Recommended Conditions of Approval:

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

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

BCLPS Recommended Conditions of Approval:

None

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:

None

FIRE DEPARTMENT COMMENTS

Owner shall agree to provide the following for the purpose of fire safety and firefighting operations.

1. Water supply for firefighting, including hydrants, municipal or private shall be identified in the plans and code requirements to be installed and operational prior to construction of building.
2. Hydrants shall be unobstructed and ready for use at all times.
3. Assess roadways shall be maintained and suitable for large heavy vehicles.
4. Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the city.
5. Fire Route to be posted prior to construction.

Fire Department Recommended Conditions of Approval:

None

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A Drawings & Plans Submitted with the Application

Schedule B Staff & Agency Comments

Schedule C (if required) Correspondence (Received from Public & Applicant)

Schedule D (if required) Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirm the legal description of the lands subject to the easement (servient lands). 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Engineering lan.reynolds@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition. 2. The Owner/applicant shall provide proof of an agreement or easement documents between Bostar Inc. at 5875 Highway 7 and Westlake Pipe and Fittings at 131 Regalcrest Court, including sufficient language to clearly describe the nature of the shared servicing & access easements, all to the satisfaction of Development Engineering. The easement agreement should indicate that the owners are responsible to ensure proper maintenance and repairs of servicing connection(s) in the easement.
3	Development Finance nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

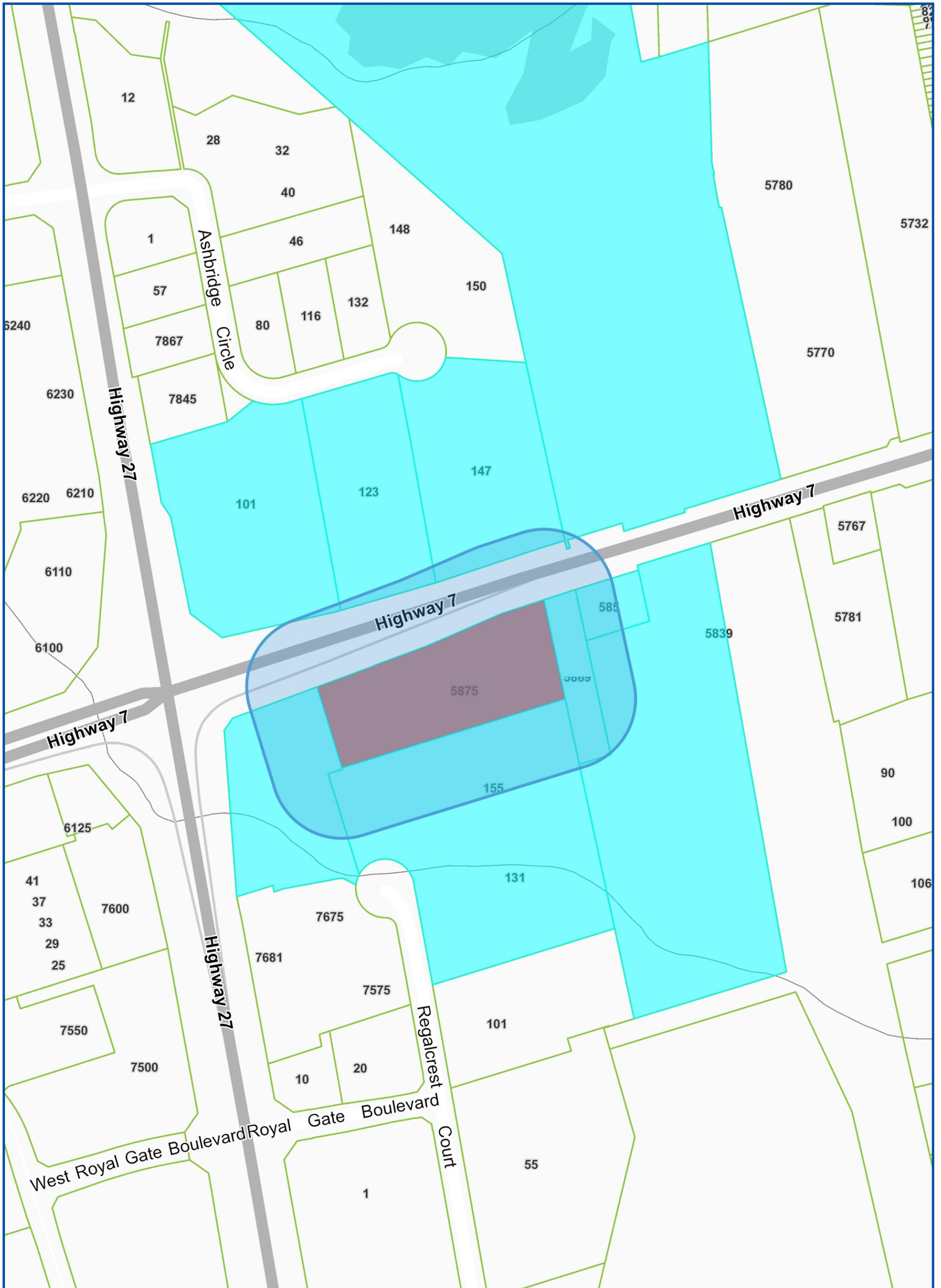
IMPORTANT INFORMATION – PLEASE READ
<p>CONDITIONS: Conditions must be fulfilled within two years from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.</p>
<p>DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s</p>

IMPORTANT INFORMATION – PLEASE READ

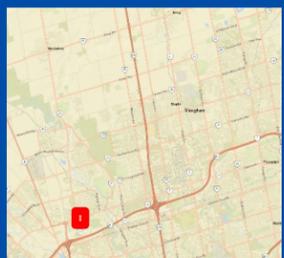
Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

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:

5875 HIGHWAY #7

NOTIFICATION MAP B017/22 & B018/22

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: 1:4,514

0 0.07 km



Created By:

Infrastructure Delivery
Department

November 24, 2022 10:17 AM

Projection:
NAD 83
UTM Zone
17N

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

REGION ROAD No. 7
(ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 8)

DEPOSITED PLAN 2790 (AUTO PLAN P-1718-4)

DEPOSITED PLAN 5881 (AUTO PLAN P-2103-35)

PIN 03311-1042

Easement Details
Parts 1-11 (servient land) - Easement for servicing in favour of 131 and 155 Regalcrest Court (dominant land)

PLAN 65R-

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

DATE: 2023

RECEIVED AND DEPOSITED DATE: 2023

OFFICIAL RECORDING FOR LAND REGISTRATION FOR THE CITY OF VAUGHAN

PART	LOT	CONCESSION	PN	AREA (m ²)
1	2	8	0221-0186	6.9
2	3	8	0221-0186	1.2
3	4	8	0221-0186	2.7
4	5	8	0221-0186	10.8
5	6	8	0221-0186	1.0
6	7	8	0221-0186	14.8
7	8	8	0221-0186	15.1

PARTS 1, 2, 3, 4, 5, 6, 7 AND 8 - SUBJECT TO EASEMENT AS IN INST. No. LT024221

PARTS 9, 10, 11 - SUBJECT TO EASEMENT AS IN INST. No. YR267785

PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF VAUGHAN
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:150

SCHAFFER DZALDOV PURCELL LTD.

- NOTES
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ALL FOUND MARKERS ARE NUMBERED 022 UNLESS OTHERWISE NOTED.

BERNARDS ARE RELATED TO REGISTERED PLAN 65R-3033 AND PLAN 65R-37150.
UNION BERNARDS ARE DERIVED FROM SPECIFIED CONTROL POINTS
GORN 10055 AND 1051890 AS PER ZONE 17, NAD83 (GORNAL) TO CONVERT THE
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
APPLYING THE CORRECTION FACTOR OF 0.999724.
SPECIFIED CONTROL POINTS (GORN) UN ZONE 17, NAD83 (GORNAL)
COMPARISON TO UTM AZIMUTH PER SEC. 140) OF 0.0002, 216/10
POINT ID: NORthing

POINT ID	NORthing	EASTing
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100	4842725.222	601891.028

CURVE TABLE

CHAIN	START	END	CHORD	ANGLE	CHORD BEARING	CHORD DISTANCE
01	1.000	1.000	0.000	0.000	0.000	0.000
02	1.000	1.000	0.000	0.000	0.000	0.000
03	1.000	1.000	0.000	0.000	0.000	0.000
04	1.000	1.000	0.000	0.000	0.000	0.000
05	1.000	1.000	0.000	0.000	0.000	0.000
06	1.000	1.000	0.000	0.000	0.000	0.000
07	1.000	1.000	0.000	0.000	0.000	0.000
08	1.000	1.000	0.000	0.000	0.000	0.000
09	1.000	1.000	0.000	0.000	0.000	0.000
10	1.000	1.000	0.000	0.000	0.000	0.000
11	1.000	1.000	0.000	0.000	0.000	0.000
12	1.000	1.000	0.000	0.000	0.000	0.000
13	1.000	1.000	0.000	0.000	0.000	0.000
14	1.000	1.000	0.000	0.000	0.000	0.000
15	1.000	1.000	0.000	0.000	0.000	0.000
16	1.000	1.000	0.000	0.000	0.000	0.000
17	1.000	1.000	0.000	0.000	0.000	0.000
18	1.000	1.000	0.000	0.000	0.000	0.000
19	1.000	1.000	0.000	0.000	0.000	0.000
20	1.000	1.000	0.000	0.000	0.000	0.000
21	1.000	1.000	0.000	0.000	0.000	0.000
22	1.000	1.000	0.000	0.000	0.000	0.000
23	1.000	1.000	0.000	0.000	0.000	0.000
24	1.000	1.000	0.000	0.000	0.000	0.000
25	1.000	1.000	0.000	0.000	0.000	0.000
26	1.000	1.000	0.000	0.000	0.000	0.000
27	1.000	1.000	0.000	0.000	0.000	0.000
28	1.000	1.000	0.000	0.000	0.000	0.000
29	1.000	1.000	0.000	0.000	0.000	0.000
30	1.000	1.000	0.000	0.000	0.000	0.000
31	1.000	1.000	0.000	0.000	0.000	0.000
32	1.000	1.000	0.000	0.000	0.000	0.000
33	1.000	1.000	0.000	0.000	0.000	0.000
34	1.000	1.000	0.000	0.000	0.000	0.000
35	1.000	1.000	0.000	0.000	0.000	0.000
36	1.000	1.000	0.000	0.000	0.000	0.000
37	1.000	1.000	0.000	0.000	0.000	0.000
38	1.000	1.000	0.000	0.000	0.000	0.000
39	1.000	1.000	0.000	0.000	0.000	0.000
40	1.000	1.000	0.000	0.000	0.000	0.000
41	1.000	1.000	0.000	0.000	0.000	0.000
42	1.000	1.000	0.000	0.000	0.000	0.000
43	1.000	1.000	0.000	0.000	0.000	0.000
44	1.000	1.000	0.000	0.000	0.000	0.000
45	1.000	1.000	0.000	0.000	0.000	0.000
46	1.000	1.000	0.000	0.000	0.000	0.000
47	1.000	1.000	0.000	0.000	0.000	0.000
48	1.000	1.000	0.000	0.000	0.000	0.000
49	1.000	1.				

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

REGION ROAD No. 7
(ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 8)

DEPOSITED PLAN 2790 (AUTO PLAN P-1718-4)

DEPOSITED PLAN 5881 (AUTO PLAN P-2103-35)

PIN 03311-1042

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 65R-	
DATE	2023	RECEIVED AND DEPOSITED	DATE
GERRIT N. DZALDOV ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRATION FOR THE CITY OF VAUGHAN AND THE TOWNSHIP OF VAUGHAN (AUTO PLAN P-1718-118)	
SCHEDULE			
PART	LOT	CONCESSION	AREA (m ²)
1	5	8	6.9
2	5	8	1.2
3	5	8	2.7
4	5	8	1.0
5	5	8	1.0
6	5	8	1.0
7	5	8	1.0
8	5	8	1.0
9	5	8	1.0
10	5	8	1.0
11	5	8	1.0
PARTS 1, 2, 3, 4, 5, 6, 7 AND 8 - SUBJECT TO EASEMENT AS IN INST. No. LT024221 PARTS 9, 10, 11 AND 12 - SUBJECT TO EASEMENT AS IN INST. No. YR267756			

PLAN OF SURVEY OF
 PART OF LOT 5, CONCESSION 8
 (GEOGRAPHIC TOWNSHIP OF VAUGHAN)
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:150
 SCHAEFFER DZALDOV PURCELL LTD.



NOTES

- 1. DONOTES PLANNED UNFINISHED FOUND AMOUNTS SHOWN ON THIS PLAN ARE TO BE COMPLETED BY THE OWNER.
- 2. DISTANCES ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- 3. THE SURVEY WAS COMPLETED ON THE DAY OF JANUARY, 2023.

ALL FOUND MONUMENTS ARE NUMBERED 022 UNLESS OTHERWISE NOTED.

BERNARDS ARE RELATED TO REGISTERED PLAN 65R-3033 AND PLAN 65R-37150.

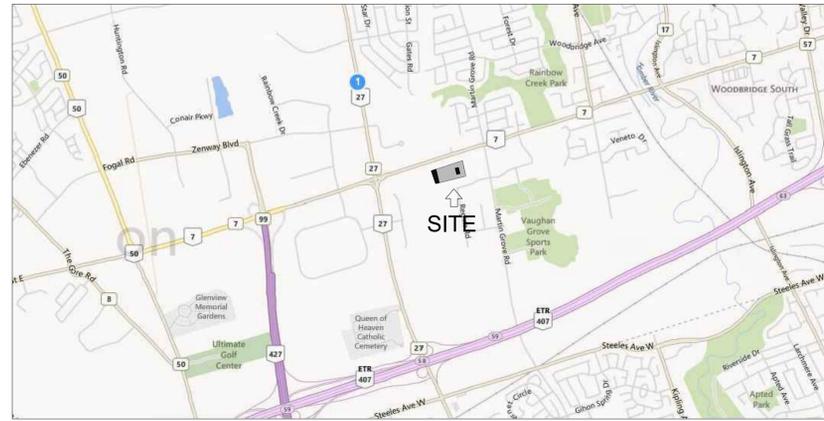
UTM GRID BERNARDS ARE DERIVED FROM SPECIFIC CONTROL POINTS 020190355 AND 181189048 IN UTM ZONE 17N, NAD83 COORDINATE TO CONVERT THE DISTANCES SHOWN ON THIS PLAN TO THE BERNARDS COORDINATE SYSTEM OF 1983. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A CORRECTION SCALE FACTOR OF 0.99974.

SPECIFIC CONTROL POINTS (SCPS) IN UTM ZONE 17N, NAD83 COORDINATE TO UTM ACCURACY PER SEC. 14(3) OF OREG. 216/10 POINT ID. NORthing

SCP 001910143	4847212.522	601891.028
SCP 001910144	4847212.522	601891.028
SCP 001910145	4847212.522	601891.028
SCP 001910146	4847212.522	601891.028
SCP 001910147	4847212.522	601891.028
SCP 001910148	4847212.522	601891.028
SCP 001910149	4847212.522	601891.028
SCP 001910150	4847212.522	601891.028
SCP 001910151	4847212.522	601891.028
SCP 001910152	4847212.522	601891.028
SCP 001910153	4847212.522	601891.028
SCP 001910154	4847212.522	601891.028
SCP 001910155	4847212.522	601891.028
SCP 001910156	4847212.522	601891.028
SCP 001910157	4847212.522	601891.028
SCP 001910158	4847212.522	601891.028
SCP 001910159	4847212.522	601891.028
SCP 001910160	4847212.522	601891.028
SCP 001910161	4847212.522	601891.028
SCP 001910162	4847212.522	601891.028
SCP 001910163	4847212.522	601891.028
SCP 001910164	4847212.522	601891.028
SCP 001910165	4847212.522	601891.028
SCP 001910166	4847212.522	601891.028
SCP 001910167	4847212.522	601891.028
SCP 001910168	4847212.522	601891.028
SCP 001910169	4847212.522	601891.028
SCP 001910170	4847212.522	601891.028
SCP 001910171	4847212.522	601891.028
SCP 001910172	4847212.522	601891.028
SCP 001910173	4847212.522	601891.028
SCP 001910174	4847212.522	601891.028
SCP 001910175	4847212.522	601891.028
SCP 001910176	4847212.522	601891.028
SCP 001910177	4847212.522	601891.028
SCP 001910178	4847212.522	601891.028
SCP 001910179	4847212.522	601891.028
SCP 001910180	4847212.522	601891.028
SCP 001910181	4847212.522	601891.028
SCP 001910182	4847212.522	601891.028
SCP 001910183	4847212.522	601891.028
SCP 001910184	4847212.522	601891.028
SCP 001910185	4847212.522	601891.028
SCP 001910186	4847212.522	601891.028
SCP 001910187	4847212.522	601891.028
SCP 001910188	4847212.522	601891.028
SCP 001910189	4847212.522	601891.028
SCP 001910190	4847212.522	601891.028
SCP 001910191	4847212.522	601891.028
SCP 001910192	4847212.522	601891.028
SCP 001910193	4847212.522	601891.028
SCP 001910194	4847212.522	601891.028
SCP 001910195	4847212.522	601891.028
SCP 001910196	4847212.522	601891.028
SCP 001910197	4847212.522	601891.028
SCP 001910198	4847212.522	601891.028
SCP 001910199	4847212.522	601891.028
SCP 001910200	4847212.522	601891.028

CURVE TABLE

NO.	START	END	CHORD BEARING	CHORD DIST.	ARC DIST.	ARC BEARING	PIVOT
01	485	2127	8.301	1768.630	17.322	17.322	0
02	2127	8301	1768.630	7.122	7.122	17.322	0
03	8301	8301	1768.630	0.000	0.000	17.322	0
04	8301	8301	1768.630	0.000	0.000	17.322	0
05	8301	8301	1768.630	0.000	0.000	17.322	0
06	8301	8301	1768.630	0.000	0.000	17.322	0
07	8301	8301	1768.630	0.000	0.000	17.322	0
08	8301	8301	1768.630	0.000	0.000	17.322	0
09	8301	8301	1768.630	0.000	0.000	17.322	0
10	8301	8301	1768.630	0.000	0.000	17.322	0
11	8301	8301	1768.630	0.000	0.000	17.322	0
12	8301	8301	1768.630	0.000	0.000	17.322	0
13	8301	8301	1768.630	0.000	0.000	17.322	0
14	8301	8301	1768.630	0.000	0.000	17.322	0
15	8301	8301	1768.630	0.000	0.000	17.322	0
16	8301	8301	1768.630	0.000	0.000	17.322	0
17	8301	8301	1768.630	0.000	0.000	17.322	0
18	8301	8301	1768.630	0.000	0.000	17.322	0
19	8301	8301	1768.630	0.000	0.000	17.322	0
20	8301	8301	1768.630	0.000	0.000	17.322	0
21	8301	8301	1768.630	0.000	0.000	17.322	0
22	8301	8301	1768.630	0.000	0.000	17.322	0
23	8301	8301	1768.630	0.000	0.000	17.322	0
24	8301	8301	1768.630	0.000	0.000	17.322	0
25	8301	8301	1768.630	0.000	0.000	17.322	0
26	8301	8301	1768.630	0.000	0.000	17.322	0
27	8301	8301	1768.630	0.000	0.000	17.322	0
28	8301	8301	1768.630	0.000	0.000	17.322	0
29	8301	8301	1768.630	0.000	0.000	17.322	0
30	8301	8301	1768.630	0.000	0.000	17.322	0
31	8301	8301	1768.630	0.000	0.000	17.322	0
32	8301	8301	1768.630	0.000	0.000	17.322	0
33	8301	8301	1768.630	0.000	0.000	17.322	0
34	8301	8301	1768.630	0.000	0.000	17.322	0
35	8301	8301	1768.630	0.000	0.000	17.322	0
36	8301	8301	1768.630	0.000	0.000	17.322	0
37	8301	8301	1768.630	0.000	0.000	17.322	0
38	8301	8301	1768.630	0.000	0.000	17.322	0
39	8301	8301	1768.630	0.000	0.000	17.322	0
40	8301	8301	1768.630	0.000	0.000	17.322	0
41	8301	8301	1768.630	0.000	0.000	17.322	0
42	8301	8301	1768.630	0.000	0.000	17.322	0
43	8301	8301	1768.630	0.000	0.000	17.322	0
44	8301	8301	1768.630	0.000	0.000	17.322	0
45	8301	8301	1768.630	0.000	0.000	17.322	0
46	8301	8301	1768.630	0.000	0.000	17.322	0
47	8301	8301	1768.630	0.000	0.000	17.322	0
48	8301	8301	1768.630	0.000	0.000	17.322	0
49	8301	8301	1768.630	0.000	0.000	17.322	0
50	8301	8301	1768.630	0.000	0.000	17.322	0
51	8301	8301	1768.630	0.000	0.000	17.322	0
52	8301	8301	1768.630	0.000	0.000	17.322	0
53	8301	8301	1768.630	0.000	0.000	17.322	0
54	8301	8301	1768.630	0.000	0.000	17.322	0
55	8301	8301	1768.630	0.000	0.000	17.322	0
56	8301	8301	1768.630	0.000	0.000	17.322	0
57	8301	8301	1768.630	0.000	0.000	17.322	0
58	8301	8301	1768.630	0.000	0.000	17.322	0
59	8301	8301	1768.630	0.000	0.000	17.322	0
60	8301	8301	1768.630	0.000	0.000	17.322	0
61	8301	8301	1768.630	0.000	0.000	17.322	0
62	8301	8301	1768.630	0.000	0.000	17.322	0
63	8301	8301	1768.630	0.000	0.000	17.322	0
64	8301	8301	1768.630	0.000	0.000	17.322	0
65	8301	8301	1768.630	0.000	0.000	17.322	0
66	8301	8301	1768.630	0.000	0.000	17.322	0
67	8301	8301	1768.630	0.000	0.000	17.322	0
68	8301	8301	1768.630	0.000	0.000	17.322	0
69	8301	8301	1768.630	0.000	0.000	17.322	0
70	8301	8301	1768.630	0.000	0.000	17.322	0
71	8301	8301	1768.630	0.000	0.000	17.322	0
72	8301	8301	1768.630	0.000	0.000	17.322	0
73	8301	8301	1768.630	0.000	0.000	17.322	0
74	8301	8301	1768.630	0.000	0.000	17.322	0
75	8301	8301	1768.630	0.000	0.000	17.322	0
76	8301	8301	1768.630	0.000	0.000	17.322	0
77	8301	8301	1768.630	0.000	0.000	17.322	0
78	8301	8301	1768.630	0.000	0.000	17.322	0
79	8301	8301	1768.630	0.000	0.000	17.322	0
80	8301	8301	1768.630	0.000			



KEY PLAN
SCALE N.T.S.

PROPOSED SITE STATISTICS:

PARCEL AREA: 18,785 m² (202,207 sq.ft.)
SITE COVERAGE: 30.60%
TOTAL FOOTPRINT: 5,748.34 m² (61,852.13 sq.ft.)
TOTAL GFA: 8729.34 m² (93,927.70 sq.ft.)

BUILDING AREAS: FOOTPRINT

PROPOSED BLDG. 'A'	TOTAL FLOOR AREA		
	m ²	ft ²	
GROUND FLOOR	417	4,488	OFFICE
SECOND FLOOR	860	9,257	OFFICE
THIRD FLOOR	860	9,257	OFFICE
TOTAL GFA	2,137	23,002	

EXISTING BLDG. 'B'	TOTAL FLOOR AREA		
	m ²	ft ²	
GROUND FLOOR	4,906	52,809	INDUSTRIAL
SECOND FLOOR	1,261	13,574	OFFICE
TOTAL GFA	6,167	66,383	

PROPOSED BLDG.- C	TOTAL FLOOR AREA		
	m ²	ft ²	
DRIVE-THRU RESTAURANT	190.48	2050	DRIVE-THRU RESTAURANT
RESTAURANT-2	185.88	2000	RESTAURANT
GARBAGE RM (COMMON)	26.26	283	
STORAGE	22.72	244	
TOTAL GFA	425.34	4577	

PARKING:

REQUIRED: AS PER GENERAL BY-LAW 1-88 REQTS. RATIO # OF PARKING SPACES

PROPOSED BUILDING 'A'	— OFFICE	.035	75
EXISTING BLDG. 'B' (GROUND FLR.)	— INDUSTRIAL	.015	74
EXISTING BLDG. 'B' (SECOND FLR.)	— OFFICE	.035	44
BLDG. 'C': PROPOSED RESTAURANT-EATING ESTABLISHMENT: CONVENIENCE WITH DRIVE THROUGH		.16	34
BLDG. 'C': PROPOSED RESTAURANT-EATING ESTABLISHMENT: CONVENIENCE		.20	42
TOTAL			269 CARS

REQUIRED (AS PER EXCEPTION 9(291) UNDER BY-LAW 1-88 AS AMENDED)
 * 600 - 335 = 265 SPACES/CARS.

PROVIDED # OF PARKING SPACES

PROPOSED BUILDING 'A'	— OFFICE	75
EXISTING BLDG. 'B' (GROUND FLR.)	— INDUSTRIAL	74
EXISTING BLDG. 'B' (SECOND FLR.)	— OFFICE	44
PROPOSED BLDG. 'C' RESTAURANT- EATING ESTABLISHMENT: CONVENIENCE WITH DRIVE THROUGH		34
PROPOSED BLDG. 'C' RESTAURANT 2- EATING ESTABLISHMENT: CONVENIENCE		30
TOTAL		257 CARS + 2 LOADING

* EXISTING # PARKING SPACES PROVIDED: 306
 * TOTAL # OF PARKING SPACES TAKEN AWAY: 49

BIKE RACK:

9 RINGS -INVERTED U BIKE RACK
 (FOR 18 BIKES)

LANDSCAPE AREA:

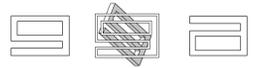
EXISTING: 2977.00 M²
 PROPOSED: 2733.68 M²
 (or 14.55% OF SITE AREA)

SNOW STORAGE AREA:

REQUIRED: 379.40 M²
 PROPOSED: 399.7 M²
 (or 2.12% OF SITE AREA)
 *REFER TO LANDSCAPE PLAN

All material herein remains property of the architect noted below.

Giancarlo Garofalo Architect Inc.
 www.ggarchitect.ca

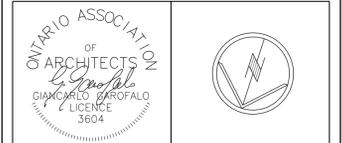


672 Dupont Street Suite 309
 Toronto, Ontario M6G 1Z6
 t: 416.531.1265
 f: 416.531.4733
 e: ggarchitect@bellnet.ca

THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

Consultant
 Address
 Phone
 Fax
 e-mail



No.	Description	Date
1.	Issued for review	May 13, 2013
2.	Issued for review	May 24, 2013
3.	Issued for review	Oct 11, 2013
4.	Issued for Client review	May 26, 2014
5.	Issued for PAC	Jun 19, 2014
6.	Issued for SPA	Dec 12, 2014
7.	Issued for Coordination	Jul 07, 2015
8.	Issued for Review	Jul 09, 2015
9.	Re-issued Coordination	Dec 10, 2015
10.	Re-issued as per City comment	Dec 17, 2015
11.	Issued for Review	Feb 11, 2016
12.	Issued for Coordination	Feb 16, 2016
13.	Issued for Coordination	Feb 23, 2016
14.	Issued for C of A	Mar 01, 2016
15.	Issued as per C of A comment	Dec 23, 2016
16.	Issued per City SPA and York Region comment	Mar 15, 2016
17.	Issued for Review	Aug 23, 2018
18.	Issued for Review	Jan 10, 2019
19.	Issued for Review	Jan 16, 2019
20.	Issued for Review	Feb 01, 2019
21.	Hydro easement realignment shown	May 10, 2019
22.	Parking count corrected	Feb 04, 2020
23.	Re-issued as per City comment	Mar 09, 2020
24.	Re-issued as per City comment	Jul 29, 2020
25.	Re-issued as per City comment	Mar 23, 2022
26.	Re-issued as per City comment	Apr 13, 2022
27.	Re-issued as per City comment	May 09, 2022
28.	SANITARY EASEMENT ADDED	Jan 12, 2023

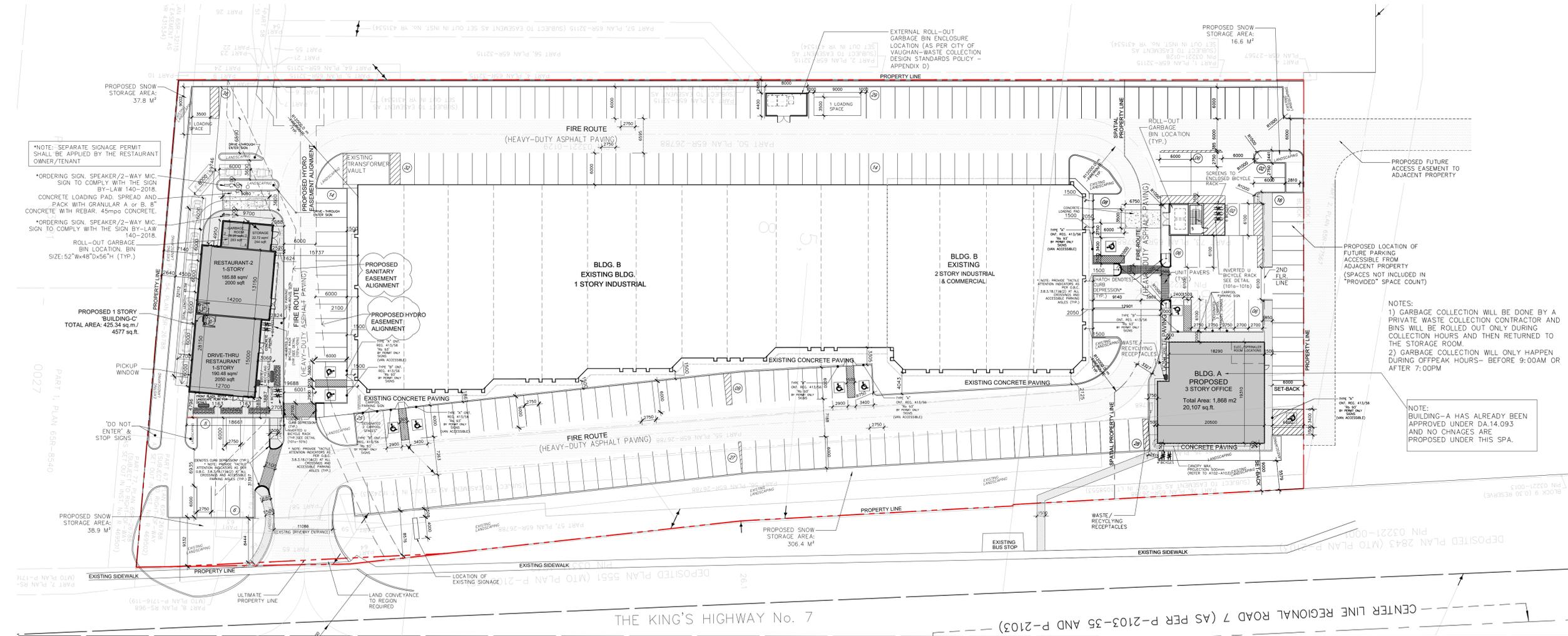
5875 HIGHWAY 7
 Proposed Commercial Development
 City of Vaughan, Ontario

SITE PLAN & STATISTICS

Project number
 Date: MAY 2014
 Drawn by: J.C.
 Checked by: G.G.

A100

Scale as noted



1 SITE PLAN
 SCALE = 1:400

SUBJECT TO EASEMENT AND RIGHT-OF-WAY IN FAVOUR OF 1639328 ONTARIO LIMITED, 1741640 ONTARIO LIMITED, 1741641 ONTARIO LIMITED, 1741642 ONTARIO LIMITED, 1639722 ONTARIO LIMITED FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS OWNING INGRESS AND EGRESS TO AND FROM REGIONAL ROAD 7 (FORMERLY THE KING'S HIGHWAY No. 7) AND BLOCK 1, REGISTERED PLAN 65M-3033.

NOTE:
 ANY ABOVE-GROUND DISCHARGE FROM A DOWNSPOUT SHALL BE DIRECTED TO DISCHARGE AND SHALL BE CONTAINED ON THE PROPERTY IN A MANNER THAT IT SHALL NOT CAUSE DAMAGE TO ANY ADJOINING PROPERTY OR CREATE A HAZARDOUS CONDITION ON THE STAIRWAY, WALKWAY, STREET OR BOULEVARD.

REGIONAL ROAD No. 7 (Road Allowance between Lots 5 and 6, Concession 8) PIN 03311-1042

THE KING'S HIGHWAY No. 7

CENTER LINE REGIONAL ROAD 7 (AS PER P-2103-35 AND P-2103) PIN 03221-0001

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B	X	X		General Comments
Region of York *Schedule B	X			No Comments Received to Date
Hydro One *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend approval no conditions.
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Catherine Saluri, Building Standards Department
Date: November 1, 2022
Applicant: Bostar Inc.
Location: 5875 Hwy 7
File No.(s): B017/22

Zoning Classification:

The subject lands are zoned EMU, Employment Commercial Mixed-Use Zone and subject to the provisions of Exception 14.151 under Zoning By-law 001-2021.

The subject lands are zoned EM1, Prestige Employment Area and subject to the provisions of Exception (1537) under Zoning By-law 1-88, as amended.

Other Comments:

General Comments	
1	The subject consent application is to permit an easement over Parts 12, 13, 14, 15, 16 & 17 on Plan 65R-39250 (servient land) for servicing (sanitary and watermain) purposes in favour of the abutting lands to the south municipally known as 131 and 155 Regalcrest Court (dominant land), and therefore the Zoning By-law requirements for Lot Area, Lot Frontage and Lot Depth are not applicable.
2	The proposed easement will facilitate development associated with related files Z.19.034 and DA.19.085.

Conditions of Approval:

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

None.

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

Lenore Providence

From: SHLLAKU Paul <Paul.Shllaku@hydroone.com>
Sent: February-14-23 2:54 PM
To: Committee of Adjustment
Subject: [External] City of Vaughan - 5875 Hwy 7- B017-22

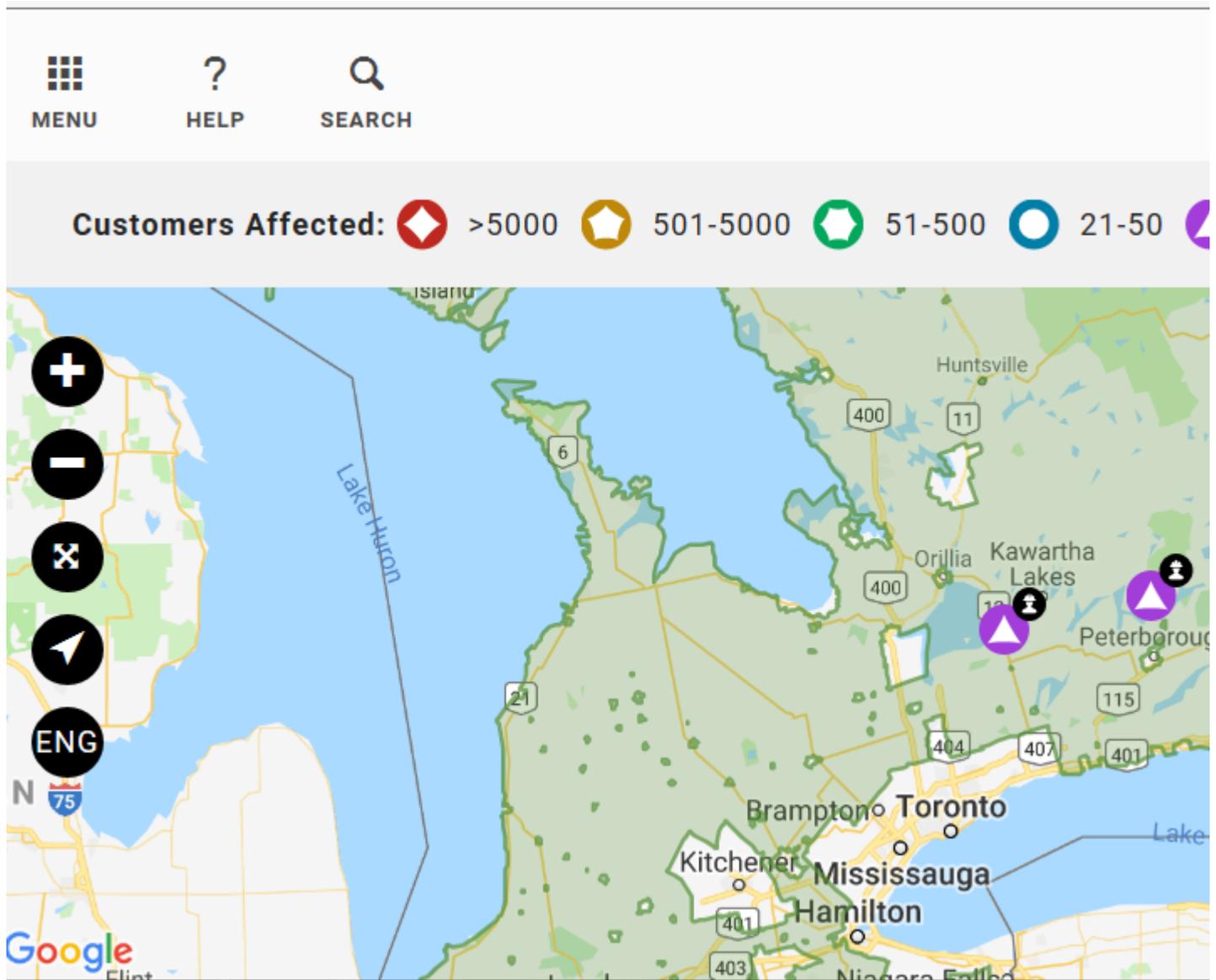
Hello,

We are in receipt of your Application for Consent, B017-22 dated . We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

From: [Blaney, Cameron \(MTO\)](#)
To: [Christine Vigneault](#)
Subject: [External] RE: B017/22 & B018/22 (5875 Hwy 7) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, November 3, 2022 3:54:27 PM

This site is outside of MTO permit control area and does not require MTO permits or review.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

Cameron.Blaney@ontario.ca

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: February 16, 2023
Name of Owner: Bostar Inc. (c/o Riccardo Bozzo)
Location: 5875 Highway 7
File No.(s): B017/22

Proposal:

The Owner has submitted Consent Application File B017/22 to realign a servicing easement in favour of the neighbouring lands to the south, municipally known 131 Regalcrest Court ("NAPCO Lands").

Official Plan:

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

Comments:

On June 28, 2022, Council approved Zoning By-law Amendment File Z.19.034, while Site Development File DA.19.085 received draft approval to facilitate the development of a one-storey restaurant pad and three-storey office building, in addition to the existing multi-unit building. A wide servicing easement is located on the east side of the property. The easement provides water and sewer service to addresses 131 and 155 Regalcrest to the south. This application is specific to 131 Regalcrest. The one-storey restaurant pad is proposed upon the sanitary line. A Condition of Site Plan Approval requires the Owner to relocate the existing sanitary sewer line outside of the proposed building envelope, to the satisfaction of the Development Engineering Department. The relocation requires municipal consent in the form of this application. The existing easement is proposed to remain, as the water service within it falls outside of the proposed building envelope.

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

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal conforms to VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None.

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Agent	Weston Consulting		10/06/2022	Application Cover Letter
Public	Pound & Stewart Planning	305 Renfrew Drive, Suite 101, Markham	03/02/2023	Letter of Support w/condition request



COMMITTEE OF ADJUSTMENT

CONSENT APPLICATION B017/22 & B018/22

5875 Highway 7

City of Vaughan

MARCH 2, 2023

SUBJECT PROPERTY



Aerial Photograph of Subject Property

- Located on the south side of Highway 7, east of Highway 27
- Area: approx. 1.88 hectares (4.64 acres)
- Frontage: approx. 224.88 metres along Highway 7
- Currently occupied by an existing multi-unit commercial and employment building with at-grade parking

SITE CONTEXT



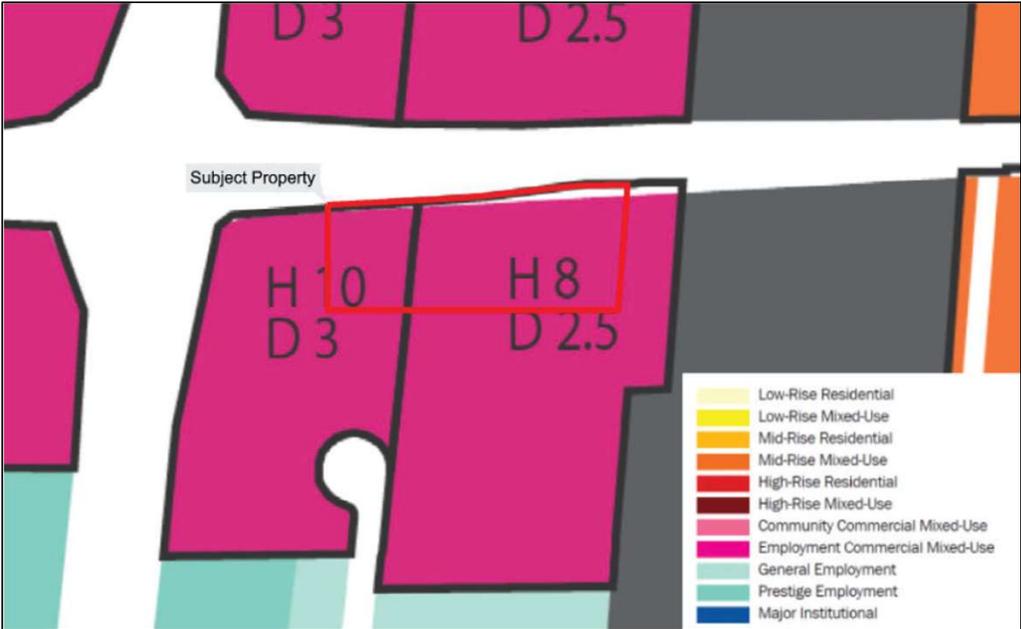
Context Map

- Abuts 135 & 155 Regalcrest Court to the south (“NAPCO”)
- Bostar Inc. (Subject Property) and NAPCO (neighbouring lands to the south) currently share an existing below-grade servicing easement for sanitary and watermain

CITY OF VAUGHAN OFFICIAL PLAN



City of Vaughan Official Plan Schedule 1 – Urban Structure



City of Vaughan Official Plan Schedule 13 – Land Use

- *Regional Intensification Corridor within Employment Areas* (Schedule 1 – Urban Structure)
- *Employment Commercial Mixed-Use ‘H10’ ‘D3’* (Schedule 13 – Land Use)

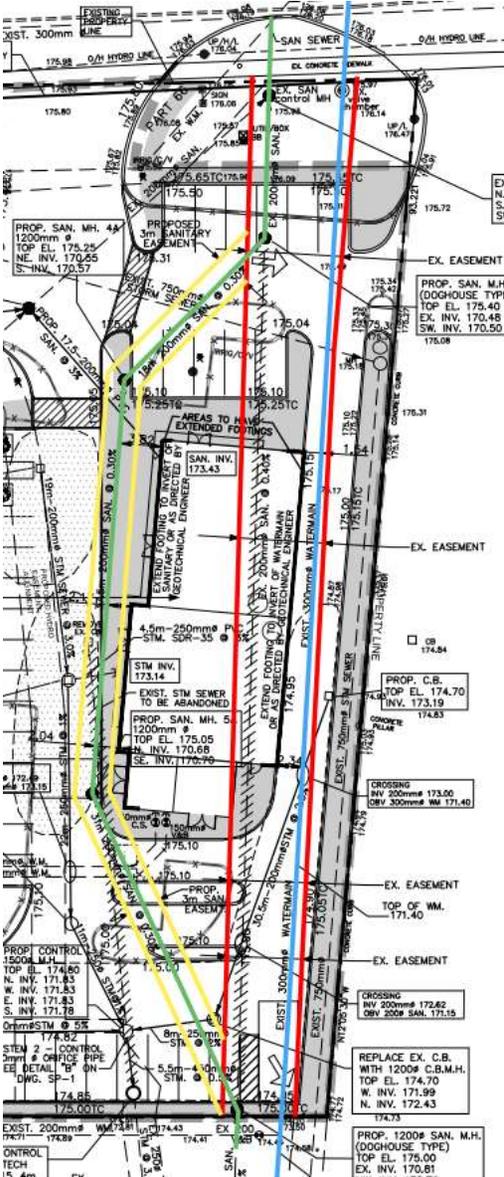
CITY OF VAUGHAN ZONING BY-LAW 1-88



City of Vaughan Zoning By-law 1-88

- EM1 – *Prestige Employment Area Zone*
- June 28, 2022 – City Council approved Zoning By-law Amendment File Z.19.034 and enacted site-specific Zoning By-law 133-2022 for the subject property
- Exception 9(1537) removes previous exception 9(291) and provides exceptions to permitted uses, minimum landscape strip, maximum floor area for an eating establishment, and minimum parking requirements
- File Z.19.034 was transitioned under By-law 001-2021

CONSENT APPLICATIONS - B017/22 & B018/22



- Redesign of shared sanitary sewer, which will take place wholly within the subject property and will connect at the existing connection point at the shared property line between the subject property and the NAPCO lands
 - Shifting the existing sanitary infrastructure to the west between the new restaurant pad and the existing building
 - The proposed easement will connect into the existing servicing easement on the eastern portion of the site entirely within the boundaries of the subject property
 - No contemplated changes to the location of the existing servicing easement on the subject property or the NAPCO lands
 - City Staff and NAPCO have provided sign-off in principle on the relocation of the sanitary line, as part of the Site Plan process
-
- **Red** – Existing Servicing Easement (to remain unchanged)
 - **Blue** – Existing Watermain (to remain unchanged)
 - **Yellow** – Proposed Easement
 - **Green** – Proposed Realigned Sanitary Line

Questions and Answers

Contact

Jessica Damaren, BES
Weston Consulting

905-738-8080 (ext. 280)

jindamaren@westonconsulting.com



WESTON CONSULTING

planning + urban design

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

October 6, 2022
Revised January 12, 2023
File 9280

**RE: Application for Consent (Servicing Easement Realignment)
For 5875 Highway 7 in Favour of 131 Regalcrest Court
City of Vaughan**

Weston Consulting is the planning consultant for Bostar Inc., the registered owner of the property municipally known as 5875 Highway 7 (herein referred to as the “subject property”) in the City of Vaughan.

The purpose of this consent application is to facilitate the realignment of an existing servicing easement on the subject property in favour of the owner of the neighbouring lands to the south municipally addressed as 131 Regalcrest Court being NAPCO – Royal Pipe and Fittings, a Westlake Company (“NAPCO”). This realignment is required in order to facilitate the proposed redevelopment of the subject property in accordance with the active applications described below.

An associated Consent application (B018/22) to facilitate the same realignment of the servicing easement in favour of the adjacent neighbouring property located at 155 Regalcrest Court (also being NAPCO) has also been submitted for consideration by the Committee.

Application History of the Subject Property

Applications for Zoning By-law Amendment (Z.19.034) and Site Development Revision (DA.19.085) were submitted to the City of Vaughan to facilitate the redevelopment of the subject property with the addition of a one-storey restaurant pad and three-storey office building in addition to the existing multi-unit building. On June 28, 2022, City Council approved Zoning By-law Amendment File Z.19.034 and enacted site-specific Zoning By-law 133-2022, as well as draft approved Site Development File DA.19.085 subject to conditions to facilitate the proposed development. This Consent application is filed in support of the clearance of Condition 1f) of the enclosed Conditions of Site Plan Approval prior to the execution of the Site Plan Letter of Undertaking.

Description of the Subject Property

The subject property is located on the south side of Highway 7, east of Highway 27 in the Woodbridge planning area of the City of Vaughan. The subject property is generally rectangular

in shape and has a total area of approximately 1.88 hectares (4.64 acres) and an approximate frontage of 224.88 metres along Highway 7. The subject property is currently occupied by an existing multi-unit commercial and employment building with associated at-grade parking areas proposed to remain unchanged. Surrounding land uses consist primarily of employment uses, such as industrial and commercial uses to the north, east, south, and vacant lands to the west.

Please refer to the enclosed Parcel Abstract for the full legal description of the subject property.



Figure 1: Aerial Photograph

Proposed Servicing Easement

The proposed servicing easement will facilitate the realignment of a below-grade sanitary service system along the portion identified in Figure 2 below. These underground services are currently shared by Bostar Inc. and NAPCO, the owner of the lands immediately south of the subject property. The realignment is required in order to allow for the construction of a new one-storey standalone restaurant pad in the location of the existing easement as approved by City Council on June 28, 2022.

C.F. Crozier & Associates Inc., the consulting engineer for NAPCO, has reviewed the civil site servicing modifications proposed by the approved applications and has provided consent in principle for the proposed realignment of the services and associated easement per the enclosed letter dated May 19, 2022.

The realignment of the servicing easement would result in the following (see Figure 2):

1. Facilitation of the redesign and modifications to the shared sanitary sewer, identified as Parts 1-11 on the enclosed draft R-Plan which will take place wholly within the subject property and will connect at the existing connection point at the shared property line between the subject property and the NAPCO lands to the south at 131 and 155 Regalcrest Court.
2. A new alignment for the sanitary easement in accordance with the Draft Plan to reflect the redesign and realignment of the above noted sanitary sewer system. The realigned easement will connect into the existing servicing easement on the eastern portion of the site entirely within the boundaries of the subject property. This application does not contemplate any changes to the location of the existing servicing easement on the subject property or the NAPCO lands to the south.

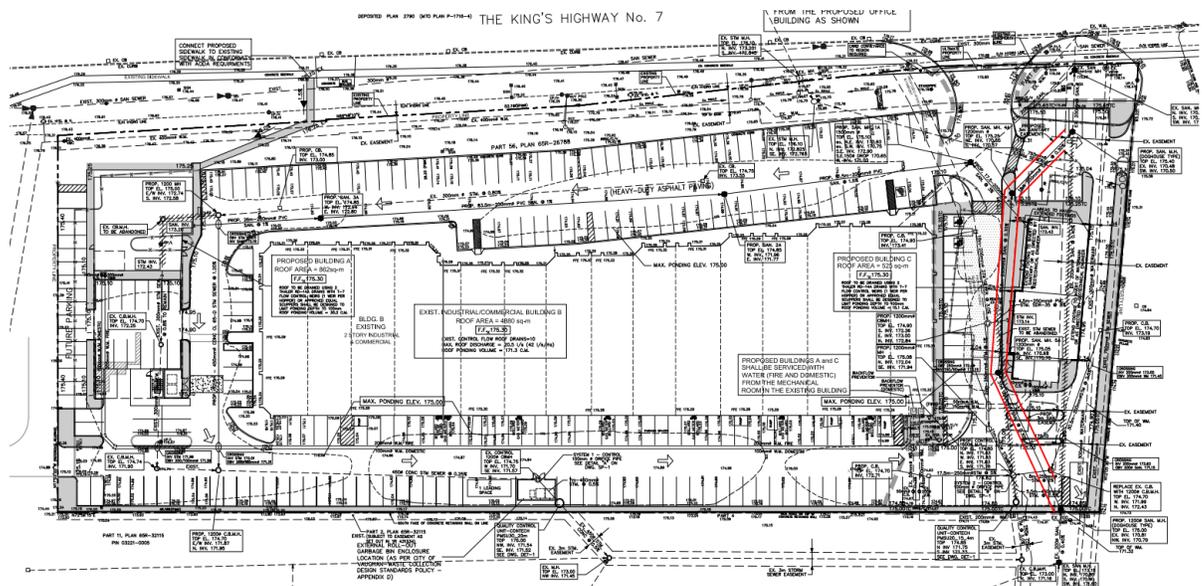


Figure 2: Proposed Servicing Easement Location

Justification for the Application

We have reviewed the requirements of the *Planning Act* and it is our opinion that the proposed Consent application complies with the *Planning Act*. The application represents a technical realignment of an existing servicing easement, which has been agreed to and supported by NAPCO, the property owner currently benefiting from the existing easement.

As previously noted, the realignment contemplated by this application is necessary to implement the approved redevelopment of the subject property. In order to maintain functionality and appropriate flow throughout the site, as well as to achieve good urban design principles, the approved restaurant pad is to be located on top of the existing servicing easement. The proposal contemplates the shifting of the existing sanitary infrastructure to the west between the new restaurant pad and the existing building. The proposed location was determined to be the best location for the servicing infrastructure through the associated Site Plan Approval process, through

which both Vaughan Development Engineering and NAPCO provided their general acceptance for the realignment. The realignment will allow for ease of access to the services if future works are required as they will be unencumbered and accessible for maintenance or upgrades.

We request that the enclosed application be processed and circulated concurrently with the Consent application for 155 Regalcrest (B018/22). In support of this application, please find the enclosed materials:

- Parcel Abstract;
- Site Plan, prepared by GGA;
- Site Servicing and Grading Plan, prepared by Urban Ecosystems;
- Tree Preservation Plan, prepared by MSLA;
- Draft Reference Plan, prepared by Schaeffer Dzaldov Purcell;
- Memorandum of Understanding from NAPCO; and
- Conditions of Site Plan Approval.

Additionally, the application fee in the amount of \$3,875.00 has been processed and paid in full.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned at extension 243 or Jessica Damaren at extension 280.

Yours truly,

Weston Consulting

Per:



Sabrina Sgotto, HBA, MCIP, RPP
Vice President



Jessica Damaren, BES
Lead Planner, Special Projects

c. Bostar Inc.

RECEIVED

By RECEIVED at 12:06 pm, Mar 02, 2023

B017/22 & B018/22

March 2, 2023

BY EMAIL cofa@vaughan.ca & clerks@vaughan.ca & DELIVERED

Committee of Adjustment
Office of the City Clerk
2141 Major Mackenzie Drive, Level 100
Vaughan, Ontario
L6A 1T1

Dear Chair & Members of Committee:

Re: Public Hearing – March 2, 2023
Consent Applications B017/22 and B018/22 – Bostar Inc.
City of Vaughan - Region of York
Our file: 1711-23

We are planning consultants writing on behalf of Westlake Canada Inc., o/a Westlake Pipe & Fittings (formerly NAPCO - Royal Building Products). 'Westlake's' manufacturing operation is located at 131 and 155 Regalcrest Court, which abuts the Bostar Inc. ('Bostar') property. Westlake's operation also includes 101 Regalcrest Court, and a licensed portion of the Hydro Corridor used for the outside storage of their manufactured pipe products. Please refer to Aerial Image describing the 'Westlake' operations in relation to the Bostar's property.

Over the past thirty years 'Westlake' has manufactured and distributed a wide variety of pipes, fittings and building products serving the City of Vaughan, Region of York and the broader regional market. Westlake employs approximately 170 workers and staff and has plans to expand and continue to grow its robust manufacturing operations at this location.

Bostar presently seeks approval of Consents for Easement over Parts 1 to 11 inclusive, per the Draft R-Plan prepared by Schaeffer Dzaldov Purcell Ltd. OLS, for the purposes of re-routing and/or maintaining the existing sanitary and watermain servicing in favour of Westlake. Therefore, if approved by the Committee, Bostar's applications will require modifications to the existing registered servicing easements created in 2004, when the Bostar parcel was originally severed from the 131 and 155 Regalcrest Court parcel.



In order to protect Westlake's existing servicing provisions, professional consulting engineers, C.F. Crozier & Associates Inc. ('Crozier') were retained to complete an engineering 'peer' review of the proposed civil site servicing modifications proposed by Bostar's engineers, Urban Ecosystems Limited ('UEL').

It appears that our client's and the applicants Professional Engineers are now in agreement on the servicing modifications therefore, we support approval of the applications on the basis of adding the following condition of final approval as modifications to the existing registered easements will be required to implement the servicing modifications.

- *The final and binding approval of Consent Applications B017/22 and B018/22 be conditional on C.F. Crozier & Associates Inc. advising Westlake that Bostar's proposed UEL's civil site servicing modifications are deemed acceptable and will be implemented by construction and maintenance programs to the satisfaction of Westlake.*

Please find attached a copy of the 'Request for Decision B017/22 & B01/22' as part of our written submission.

Thank-you in advance for your consideration and co-operation.

Yours truly,
Pound & Stewart Associates Limited



Philip J. Stewart, MCIP, RPP

/la_1711ltr.Westlake.Mar.02..2023

Attachment: as referenced herein

cc. Mr. T. Coles, MCIP, RPP, City Clerk, City of Vaughan (clerks@vaughan.ca)
cc. Mr. H. Xu, Deputy City Manager, Planning & Growth Mangement, City of Vaughan (haiqing.xu@vaughan.ca)
cc. Mr. M. Britton, P.Eng., C.F. Crozier & Associates Inc. (mbritton@cfcrozier.ca)
cc. Messrs. R. Gray & J. White, Miller Thomson
cc. client



**AERIAL IMAGE 1:
WESTLAKE CANADA INC. O/A WESTLAKE PIPE & FITTINGS**



1711_Image1_Feb.2023

Legend

- B017/22 and B018/22 (5875 HIGHWAY 7 - BOSTAR INC.)
- 101, 131 & 155 REGALCREST COURT
- NORTHERN & SOUTHERN OUTSIDE STORAGE BLOCKS (LICENCED)

Westlake
Pipe & Fittings

POUND & STEWART
PLANNING CONSULTANTS • CITYPLAN.COM
CITYPLAN+PORTAL
Helping People Shape Living, Working & Public Spaces

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A315/12	10/11/12	Approved: COA
B025/16 & A136/16	09/22/16	Approved: COA
B70/03, B71/03, B72/03, B81/01, A232/03	Multiple	See B025/16 for background

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A315/12

APPLICANT: BOSTAR INC.

PROPERTY: Part of Lot 5, Concession 8 (Block 2, Registered Plan 65M-3033, municipally known as 5875 Highway 7, Unit 14, Woodbridge)

ZONING: The subject lands are zoned EM1, Prestige Employment Area Zone and subject to the provisions of Exception Number 9(291) under By-Law 1-88 as amended.

PURPOSE: To permit the construction of a second personal service shop, as follows:

PROPOSAL: 1) To permit a second personal service shop of 156.6m2.

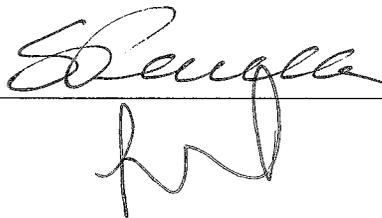
BY-LAW REQUIREMENT: 1) One personal service shop having a maximum floor area of 185m2 is permitted.

BACKGROUND INFORMATION: Other Planning act Applications
The land which is the subject in this application is also the subject of an application under the Planning act for:

Consent Applications:
B70/03 - APPROVED Sept. 4/03 - Easement (lands to the south for watermain and sanitary sewer easement.
B71/03 - APPROVED Sept. 4/03 - Easement over Regal Crest Lands 5875 Highway # 7 to the North, for watermain, storm sewer and maintenance
B72/03 - APPROVED Sept. 4/03 - Right-of-Way in favour of lands to the West, being 7655 & 7635 Highway No. 27 & 20 Royal Gate Blvd., for access easement purposes.
Minor Variance Application
A232/03 -To facilitate the subject lands (B72/03) with respect to parking/ driveways/ access
File B81/01 APPROVED October 25, 2001, for the creation of a new lot for industrial/commercial purposes. (5875 Highway No. 7) Certificate issued November 20, 2002.

Sketches are attached illustrating the request.

MOVED BY:



SECONDED BY:

THAT the Committee is of the opinion that the variances sought, can be considered minor and are 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. **A315/12, BOSTAR INC.**, be **APPROVED**, in accordance with the sketches attached

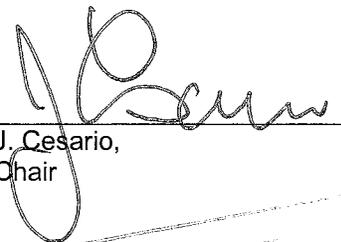
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR:



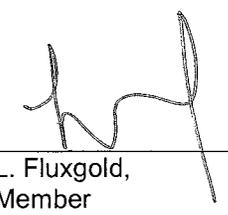
Signed by all members present who concur in this decision:



J. Cesario,
Chair
ABSENT



A. Perrella,
Vice Chair



L. Fluxgold,
Member
ABSENT



M. Mauti,
Member



H. Zheng,
Member

CERTIFICATION

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



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

Date of Hearing: OCTOBER 11, 2012
Last Date of Appeal: OCTOBER 31, 2012

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

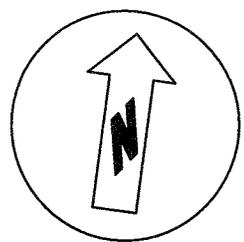
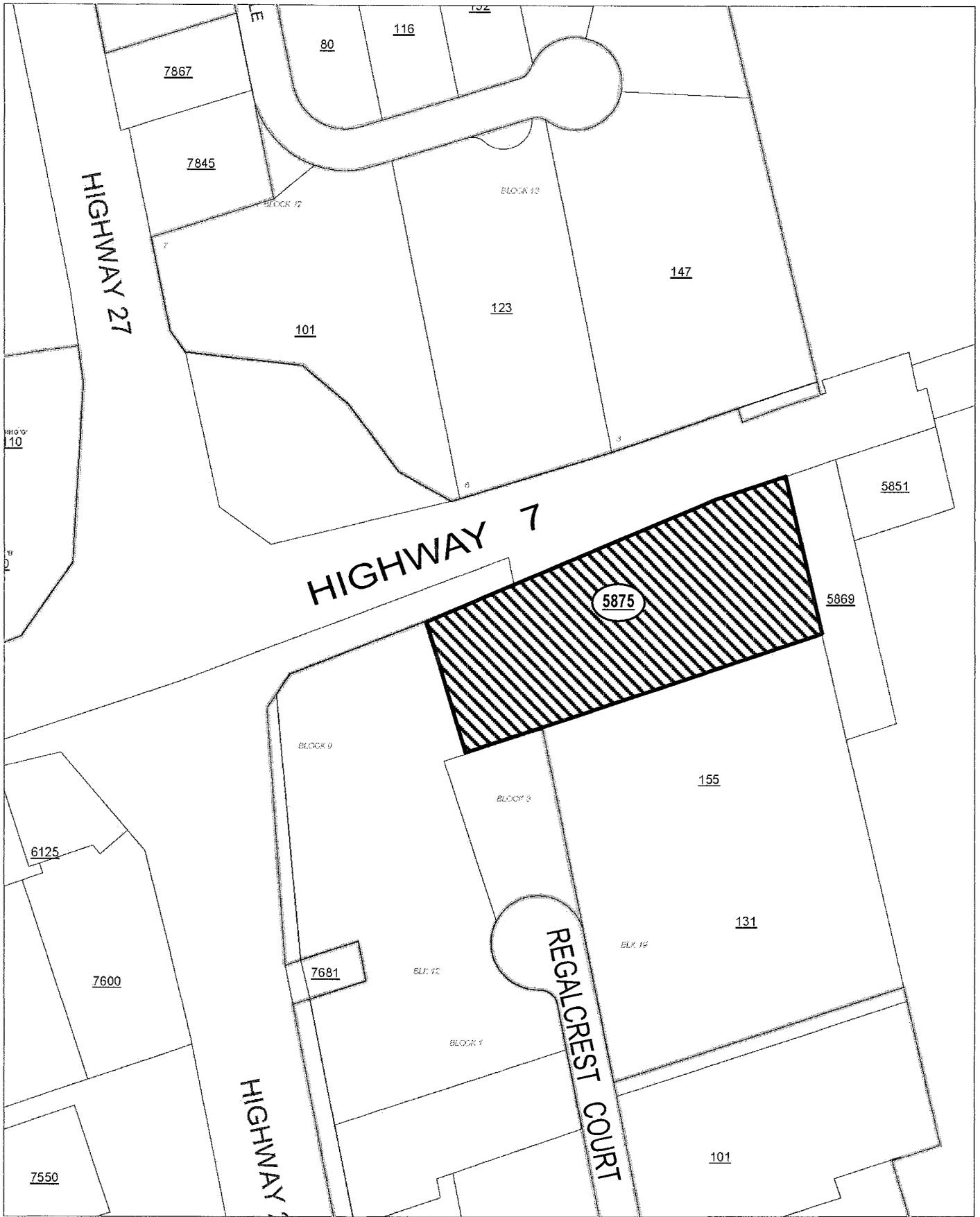
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

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

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **OCTOBER 31, 2013**



COMMITTEE OF ADJUSTMENT	
File No.:	A315/12
Applicants:	BOSTAR INC.
	SUBJECT LANDS: 5875 HIGHWAY 7, UNIT 14, WOODBRIDGE

NOTICE OF DECISION CONSENTS

FILE NUMBER: B025/16

APPLICANT: BOSTAR INC.

PROPERTY: Part of Lot 5, Concession 8 (Block 2, of Registered Plan 65M-3033) municipally known as 5875 Highway 7, Woodbridge.

ZONING: The subject lands are zoned EM1, Prestige Employment Area Zone subject to Exception 9(291) under By-law 1-88 as amended.

PURPOSE: To request the consent of the Committee of Adjustment to grant a parcel of land marked "A" on the attached sketch as an **EASEMENT** in favour of the lands to the **WEST** for driveway lane purposes.

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

Consent Applications:
B70/03 - APPROVED Sept. 4/03 - Easement (lands to the south for watermain and sanitary sewer easement.
B71/03 - APPROVED Sept. 4/03 - Easement over Regal Crest Lands 5875 Highway # 7 to the North, for watermain, storm sewer and maintenance
B72/03 - APPROVED Sept. 4/03 - Right-of-Way in favour of lands to the West, being 7655 & 7635 Highway No. 27 & 20 Royal Gate Blvd., for access easement purposes.
B81/01 APPROVED Oct. 25, 2001, for the creation of a new lot for industrial/commercial purposes. (5875 Highway No. 7) Certificate issued November 20, 2002.

Minor Variance Application:
A315/12 - APPROVED Oct 11, 2012 Permit a 2nd personal service shop of 156.6m².
A232/03 - APPROVED Sept. 4/03 – to facilitate the subject lands (B72/03) with respect to parking/ driveways/ access

Site Plan:
DA.14.093 - Status: Under Review (to permit a 2 storey extension of existing bldg. "B" & a new 3 storey building bldg. "A")

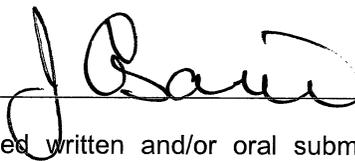
A sketch is attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **September 22, 2016.**

MOVED BY:



SECONDED BY:





The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No. **B025/16, BOSTAR INC.**, be **APPROVED**, in accordance with the sketch attached and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1. The owner shall pay all property taxes as levied. Payment is to be made by **certified cheque**, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
2. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the **EASEMENT** in question is in favour of lands to the **WEST**;
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. Submission to the Secretary-Treasurer of **FOUR (4)** white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;
- 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 and **three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer**, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes **the "Schedule Page" will be an attachment to the Certificate**. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended;
- 6. A fee of **\$190.00** made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to **three (3) working days** after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of **\$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day;**
- 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.

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

ALL CONDITIONS MUST BE FULFILLED.

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

Please Note:

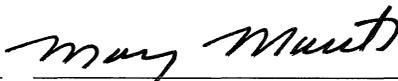
- 1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.
- 2. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.
- 3. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment
- 4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

CARRIED.

CHAIR: 

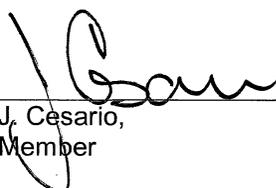
Signed by all members present who concur in this decision:


 H. Zheng,
 Chair


 M. Mauti,
 Vice Chair

ABSENT

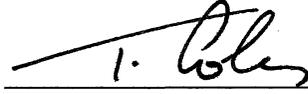

 R. Buckler,
 Member


 J. Cesario,
 Member


 A. Perrella,
 Member

CERTIFICATION

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



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

Date of Hearing:	SEPTEMBER 22, 2016
Date of Notice:	SEPTEMBER 30, 2016
Last Date of Appeal:	OCTOBER 20, 2016

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the **\$708.00** processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of **\$300.00** for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

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

NOTES

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

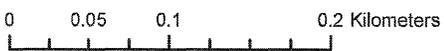


VAUGHAN Location: B025/16 & A136/16

5875 HIGHWAY 7, WOODBRIDGE



City of Vaughan



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

CONSENTSPlease refer to the file number: **B025/16**

Address all correspondence to the Secretary-Treasurer

NOTICE TO THE OWNER

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

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

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

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

The period for fulfilling conditions cannot be extended.

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

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

Respectfully,



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

CONSENTSPlease refer to the file number: **B025/16**

Address all correspondence to the Secretary-Treasurer

TO: OWNER/AGENT/SOLICITOR**SUBJECT: FULFILMENT OF CONDITIONS OF APPROVAL****Please note carefully the following:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

In order to ensure that the legal description in the certificate matches that in the Notice of Decision, **we require a letter and a "Schedule Page" from the Applicant's Solicitor confirming the legal description of the subject lands, sufficient for registration purposes (the "Schedule Page" will be an attachment to the Certificate)**, and four copies of the deposited Reference Plan.

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

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

For information purposes only:

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

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

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

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

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



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

NOTICE OF DECISION

MINOR VARIANCES

- FILE NUMBER:** A136/16
- APPLICANT:** BOSTAR INC.
- PROPERTY:** Part of Lot 5, Concession 8 (Block 2, of Registered Plan 65M-3033) municipally known as 5875 Highway 7, Woodbridge.
- ZONING:** The subject lands are zoned EM1, Prestige Employment Area Zone subject to Exception 9(291) under By-law 1-88 as amended.
- PURPOSE:** **To permit the construction of a proposed three-storey office building (Bldg "A") and the proposed two-storey extension of the existing building (Bldg "B").**
Also, to permit the maintenance of dual uses within Unit #4 of (Bldg "B").
- PROPOSAL:**
1. To permit a minimum of 592 parking spaces for the subject lands as shown on Schedule E-296 (257 for the proposed development + 335 on the abutting property).
 2. To permit a personal service shop accessory to a health center in unit #4.
 3. To permit two (2) uses in one (1) unit (a health center and a personal service shop in unit #4).
- BY-LAW REQUIREMENT:**
1. Minimum 600 parking spaces required for the subject lands as shown on Schedule E-296.
 2. A personal service shop is not permitted.
 3. Unit – means a building or part of a building that is used for one (1) purpose by one (1) user.
- BACKGROUND INFORMATION:** Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
- Consent Applications:**
- B025/16 - To be heard in conjunction with this application (Sept 22/16)** for an easement in favour of the lands to the west.
 - B70/03 - APPROVED Sept. 4/03** - Easement (lands to the south for watermain and sanitary sewer easement.
 - B71/03 - APPROVED Sept. 4/03** - Easement over Regal Crest Lands 5875 Highway # 7 to the North, for watermain, storm sewer and maintenance
 - B72/03 - APPROVED Sept. 4/03** - Right-of-Way in favour of lands to the West, being 7655 & 7635 Highway No. 27 & 20 Royal Gate Blvd., for access easement purposes.
 - B81/01 APPROVED Oct. 25, 2001**, for the creation of a new lot for industrial/commercial purposes. (5875 Highway No. 7) Certificate issued November 20, 2002.
- Minor Variance Application:**
- A315/12 - APPROVED Oct 11, 2012** Permit a 2nd personal service shop of 156.6m².
 - A232/03 - APPROVED Sept. 4/03** – to facilitate the subject lands (B72/03) with respect to parking/ driveways/ access
- Site Plan:**
- DA.14.093 - Status: Under Review** (to permit a 2 storey extension of existing bldg. "B" & a new 3 storey building bldg. "A")

A sketch is attached illustrating the request.

MOVED BY: _____

May Manti

SECONDED BY: _____

Osan

THAT the Committee is of the opinion that the variances sought, can be considered minor and are 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.



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No. A136/16, BOSTAR INC., be APPROVED, in accordance with the sketches attached

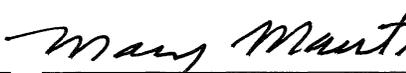
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

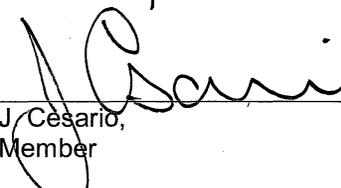
CHAIR: 

Signed by all members present who concur in this decision:


H. Zheng,
Chair


M. Mauti,
Vice Chair

~~ABSENT~~
R. Buckler,
Member


J. Cesario,
Member


A. Perrella,
Member

CERTIFICATION

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


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

Date of Hearing: SEPTEMBER 22, 2016
Last Date of Appeal: OCTOBER 12, 2016

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

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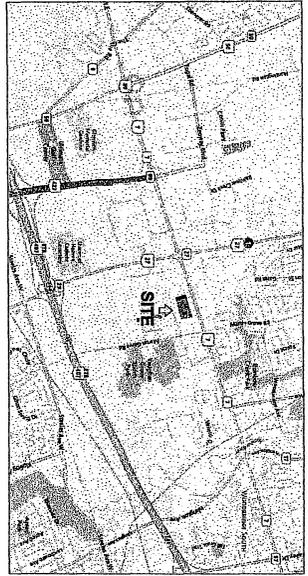
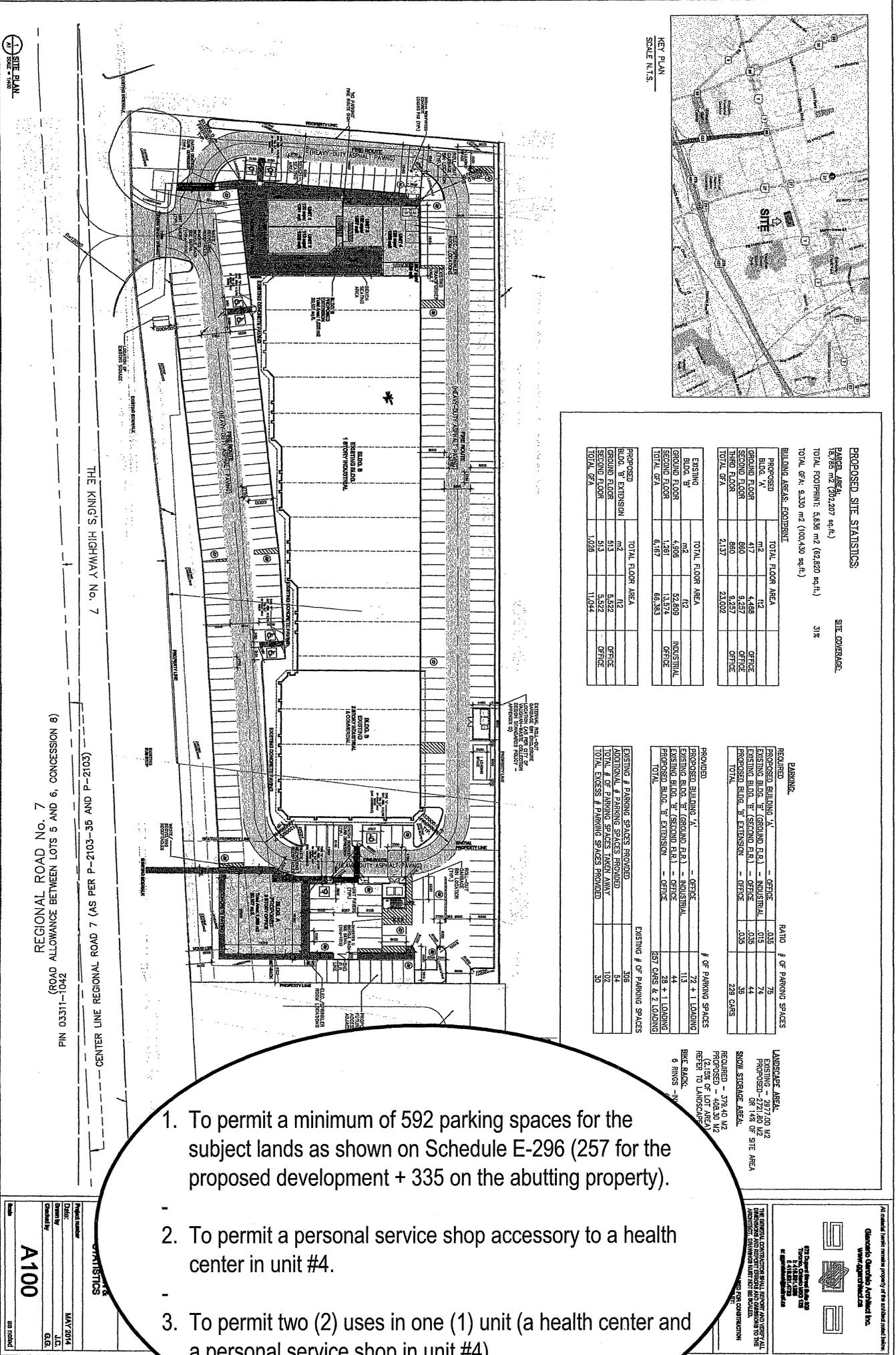
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NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing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

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **OCTOBER 12, 2017**

REVISED Sept 2, 2016



KEY PLAN
SCALE N.T.S.

PROPOSED SITE STATISTICS
 PAGES AREA: 18,788 m² (207,207 sq.ft.)
 TOTAL FOOTPRINT: 5,636 m² (60,820 sq.ft.)
 TOTAL GFA: 9,330 m² (100,430 sq.ft.)
 SITE COVERAGE: 31%

BUILDING AREAS - FOOTPRINT		TOTAL FLOOR AREA	
PROPOSED			
BLDG. A	112	112	OFFICE
GROUND FLOOR	417	4,488	OFFICE
SECOND FLOOR	860	5,257	OFFICE
THIRD FLOOR	860	9,257	OFFICE
TOTAL GFA	2,137	23,002	
EXISTING		TOTAL FLOOR AREA	
BLDG. B	4,296	112	INDUSTRIAL
GROUND FLOOR	1,481	13,574	OFFICE
SECOND FLOOR	6,149	68,383	
TOTAL GFA	1,628	11,644	

PARKING		PATIO # OF PARKING SPACES	
REQUIRED BUILDING V/L			
PROPOSED BLDG. A (GROUND F.L.)	INDUSTRIAL	015	75
EXISTING BLDG. B (SECOND F.L.)	OFFICE	015	74
PROPOSED BLDG. B (EXTENSION)	OFFICE	005	35
TOTAL			223 CARS
PROVIDED		# OF PARKING SPACES	
PROPOSED BUILDING V/L			
EXISTING BLDG. B (GROUND F.L.)	INDUSTRIAL	115	115
EXISTING BLDG. B (SECOND F.L.)	OFFICE	78	84
PROPOSED BLDG. B (EXTENSION)	OFFICE	78	84
TOTAL		271	283
EXISTING # OF PARKING SPACES PROVIDED		EXISTING # OF PARKING SPACES	
ADDITIONAL # OF PARKING SPACES TAKEN AWAY		306	
TOTAL # OF PARKING SPACES PROVIDED		102	
TOTAL EXCESS # OF PARKING SPACES PROVIDED		30	

LANDSCAPE AREA:
 EXISTING - 2977.00 M²
 PROPOSED ON 1/3 OF SITE AREA
 SNOW STORAGE AREA:
 REQUIRED - 379.40 M²
 PROVIDED OF LOT AREA
 REFER TO LANDSCAPE ARCHITECTURE
 BLDG. BACK - 9 RINGS - 90

1. To permit a minimum of 592 parking spaces for the subject lands as shown on Schedule E-296 (257 for the proposed development + 335 on the abutting property).
2. To permit a personal service shop accessory to a health center in unit #4.
3. To permit two (2) uses in one (1) unit (a health center and a personal service shop in unit #4).

COMMITMENTS

Project number: A100
 Date: MAY 2014
 Drawn by: G.S.
 Checked by: G.S.
 Scale: AS SHOWN

All material herein remains property of the architect unless otherwise stated.
 GeoMetric Architects Inc.
 www.geometric.ca
 473 Dufferin Street Suite 100
 Toronto, Ontario M5T 1A7
 Tel: (416) 593-7722
 Fax: (416) 593-7723

VAUGHAN Location: **B025/16 & A136/16**

5875 HIGHWAY 7, WOODBRIDGE



City of Vaughan

0 0.05 0.1 0.2 Kilometers

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