

ITEM #: 6.14

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B010/23
6100-6260 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 Recieved to Date
Development Planning *Schedule B	X	X	X	Recommend Approval w/Conditions
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X	X	General Comments w/condition
Real Estate	X	X		No Comments Recieved to Date
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved 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
Applicant				Application Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
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PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

B004/19, B005/19, B006/19 and B007/19, A075/19	06/27/2019	APPROVED: COA (LAPSED)
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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
CONSENT APPLICATION
B010/23
6100-6260 HWY 7, VAUGHAN**

ITEM NUMBER: 6.14	CITY WARD #: 2
APPLICANT:	Roybridge Holdings Limited
AGENT:	KLM Planning Partners Inc.
PROPERTY:	6100-6260 Hwy 7, Vaughan
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS:	Previous Approvals (Lapsed): B004/19, B005/19, B006/19 and B007/19, A075/19 Current Applications: B009/23, B010/23 and A085/23
PURPOSE OF APPLICATION:	<p>Consent is being requested to grant a partial discharge of mortgage over the lands described as Parts 1, 2, and 3 on Plan 65R-38643.</p> <p>The balance of the lands (retained land) is described as:</p> <p>Firstly, Part of Lot 6, Concession 9 (VGN), designated as Part 1 on Plan 65R-39608; Vaughan, being all of PIN 03317-0832;</p> <p>Secondly, Part of Lot 6, Concession 9 (VGN), designated as Parts 2 and 3 on Plan 65R-39608; subject to an easement over Part of Lot 6, Concession 9, City of Vaughan, and being designated as Part 3 on Plan 65R-39608, as in YR215021; City of Vaughan, being all of PIN 03317-0833;</p> <p>Thirdly, Block 44 on Registered Plan 65M3627 s/t an easement over that part lying within the limits of Part 5 of Plan 65R25315 as in YR236746; Block 45 on Registered Plan 65M3627 s/t an easement over that part lying within limits of Part 11 on Plan 65R25315 as in YR236746; Part of Block 38 on Registered Plan 65M3627 designated as parts 1 & 4 on Plan 65R31354 subject to an easement over Part 1 on Plan 65R31354 as in YR236746; Part of Block 39 on Registered Plan 65M3627 designated as Part 5 on Plan 65R31354; Part of Block 42 on Registered Plan 65M3627 designated as Part 12 on 65R31354; Part of Block 43 on Registered Plan 65M3627 designated as Part 14 on Plan 65R31354, Vaughan; EXCEPT PARTS 1 & 2 ON PLAN 65R-38643, being part of PIN 03317-0719; and</p> <p>Fourthly, Block 46 on Registered Plan 65M3627, Vaughan. s/t an easement over that part lying within limits of Part 11 on Plan 65R25315 as in YR236746; subject to an easement in gross over Part of Block 46 on Registered Plan 65M3627 designated as Part 1 on Plan 65R34654 as in YR2151166, Vaughan; EXCEPT PART 3 ON PLAN 65R-38643, being part of PIN 03317-0187.</p>

HEARING INFORMATION

DATE OF MEETING: Thursday, July 13, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: 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

HEARING INFORMATION

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

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

INTRODUCTION

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

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

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

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

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	June 29, 2023	
Date Applicant Confirmed Posting of Sign:	July 4, 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 subject lands to be discharged. 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 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. <ol style="list-style-type: none"> 1. That Minor Variance Application A085/23 is approved at same time as the Consent application and becomes final and binding. 	

BUILDING STANDARDS (ZONING) COMMENTS

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

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	1. That Minor Variance file A085/23 be approved, and the decision be Final and Binding. 2. The Owner shall register a Section 118 Restriction under the <i>Land Titles Act</i> on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.
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DEVELOPMENT ENGINEERING COMMENTS

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

The Development Engineering (DE) Department does not object to Consent Application B009/23.

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
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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:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

BCLPS Recommended Conditions of Approval:	The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. 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).
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date.

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 confirms the legal description of the subject lands to be discharged. 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 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. 5. That Minor Variance Application A085/23 is approved at same time as the Consent application and becomes final and binding.
2	Development Planning Joshua.cipolletta@vaughan.ca	<ol style="list-style-type: none"> 1. That Minor Variance file A085/23 be approved, and the decision be Final and Binding. 2. The Owner shall register a Section 118 Restriction under the <i>Land Titles Act</i> on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.
3	Development Finance Nelson.pereira@vaughan.ca	The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. 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

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.

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.

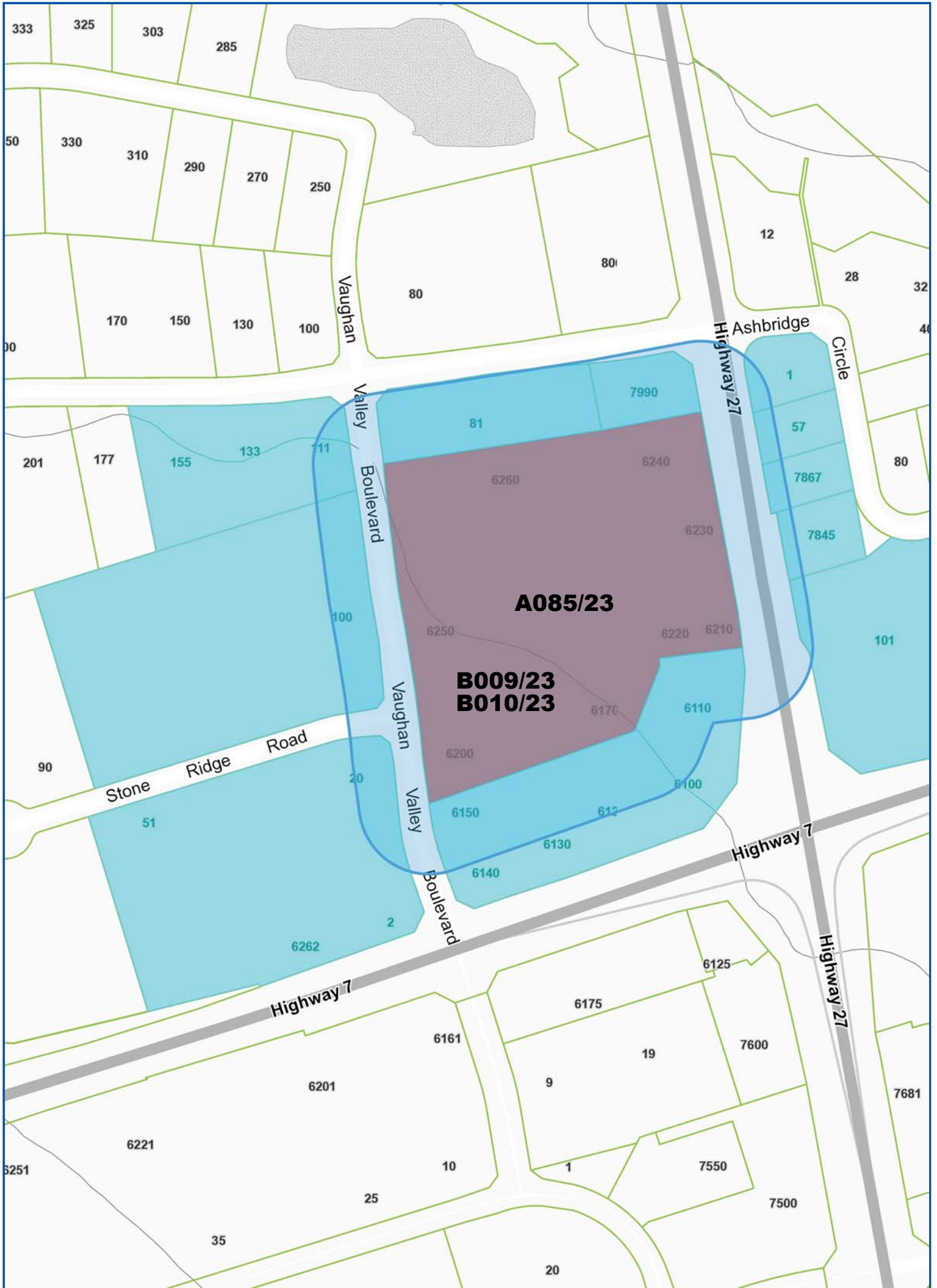
IMPORTANT INFORMATION – PLEASE READ

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

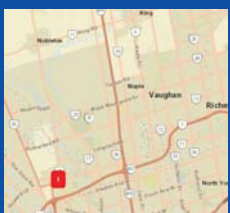
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

6100 TO 6260 HIGHWAY #7

NOTIFICATION MAP - B009/23, B010/23 & A085/23

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
March 6, 2019 5:59 PM

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.

PLAN OF SURVEY OF PART OF BLOCKS 45 AND 46 REGISTERED PLAN 65M-3627 AND PART OF LOT 6, CONCESSION 9 (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK SCALE 1 : 500



LANDING FEE PLAN TO BE DEPOSITED

PLAN 65R-

RECEIVED AND DEPOSITED

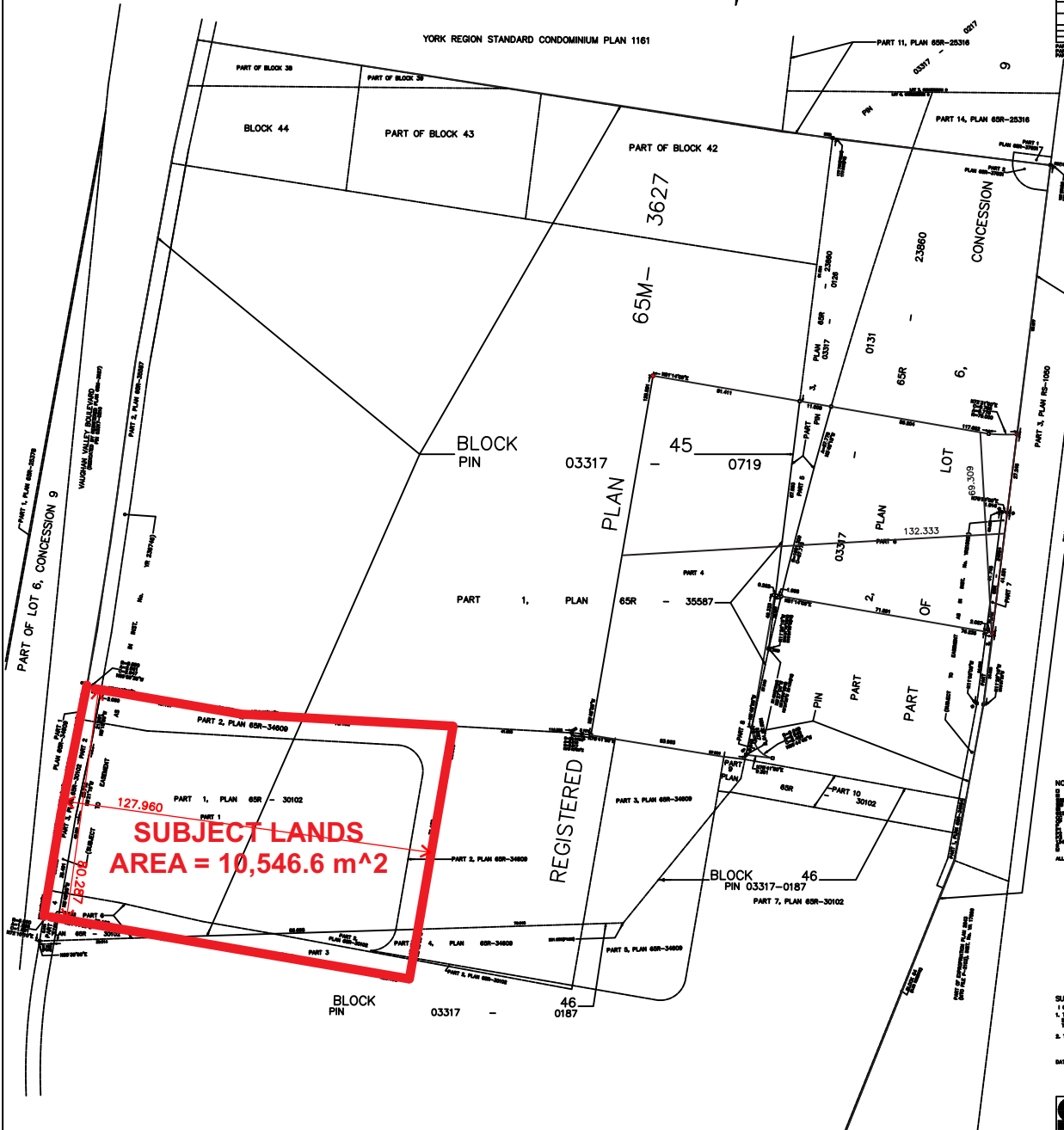
DATE: _____ 2016. DATE: _____

OTHER S. DZALDOV ONTARIO LAND SURVEYORS

INSTRUMENTS FOR LAND SURVEYORS FOR THE LAND TILES DIVISION OF YORK REGION INC. 02

PART	BLOCK/LOT	REGISTERED PLAN/CONCESSION	PIN	AREA (A.)
1	PART OF BLOCK 45	REGISTERED PLAN	03317-0719	10,546.6
2	PART OF BLOCK 46	CONCESSION 9	03317-0187	10,546.6
3	PART OF BLOCK 46	CONCESSION 9	03317-0187	10,546.6
4	PART OF BLOCK 46	CONCESSION 9	03317-0187	10,546.6
5	PART OF LOT 6	CONCESSION 9	03317-0187	10,546.6

NOTE: 1. THIS SURVEY PART OF THE CONVEYANCE. 2. THIS SURVEY IS SUBJECT TO ANY OTHER SURVEYS AND TO ANY RIGHTS OF WAY, EASEMENTS, OR INTERESTS IN THE LANDS SURVEYED.



YORK REGIONAL MUNICIPALITY OF YORK
 YORK REGIONAL ROAD No. 27
 (CONVEYANCE AND ALLOWANCE OF RIGHTS OF WAY AND EASEMENTS)
 AUTHORIZED BY ONTARIO LAND SURVEYORS INC. 02/03/04/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

NOTES

1. ALL POINTS SHOWN ARE THE RESULT OF THIS SURVEY UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE

I, SCHAEFFER DZALDOV, being duly sworn, do hereby certify that the above is a true and correct copy of the original plan as shown to me by the client and that the same has been filed in the office of the Registrar of Land Titles in the City of Vaughan, Ontario, on the _____ day of _____, 2016.

DATE: _____

SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS
 401 WESTERN AVENUE, SUITE 200, SCARBOROUGH, ONTARIO M1T 3B7
 TEL: (416) 291-1111
 FAX: (416) 291-1112

Consent Sketch
 Mortgage Charge (Hotel Lands)
 6200, 6220, 6230 Regional Road 7
 Parts 1, 2 and 3 of Plan 65R-38643

METRIC UNITS AND CONVERSIONS
SHOWN ON THIS PLAN ARE IN METERS
AND CAN BE CONVERTED TO
FEET BY DIVIDING BY 0.3048.

PLAT OF SURVEY OF
PART OF BLOCKS 45 AND 46
REGISTERED PLAN 65M-3627 AND
PART OF LOT 6, CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 500



I REQUIRE THIS PLAN TO BE DEPOSITED
PLAN 65R
RECEIVED AND DEPOSITED
DATE: 2016.
DATE: _____

SCHEDULE		PIN	AREA (A)
PART OF BLOCK 45	REGISTERED PLAN	03317-0719	10,546.6
PART OF BLOCK 46	REGISTERED PLAN	03317-0187	10,546.6
PART OF BLOCK 45	REGISTERED PLAN	03317-0719	10,546.6
PART OF BLOCK 46	REGISTERED PLAN	03317-0187	10,546.6
PART OF LOT 6	CONCESSION 9	03317-0187	10,546.6

NOTE: 1. THIS PLAN IS A PART OF THE CONVEYANCE
AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT.

YORK REGIONAL ROAD No. 27
(CONVEYANCE AND ALLOWANCE OF RIGHTS)
REGISTERED PLAN 65R-1074
REGISTERED BY SCHAEFFER DZALDOV BENNETT LTD. (S.D.B.)
DATE: 2010-07-14

NOTES
1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND AS ACCURATE AS THE SURVEYOR'S BEST SKILLS AND THE INSTRUMENTS USED AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF _____, 2016.
DATE: _____
SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS

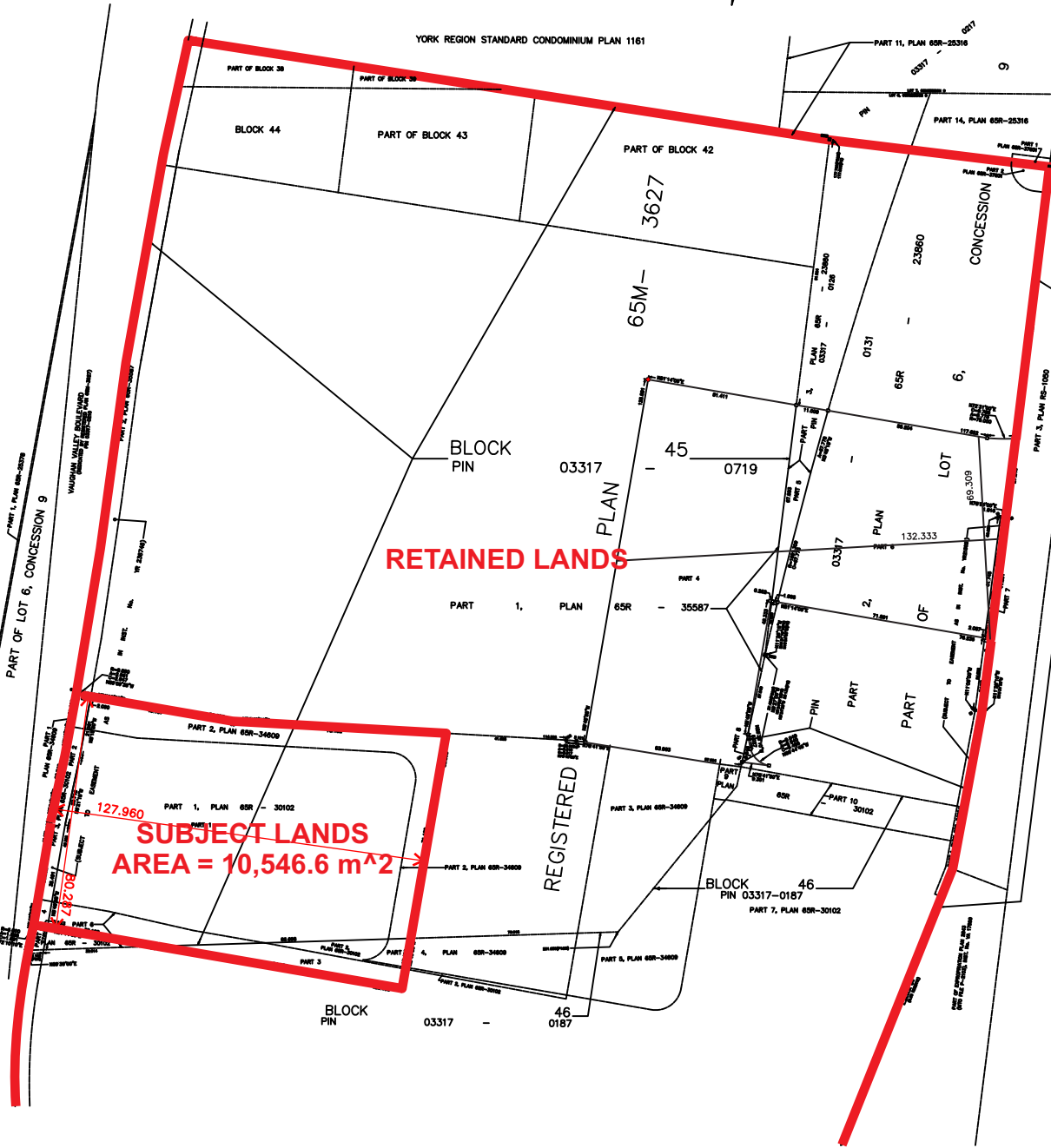
SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
41 WILSON AVENUE, SCARBOROUGH, ONTARIO M1S 1T7
TEL: (416) 291-1111
FAX: (416) 291-1112
WWW.SDB.LTD.CA

Consent Sketch
Partial Discharge (Hotel Lands)
6200, 6220, 6230 Regional Road 7
Parts 1, 2 and 3 of Plan 65R-38643

RETAINED LANDS

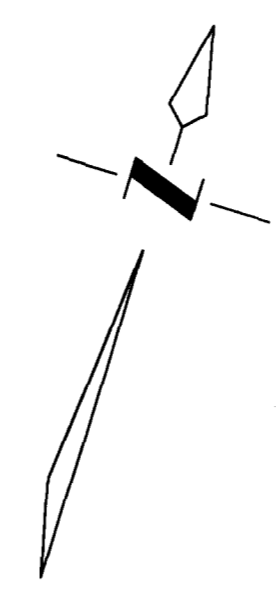
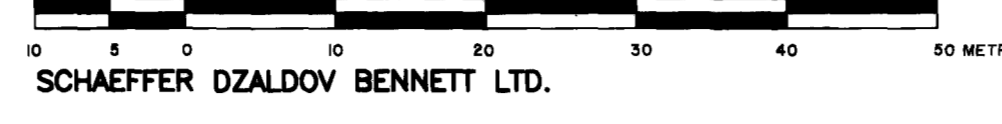
SUBJECT LANDS
AREA = 10,546.6 m²

REGISTERED



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

PLAN OF SURVEY OF
**PART OF BLOCKS 45 AND 46
 REGISTERED PLAN 65M-3627 AND
 PART OF LOT 6, CONCESSION 9**
 (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:500
 SCHAEFFER DZALDOV BENNETT LTD.



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

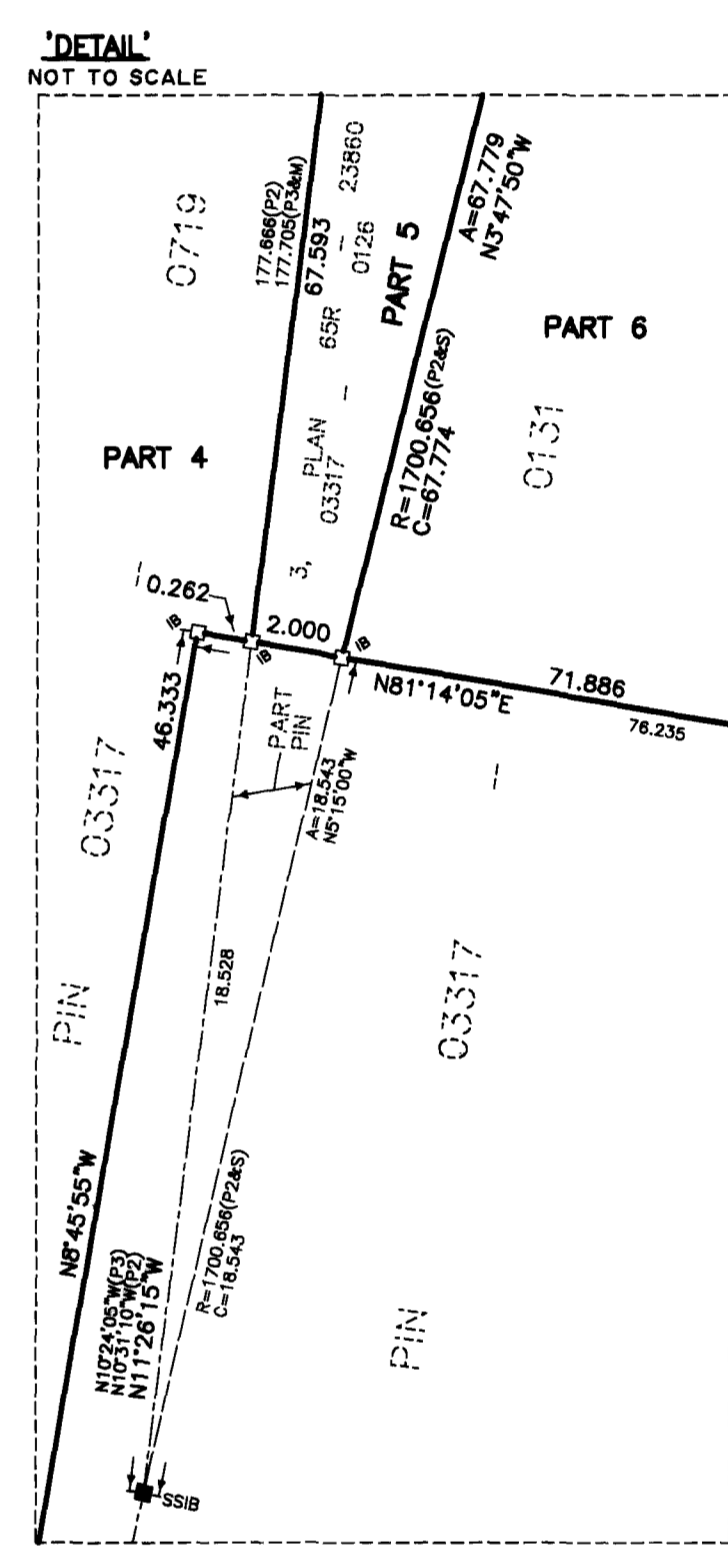
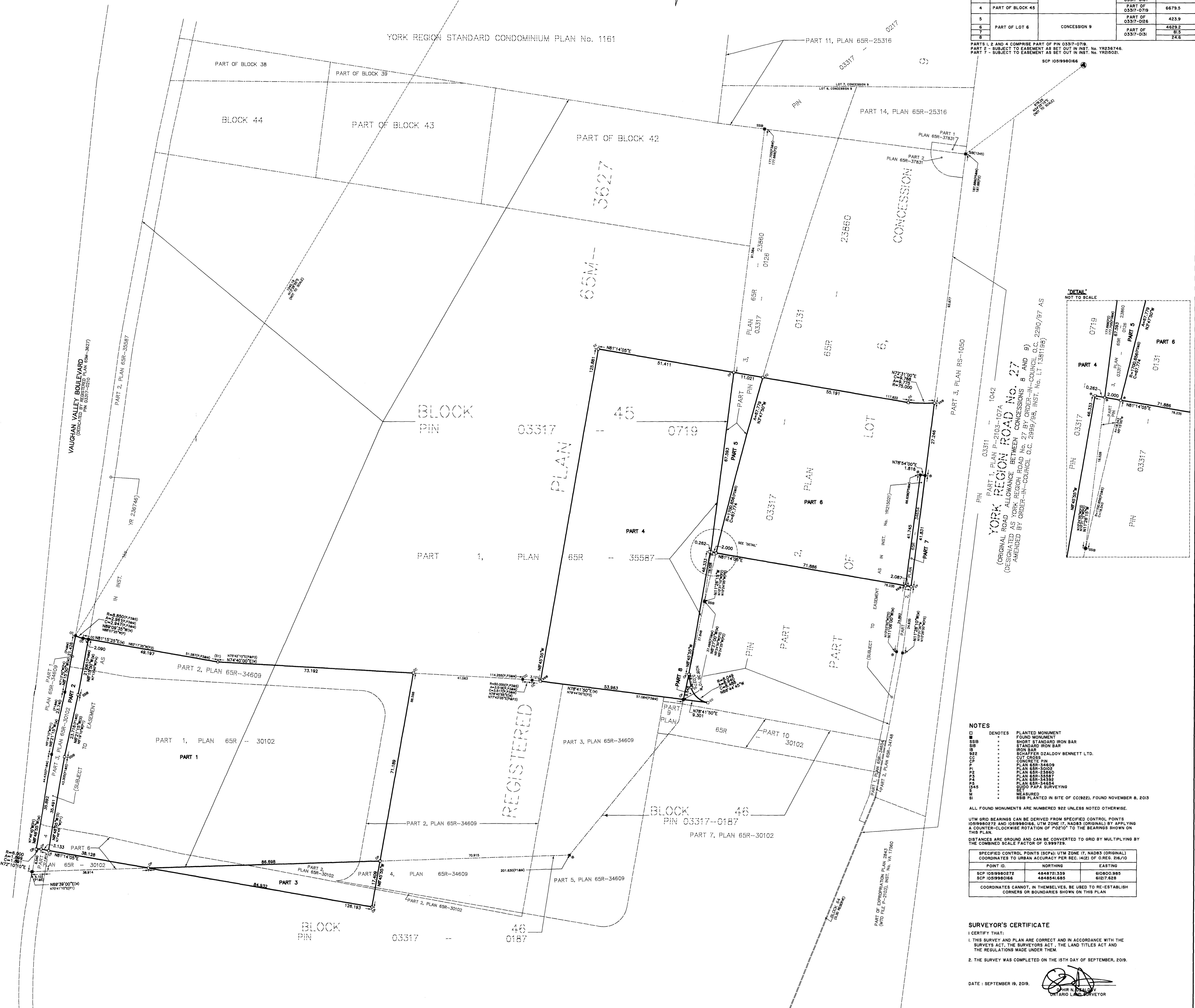
DATE SEPTEMBER 24, 2019. DATE DEPOSITED Sept 25, 2019

OPHIR N. DZALDOV
 ONTARIO LAND SURVEYOR

"J. Casey"
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION No. 65

SCHEDULE				
PART	BLOCK/LOT	REGISTERED PLAN/CONCESSION	PIN	AREA (m ²)
1	PART OF BLOCK 45	REGISTERED PLAN 65M-3627	05317-0719	9405.4
2	PART OF BLOCK 46		05317-0187	402.0
3	PART OF BLOCK 46		05317-0187	759.2
4	PART OF BLOCK 45		05317-0719	6679.5
5			05317-0126	423.9
6	PART OF LOT 6	CONCESSION 9	05317-0126	4629.2
7			05317-0131	81.5
8			05317-0131	24.6

PARTS 1, 2 AND 4 COMPRISE PART OF PIN 05317-0719.
 PART 2 - SUBJECT TO EASEMENT AS SET OUT IN INST. No. YR235746.
 PART 7 - SUBJECT TO EASEMENT AS SET OUT IN INST. No. YR295202.



YORK REGION ROAD NO. 27
 (ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)
 AMENDED BY ORDER-IN-COUNCIL O.C. 2999/95, INST. No. LT 1381198

NOTES

- DENOTES PLANTED MONUMENT
- FOUND MONUMENT
- SB SHORT STANDARD IRON BAR
- SB STANDARD IRON BAR
- IB IRON BAR
- CC CUT CROSS
- 922 SCHAEFFER DZALDOV BENNETT LTD.
- CONC CONCRETE
- CONC CONCRETE PIN
- P1 PLAN 65R-34609
- P2 PLAN 65R-30102
- P3 PLAN 65R-34609
- P4 PLAN 65R-35587
- P5 PLAN 65R-34609
- P6 PLAN 65R-30102
- P7 PLAN 65R-34609
- M MEASURED
- S1 S1818 PLANTED IN SITE OF C(922), FOUND NOVEMBER 8, 2013

ALL FOUND MONUMENTS ARE NUMBERED 922 UNLESS NOTED OTHERWISE.

UTM GRID BEARINGS CAN BE DERIVED FROM SPECIFIED CONTROL POINTS 10519980272 AND 10519980166, UTM ZONE 17, NAD83 (ORIGINAL) BY APPLYING A COUNTER-CLOCKWISE ROTATION OF 100°10' TO THE BEARINGS SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999793.

SPECIFIED CONTROL POINTS (SCP); UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO 6 DIGIT ACCURACY PER SEC. 14(3) OF OREG. 216/10		
POINT ID	NORTHING	EASTING
SCP 10519980272	484872.339	610800.995
SCP 10519980166	484854.665	61027.628

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 16TH DAY OF SEPTEMBER, 2019.

DATE: SEPTEMBER 19, 2019.

OPHIR N. DZALDOV
 ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101
 CALC. TK DRAWN ACAD/LW CHECKED WMF SCALE 1:500 JOB NO. 05-318-00
 SEPTEMBER 19, 2019

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *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	X	Recommend Approval/with conditions
Building Standards (Zoning)	X	X		General Comments

Date: June 16th 2023
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B009-23 and B010-23**

Related Files:

Applicant: Roybridge Holdings Limited

Location 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220,
6230, 6240, 6250, 6260 Regional Road 7

All of Blocks 44, 45 and 46, and Parts of Blocks 38, 39, 42, and
43, Registered Plan 65M-3627, and Part of Lot 6, Concession 9



Discover the possibilities

COMMENTS:

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

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

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

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

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

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

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

References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

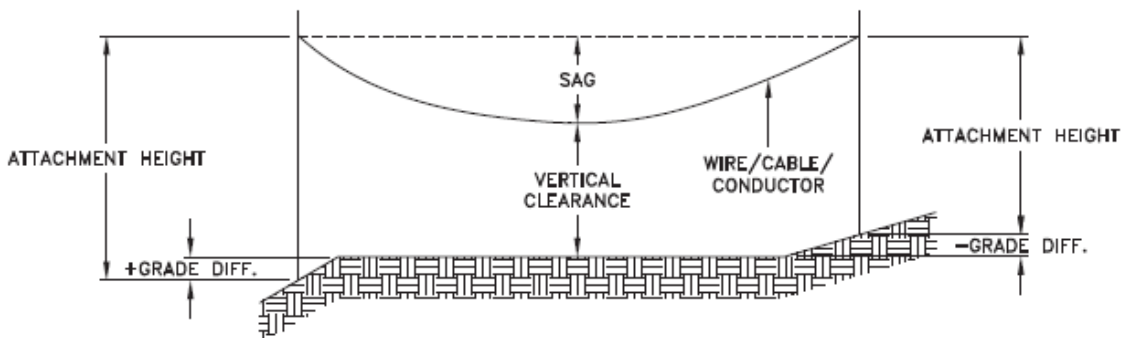
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: 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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	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

Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

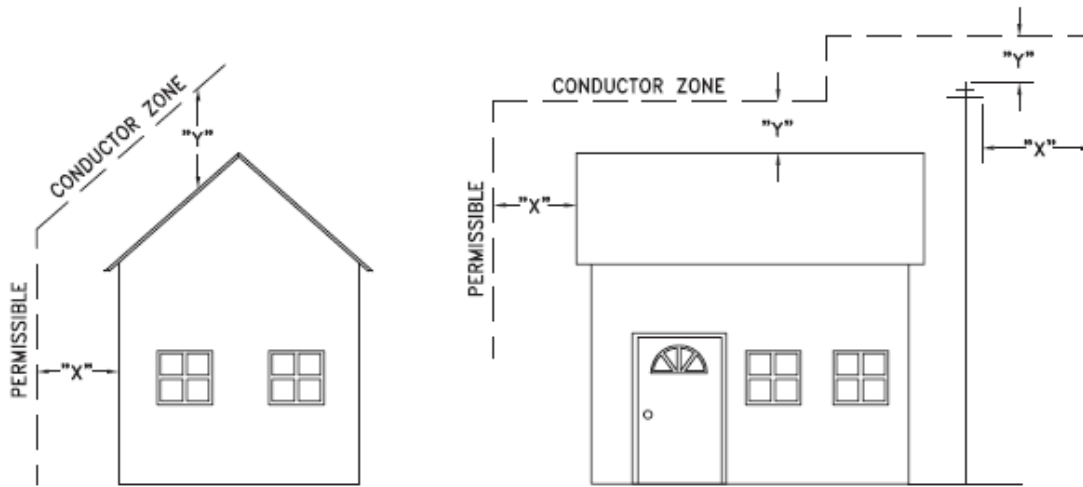
Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier

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



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE 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: <u>D. Dadwani</u>	

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: June 13, 2023
Applicant: KLM Planning Partners Inc.
Location: 6200, 6220 and 6230 Highway 7
 Blocks 44, 45 and 46, and Parts of Blocks 38, 39, 42 and 43, Plan
 65M-3627, and Part of Lot 6, Concession 9
File No.(s): B010/23

Zoning Classification:

The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 14.785, and EMU, Employment Commercial Mixed-Use Zone and subject to the provisions of Exception 14.792 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Consent requested
1	N/A	To permit a new charge to apply to the portion of the Subject Lands that are subject to the aforementioned partial discharge application of the lands municipally known as 6200, 6220, and 6230 Regional Road 7 and legally described as Parts 1, 2, and 3 on the enclosed Reference Plan 65R-38643 prepared by Schaeffer Dzaldov Bennett Ltd.

The subject lands are zoned C7, Service Commercial, and subject to the provisions of Exception 9(1137) and EM1, Prestige Employment Area, and subject to the provisions of Exception 9(1137) under Zoning By-law 1-88 as amended.

#	Zoning By-law 1-88	Consent Requested
2	N/A	To permit a new charge to apply to the portion of the Subject Lands that are subject to the aforementioned partial discharge application for the lands municipally known as 6200, 6220, and 6230 Regional Road 7 and legally described as Parts 1, 2, and 3 on the enclosed Reference Plan 65R-38643 prepared by Schaeffer Dzaldov Bennett Ltd.

Other Comments:

General Comments

1	The proposed consent is being requested by the Applicant to facilitate a new charge to apply to the portion of the Subject Lands that are subject to the aforementioned Partial Discharge Application of lands shown as parts 1,2,3 on the submitted draft reference plan.
2	This Application shall be read in conjunction with Minor Variance Application No. A085/23.

Conditions of Approval:

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

A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished prior to the issuance of a building permit for any replacement dwelling(s).

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: July 5, 2023
Name of Owner: Roybridge Holdings Limited C/O Zzen Group of Companies
Location: 6100 - 6260 Highway 7
File No.(s): B009/23, B010/23 & A085/23

Proposal: The Owner has applied for two consent applications for the purposes of a 'partial discharge of a mortgage' and a 'new mortgage charge' on the Subject Lands along with a minor variance application. For the purposes of zoning conformity, the Subject Lands, via minor variance, shall be deemed one lot notwithstanding the consents granted.

A minor variance and two consent applications were originally submitted and received approval in 2019 as files A075/19, B006/19, and B007/19 to facilitate the same purpose. However, the consent applications did not receive final certification and the approvals lapsed.

B009/23

The Owner has submitted Consent Application file B009/23 to permit a partial discharge of a mortgage for the lands municipally known as 6200, 6220, and 6230 Highway 7 and legally described as Parts 1, 2, and 3 on Reference Plan 65R-38643.

B010/23

The Owner has submitted Consent Application file B010/23 to permit a new mortgage charge to apply for the lands municipally known as 6200, 6220, and 6230 Highway 7 and legally described as Parts 1, 2, and 3 on Reference Plan 65R-38643.

A085/23

Proposed Variance(s) (By-law 001-2021):

1. To permit lands legally described as "All of Blocks 44, 45 and 46, and Parts of Blocks 38, 39, 42 and 43, Plan 65M-3627, and Part of Lot 6, Concession 9 (Geographic Township of Vaughan) in the City of Vaughan, Regional Municipality of York" be considered one lot for the purposes of Zoning By-law compliance.

By-Law Requirement(s) (By-law 001-2021):

1. The definition of a "LOT" shall be complied with.

Proposed Variance(s) (By-law 1-88):

2. To permit lands legally described as "All of Blocks 44, 45 and 46, and Parts of Blocks 38, 39, 42 and 43, Plan 65M-3627, and Part of Lot 6, Concession 9 (Geographic Township of Vaughan) in the City of Vaughan, Regional Municipality of York" be considered one lot for the purposes of Zoning By-law compliance.

By-Law Requirement(s) (By-law 1-88):

2. The definition of a "LOT" shall be complied with.

Official Plan:

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

Comments:

The Owner is requesting relief to permit the Subject Lands to be deemed as one "lot" to facilitate consent applications B009/23 and B010/23.

The subject lands contain a variety of commercial and employment uses, including an event space, hotels and eating establishments and have been reviewed and developed as a master planned site. The proposed definition of a “lot” would have the effect of treating the Subject Lands as one parcel for the purposes of zoning by-law compliance. Final approval for the consent applications will be issued in the form of an unstipulated consent, which does not require subsequent Planning Act consent for future conveyances (similar to a new lot severance). To accommodate the consent applications and mitigate potential issues in the future, varying the definition of a “lot” is appropriate given the historical context of the development and represents good planning.

As a condition of the consent applications, the Development Planning Department recommends the registration of a Section 118 Restriction under the *Land Titles Act* on the above noted lands to restrict any future conveyances or transfers. The restriction requires permission first be obtained from the City in order to proceed with the transaction. As such, the Development Planning Department has no concerns with the proposed consents as they are for mortgage purposes only and the restriction will ensure any future transaction remains for that purpose.

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

The Development Planning Department is also of the opinion that the requested variances for the proposal are minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the lands.

Recommendation:

The Development Planning Department recommends approval of the applications, subject to the following conditions:

Conditions of Provisional Consent/Approval:

If the Committee finds merit in the applications, the following conditions are recommended:

A085/23

None

B009/23

1. That Minor Variance file A085/23 be approved, and the decision be Final and Binding.
2. The Owner shall register a Section 118 Restriction under the *Land Titles Act* on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.

B010/23

1. That Minor Variance file A085/23 be approved, and the decision be Final and Binding.
2. The Owner shall register a Section 118 Restriction under the *Land Titles Act* on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.

Comments Prepared by:

Joshua Cipolletta, Planner
David Harding, Senior Planner

From: [Kristen Regier](#)
To: [Lenore Providence](#); [Committee of Adjustment](#); [Christine Vigneault](#)
Subject: [External] RE: B009/23 and B010/23 and A085/23 - (6100 - 6260 Hwy 7) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, June 16, 2023 11:50:13 AM
Attachments: [image002.png](#)

Hello,

The subject property is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)
Planner I
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: kristen.regier@trca.ca

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



From: [Wong, Justin](#)
To: [Committee of Adjustment](#)
Subject: [External] CONS.23.V.0066 (B009/23), CONS.23.V.0068 (B010/23) & MVAR.23.V.0296 (A085/23)
Date: Monday, June 19, 2023 3:51:11 PM

Hello,

The Region has reviewed the above noted files and do not have any comments.

Thank you,

*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.*

Justin Wong, MCIP, RPP | Planner, Planning and Economic Development Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71577 | Justin.Wong@york.ca | york.ca

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Application Cover Letter

KLM File: P-3035

May 18, 2023

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

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

Re: Roybridge Holdings Limited
Applications for Consent
6200, 6220 and 6230 Regional Road 7
Parts 1, 2 and 3 on Draft Reference Plan 65R-38643
City of Vaughan, Region of York

Dear Ms. Vigneault,

On behalf of our client Roybridge Holdings Limited, owners of the Subject Lands, we are pleased to submit two applications for Consent as they relate to the above noted lands:

1. One (1) Consent application for Partial Discharge to discharge an existing mortgage from a portion of the Subject Lands; and,
2. One (1) Consent application for a new charge to apply to the portion of the Subject Lands that are subject to the aforementioned Partial Discharge Application (herby referred to as the "Hotel Lands").

The subject parcel of land which is proposed to be removed from the existing mortgage, is located at the northwest quadrant of Regional Road 7 and Highway 27, municipally known as 6200, 6220, and 6230 Regional Road 7 and legally described as Parts 1, 2, and 3 on the enclosed Reference Plan 65R-38643 prepared by Schaeffer Dzaldov Bennett Ltd. The subject lands are part of an overall plan legally described as "All of Blocks 44, 45 and 46, and Parts of Blocks 38, 39, 42, and 43, Registered Plan 65M-3627, and Part of Lot 6, Concession 9 (Geographic Township of Vaughan), in the City of Vaughan, Regional Municipality of York". The Hotel Lands, which are proposed to be removed from the existing mortgage, are described as Parts 1, 2, and 3 on the enclosed Reference Plan 65R-38643 prepared by Schaeffer Dzaldov Bennett Ltd.

The Consent Applications were originally submitted in 2019 under file numbers B006/19 and B007/19. The consent applications did not receive final certification from the Secretary Treasurer and have since lapsed are therefore being re-applied for.

In support of this application, please find the following enclosed materials:

1. Two (2) cheques in the amount of \$4,051.31 reflecting the fee required for each Consent Application;
2. Signed Owner Authorization Form;
3. Commissioned Sworn Declaration Form;
4. Consent Sketch for the proposed Partial Discharge Consent, prepared by KLM Planning Partners Inc.;
5. Consent Sketch for the proposed new Charge Consent, prepared by KLM Planning Partners Inc.;
6. Reference Plan 65R-38643 prepared by Schaeffer Dzaldov Bennett Ltd.;
7. Parcel Abstracts tied to the Subject Lands identified as:
 - a. 03317-0126 (LT);
 - b. 03317-0131 (LT);
 - c. 03317-0187 (LT);
 - d. And, 00317-0719 (LT).
8. Letter to Committee of Adjustment re: Common Ownership prepared by Miller Thomson dated May 17, 2023;
9. Tree Declaration Form.

Trusting the above and enclosed are in order, please do not hesitate to contact the undersigned should you have any questions or concerns.

Yours truly,

KLM PLANNING PARTNERS INC.



Lauren Dynes, B.U.R.PI
Intermediate Planner

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
B004/19, B005/19, B006/19 and B007/19, A075/19	06/27/2019	APPROVED: COA (LAPSED)

NOTICE OF DECISION
Consent Application B006/19
 Section 53 of the Planning Act, R.S.O. 1990, c.P.13

Date of Hearing: Thursday, June 27, 2019

Applicant: Roybridge Holdings Ltd.

Agent: Ryan Virtanen - KLM Planning Partners Inc.

Property: 6100-6260 Highway 7, Woodbridge

Zoning: The subject lands are zoned EM1 Prestige Employment Area, subject to the provisions of Exception No. 9(1137) and and C7 Service Commercial, subject to the provisions of Exception No. 9(1126) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan ('VOP 2010'): Employment Commercial Mixed-Use, Prestige Employment & General Employment

Related Files: Consent Applications: B004/19, B005/19 and B007/19
 Minor Variance Application: A075/19

Purpose: Consent is being requested to grant a partial discharge of mortgage over the lands described as Parts 1, 2 & 3 on the Draft R Plan submitted (being 6200 Highway 7).

The balance of the lands (retained land), as shown on the sketch provided with the application, is described as the lands contained within PINs 03317-0719, 03317-0131, 03317-0126, PIN 03317-0187 except Parts 1, 2, 3, 4, 5, 6, 7 & 8 on the Draft R Plan.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial Interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B006/19 on behalf of Roybridge Holdings Ltd., be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That Consent Application B004/19 & B005/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

	Department/Agency	Condition
		4. That Minor Variance Application A075/19 are approved at the same time as the Consent application and becomes final and binding. 5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	1. That Minor Variance A075/19 be approved and the decision be Final and Binding. 2. The Owner shall register a Section 118 Restriction on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.
3	Development Finance Nelson Pereira 905-832-8585 x 8393 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).

WARNING:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990






For the following reasons:

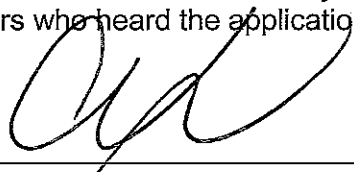
1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Written & oral submissions were received from the following:

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of Thursday , June 27, 2019 meeting for submission details.
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	R. Buckler Chair	A. Perrella Vice Chair
		
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	Thursday, June 27, 2019
DATE OF NOTICE:	July 5, 2019
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	July 25, 2019 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	July 5, 2020 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) 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 Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: 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 on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elfto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$817.00 per application

*Please note that all fees are subject to change.

Important Information

Conditions of Approval: It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions may require two to three months to process.

No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.

Notice of Changes to the Provisional Consent: The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. 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.

Lapsing of the Consent: If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once all conditions of the provisional consent have been satisfied.

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.

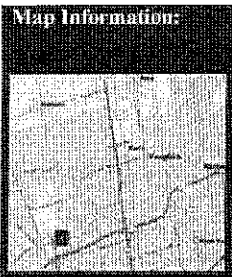
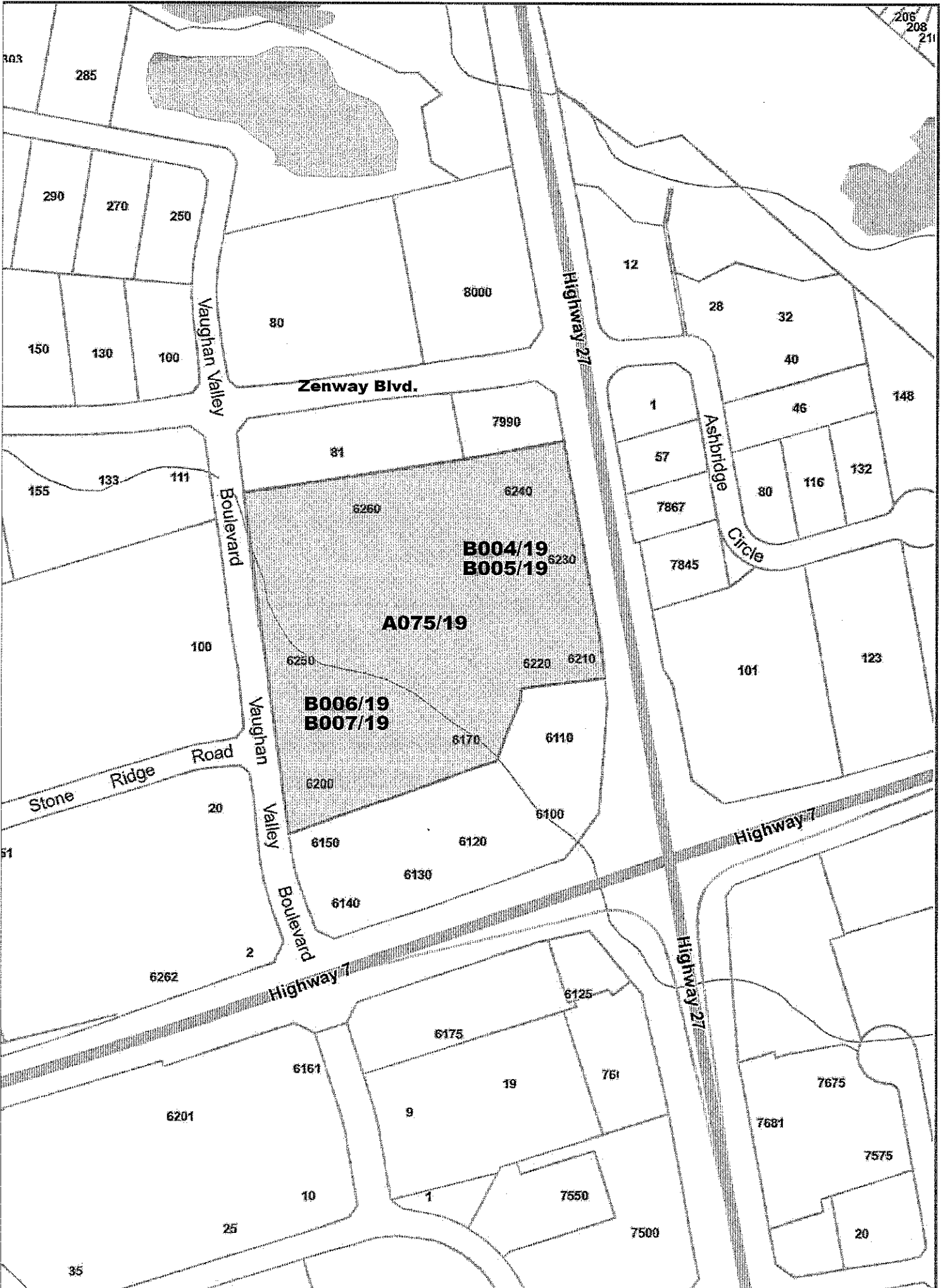
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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;

For further information please contact the City of Vaughan, Committee of Adjustment

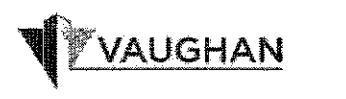
T 905 832 8585 x 8332
E CofA@vaughan.ca



Title: **6170 TO 6260 HIGHWAY #27**

LOCATION MAP - B004/19, B005/19, B006/19 & B007/19

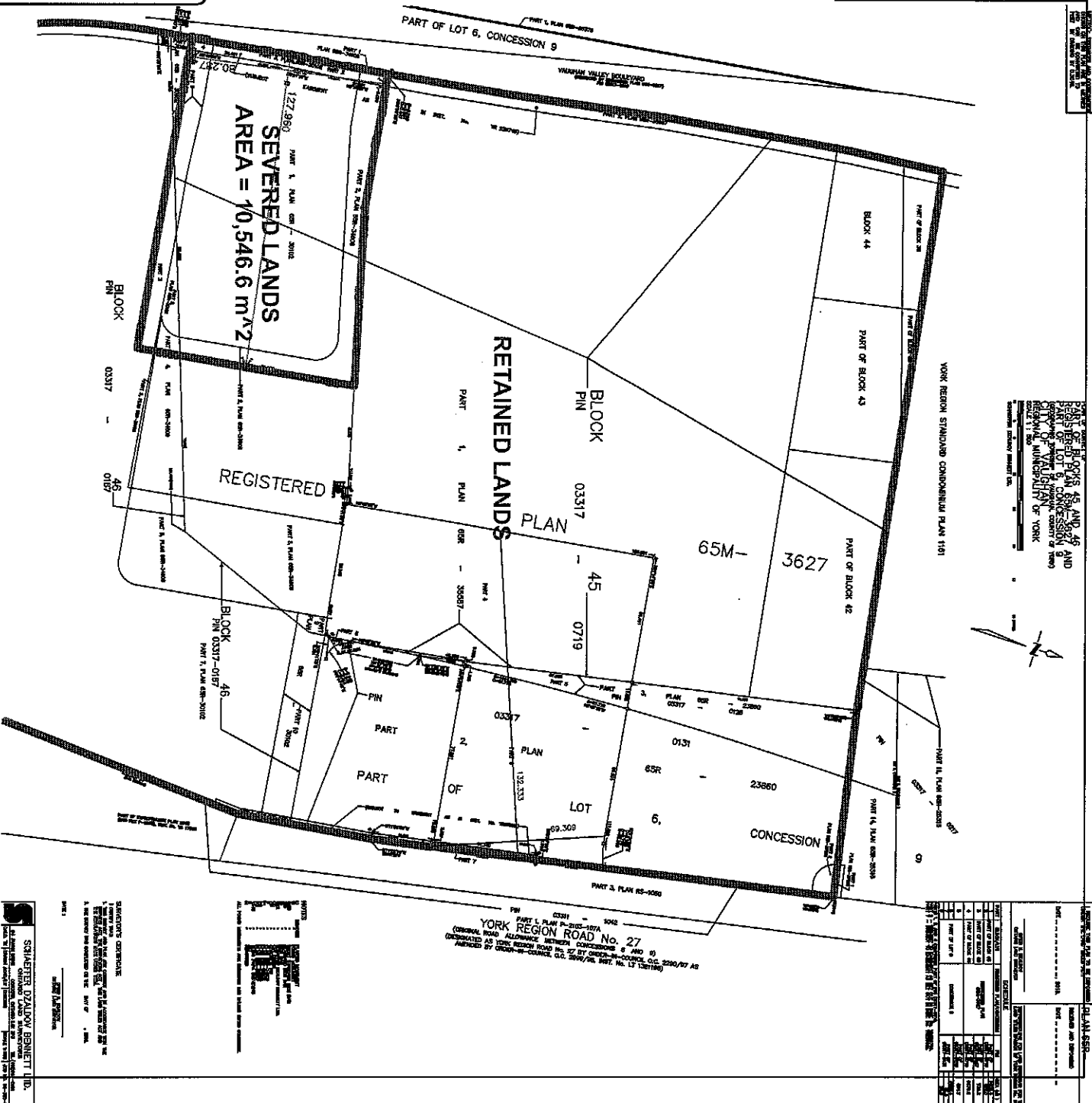
Disclaimer:
 Every reasonable effort has been made to ensure that the information appearing on this map is accurate and correct. We believe the information to be reliable, however the City of Vaughan assumes no responsibility for liability due to errors or omissions. Please report any discrepancies to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



Scale: 1:4,514
 0 0.07 km

Created By:
 Infrastructure Delivery
 Department
 February 25, 2019 8:17 PM

Projection:
 NAD 83
 UTM Zone
 17N



Consent Sketch
Partial Discharge (Hotel Lands)

6100, 6110, 6120, 6130, 6140, 6150,
6200, 6220, 6230, 6240, 6250, 6260
Regional Road 7

All of Blocks 44, 45 and 46, and Parts of
Blocks 38, 39, 42, and 43, Registered
Plan 65M-3627, and Part of Lot 6,
Concession 9 (Geographic Township of
Vaughan), in the City of Vaughan, Regional
Municipality of York

SCHAEFFER D'ALDOVA BENNETT LTD.
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T7
TEL: (416) 291-1111
WWW.SDBLTD.COM

NOTICE: THIS PLAN AND CONCESSION ARE REGISTERED IN THE OFFICE OF THE REGISTRAR OF DEEDS AND MORTGAGES AND ARE AVAILABLE FOR INSPECTION AT ANY TIME BY PRODUCING THIS PLAN.

PART OF BLOCKS 45 AND 46
 REGISTERED PLAN 65M-3827 AND
 PART OF LOT 6, CONCESSION B
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 REGISTERED ROADWAY SERVICE LTD.

YORK REGION STANDARD CONDOMINIUM PLAN 1191



YORK REGION ROAD No. 27
 REGISTERED PLAN 65M-3827
 DATE: 2014

NO.	DESCRIPTION	DATE
1	REGISTERED PLAN 65M-3827	2014
2	REGISTERED PLAN 65R-1092	2014
3	REGISTERED PLAN 65R-1093	2014
4	REGISTERED PLAN 65R-1094	2014
5	REGISTERED PLAN 65R-1095	2014
6	REGISTERED PLAN 65R-1096	2014
7	REGISTERED PLAN 65R-1097	2014
8	REGISTERED PLAN 65R-1098	2014
9	REGISTERED PLAN 65R-1099	2014
10	REGISTERED PLAN 65R-1100	2014

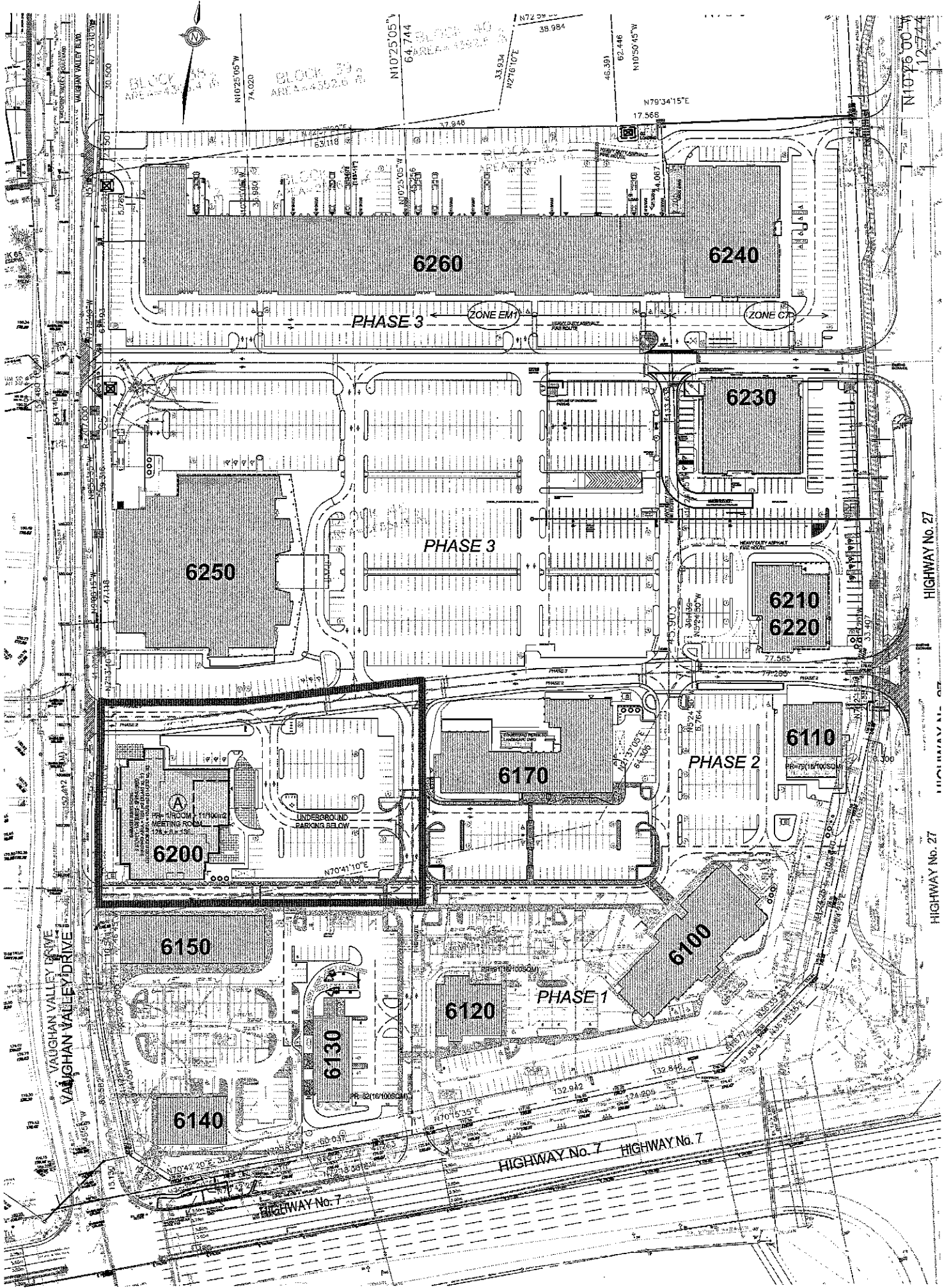
PART 1, PLAN 65R-1092
 YORK REGION ROAD No. 27
 (DESIGNATED AS YORK REGION ROAD No. 27 BY ORDER-IN-COUNCIL O.C. 2266/97 AS AMENDED BY ORDER-IN-COUNCIL O.C. 2009/04, REG. NO. L2 121(1)(16))

NOTES:
 1. THE REGISTERED PLAN IS SUBJECT TO THE REGISTERED PLAN 65M-3827 AND THE REGISTERED PLAN 65R-1092 THROUGH 65R-1100.
 2. THE REGISTERED PLAN IS SUBJECT TO THE REGISTERED PLAN 65R-1092 THROUGH 65R-1100.
 3. THE REGISTERED PLAN IS SUBJECT TO THE REGISTERED PLAN 65R-1092 THROUGH 65R-1100.

REGISTRATION CERTIFICATE
 1. THE REGISTERED PLAN IS SUBJECT TO THE REGISTERED PLAN 65M-3827 AND THE REGISTERED PLAN 65R-1092 THROUGH 65R-1100.
 2. THE REGISTERED PLAN IS SUBJECT TO THE REGISTERED PLAN 65R-1092 THROUGH 65R-1100.
 3. THE REGISTERED PLAN IS SUBJECT TO THE REGISTERED PLAN 65R-1092 THROUGH 65R-1100.

SCHAEFER ZALOW BENNETT LTD.
 11 JAMES STREET
 TORONTO, ONTARIO M5E 1A8
 TEL: (416) 593-8888
 FAX: (416) 593-8889
 WWW.SZBLTD.COM

DEMONSTRATION PLAN FOR APPLICATIONS B006-19 AND B007-19



LANDS SUBJECT TO PARTIAL DISCHARGE APPLICATION B006-19 AND NEW CHARGE APPLICATION B007-19

Received
March 7, 2019



Planning • Design • Development
54 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
PHONE (905) 609-4268 FAX (905) 610-0297 info@kmlp.com

NOTICE OF DECISION
Consent Application B007/19
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

- Date of Hearing:** Thursday, June 27, 2019
- Applicant:** Roybridge Holdings Ltd.
- Agent:** Ryan Virtanen - KLM Planning Partners Inc.
- Property:** **6100-6260 Highway 7, Woodbridge**
- Zoning:** The subject lands are zoned EM1 Prestige Employment Area, subject to the provisions of Exception No. 9(1137) and and C7 Service Commercial, subject to the provisions of Exception No. 9(1126) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan ('VOP 2010'): Employment Commercial Mixed-Use, Prestige Employment & General Employment
- Related Files:** Consent Applications: B004/19, B005/19 and B006/19
Minor Variance Application: A075/19
- Purpose:** Consent is being requested for mortgage purposes over the lands described as Parts 1, 2 & 3 on the Draft R Plan submitted (being 6200 Highway 7).

The balance of the lands (retained land), as shown on the sketch provided with the application, is described as the lands contained within PINs 03317-0719, 03317-0131, 03317-0126, PIN 03317-0187 except Parts 1, 2, 3, 4, 5, 6, 7 & 8 on the Draft R Plan.
- Sketch:** A sketch illustrating the request has been attached to the decision.

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B007/19 on behalf of Roybridge Holdings Ltd., be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That Consent Application B004/19 & B005/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

	Department/Agency	Condition
		<p>4. That Minor Variance Application A075/19 are approved at the same time as the Consent application and becomes final and binding.</p> <p>5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p>
2	<p>Development Planning Christopher Cosentino</p> <p>905-832-8585 x 8215 christopher.cosentino@vaughan.ca</p>	<p>1. That Minor Variance A075/19 be approved and the decision be Final and Binding.</p> <p>2. The Owner shall register a Section 118 Restriction on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.</p>
3	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 nelson.pereira@vaughan.ca</p>	<p>The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p>

WARNING:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990*


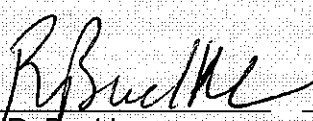
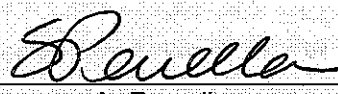


For the following reasons:

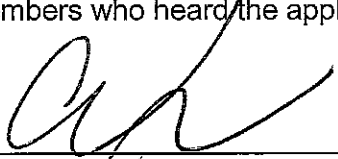
1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Written & oral submissions were received from the following:

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of Thursday , June 27, 2019 meeting for submission details.
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	R. Buckler Chair	A. Perrella Vice Chair
		
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	Thursday, June 27, 2019
DATE OF NOTICE:	July 5, 2019
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	July 25, 2019 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	July 5, 2020 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) 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 Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: 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 on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elfo.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$817.00 per application

*Please note that all fees are subject to change.

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Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

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.

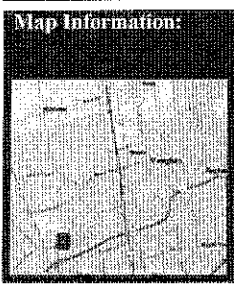
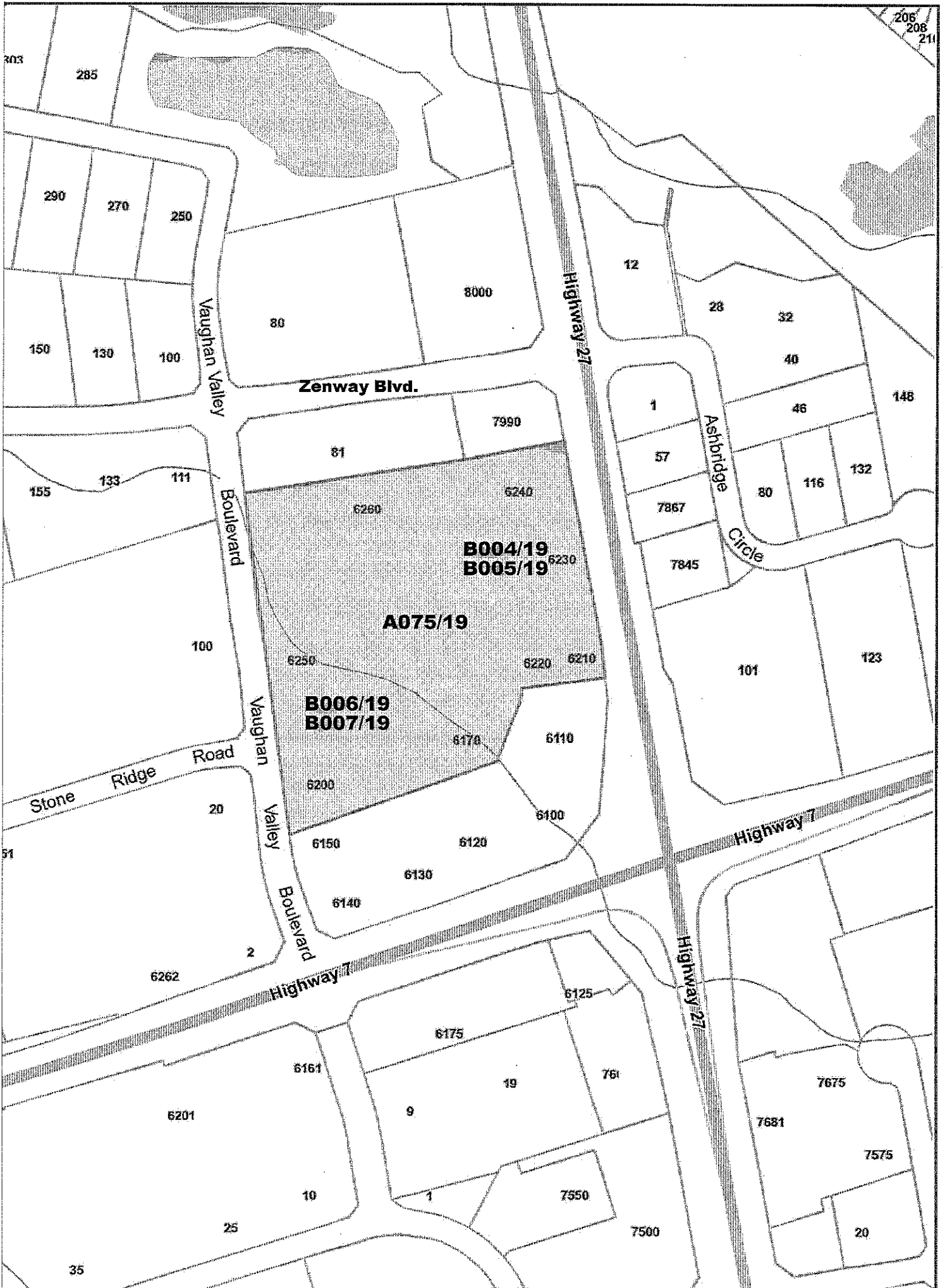
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That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of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

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 x 8332
E CofA@vaughan.ca



Title: **6170 TO 6260 HIGHWAY #27**

LOCATION MAP - B004/19, B005/19, B006/19 & B007/19

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.

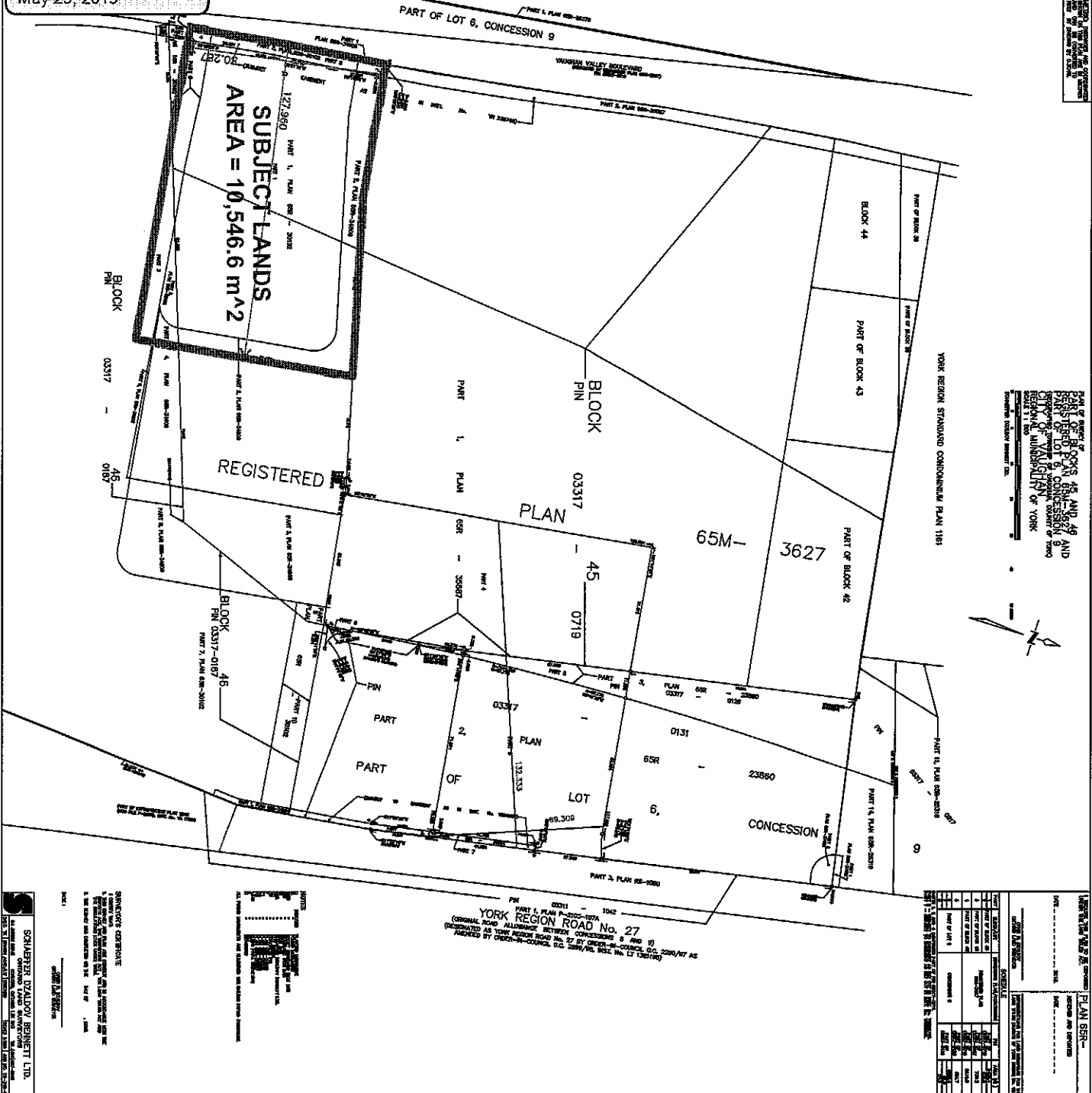
Scale: 1:4,514
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Created By:
 Infrastructure Delivery
 Department
 February 25, 2019 5:17 PM

Projection:
 NAD 83
 UTM Zone
 17N

Revised

May 29, 2019



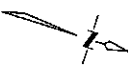
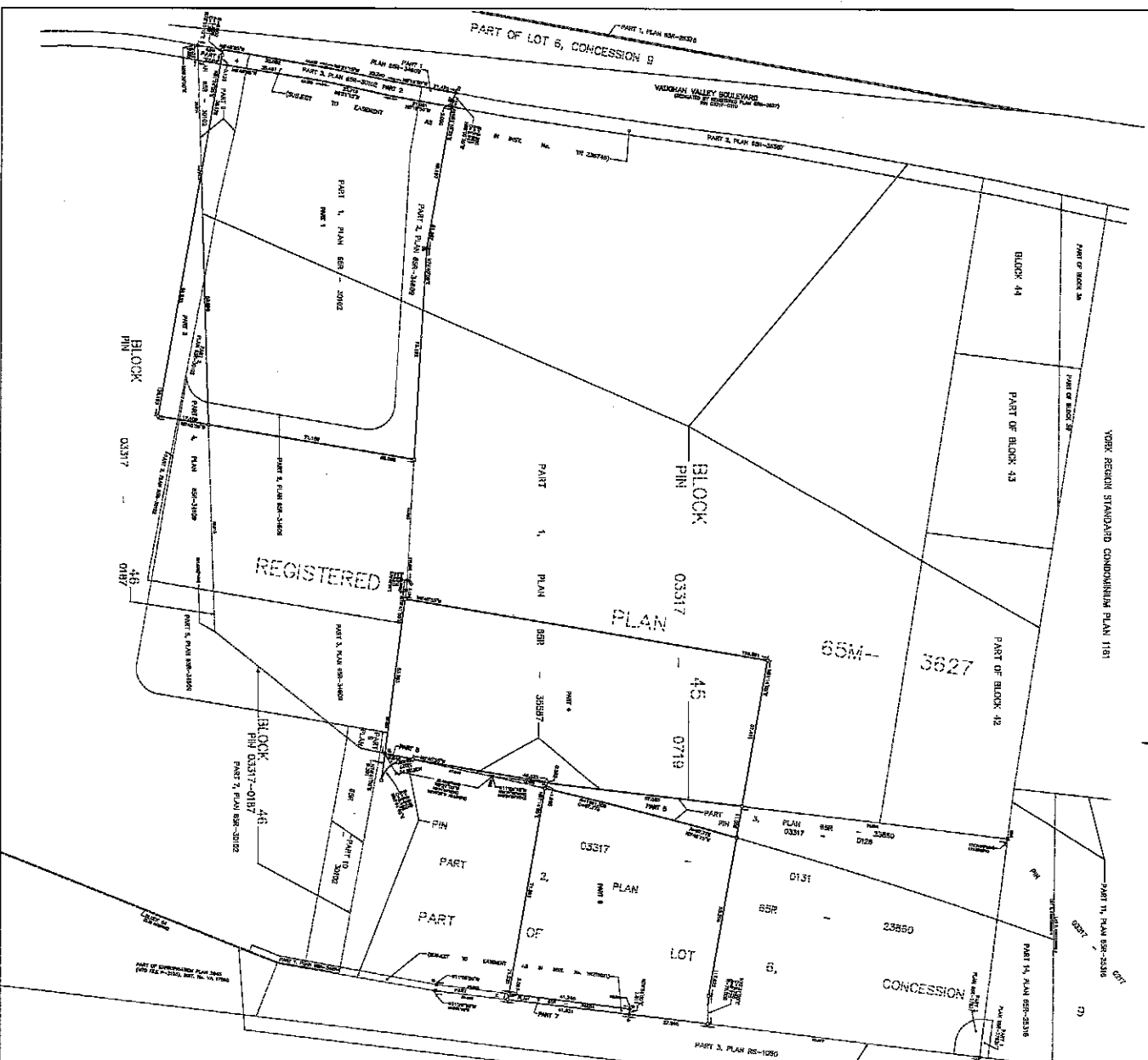
Consent Sketch
Mortgage Charge (Hotel Lands)
6200 Regional Road 7
Part of Block 45 and 46 on
Registered Plan 65M-3627

SCHAEFER DYALDOW BENNETT LTD.
 4000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.SDBLTD.COM

LETTERS, NUMBERS AND COMMERCIAL SIGNS ON THE PLANS AND MAPS MAY BE INKED OR GUMMED ON THE REVERSE SIDE OF THE SHEET.

PLAN OF PART OF
REGISTERED PLAN 65M-3627 AND
PART OF LOT 6, CONCESSION 9
CITY OF VAUGHAN, COUNTY OF YORK
REGIONAL MUNICIPALITY OF YORK
LOCAL MUNICIPALITY OF YORK
SCHEDULE "D" PART "A"
MAY 11, 2011

YORK REGION STANDARD CONDOMINIUM PLAN 1191



REGISTERED

YORK REGION ROAD No. 27
(ORIGINAL ISHO ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)
(DESIGNATED AS YORK REGION ROAD No. 27 BY ORDER-IN-COUNCIL, O.C. 2290/97 AS
ADOPTED BY ORDER-IN-COUNCIL, O.C. 2308/97, PART 16.17 OF THE YORK REGIONAL MUNICIPALITY ACT, R.S.O. 1990, CHAPTER 223.)

LOCAL AUTHORITY: YORK REGION
REGISTERED AND CORRECTED
DATE: MAY 11, 2011

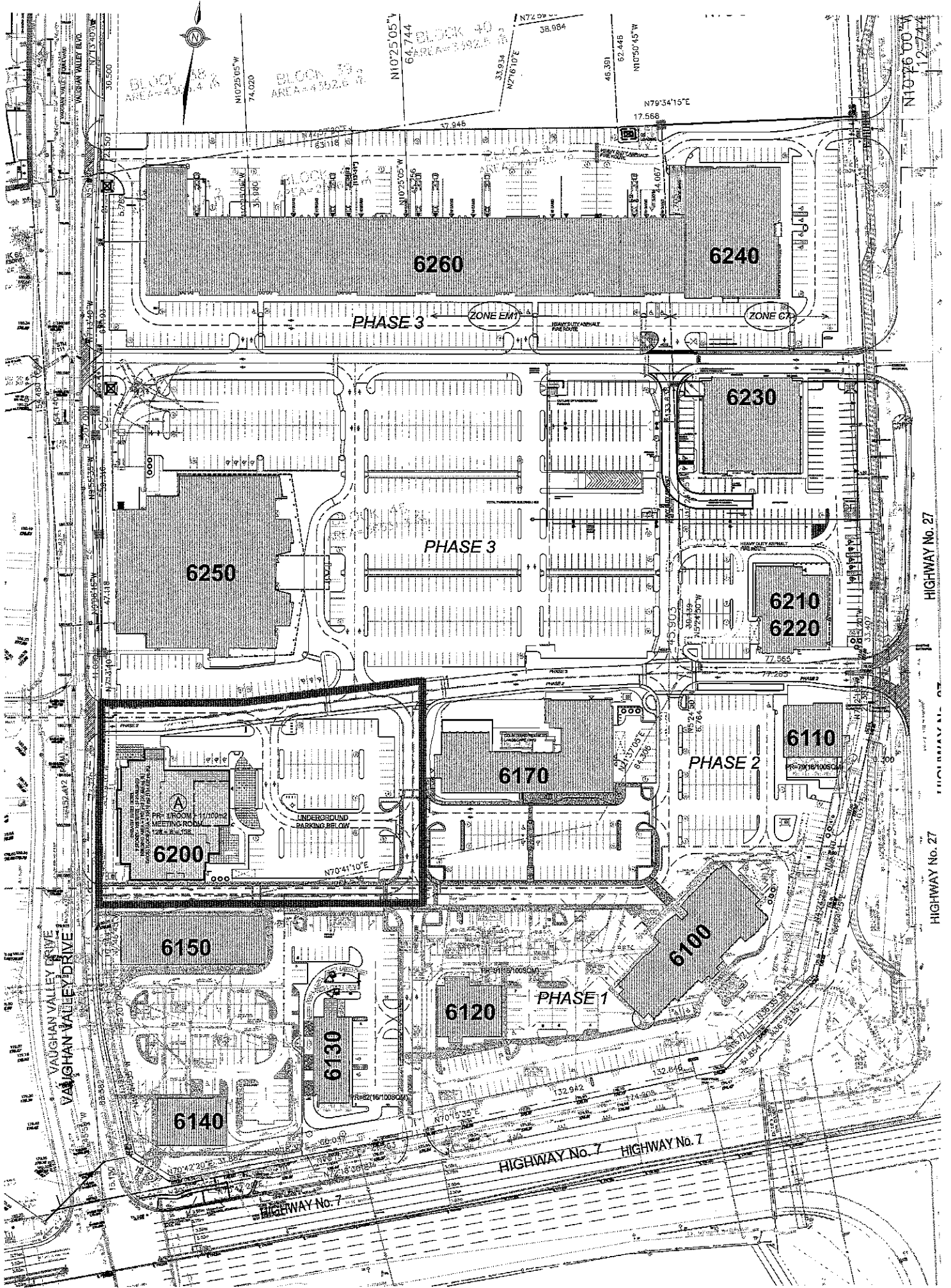
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3	PART OF BLOCK 50	1974
4	PART OF BLOCK 51	1974
5	PART OF BLOCK 52	1974
6	PART OF BLOCK 53	1974
7	PART OF BLOCK 54	1974
8	PART OF BLOCK 55	1974
9	PART OF BLOCK 56	1974
10	PART OF BLOCK 57	1974
11	PART OF BLOCK 58	1974
12	PART OF BLOCK 59	1974
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16	PART OF BLOCK 63	1974
17	PART OF BLOCK 64	1974
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48	PART OF BLOCK 95	1974
49	PART OF BLOCK 96	1974
50	PART OF BLOCK 97	1974
51	PART OF BLOCK 98	1974
52	PART OF BLOCK 99	1974
53	PART OF BLOCK 100	1974

NOTES:
1. THE PLAN IS A PART OF A REGISTERED CONDOMINIUM PLAN.
2. THE PLAN IS SUBJECT TO THE YIELD OF THE REGISTERED CONDOMINIUM PLAN.
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REVISIONS:
1. THE PLAN IS A PART OF A REGISTERED CONDOMINIUM PLAN.
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SCHAFFER DZALDOV BENNETT LTD.
14 AUSTRIAN DRIVE
SUITE 100
VAUGHAN, ONTARIO L4L 1W7
TEL: (905) 709-1111
FAX: (905) 709-1112
WWW.SDBLTD.COM

DEMONSTRATION PLAN FOR APPLICATIONS B006-19 AND B007-19



LANDS SUBJECT TO PARTIAL DISCHARGE APPLICATION B006-19 AND NEW CHARGE APPLICATION B007-19

Received
March 7, 2019



Planning • Design • Development
64 JARDIN DRIVE - UNIT 116, CONCORD, ONT. L4K 3P3
PHONE (905) 885-2266 FAX (905) 885-2267 email@kclplanning.com

NOTICE OF DECISION
Minor Variance Application A075/19
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, June 27, 2019
Applicant: Roybridge Holdings Ltd.
Agent: Ryan Virtanen - KLM Planning Partners Inc.
Property: **6100-6260 Highway 7, Woodbridge.**
Zoning: The subject lands are zoned C7 Service Commercial, and subject to the provisions of Exception No. 9(1137) under By-law 1-88 as amended.
OP Designation: Vaughan Official Plan ('VOP 2010'): Employment Commercial Mixed-Use, Prestige Employment & General Employment
Related Files: Consent Applications: B004/19, B005/19, B006/19 and B007/19
Purpose: Relief is being requested to vary the definition of a lot in By-law 1-88 to include the lands described in PINs 03317-0719, 03317-0131, 03317-0126, PIN 03317-0187 further described as including all of Blocks 44, 45 and 46 and Part of Blocks 38, 39, 42 & 43, Registered Plan 65M-3627 and Part of Lot 6, Concession 9 in the City of Vaughan, Regional Municipality of York, to be considered one lot for zoning purposes.

For additional clarity, the subject lands as described above shall be deemed to be one lot regardless of the creation of a new lot by way of, condominium, part-lot control, consent or any easements, or other rights or registrations given or made for zoning purposes only.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
The definition of a "LOT" shall be complied with.	For the purposes of zoning conformity, the subject lands as shown on the attached sketch shall be deemed to be one lot regardless of the creation of a new lot by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A075/19 on behalf of Roybridge Holdings Ltd., be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

Department/Agency	Condition
1 Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	That Consent Applications B004/19, B005/19, B006/19 and B007/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.






Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

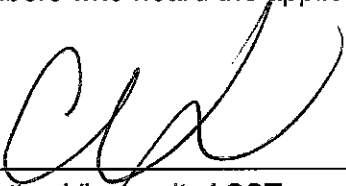
Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , June 27, 2019 meeting for submission details.
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	R. Buckler Chair	A. Perrella Vice Chair
		
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	Thursday , June 27, 2019
DATE OF NOTICE:	July 5, 2019
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	July 17, 2019 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
 _____ Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) 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 Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: 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 on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

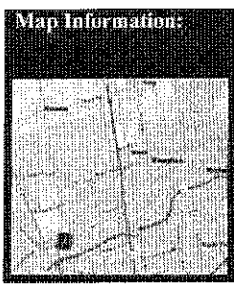
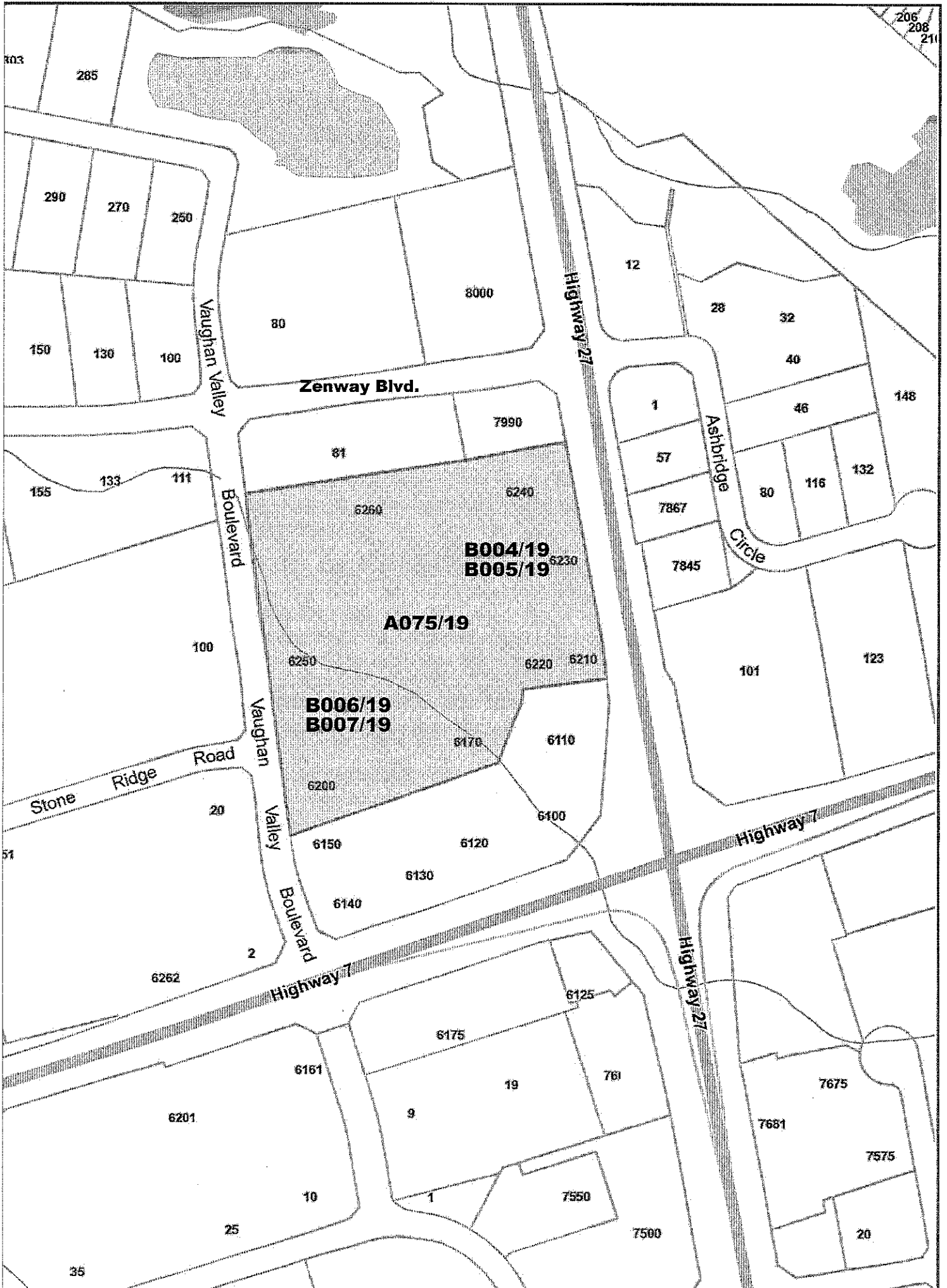
Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elfto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$817.00 per application

*Please note that all fees are subject to change.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.



Title: **6170 TO 6260 HIGHWAY #27**

LOCATION MAP - B004/19, B005/19, B006/19 & B007/19

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
February 25, 2019 5:17 PM

Projection: NAD 83 UTM Zone 17N

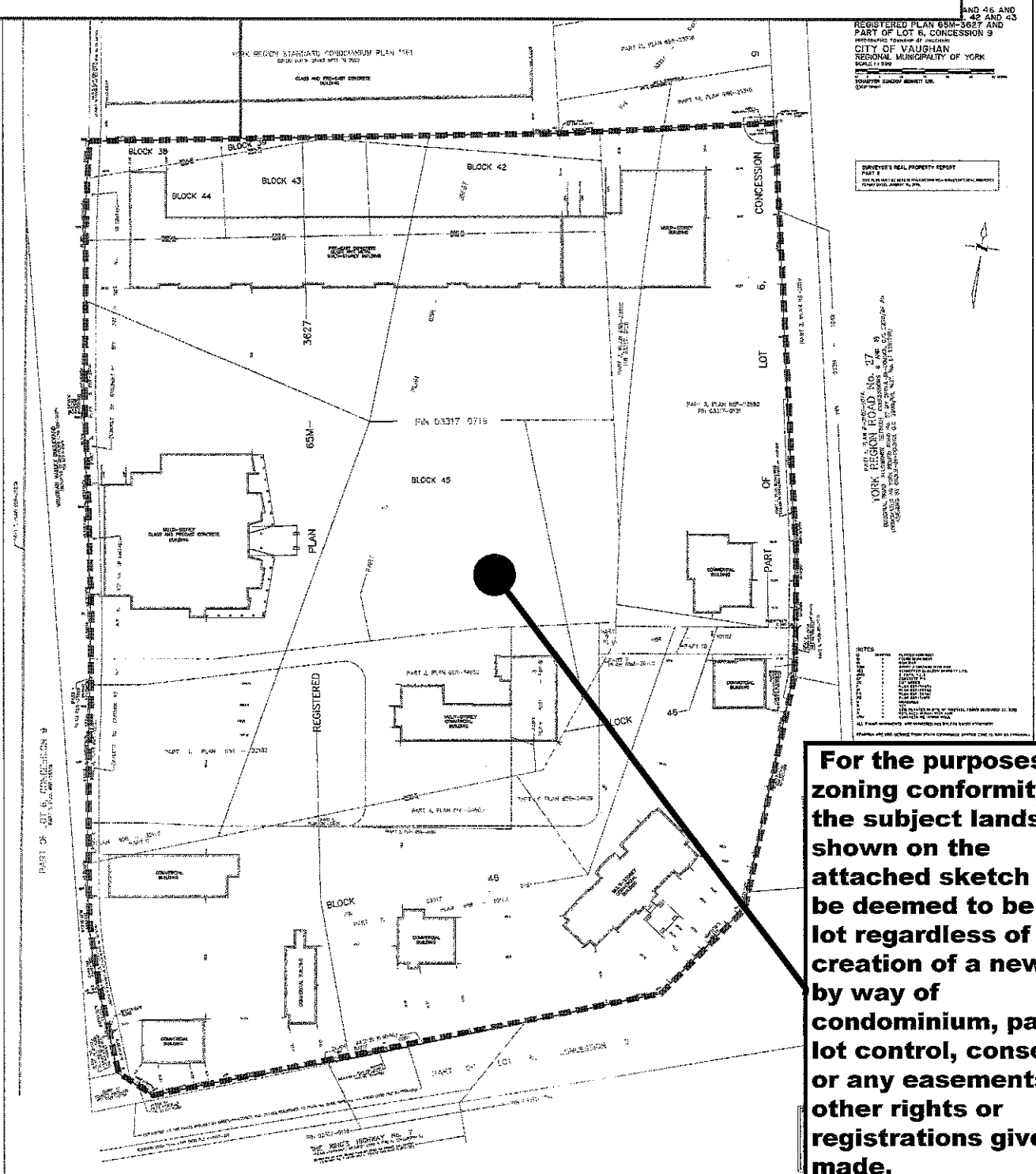
P-3035 Minor Variance Sketch, Roybridge Holdings Limited

6100, 6110, 6120, 6130, 6140, 6150, 6170 6200, 6210, 6220,
6230, 6240, 6250, 6260 Regional Road 7


All of Blocks 44, 45 and 46, and Parts of Blocks 38, 39, 42, and 43, Registered Plan 65M-3627, and Part of Lot 6, Concession 9 (Geographic Township of Vaughan), in the City of Vaughan, Regional Municipality of York

A075/19

To re-define 'lot' on a site-specific basis as follows, "Lands legally described as "All of Blocks 44, 45 and 46, and Parts of Blocks 38, 39, 42, and 43, Registered Plan 65M-3627, and Part of Lot 6, Concession 9 (Geographic Township of Vaughan), in the City of Vaughan, Regional Municipality of York" shall be considered one lot for the purposes of Zoning By-law compliance".



For the purposes of zoning conformity, the subject lands as shown on the attached sketch shall be deemed to be one lot regardless of the creation of a new lot by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made.

 Lands Subject to Minor Variance

May 24, 2019