

**ITEM #: 6.21**

**COMMITTEE OF ADJUSTMENT REPORT  
AMENDMENT TO  
CONSENT APPLICATION B021/22  
7950 BATHURST ST &  
8 BEVERLEY GLEN BLVD, 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.*

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Committee of Adjustment	X	X	X	General Comments w/Condition
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	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 Received to Date
Development Finance	X	X	X	General Comments w/Condition
Real Estate	X	X		No Comments Received to Date
Fire Department	X			No Comments Received to Date
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X			No Comments Received to Date
Alectra *Schedule B	X			No Comments Received to Date
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
Enbridge *Schedule B	X			No Comments Received to Date
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.

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

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

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

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
B021/22	03/02/2023	APPROVED; COA

**ADJOURNMENT HISTORY**

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

N/A	
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**COMMITTEE OF ADJUSTMENT REPORT  
AMENDMENT TO  
CONSENT APPLICATION B021/22  
7950 BATHURST ST &  
8 BEVERLEY GLEN BLVD, VAUGHAN**

<b>ITEM NUMBER: 6.21</b>	<b>CITY WARD #: 5</b>
<b>APPLICANT:</b>	Daniels Baif Thornhill Inc.
<b>AGENT:</b>	Joshua Papernick
<b>PROPERTY:</b>	7950 Bathurst St & 8 Beverley Glen Blvd, Vaughan
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Mixed-Use" by Schedule 13
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	B021/22 (provisional consent provided)
<b>PURPOSE OF APPLICATION:</b>	<p>Consent is being requested to <b>amend</b> the provisional consent granted on March 2, 2023.</p> <p><b>Proposed Amendment:</b></p> <p>Consent is being requested to establish an easement, in favour of the lands to the north municipally known as 8000 Bathurst Street, to establish an easement between the subject land and 8000 Bathurst Street, to facilitate future drainage (including overland flow/surface water runoff) access, and maintenance of a landscaping strip.</p> <p>An easement over <b>Part 1 to 4</b>, inclusive, on draft plan, is being established for access, maintenance, repair and replacement of the landscape strip, as well as for drainage of overland flow and surface water runoff.</p> <p>An easement over <b>Part 5</b> on draft plan is being established for drainage of overland flow and surface water runoff.</p> <p>The above noted amendment is proposed to replace provisional consent established for B021/22 dated March 2, 2023.</p>

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, July 13, 2023  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

**PUBLIC PARTICIPATION**

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

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

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to [cofa@vaughan.ca](mailto: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

<b>Date Public Notice Mailed:</b>	June 29, 2023	
<b>Date Applicant Confirmed Posting of Sign:</b>	June 27, 2023	
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</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	
<b>Adjournment Fees:</b> In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.  An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.		
<b>Committee of Adjustment Comments:</b>	<p>The applicant is requesting a proposed amendment to the provisional consent established through B021/22.</p> <p>This amendment would replace what was established through the Committee of Adjustment decision for B021/22 dated March 2, 2023.</p> <p>Section 53 (4.2.1) of the Planning Act was amended to permit amendments to the application prior to consent being given.</p> <p><b>Amendment to application</b> (4.2.1) An application may be amended by the applicant at any time before the council or the Minister gives or refuses to give a consent. 2021, c. 25, Sched. 24, s. 4 (2).</p>	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the amended legal description of the lands subject to the easement.</li> <li>2. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca</li> <li>3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>	

## BUILDING STANDARDS (ZONING) COMMENTS

<small>**See Schedule B for Building Standards (Zoning) Comments.</small>	
<b>Building Standards Recommended Conditions of Approval:</b>	None

**DEVELOPMENT PLANNING COMMENTS**

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

**Development Planning Recommended Conditions of Approval:**

That all comments and conditions on Zoning By-law Amendment Application Z.22.033 and Draft Plan of Condominium Applications File 19CDM-22V009 and 19CDM-22V008 be addressed to the satisfaction of the Development Planning Department.

**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 B021/22.

**Development Engineering Recommended Conditions of Approval:**

None

**PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS**

Forestry has no comment

**PFH Recommended Conditions of Approval:**

None

**DEVELOPMENT FINANCE COMMENTS**

No comment no concerns

**Development Finance Recommended Conditions of Approval:**

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

**BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS**

No 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**

No comments received to date.

**Fire Department Recommended Conditions of Approval:**

None

**SCHEDULES TO STAFF REPORT**

\*See Schedule for list of correspondence

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

Should the Committee find it appropriate to approve this application, 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
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## 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.

1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the amended legal description of the lands subject to the easement.</li> <li>2. That the applicant provides an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>
2	Development Planning <a href="mailto:Michelle.perrone@vaughan.ca">Michelle.perrone@vaughan.ca</a>	That all comments and conditions on Zoning By-law Amendment Application Z.22.033 and Draft Plan of Condominium Applications File 19CDM-22V009 and 19CDM-22V008 be addressed to the satisfaction of the Development Planning Department.

## 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.

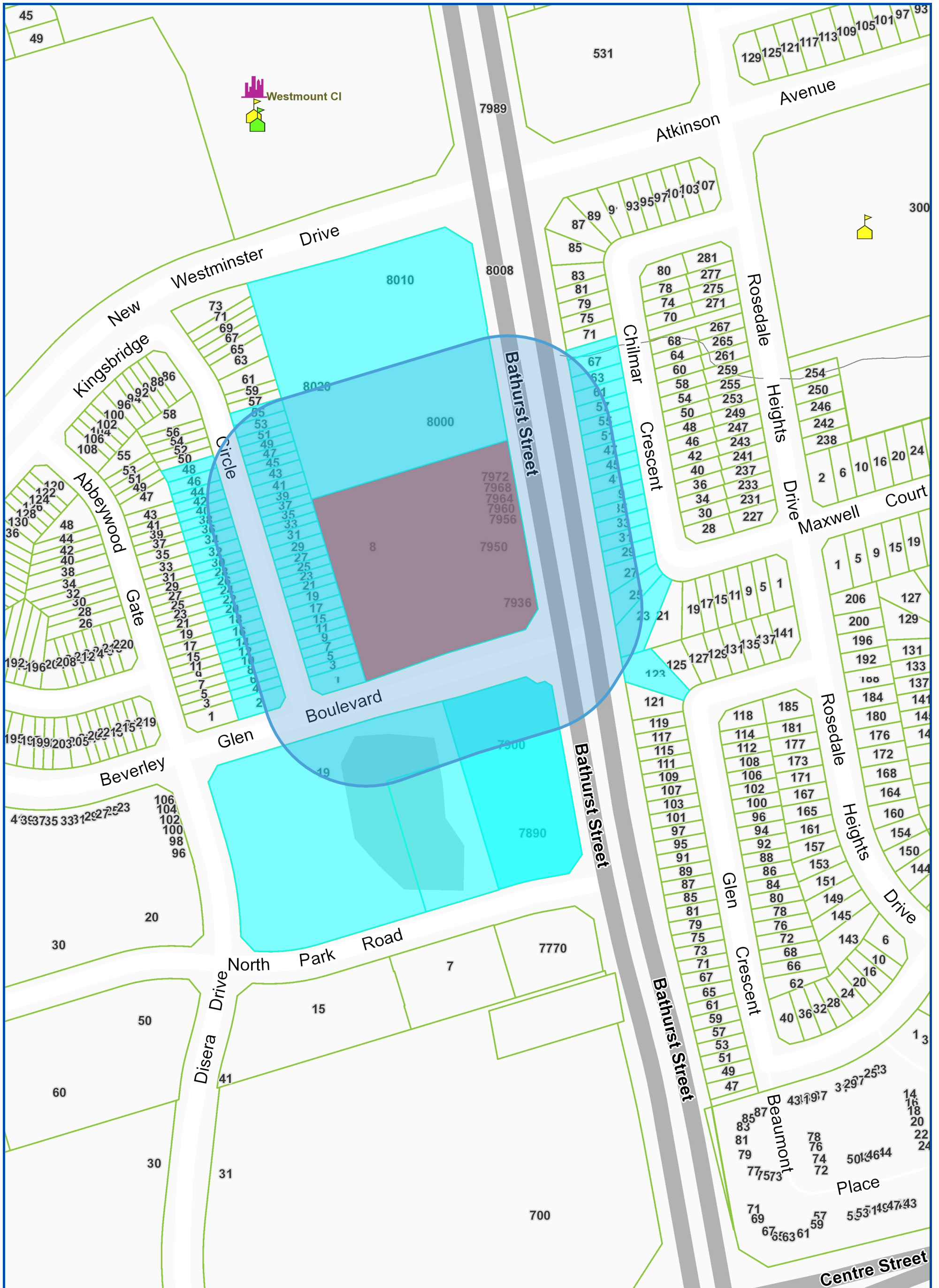
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

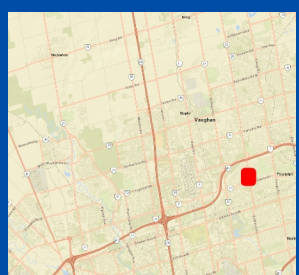
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

# NOTIFICATION MAP - B022/22

7950 Bathurst St & 8 Beverley Glen Blvd

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: 1:3,051

0 0.05 km



Created By:

Infrastructure Delivery  
Department  
January 18, 2023 12:21 PM

Projection:  
NAD 83  
UTM Zone  
17N





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

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 2023 DATE \_\_\_\_\_, 2023

MANSOUR GHOFRANI  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA (m <sup>2</sup> ) (AT GRADE)
1				136.7
2				
3	PART OF BLOCK 1	65M-2700	PART OF PIN 03261-0326 (LT)	22.8
4				
5				6.6

PARTS 1, 2, 3, 4 AND 5 SUBJECT TO EASEMENTS AS IN YR3309051 AND YR3502439

PARTS 2, 3, 4 AND 5 SUBJECT TO EASEMENT AS IN YR3560238

PART 5 SUBJECT TO EASEMENT AS IN LT1445666

STRATA PLAN OF SURVEY OF  
**PART OF BLOCK 1**  
**PLAN 65M-2700**  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

KRCMAR SURVEYORS LTD. 2023

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING**  
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PLAN 65M-3392 HAVING A BEARING OF N16°42'40"E TO OBTAIN GRID BEARINGS APPLY A CLOCKWISE ROTATION OF 01°03'15" TO THE BEARINGS SHOWN

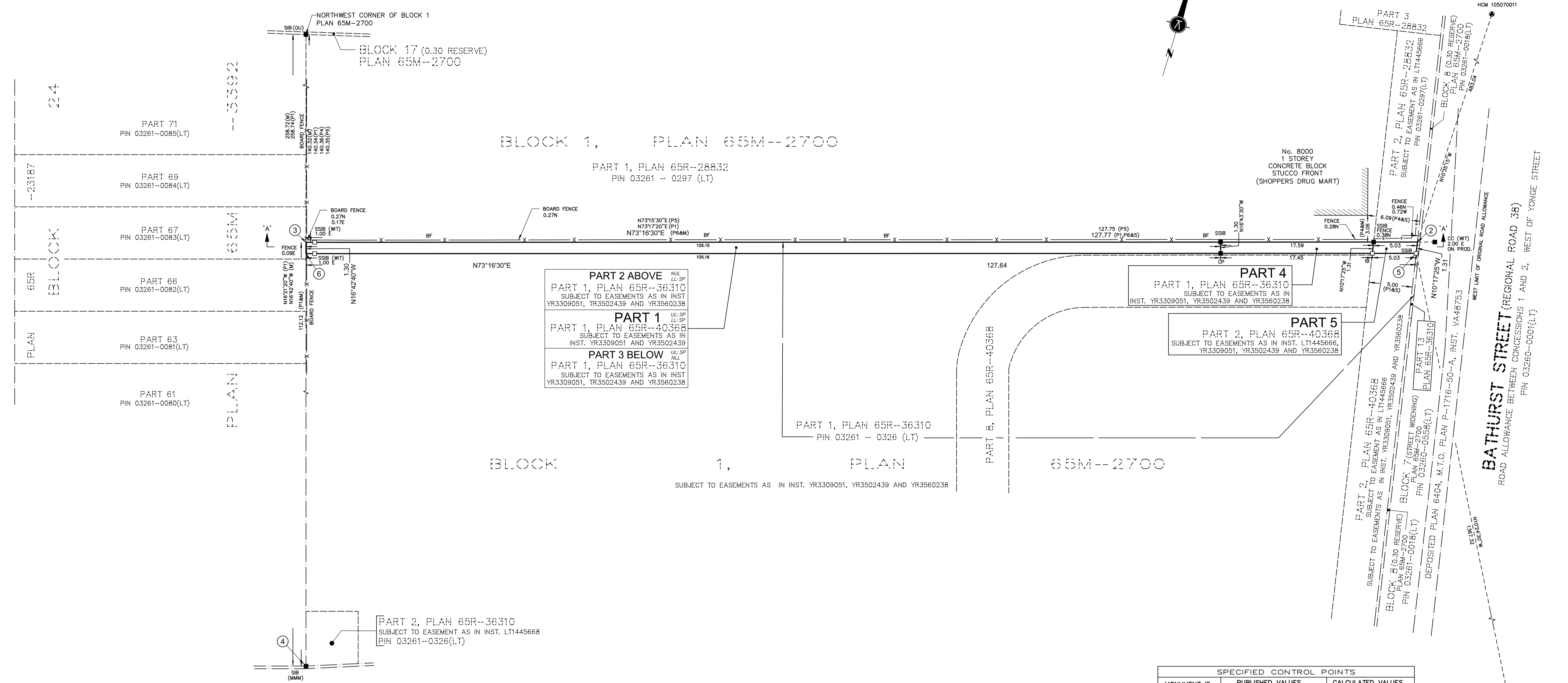
**COORDINATES**  
COORDINATES SHOWN HEREON ARE GRID COORDINATES DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 105070009 AND No. 105070011, AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(1997)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999859.

**ELEVATION**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO Q.T.Y. OF VAUGHAN BENCH MARK No. 8-11 HAVING AN ELEVATION OF 201.826 METRES.

**NOTES**  
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S., UNLESS OTHERWISE NOTED.  
SUBSTANTIAL COMPLIANCE WITH O.R.G. 525/91 DUE TO CONSTRUCTION ACTIVITY.  
BEARINGS AND DISTANCES MATCH PLAN 65R-40368, WHERE APPLICABLE

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - DENOTES HORIZONTAL CONTROL POINT
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CP DENOTES CONCRETE PIN
  - CC DENOTES CUT CROSS
  - (M) DENOTES MEASURED
  - (S) DENOTES SET
  - (OU) DENOTES ORIGIN UNKNOWN
  - (WT) DENOTES WITNESS
  - (P1) DENOTES PLAN 65R-25929
  - (P2) DENOTES PLAN 65R-23187
  - (P3) DENOTES PLAN 65R-21839
  - (P4) DENOTES TOPOGRAPHIC PLAN OF SURVEY BY SCHAEFFER AND OZALDOV LIMITED, O.L.S. DATED OCTOBER 31, 2007
  - (PS) DENOTES PLAN 65R-28832
  - (PB) DENOTES PLAN 65R-36310
  - (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
  - BF DENOTES BOARD FENCE
  - EL DENOTES GEODETIC ELEVATION
- ↑↑↑ DENOTES SEE SECTION X-X
- ↑ DENOTES NO UPPER LIMITATIONS  
↓ DENOTES NO LOWER LIMITATIONS
- ⊕ DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE  
⊖ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION  
⊗ DENOTES A SLOPING PLANE CONTROLLED BY GEODETIC ELEVATIONS



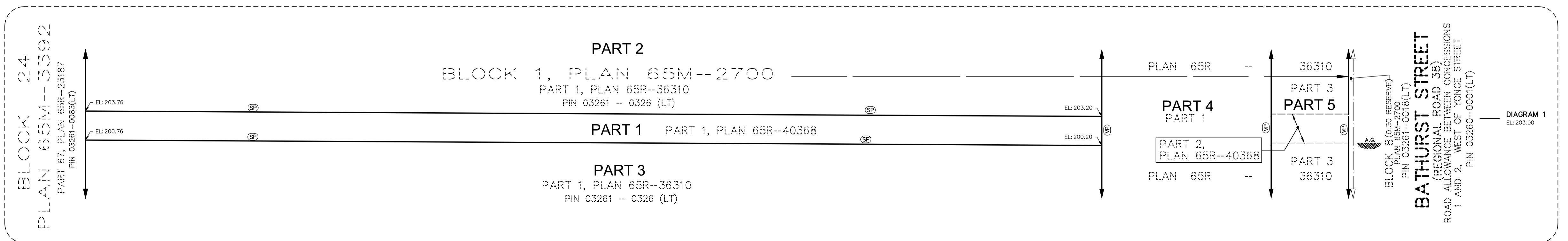
SPECIFIED CONTROL POINTS		
MONUMENT ID.	PUBLISHED VALUES NAD 83 (ORIGINAL), UTM ZONE 17	CALCULATED VALUES NAD 83 (CSRS)(1997), UTM ZONE 17
HCM 105070009	N: 4 851 234.71 E: 624 780.96	N: 4 851 234.43 E: 624 780.95
HCM 105070011	N: 4 853 055.28 E: 624 443.15	N: 4 853 054.98 E: 624 443.14

6° UTM ZONE 17 COORDINATES NAD 83 (CSRS)(1997) CENTRAL MERIDIAN 81°00' WEST LONGITUDE		
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.		
OBSERVED REFERENCE POINTS		
POINT	NORTHING	EASTING
2	4 852 580.17	624 531.89
3	4 852 541.16	624 410.25
4	4 852 428.44	624 446.38
5	4 852 578.89	624 532.15
6	4 852 539.93	624 410.65

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**BEVERLEY GLEN BOULEVARD**  
(BY PLAN 65M-3392)  
PIN 03261-0073(LT)

DIAGRAM SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 203.00 METRES (Ground Floor)



**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21st DAY OF JUNE, 2023

DATE \_\_\_\_\_, 2023

MANSOUR GHOFRANI  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-52183

MUNICIPAL ADDRESS: \_\_\_\_\_

FIELD: \_\_\_\_\_ R.L. \_\_\_\_\_ DRAWN: \_\_\_\_\_ S.H. \_\_\_\_\_ CHECKED: \_\_\_\_\_ M.G. \_\_\_\_\_ JOB NO: 05-084

DWG NAME: 05-084R05 ; PLOT INFO: 16.02 27/Jun/2023 ; WORK ORDER NO: 35953

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca



<b>SCHEDULE B: STAFF &amp; AGENCY COMMENTS</b>				
<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X			No Comments Received to Date
Alectra *Schedule B	X			No Comments Received to Date
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
Enbridge *Schedule B	X			No Comments Received to Date
Propane Operator *Schedule B				
Development Planning	X	X	X	Recommend Approval w/ conditions
Building Standards (Zoning)	X	X		General Comments

**To:** Committee of Adjustment

**From:** Pia Basilone, Building Standards Department

**Date:** January 18, 2023

**Applicant:** Daniels Baif Thornhill Inc.

**Location:** PLAN 65M2700 Part of Block 1  
CONC 2 Part of Lot 7 municipally known as 7950 Bathurst Street &  
8 Beverley Glen Blvd

**File No.(s):** B021/22

**Zoning Classification:**

The subject lands are zoned RM2 Residential and subject to the provisions of Exception Nos. 14.703 and 14.377, under Zoning By-law 001-2021, as amended for 7950 Bathurst St. and 8 Beverley Glen Blvd.

The subject lands are zoned NC Commercial and subject to the provisions of Exception Nos. 14.703 and 14.377 under Zoning By-law 001-2021, as amended for 8000 Bathurst St.

The subject lands are zoned RA3 Apartment Residential and subject to the provisions of Exception No. 9(1429) under Zoning By-law 1-88 a.a. for 7950 Bathurst St. and 8 Beverley Glen Blvd.

The subject lands are zoned C4 Commercial and subject to the provisions of Exception Nos. 9(1034) and 9(630) under Zoning By-law 1-88 a.a. for 8000 Bathurst St.

**Purpose of the Application:**

The purpose of this application is to create easement(s) and therefore, the Zoning By-law requirements for lot frontage, lot area and lot depth are not applicable.

**Staff Comments:**

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

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

Building Permit No. 20-000357 for Retaining Wall - Issue Date: Sep 09, 2020

Building Permit No. 20-000357 for Retaining Wall - Issue Date: Dec 07, 2020

Building Permit No. 20-000358 for Condo. Apartment Building - Issue Date: Jun 02, 2021

Building Permit No. 20-000358 for Condo. Apartment Building - Foundation - Only, Issue Date: Apr 28, 202

**Other Comments:**

Development Application, File No. DA.19.011 relates to this application.

**Conditions of Approval:**

None

\* 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:** June 27, 2023

**Name of Owner:** Daniels Baif Thornhill Inc.

**Location:** 7950 Bathurst Street & 8 Beverley Glen Blvd

**File No.(s):** B021/22

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**Background:**

On March 2, 2023, the Committee of Adjustment approved Consent Application File B021/22 to register a private easement between the Thornhill condo lands (7950 Bathurst St & 8 Beverley Glen Blvd.) and the BAIF plaza (8000 Bathurst Street Realty Inc.). Parts 1 and 8 of the draft reference plan were subject to an easement/right-of-way for the purpose of access for maintenance and repair and drainage of overland flow and surface water runoff. Parts 2 to 7 inclusive on the draft reference plan were subject to an easement/right-of-way for the purpose of access and maintenance of a landscape strip.

**B021/22**

The Owner has now made application to amend Consent Application File B021/22. The amended application proposes to add additional lands (parts) to be the subject of the private easement between the Thornhill condo lands (7950 Bathurst St & 8 Beverley Glen Blvd.) and the BAIF plaza (8000 Bathurst Street Realty Inc.) previously approved in March.

The amendment to B021/22 will focus on Parts 1 to 5 of the revised Draft Reference Plan, being the strip of land adjacent to the commercial plaza. Parts 2 and 3 were created due to a new easement with Enbridge, and Parts 4 and 5 were created to extend Part 1 along the property line to Bathurst Street. The Owner is requesting consent to create:

1. An easement over Parts 1 to 4 inclusive, on the draft reference plan, is being established for access, maintenance, repair, and replacement of the landscape strip, as well as for drainage of overland flow and surface water runoff.
2. An easement over Part 5 on the draft reference plan is being established for drainage of overland flow and surface water runoff.

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Mixed-Use" by Schedule 13 – Land Use

**Comments:**

On October 23, 2019, Council approved Zoning By-law Amendment File Z.19.014 and Site Development File DA.19.011 to facilitate the development of four residential apartment buildings with heights of 25, 15, 12, and 6-storeys with a total of 763 residential units, and ground floor commercial uses, and to remove the Holding Symbol "(H)" from the subject lands zoned RA3(H) Residential Apartment Zone with the Holding Symbol "(H)" subject to Exception 9(1429).

Related Zoning By-law Amendment Application Z.22.033 and Draft Plan of Condominium Applications File 19CDM-22V009 and 19CDM-22V008 were submitted to facilitate the proposed development. The registration of the easements will be a condition set forth in both Draft Plan of Condominium Applications.

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

The Development Planning Department has no objection to the proposed access and service easements as they facilitate the development of the proposed Site Development

Applications and facilitate the long-term function of the proposed built form. Staff are of the opinion that the requested access and service easements maintain 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.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Condition of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments and conditions on Zoning By-law Amendment Application Z.22.033 and Draft Plan of Condominium Applications File 19CDM-22V009 and 19CDM-22V008 be addressed to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Michelle Perrone, Planner

David Harding, Senior Planner

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

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

**RECEIVED**

By Christine Vigneault at 2:17 pm, Jun 28, 2023

**Daniels Baif Thornhill Inc**  
130 Queens Quay East  
West Tower, 8th Floor  
Toronto, Ontario M5A 0P6

June 28, 2023

City of Vaughan Committee of Adjustment  
2141 Major Mackenzie Dr  
Vaughan, ON L6A 1T1

**Re: Amendment to Consent Application File B021/22 to Register a Private Easement  
7950 Bathurst Street & 8 Beverley Glen Boulevard, City of Vaughan  
Daniels Baif Thornhill Inc.**

Dear Office of the City Clerk,

Daniels Baif Thornhill Inc. is pleased to submit this cover letter and the enclosed updated Draft R-Plan to the City of Vaughan in support of an Amendment to Consent Application File B021/22 to Register a Private Easement for Part of Block 1 on Plan 65M-2700.

### Description of Lands

The dominant lands as part of this application include the Baif plaza lands located at 8000 Bathurst St. The servient lands include the parts on the enclosed reference plan for the site located at 7950 Bathurst St (Phase 1, Buildings A & B) and 8 Beverley Glen Blvd (Phase 2, Buildings C & D). The development is currently under construction to include four residential buildings totaling 15-storeys (Building A), 25-storeys (Building B), 12-storeys (Building C), and 6-storeys (Building D), with a total of 778 residential units proposed. There will also be 6 retail units located on the ground floor of buildings A & B.

### Application Details

The previous application (File B021/22) requested to obtain consent to create various easements/rights-of-way, including **Parts 1 and 8** for the purpose of access for maintenance and repair and drainage of overland flow and surface water runoff; and **Parts 2 to 7** inclusive for the purpose of access and maintenance of landscape strip.

The amendment to this application will instead focus on **Parts 1 to 5** on a revised draft Reference Plan, being the strip of land adjacent to the commercial plaza. Specifically, we are requesting to obtain consent to create:

1. An easement/right-of-way over **Part 1 to 4** for access, maintenance, repair and replacement of the landscape strip, as well as for drainage of overland flow and surface water runoff.
2. An easement/right-of-way over **Part 5** for drainage of overland flow and surface water runoff

The new Parts 2 and 3 were created as a result of a recently registered easement with Enbridge. The new Parts 4 and 5 were created to extend Part 1 along the property line to Bathurst St, whereas before there was a slight gap (highlighted below).





Should you have any questions or require any further information, kindly contact the undersigned at [jpapernick@danielscorp.com](mailto:jpapernick@danielscorp.com).

Regards,

**Daniels Baif Thornhill Inc.**



Joshua Papernick  
Development Manager

Cc: Remo Agostino, VP Development, Daniels Baif Thornhill Inc.  
Sumeet Ahluwalia, Senior Development Manager, Daniels Baif Thornhill Inc.

<b>SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND</b>		
<b>File Number</b>	<b>Date of Decision MM/DD/YYYY</b>	<b>Decision Outcome</b>
B021/22	03/02/2023	APPROVED; COA

**NOTICE OF DECISION**  
**Consent Application B021/22**  
Section 53 of the Planning Act, R.S.O., 1990, c.P.13

<b>DATE OF HEARING:</b>	Thursday, March 2, 2023
<b>APPLICANT:</b>	Daniels Baif Thornhill Inc.
<b>AGENT:</b>	None
<b>PROPERTY:</b>	7950 Bathurst St Bldg A Vaughan
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Mixed-Use" with a maximum building height of 25-storeys and maximum density of 4.35 (FSI).
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	<p>Consent is being requested to establish an easement over Parts 1 and 8 and Parts 2-7, inclusive (on the draft plan submitted with the application) for the purposes of access and maintenance in favour of the lands to the north municipally known as 8000 Bathurst Street.</p> <p>The easement over Parts 1 and 8 is being established for the purposes of access, maintenance and repair of drainage and overland flow/surface water runoff.</p> <p>The easement over Parts 2 – 7, inclusive, is being established for the purposes of access and maintenance of a landscape strip.</p>

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. B021/22 on behalf of Daniels Baif Thornhill Inc. be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>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.</p> <p><b>Conditions must be fulfilled <u>two years</u> 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</b></p>		
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of the lands subject to the easement (servient lands).</li> <li>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.</li> <li>3. That the applicant provides an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
2	Development Planning <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	That all comments and conditions on Zoning By-law Amendment Application Z.22.033 and Draft Plan of Condominium Applications File 19CDM-22V009 and 19CDM-22V008 be addressed to the satisfaction of the Development Planning Department.
3	Development Finance <a href="mailto:Nelson.Pereira@vaughan.ca">Nelson.Pereira@vaughan.ca</a>	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).

**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.

**PUBLIC WRITTEN & ORAL SUBMISSIONS**

Public correspondence considered by the Committee of Adjustment in the making of this decision.

**WRITTEN SUBMISSIONS:**

Name	Address	Date Received (mm/dd/yyyy)	Summary
None			

**ORAL SUBMISSIONS:**

Name	Address	Submission (Hearing) Date (mm/dd/yyyy)	Summary
None			


In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

**WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:**

Name	Address	Date Received (mm/dd/yyyy)	Summary
None			

**ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:**

<i>J. Kalpin</i>	<i>A. Perrella</i>	<i>M. Milunsky</i>
J. Kalpin Member	A. Perrella Chair	M. Milunsky Member
<i>S. Kerwin</i>		<i>B. Bell</i>
S. Kerwin Vice Chair		B. Bell Member

<b>DATE OF HEARING:</b>	<b>Thursday, March 2, 2023</b>
<b>DATE OF NOTICE:</b>	<b>March 9, 2023</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>March 29, 2023</b> 4:30 p.m.
<b>LAST DAY FOR FULFILLING CONDITIONS:</b>	<b>March 9, 2025</b> 4:30 p.m.
<b>CERTIFICATION:</b> 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 Manager Development Services & Secretary-Treasurer Committee of Adjustment	

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

The applicant, the Minister, a **specified person** or any public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal.

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.

Please email and courier all appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment  
2141 Major Mackenzie Drive  
Vaughan Ontario, L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

If you have questions regarding the appeal process, please email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Appeal Fees & Forms**

**ONTARIO LAND TRIBUNAL (OLT):** The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

**City of Vaughan OLT Processing Fee:** [See Fee Schedule](#)

\*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. Some conditions may require two to three months to process therefore it is important that the applicant initiate consultation at least 3 months prior to the lapsing date.

**Lapsing of the Consent:** If conditions have been imposed and the applicant has not, within a period of two years after notice was given under subsection (17) or (24) of the Planning Act, whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused but, if there is an appeal under subsection (14), (19) or (27), the application for consent shall not be deemed to be refused for failure to fulfil the conditions until the expiry of two years from the date of the order of the Tribunal issued in respect of the appeal or from the date of a notice issued by the Tribunal under subsection (29) or (33).

**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.

**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

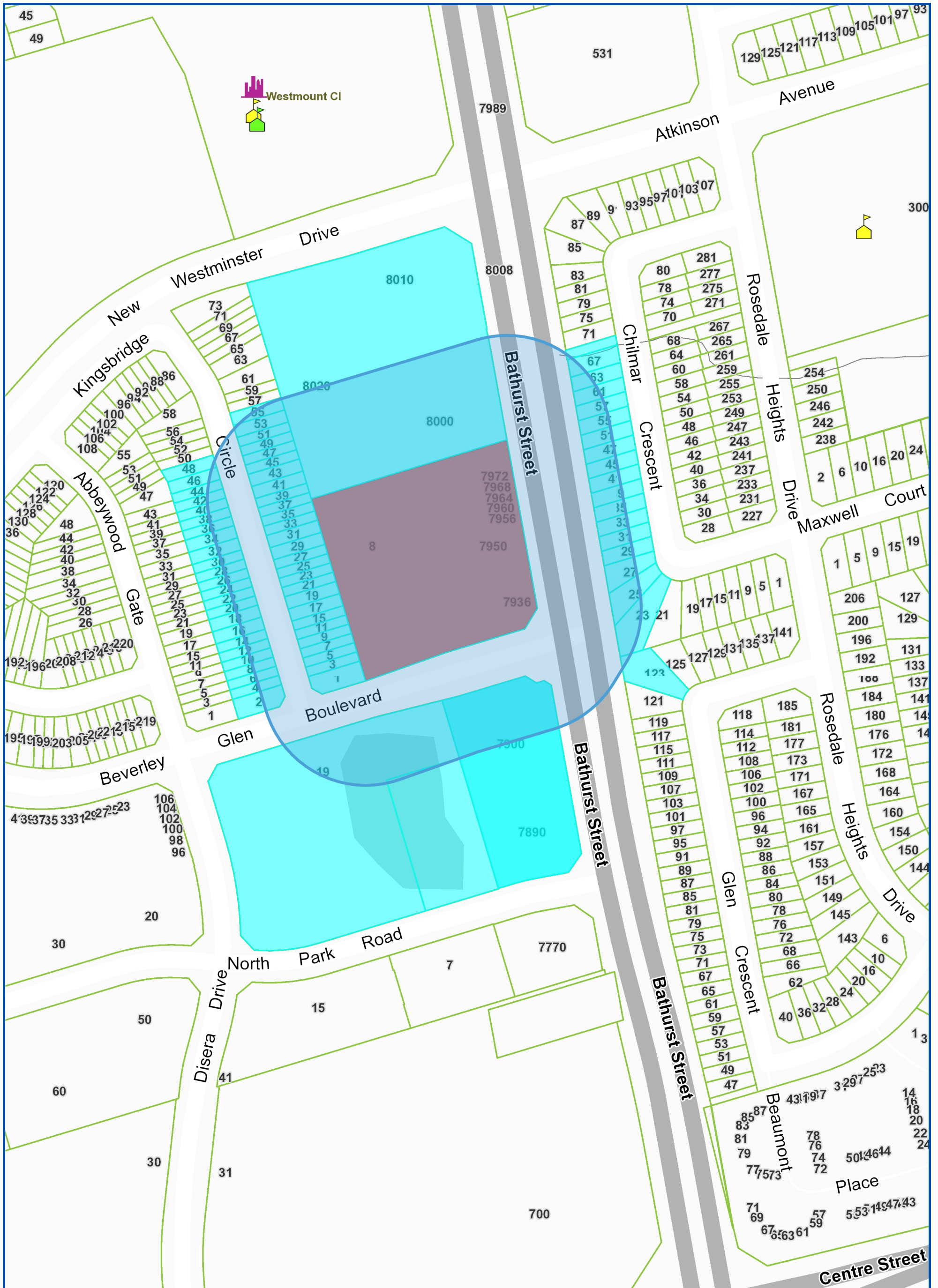
That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

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.

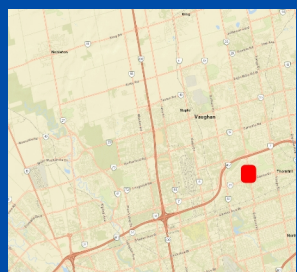
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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 [cofa@vaughan.ca](mailto:cofa@vaughan.ca)**



Map Information:



Title:

# NOTIFICATION MAP - B022/22

7950 Bathurst St & 8 Beverley Glen Blvd

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: 3,051

0 0.05 km



Created By:

Infrastructure Delivery

Department

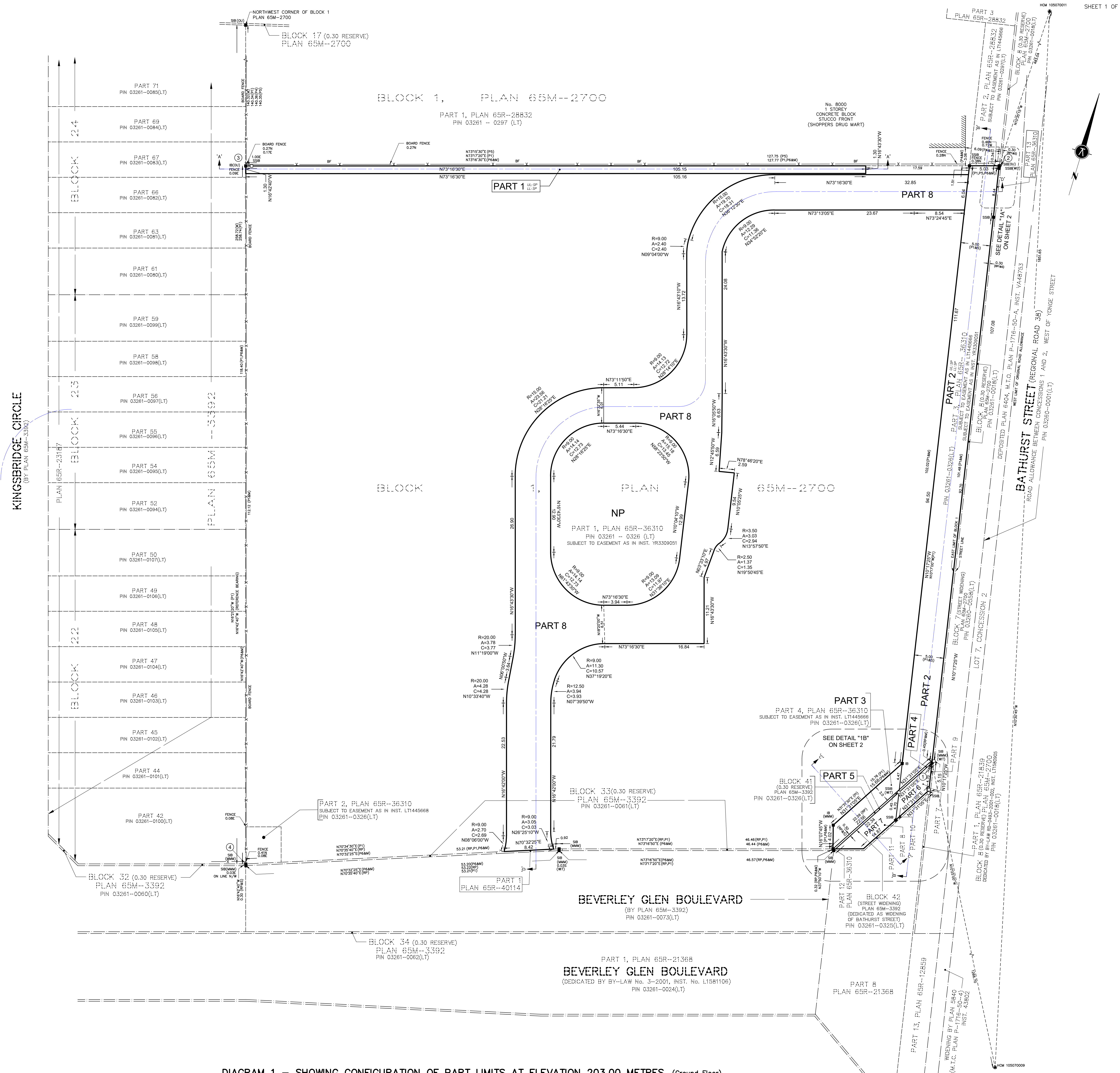
January 18, 2023 12:21 PM

Projection:

NAD 83

UTM Zone

17N



SHEET 1 OF 2

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

**PLAN 65R-**

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 2022

DATE \_\_\_\_\_, 2022

MANSOUR GHOFrani  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRY FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA ± (m <sup>2</sup> )
1				136.7
2	PART OF BLOCK 1	65M-2700		519.9
3				45.8
4	PART OF BLOCK 41 (0.30 RESERVE)		PART OF PIN 03261-0326(LT)	2.3
5	PART OF BLOCK 42 (STREET WIDENING)	65M-3392		23.5
6			(CLOSED BY BY-LAW 2022-021)	34.1
7				1539.3

PARTS 2 AND 3 SUBJECT TO EASEMENT AS IN INST. LT1445666  
PARTS 1 TO 8 INCLUSIVE SUBJECT TO EASEMENT AS IN INST. YR3309051

STRATA PLAN OF SURVEY OF  
**PART OF BLOCK 1,  
PLAN 65M-2700 AND  
ALL OF BLOCK 41(0.30 RESERVE) AND  
PART OF BLOCK 42(STREET WIDENING,  
STOPPED UP AND CLOSED AS PUBLIC HIGHWAY  
BY BY-LAW NO. 2020-21, INST. NO. YR3096889)  
PLAN 65M-3392  
CITY OF VAUGHAN**  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

KRCMAR SURVEYORS LTD. 2022

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING**  
BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PLAN 65M-3392 HAVING A BEARING OF N16°42'40"E TO OBTAIN GRID BEARINGS APPLY A CLOCKWISE ROTATION OF 01°03'15" TO THE BEARINGS SHOWN

**COORDINATES**  
COORDINATES SHOWN HEREON ARE GRID COORDINATES DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 10507009 AND No. 10507001, AND ARE REFERRED TO THE 6' UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(1997)).  
DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999859.

SPECIFIED CONTROL POINTS			
MONUMENT ID.	PUBLISHED VALUES	CALCULATED VALUES	
HCM 105070009	N: 4 851 234.71 E: 624 780.96	N: 4 851 234.71 E: 624 780.95	
HCM 105070011	N: 4 853 055.28 E: 624 443.15	N: 4 853 054.98 E: 624 443.14	

**6' UTM ZONE 17 COORDINATES**  
NAD 83 (CSRS)(1997) CENTRAL MERIDIAN 81°00' WEST LONGITUDE  
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS			
POINT	NORTHING	EASTING	
1	4 852 480.26	624 551.94	
2	4 852 580.17	624 531.89	
3	4 852 541.16	624 410.25	
4	4 852 428.44	624 446.38	

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**ELEVATION**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 6-11 HAVING AN ELEVATION OF 201.826 METRES.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES HORIZONTAL CONTROL MONUMENT
- ▣ DENOTES STANDARD IRON BAR
- ▢ DENOTES SHORT STANDARD IRON BAR
- ▧ DENOTES IRON BAR
- DENOTES CONCRETE PIN
- DENOTES CUT CROSS
- DENOTES SPECIFIED CONTROL POINT
- DENOTES OBSERVED REFERENCE POINT
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (U) DENOTES ORIGIN UNKNOWN
- (W) DENOTES WITNESS
- (RP) DENOTES PLAN 65M-3392
- (RP1) DENOTES PLAN 65M-2700
- (P1) DENOTES PLAN 65R-25929
- (P2) DENOTES PLAN 65R-23187
- (P3) DENOTES PLAN 65R-21839
- (P4) DENOTES TOPOGRAPHIC PLAN OF SURVEY BY SCHAEFFER AND DZALDOV LIMITED, O.L.S. DATED OCTOBER 31, 2007
- (P5) DENOTES PLAN 65R-28832
- (P6) DENOTES PLAN 65R-36310
- (MM) DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED O.L.S.
- (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
- BF DENOTES BOARD FENCE
- EL DENOTES GEODETIC ELEVATION
- (NL) DENOTES NO VERTICAL LIMITATIONS
- (NUL) DENOTES NO UPPER LIMITATIONS
- (LL) DENOTES NO LOWER LIMITATIONS
- LL DENOTES UPPER LIMITATION IN METRES
- LL DENOTES LOWER LIMITATION IN METRES
- HP DENOTES HORIZONTAL PLANE
- ⊕ DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
- ⊕ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
- ⊕ DENOTES A SLOPING PLANE CONTROLLED BY GEODETIC ELEVATIONS
- ⊕ DENOTES NO UPPER LIMITATIONS
- ⊕ DENOTES NO LOWER LIMITATIONS
- ⊕ DENOTES APPROXIMATE GRADE

**NOTES**  
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S., UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN (COMPRISING SHEETS 1 AND 2) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022

DATE \_\_\_\_\_, 2022

MANSOUR GHOFrani  
ONTARIO LAND SURVEYOR

FIELD:	J.L.	DRAWN:	N.L.	CHECKED:	M.G.	JOB NO.:	05-084
DWG NAME:	05-084P03 PLOT INFO:			08-42 07/Dec/2022		WORK ORDER NO.:	35953
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 905.738.9222 www.krcmar.ca							

KRCMAR

DIAGRAM 1 – SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 203.00 METRES (Ground Floor)



PART	BLOCK	PLAN	PIN	AREA ± (m <sup>2</sup> )
1				136.7
2	PART OF BLOCK 1	65M-2700		519.9
3				45.8
4	PART OF BLOCK 41 (0.30 RESERVE)		PART OF PIN 03261-0326(LT)	2.3
5	PART OF BLOCK 42 (STREET WIDENING) (CLOSED BY BY-LAW 2020-21)	65M-3392		23.5
6				34.1
7	PART OF BLOCK 1	65M-2700		1539.3

PARTS 2 AND 3 SUBJECT TO EASEMENT AS IN INST. LT1445666  
PARTS 1 TO 8 INCLUSIVE SUBJECT TO EASEMENT AS IN INST. YR3309051

STRATA PLAN OF SURVEY OF  
PART OF BLOCK 1,  
PLAN 65M-2700 AND  
ALL OF BLOCK 41(0.30 RESERVE) AND  
PART OF BLOCK 42(STREET WIDENING,  
STOPPED UP AND CLOSED AS PUBLIC HIGHWAY  
BY BY-LAW NO. 2020-21, INST. NO. YR3096889)  
PLAN 65M-3392  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250  
KRCMAR SURVEYORS LTD. 2022  
METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS  
BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PLAN 65M-3392 HAVING A BEARING OF N16°42'40"E TO OBTAIN GRID BEARINGS APPLY A CLOCKWISE ROTATION OF 01°03'15" TO THE BEARINGS SHOWN

COORDINATES  
COORDINATES SHOWN HEREON ARE GRID COORDINATES DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 10507009 AND No. 10507001, AND ARE REFERRED TO THE 6' UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(1997)).  
DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998959.

SPECIFIED CONTROL POINTS		
MONUMENT ID.	PUBLISHED VALUES	CALCULATED VALUES
HCM 105070009	NAD 83 (ORIGINAL) UTM ZONE 17 N: 4 851 234.71 E: 624 780.96	NAD 83 (CSRS)(1997) UTM ZONE 17 N: 4 851 234.43 E: 624 780.95
HCM 105070011	N: 4 853 055.28 E: 624 443.15	N: 4 853 054.98 E: 624 443.14

6' UTM ZONE 17 COORDINATES NAD 83 (CSRS)(1997) CENTRAL MERIDIAN 81°00' WEST (LONGITUDE)		
POINT	NORTHING	EASTING
1	4 852 480.26	624 551.94
2	4 852 580.17	624 531.89
3	4 852 541.16	624 410.25
4	4 852 428.44	624 446.38

ELEVATION  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 6-11 HAVING AN ELEVATION OF 201.825 METRES.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES HORIZONTAL CONTROL MONUMENT
- ▣ DENOTES STANDARD IRON BAR
- ▤ DENOTES SHORT STANDARD IRON BAR
- ▥ DENOTES IRON BAR
- ▦ DENOTES CONCRETE PIN
- ▧ DENOTES CUT CROSS
- ▨ DENOTES SPECIFIED CONTROL POINT
- ▩ DENOTES OBSERVED REFERENCE POINT
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (U) DENOTES ORIGIN UNKNOWN
- (WT) DENOTES WITNESS
- (RP) DENOTES PLAN 65M-3392
- (RPH) DENOTES PLAN 65M-2700
- (P1) DENOTES PLAN 65R-25929
- (P2) DENOTES PLAN 65R-23187
- (P3) DENOTES PLAN 65R-21839
- (P4) DENOTES TOPOGRAPHIC PLAN OF SURVEY BY SCHAEFFER AND DZALDOP LIMITED, O.L.S., DATED OCTOBER 31, 2007
- (PS) DENOTES PLAN 65R-28832
- (PE) DENOTES PLAN 65R-36310
- (MM) DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED O.L.S.
- (1370) DENOTES BOARD FENCE
- BF DENOTES BOARD FENCE
- EL: DENOTES GEODETIC ELEVATION
- (NL) DENOTES NO VERTICAL LIMITATIONS
- (NLL) DENOTES NO UPPER LIMITATIONS
- (NL) DENOTES NO LOWER LIMITATIONS
- LL: DENOTES UPPER LIMITATION IN METRES
- LL: DENOTES LOWER LIMITATION IN METRES
- HP: DENOTES HORIZONTAL PLANE
- ⊙ DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
- ⊙ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
- ⊙ DENOTES A SLOPING PLANE CONTROLLED BY GEODETIC ELEVATIONS
- ↑ DENOTES NO UPPER LIMITATIONS
- ↓ DENOTES NO LOWER LIMITATIONS
- ⊙ DENOTES APPROXIMATE GRADE

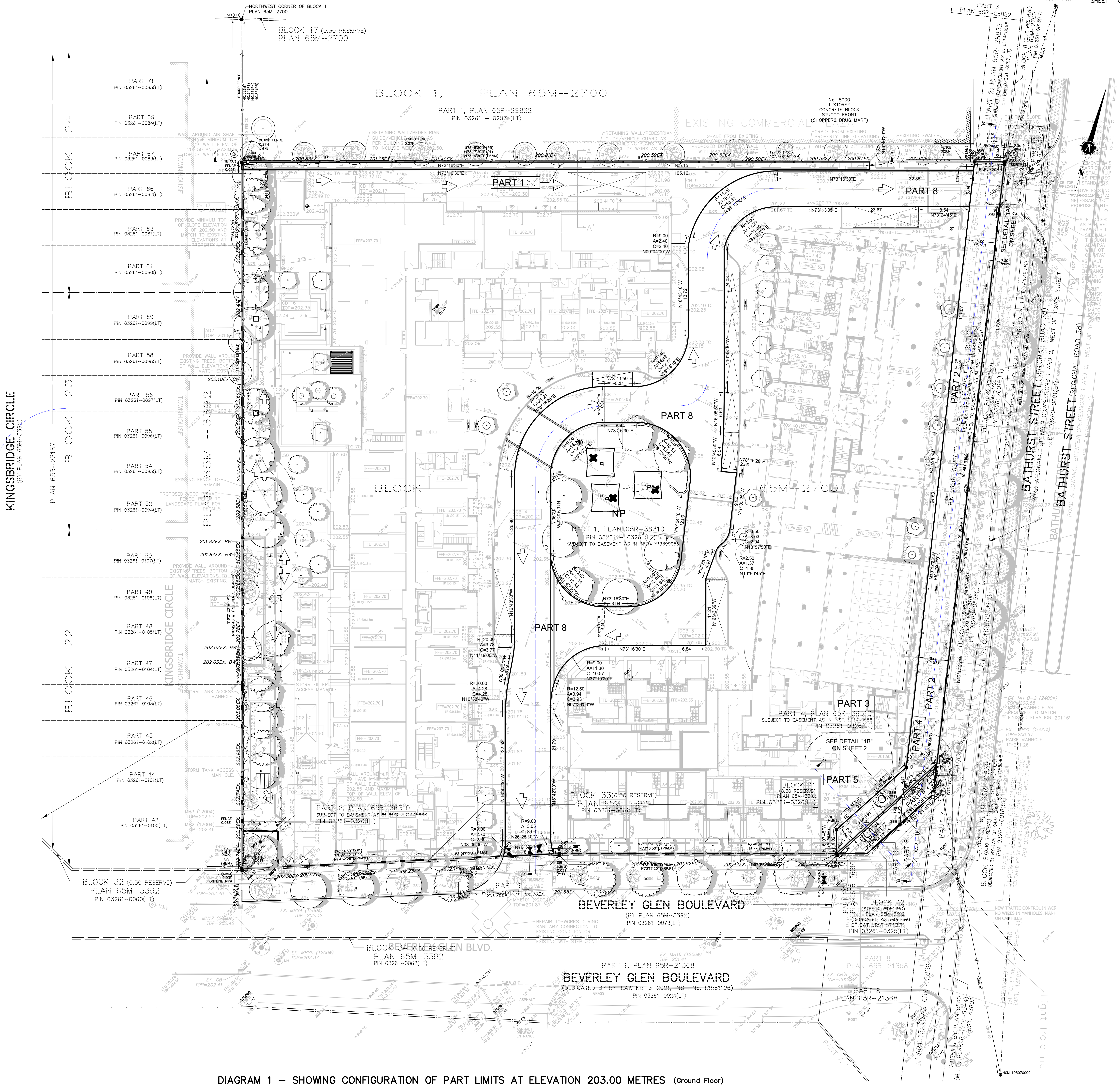
NOTES  
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S., UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN (COMPRISING SHEETS 1 AND 2) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022

DATE \_\_\_\_\_, 2022

FIELD:	J.L.	DRAWN:	N.L.	CHECKED:	M.G.	JOB NO.:	05-084
DWG NAME:	05-084P03 PLOT INFO: 08-42 07/Dec/2022 M.G. ORDER NO.: 35953						
1137 Centre Street Thornhill ON L4J 3M6   905.738.0053   905.738.9221   www.krcmar.com							



KINGSBRIDGE CIRCLE (BY PLAN 65M-3392)

BLOCK 22

BLOCK 23

BLOCK 24

BLOCK 25

BLOCK 26

BLOCK 27

BLOCK 28

BLOCK 29

BLOCK 30

BLOCK 31

BLOCK 32 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0060(LT)

BLOCK 33 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0061(LT)

BLOCK 34 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0062(LT)

BLOCK 35 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0063(LT)

BLOCK 36 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0064(LT)

BLOCK 37 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0065(LT)

BLOCK 38 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0066(LT)

BLOCK 39 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0067(LT)

BLOCK 40 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0068(LT)

BLOCK 41 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0069(LT)

BLOCK 42 (STREET WIDENING) STOPPED UP AND CLOSED AS PUBLIC HIGHWAY BY BY-LAW NO. 2020-21, INST. NO. YR3096889 PLAN 65M-3392

BLOCK 43 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0070(LT)

BLOCK 44 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0101(LT)

BLOCK 45 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0102(LT)

BLOCK 46 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0103(LT)

BLOCK 47 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0104(LT)

BLOCK 48 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0105(LT)

BLOCK 49 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0106(LT)

BLOCK 50 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0107(LT)

BLOCK 51 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0080(LT)

BLOCK 52 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0084(LT)

BLOCK 53 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0088(LT)

BLOCK 54 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0098(LT)

BLOCK 55 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0099(LT)

BLOCK 56 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0099(LT)

BLOCK 57 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0083(LT)

BLOCK 58 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0084(LT)

BLOCK 59 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0085(LT)

BLOCK 60 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0086(LT)

BLOCK 61 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0087(LT)

BLOCK 62 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0088(LT)

BLOCK 63 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0089(LT)

BLOCK 64 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0090(LT)

BLOCK 65 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0091(LT)

BLOCK 66 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0092(LT)

BLOCK 67 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0093(LT)

BLOCK 68 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0094(LT)

BLOCK 69 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0095(LT)

BLOCK 70 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0096(LT)

BLOCK 71 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0097(LT)

BLOCK 72 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0098(LT)

BLOCK 73 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0099(LT)

BLOCK 74 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0100(LT)

BLOCK 75 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0101(LT)

BLOCK 76 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0102(LT)

BLOCK 77 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0103(LT)

BLOCK 78 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0104(LT)

BLOCK 79 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0105(LT)

BLOCK 80 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0106(LT)

BLOCK 81 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0107(LT)

BLOCK 82 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0108(LT)

BLOCK 83 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0109(LT)

BLOCK 84 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0110(LT)

BLOCK 85 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0111(LT)

BLOCK 86 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0112(LT)

BLOCK 87 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0113(LT)

BLOCK 88 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0114(LT)

BLOCK 89 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0115(LT)

BLOCK 90 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0116(LT)

BLOCK 91 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0117(LT)

BLOCK 92 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0118(LT)

BLOCK 93 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0119(LT)

BLOCK 94 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0120(LT)

BLOCK 95 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0121(LT)

BLOCK 96 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0122(LT)

BLOCK 97 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0123(LT)

BLOCK 98 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0124(LT)

BLOCK 99 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0125(LT)

BLOCK 100 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0126(LT)

BLOCK 101 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0127(LT)

BLOCK 102 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0128(LT)

BLOCK 103 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0129(LT)

BLOCK 104 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0130(LT)

BLOCK 105 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0131(LT)

BLOCK 106 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0132(LT)

BLOCK 107 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0133(LT)

BLOCK 108 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0134(LT)

BLOCK 109 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0135(LT)

BLOCK 110 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0136(LT)

BLOCK 111 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0137(LT)

BLOCK 112 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0138(LT)

BLOCK 113 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0139(LT)

BLOCK 114 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0140(LT)

BLOCK 115 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0141(LT)

BLOCK 116 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0142(LT)

BLOCK 117 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0143(LT)

BLOCK 118 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0144(LT)

BLOCK 119 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0145(LT)

BLOCK 120 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0146(LT)

BLOCK 121 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0147(LT)

BLOCK 122 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0148(LT)

BLOCK 123 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0149(LT)

BLOCK 124 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0150(LT)

BLOCK 125 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0151(LT)

BLOCK 126 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0152(LT)

BLOCK 127 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0153(LT)

BLOCK 128 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0154(LT)

BLOCK 129 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0155(LT)

BLOCK 130 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0156(LT)

BLOCK 131 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0157(LT)

BLOCK 132 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0158(LT)

BLOCK 133 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0159(LT)

BLOCK 134 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0160(LT)

BLOCK 135 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0161(LT)

BLOCK 136 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0162(LT)

BLOCK 137 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0163(LT)

BLOCK 138 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0164(LT)

BLOCK 139 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0165(LT)

BLOCK 140 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0166(LT)

BLOCK 141 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0167(LT)

BLOCK 142 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0168(LT)

BLOCK 143 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0169(LT)

BLOCK 144 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0170(LT)

BLOCK 145 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0171(LT)

BLOCK 146 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0172(LT)

BLOCK 147 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0173(LT)

BLOCK 148 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0174(LT)

BLOCK 149 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0175(LT)

BLOCK 150 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0176(LT)

BLOCK 151 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0177(LT)

BLOCK 152 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0178(LT)

BLOCK 153 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0179(LT)

BLOCK 154 (0.30 RESERVE) PLAN 65M-3392 PIN 03261-0180(LT)