

**ITEM #: 6.16**

**COMMITTEE OF ADJUSTMENT REPORT  
CONSENT APPLICATION  
B012/23  
6701 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
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		Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X	X	General Comments w/condition
Real Estate	X	X		General Comments
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		No Comments or Concerns
Ministry of Transportation (MTO) *Schedule B	X	X		General Comments
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	X			No Comments Recieved to Date
YCDSB *Schedule B	X			No Comments Recieved to Date
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	KLM Planning Partners Inc.	N/A	07/19/2023	Planning Rationale 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>
B017/21	01/20/2022	Approved by COA
B018/21	01/20/2022	Approved by COA

**ADJOURNMENT HISTORY**

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

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
CONSENT APPLICATION  
B012/23  
6701 HWY 7, VAUGHAN**

<b>ITEM NUMBER:</b> 6.16	<b>CITY WARD #:</b> 2
<b>APPLICANT:</b>	Zzen Group of Companies
<b>AGENT:</b>	KLM Planning Partners Inc.
<b>PROPERTY:</b>	6751 & 6701 Highway 7, Vaughan
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use" and "Prestige Employment," Volume 2, Area Specific Policy 12.12, Huntington Business Park
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for employment purposes, approximately 9,300 square metres, as a lot addition, to be merged on title with the abutting lands to the east (municipally known as 850 Gibraltar Road). The retained lands have frontage along Hwy 50 & Hwy 7 and are approximately 123,130 square metres.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, August 31, 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.

<b>COMMITTEE OF ADJUSTMENT COMMENTS</b>	
<b>Date Public Notice Mailed:</b>	August 17, 2023
<b>Date Applicant Confirmed Posting of Sign:</b>	August 11, 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>	None
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of the severed land.</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 provide an electronic copy of the deposited reference plan to cofa@vaughan.ca</li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> <li>5. That the severed parcel be merged on title with the abutting land to the east municipally known as 850 Gibraltar Road and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</li> </ol>

<b>BUILDING STANDARDS (ZONING) COMMENTS</b>	
<b>**See Schedule B for Building Standards (Zoning) Comments.</b>	
<b>Building Standards Recommended Conditions of Approval:</b>	The subject consent shall become null and void if the newly created parcel is not merged on title with the adjacent lands to the east.

<b>DEVELOPMENT PLANNING COMMENTS</b>	
<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	None

<b>DEVELOPMENT ENGINEERING COMMENTS</b>	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
The Development Engineering (DE) Department does not object to Consent Application B012/23 subject to the following condition(s):	
<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The

### DEVELOPMENT ENGINEERING COMMENTS

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

	Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE in order to clear this condition.
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### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment.

<b>PFH Recommended Conditions of Approval:</b>	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.

<b>Development Finance Recommended Conditions of Approval:</b>	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).
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### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment nor concerns

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

No comments received to date.

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

No comments received to date.

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

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	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
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 severed land.</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 provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> <li>5. That the severed parcel be merged on title with the abutting land to the east municipally known as 850 Gibraltar Road and that the applicant’s solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</li> </ol>
2	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE in order to clear this condition.
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).

## 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.

## IMPORTANT INFORMATION – PLEASE READ

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

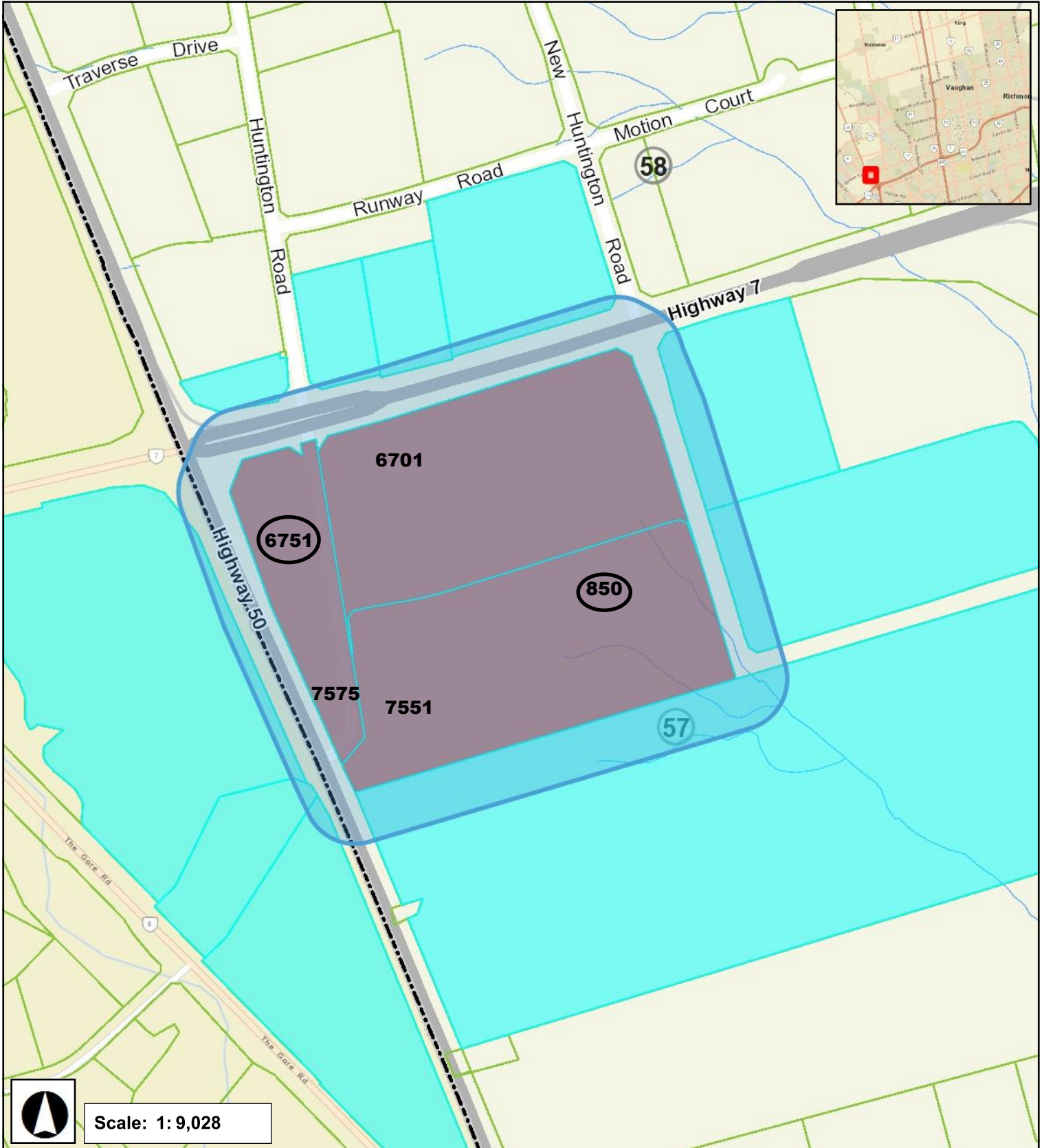
**SCHEDULE A: DRAWINGS & PLANS**








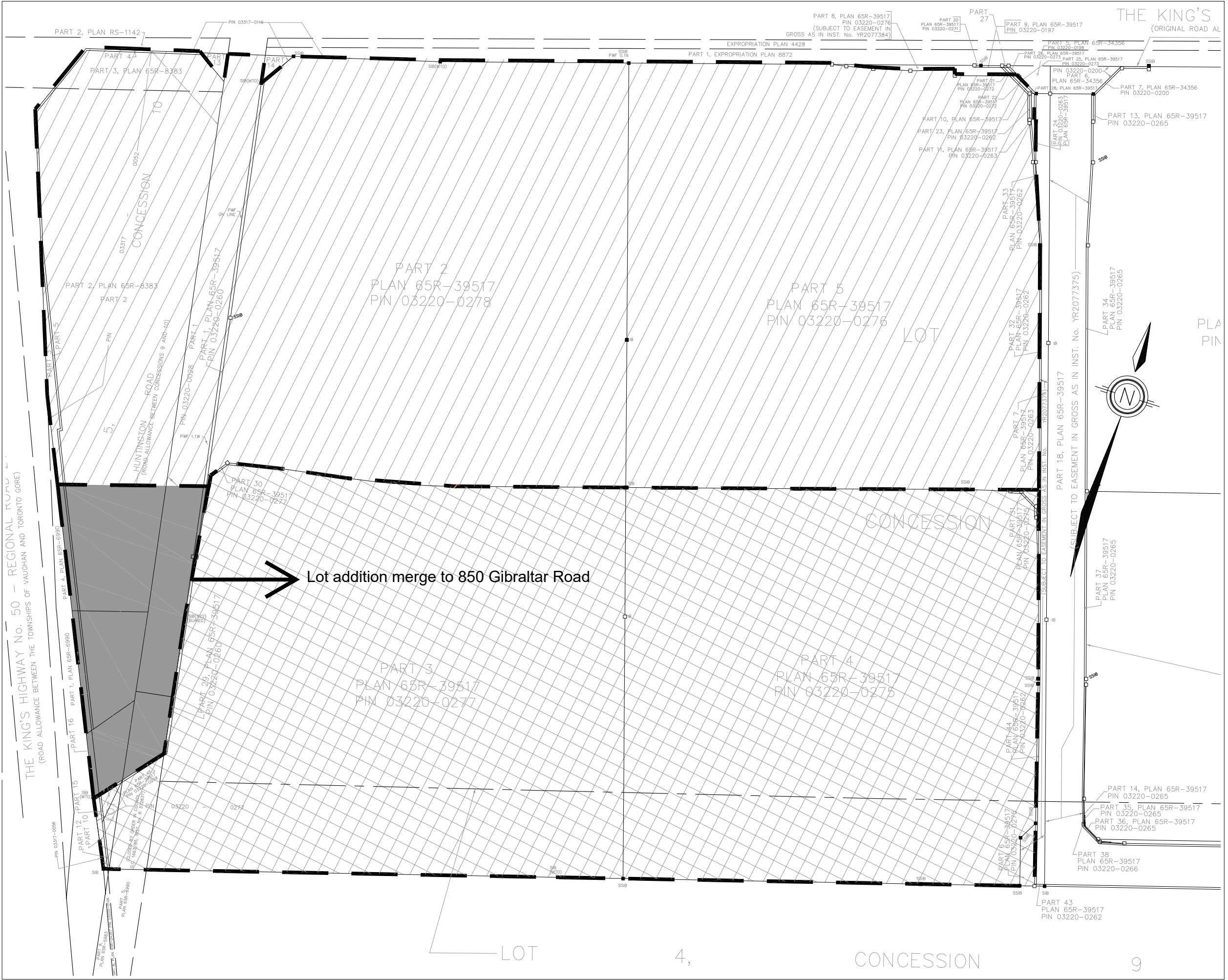
# LOCATION MAP - B012/23 B013/23

850 GIBRALTAR RD & 6751 HWY 7, VAUGHAN



# CONSENT SKETCH 1

-  SEVERED LANDS  
AREA: 0.930
-  RETAINED LANDS  
AREA: 12.313
-  BENEFITING LANDS  
AREA: 10.100



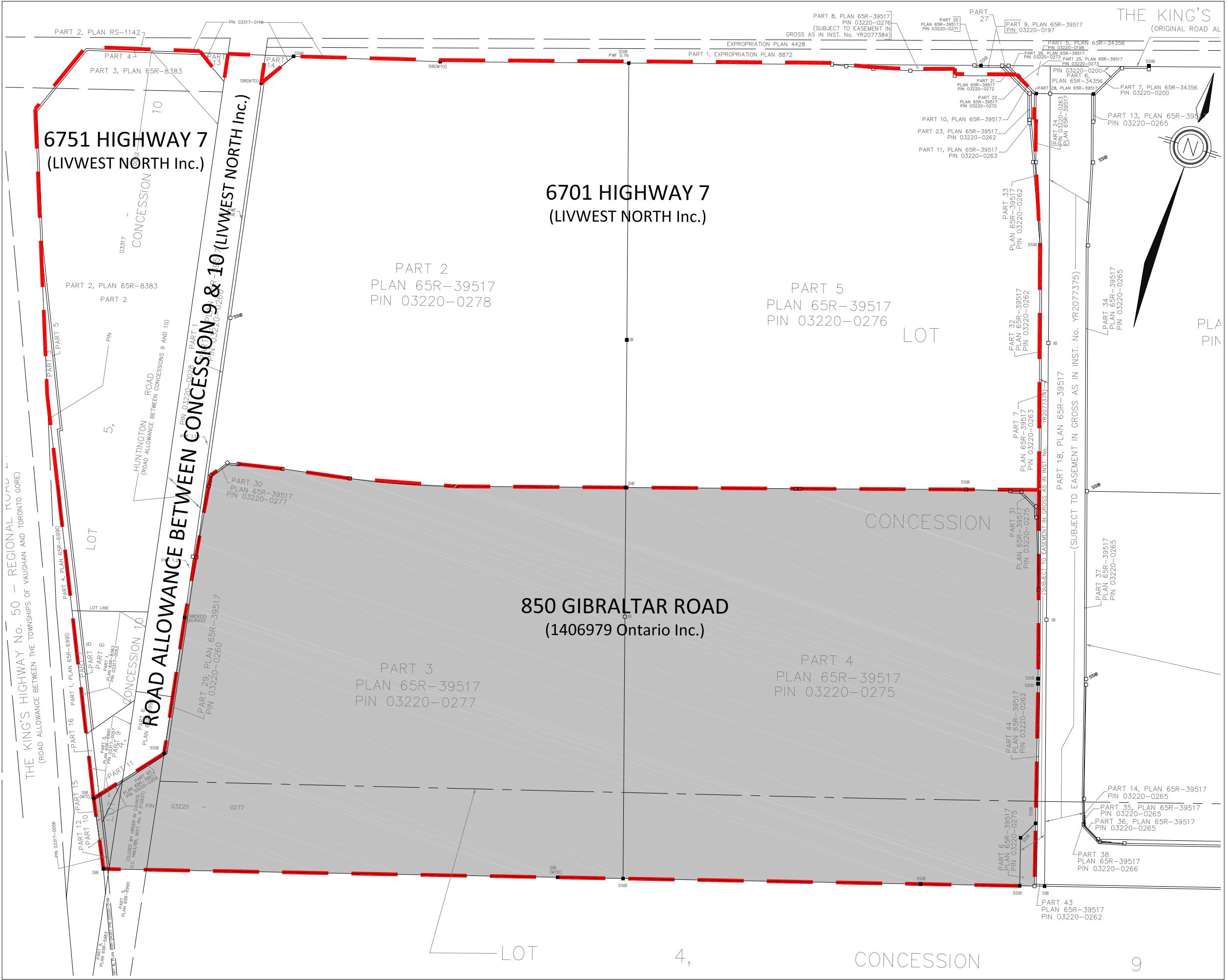
**PROJECT No. P-3421**  
 JUNE 16, 2023  
 SCALE: NTS



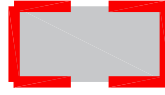

**KLM**  
 PLANNING PARTNERS INC.

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
 TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com  
*Planning • Design • Development*





# ADDRESS AND OWNERSHIP SKETCH

-  1406979 Ontario Inc.
-  LIVWEST NORTH Inc.

PROJECT No. P-3421  
 AUGUST 2, 2023  
 SCALE: NTS

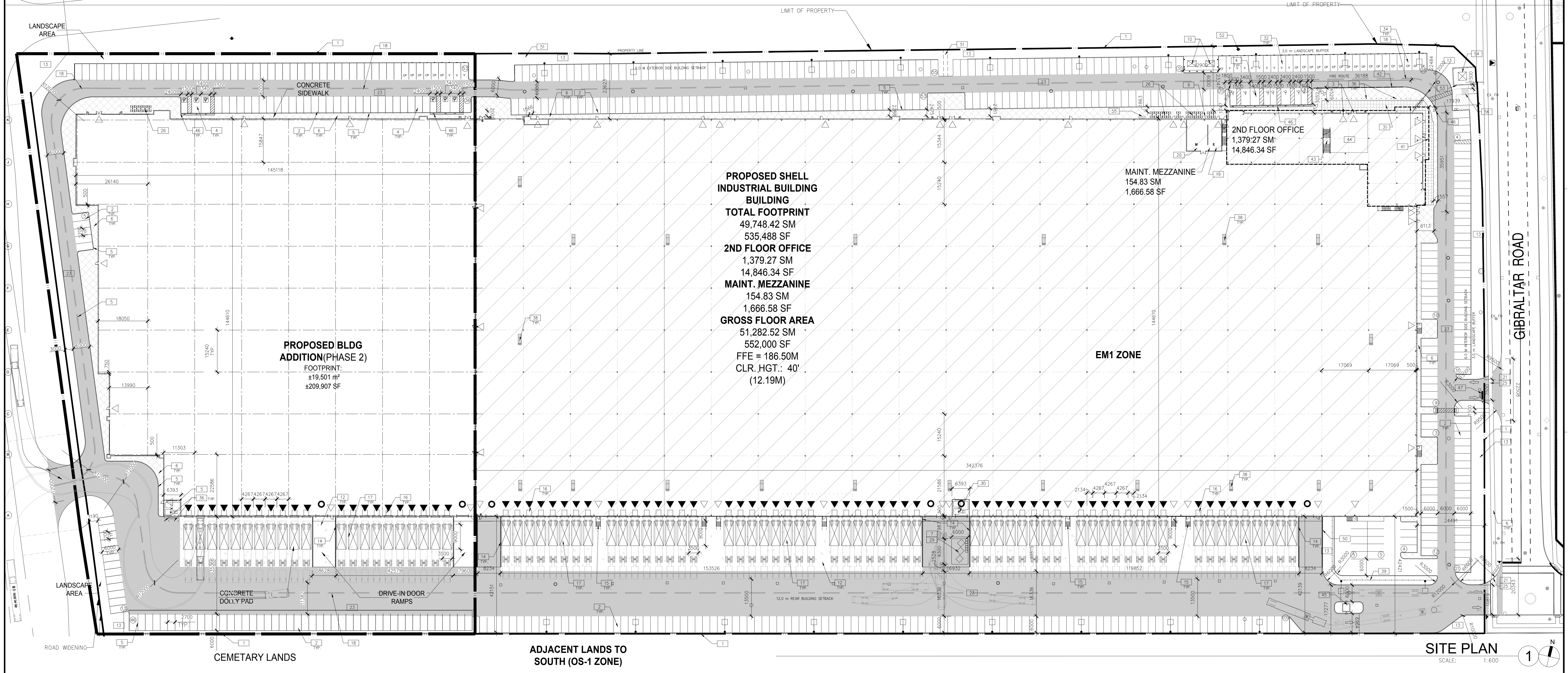


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 TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com  
**Planning • Design • Development**



FUTURE DEVELOPMENT  
LANDS TO NORTH  
(OWNED BY OWNER)

TO HWY NO. 7



**PROPOSED SHELL INDUSTRIAL BUILDING**  
TOTAL FOOTPRINT  
49,748.42 SM  
535,488 SF  
2ND FLOOR OFFICE  
1,379.27 SM  
14,846.34 SF  
MAINT. MEZZANINE  
154.83 SM  
1,666.58 SF  
GROSS FLOOR AREA  
51,282.52 SM  
552,000 SF  
FFE = 186.50M  
CLR. HGT.: 40'  
(12.19M)

**PROPOSED BLDG ADDITION (PHASE 2)**  
FOOTPRINT:  
±19,501 m<sup>2</sup>  
±209,907 SF

EM1 ZONE

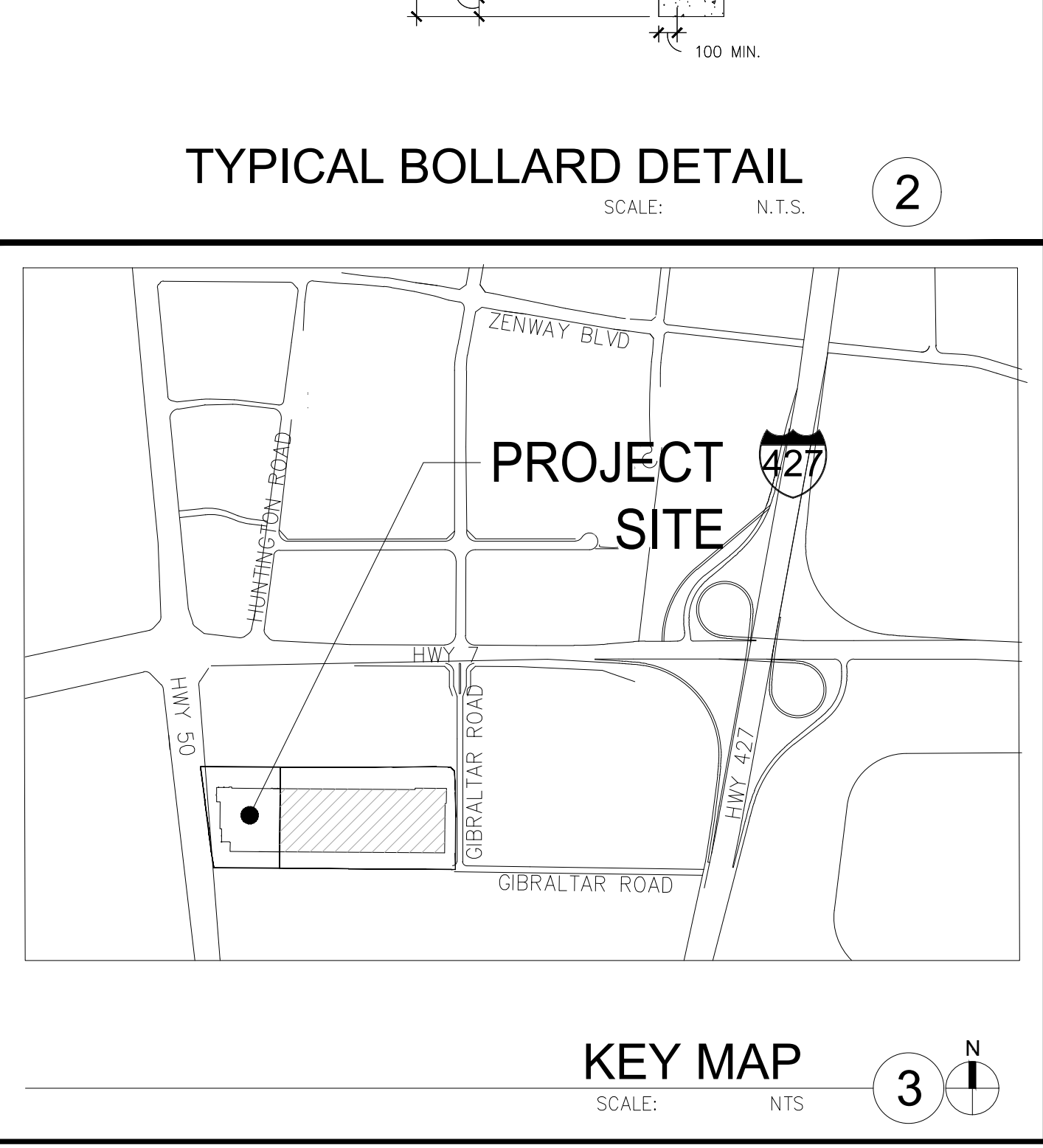
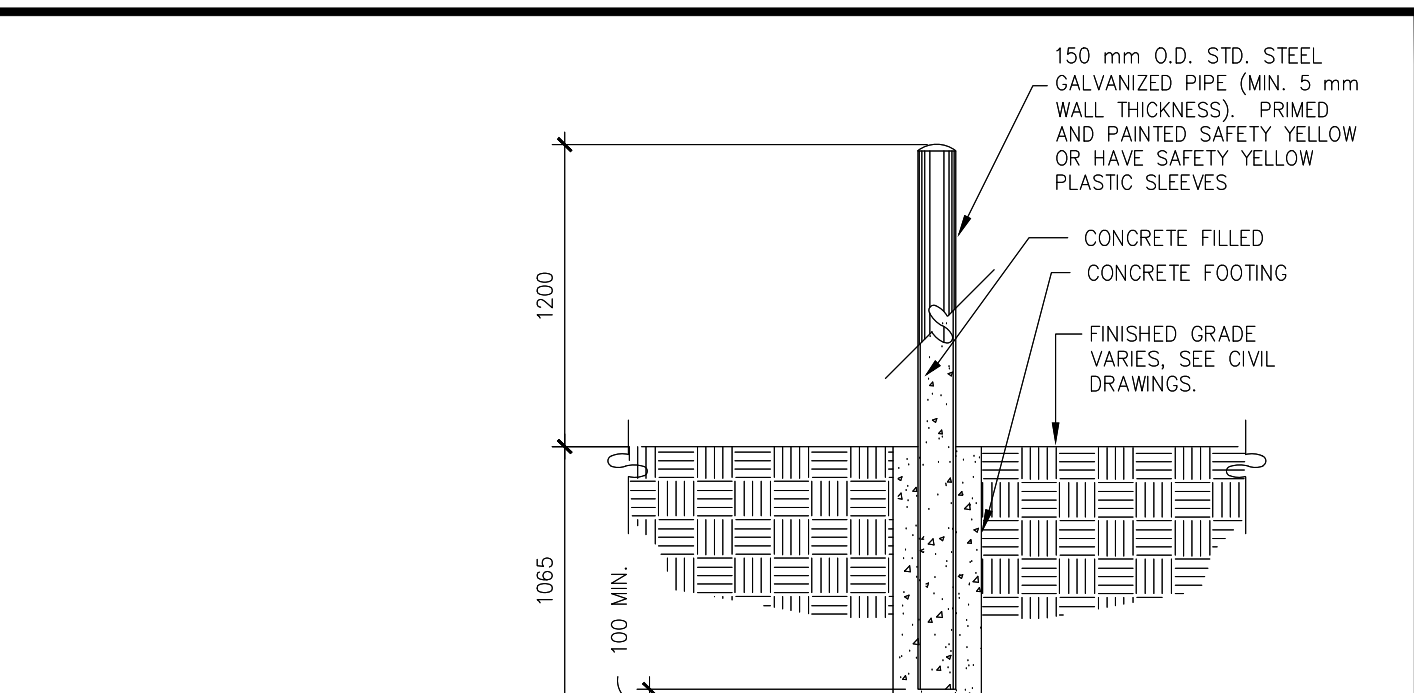
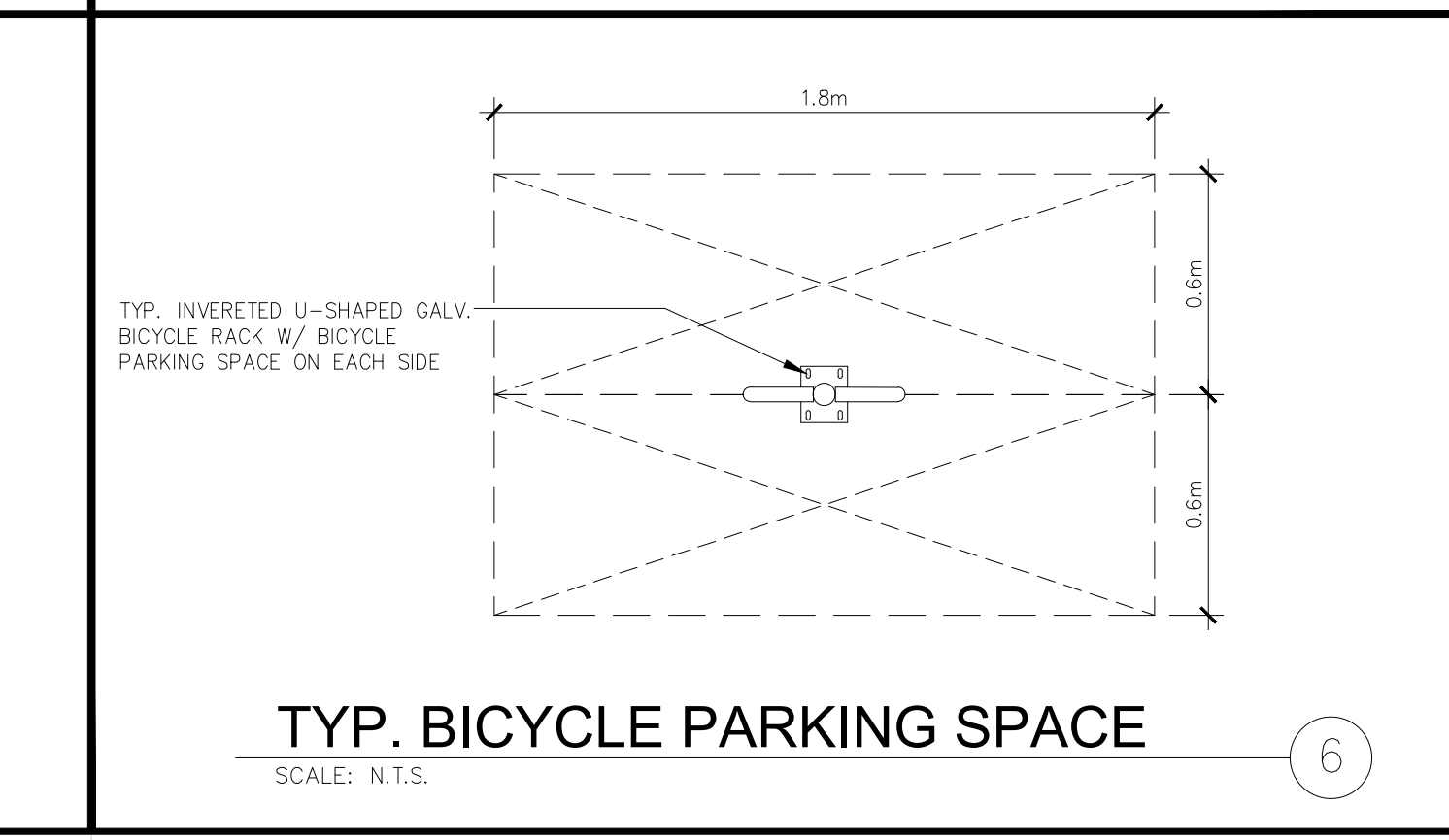
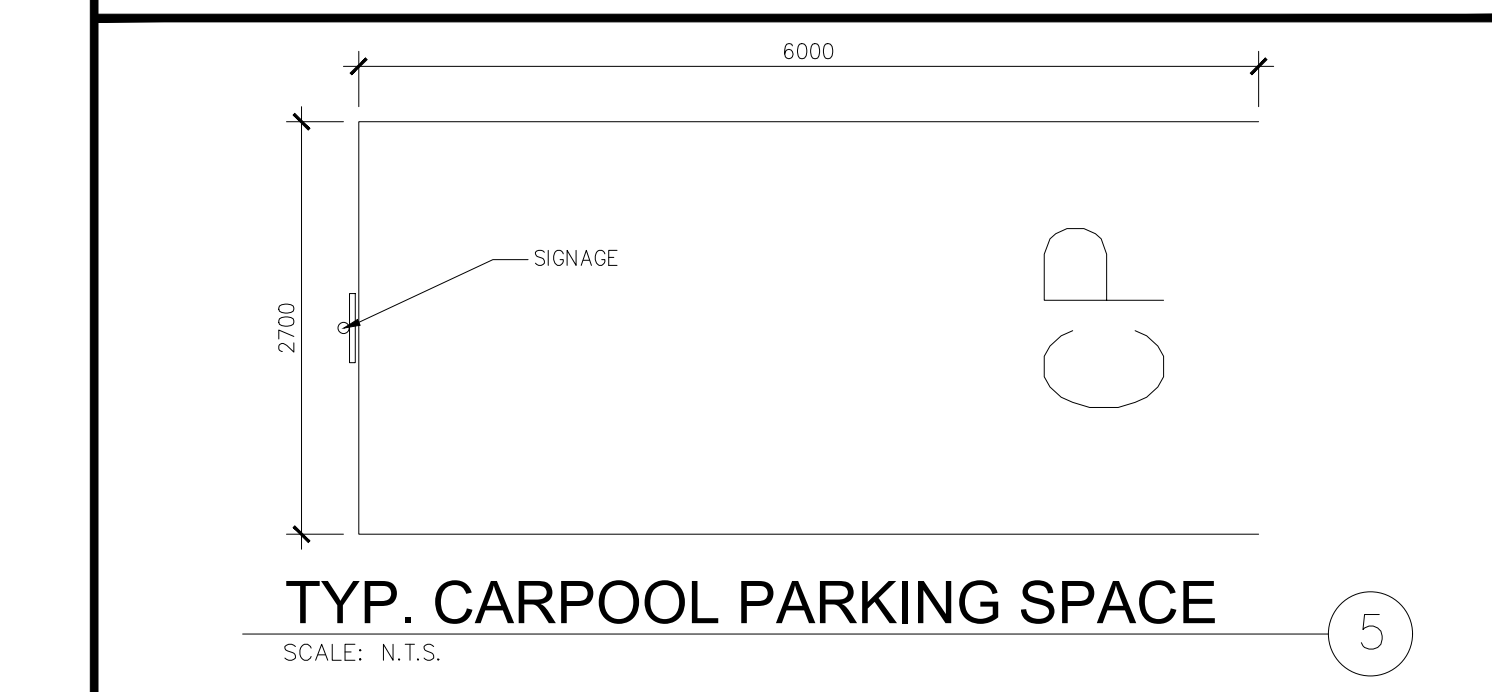
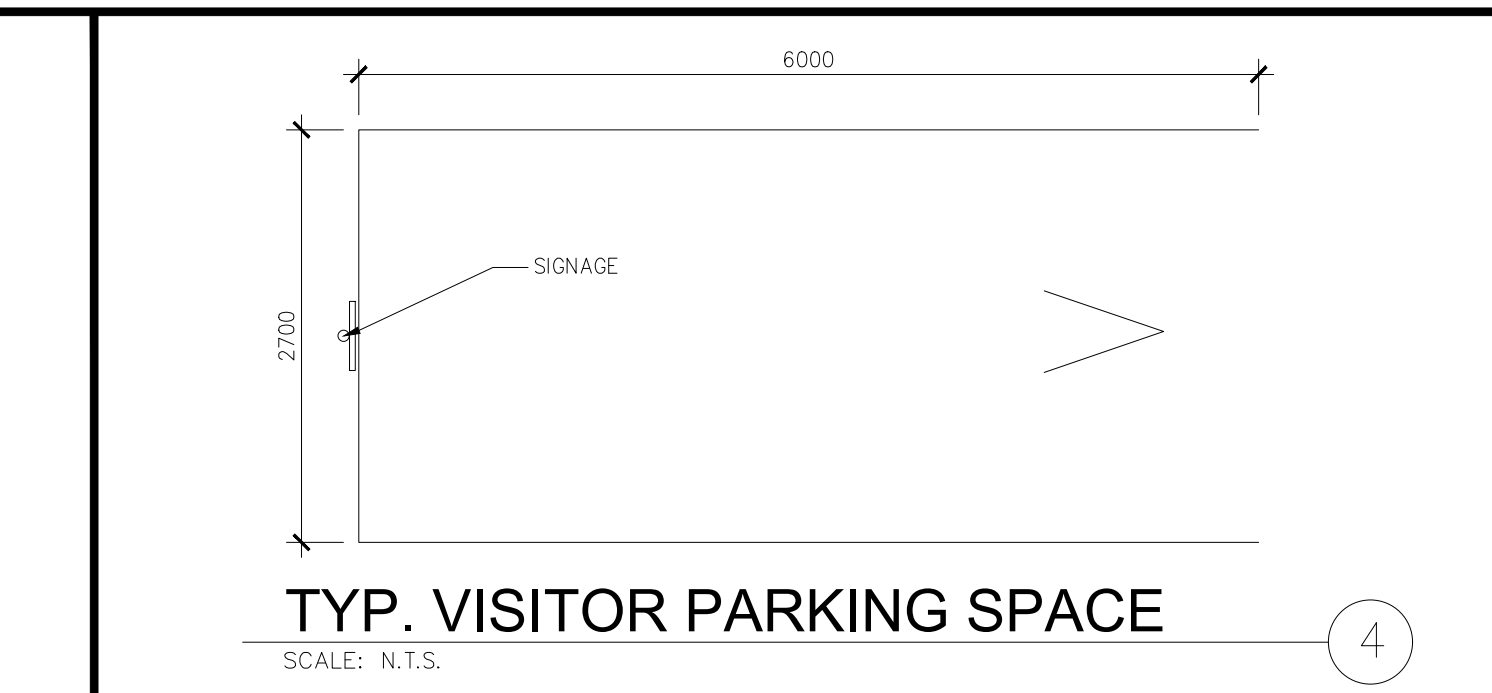
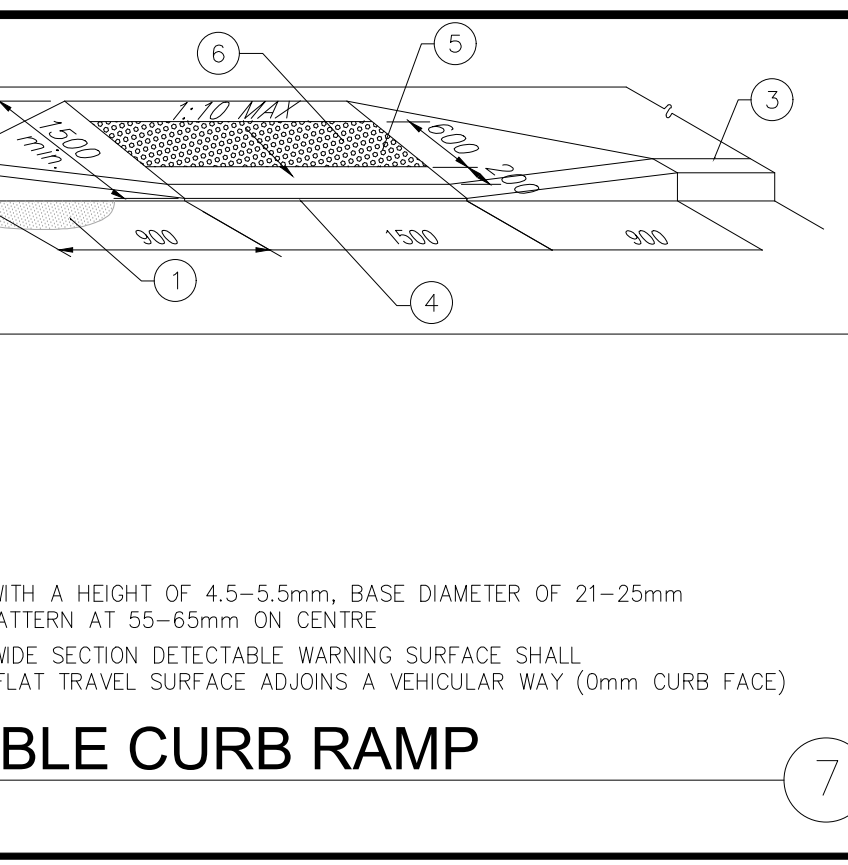
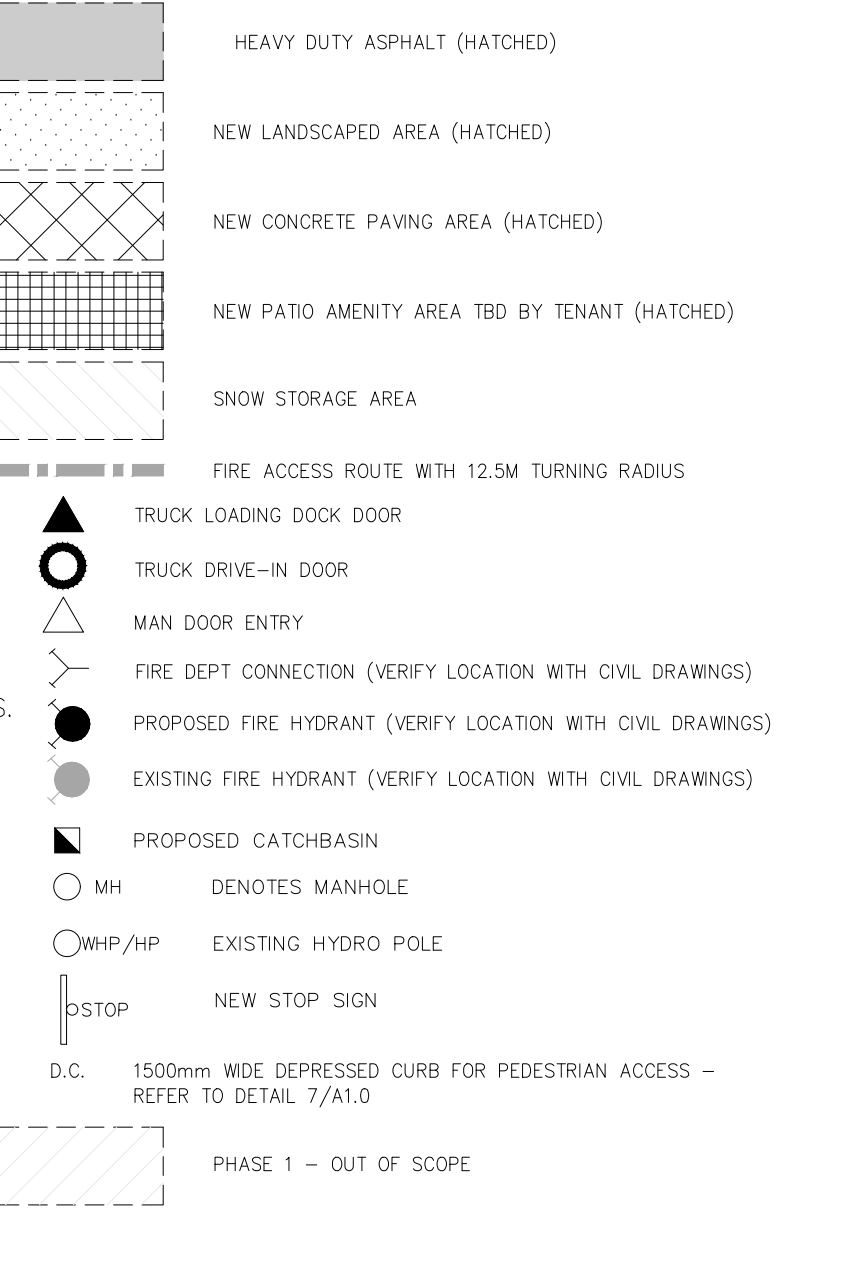
**SITE PLAN**  
SCALE: 1:600

**GENERAL NOTES**

- 1 PROPERTY LINE
- 2 2700x6000 PARKING STALL, PAINTED PARKING STRIPPING PER CITY STANDARDS.
- 3 PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 4 TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPPING PER CITY STANDARDS, TO HAVE (2) TYPE B (200x6000) STALLS WITH 1500mm PATH STRIP BETWEEN, FULL LENGTH TWSI & ACCESSIBLE SIGNAGE TO BE INCLUDED AT EACH STALL - REFER TO CITY OF VAUGHAN ACCESSIBLE PARKING STANDARDS
- 5 150mm WIDE CURB TYPICAL
- 6 SIDEWALK 1500mm TYPICAL (SEE PLAN FOR DIMENSION)
- 7 LOADING PAD FOR WASTE MANAGEMENT MIN. 9.3 m LENGTH X 6.0 m WIDTH, MIN. 300mm BASE OF COMPACTED 20mm CRUSHER RUN-LIMESTONE, FINISHED TO MIN. 200mm DEEP CONCRETE.
- 8 RESERVED
- 9 FIRE DEPARTMENT CONNECTION / S/WASEE
- 10 PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
- 11
- 12 CONCRETE APRON - REFER TO CIVIL DWGS
- 13 LANDSCAPE AREA - SEE LANDSCAPE DWGS
- 14 PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm, PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
- 15 EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- 16 TRUCK LOADING DOCK (TYPICAL)
- 17 LOADING SPACE - L.S. (3.5m x 9m)
- 18 FIRE ACCESS ROUTE W/ 12.5M TURNING RADIUS (---) AND SIGNAGE SPACED EVERY 30m ALONG ROUTE
- 19 PROPOSED ELECTRICAL ROOM
- 20 PROPOSED MECHANICAL ROOM
- 21 CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. - SEE CIVIL DWGS.
- 22 SNOW STORAGE @ MIN. 2% OF SITE - REFER TO STATISTICS
- 23 HATCHED AREA OF ASPHALT TO BE HEAVY DUTY (TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS)
- 24
- 25 ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
- 26 INVERTED U-SHAPE GALVANIZED BICYCLE RACKS PROVIDED AT PRINCIPLE ENTRIES - REFER TO DETAIL 6/A1.0.
- 27 PROPOSED STOP SIGN LOCATION W/ PAINTED STOP BAR
- 28 PROPOSED SECURITY RISK TYP BY TENANT
- 29 LOADING PAD AND WASTE COLLECTION BINS. PAD TO HAVE MIN. 300mm COMPACTED 20mm CRUSHER RUN-LIMESTONE AND FINISHED TO MIN. 200mm DEPTH, OR ACCEPTABLE ALTERNATIVE AS PER CITY REQUIREMENTS. GRADE TO NOT EXCEED 2% - REFER TO CIVIL DWGS. INTERNAL GARBAGE STORAGE
- 30
- 31 PROPOSED AMENITY SEATING AREAS - REFER TO LANDSCAPE DWGS
- 32 VISITOR PARKING SPACES 2700x6000mm w/ SIGNAGE, REFER TO DETAIL 4/A1.0.
- 33
- 34 CARPOOL PARKING SPACES 2700x6000mm w/ SIGNAGE, REFER TO DETAIL 5/A1.0
- 35 RETAINING WALL - REFER TO CIVIL DWGS.
- 36 TYP. CONC. FILLED STEEL BOLLARDS - REFER TO DETAIL 2/A1.0

- 37 ROOF TOP UNITS - REFER TO MECH. DWGS
- 38 CHAINLINK FENCE & GATE TBD BY TENANT
- 39 CANOPY LINE ABOVE
- 40 DASHED LINE OF BALCONY ABOVE
- 41 ROLL-OVER CURB - EXTENT AS SHOWN
- 42 FEATURE STAIR TO MEZZANINE LEVEL
- 43 OPEN TO BELOW
- 44 GATEHOUSE
- 45 TWSI (TACTILE WARNING SURFACE INDICATOR)
- 46 PROPOSED STOP SIGN LOCATION W/ PAINTED STOP BAR - REFER TO A1.1
- 47 CHAIN LINK FENCE ALONG SOUTH PROPERTY LINE
- 48 ROAD WIDENING AS PER REGIONAL OF PEEL.
- 49 SCREENING WALL - REFERS TO LANDSCAPE DWGS.
- 50 CONNECTION TO FUTURE ROADWAY
- 51 PROPOSED FIRE HYDRANT - REFER TO CIVIL DWGS.
- 52 PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- 53 PROPOSED ARMOURSTONE WALL-REFER TO CIVIL DWGS.
- 54 PROPOSED SWITCHGEAR-REFER TO CIVIL DWGS.
- 55 BICYCLE REPAIR STATION
- 56 STAIRWAY TO BE COORDINATED AS PER SITE CONDITION.

**SITE LEGEND**



**TOR18-0251-03 Vaughan West II Business Park**  
SITE STATISTICS

Building Category	EM1 (Pre-st. Employment Area)
Proposed Use	1-Storey Warehouse, Office and Mezzanine
Building Classification	Group F2

The City of Vaughan Zoning By-Law Number 1-88 Section 29: Employment Area Zones Section 6.1.2 Schedule A, Section 3.0

	PHASE 2 ADDITION	PHASE 3 ADDITION	EXISTING BUILDING (Phase 1)
Min. Lot Frontage (m)	36.0	212.8	212.8
Min. Lot Area (m <sup>2</sup> )	3000.0	32,127.18m <sup>2</sup>	108,979.40m <sup>2</sup>
Min. Exterior Side Yard Depth (m)	6.0	22.48	22.48
Min. Front Yard Depth (m) - Gibraltar	6.0	248.73	17.94
Min. Rear Yard Depth (m) - Huntington	6.0	86.44	86.44
Min. Interior Side Yard Depth (m)	12.0	42.42	42.42
Max. Lot Coverage (%)	62.0%	69.7%	46.7%
Min. Lot Depth (m)	N/A	N/A	N/A
Max. Gross Floor Area (m <sup>2</sup> )	N/A	N/A	N/A
Min. Setback from an 'R' zone to any Building Structure or open Storage Use (m)	20.0	N/A	N/A
Maximum Building Height (m)	15.0	12.3	12.3

	m <sup>2</sup>	%	m <sup>2</sup>	%
Gross Site Area	N/A		100,706.40m <sup>2</sup>	
Landscaped Area	N/A	32.127.18m <sup>2</sup>	6.89%	18,479.07m <sup>2</sup>
Paving Area	N/A	10,413.45m <sup>2</sup>	32.41%	32,538.91m <sup>2</sup>
Ground Floor Office Area (m <sup>2</sup> )	N/A	N/A	1,653.47m <sup>2</sup>	
Second Floor Office Area (m <sup>2</sup> )	N/A	N/A	1,379.27m <sup>2</sup>	
Total Gross Floor Area - OFFICE (m <sup>2</sup> )	N/A	N/A	3,032.74m <sup>2</sup>	
Ground Floor Warehouse Area (m <sup>2</sup> )	N/A	N/A	48,094.95m <sup>2</sup>	
Mezzanine Warehouse Area (m <sup>2</sup> )	N/A	N/A	154.83m <sup>2</sup>	
Total Gross Floor Area - WAREHOUSE (m <sup>2</sup> )	N/A	N/A	48,249.78m <sup>2</sup>	
Total Gross Area (m <sup>2</sup> )	N/A	N/A	51,282.52m <sup>2</sup>	

General Provisions: Section 3.8 Warehousing Single Use 1.0 Parking spaces per 100 sq m GFA. Office Use 3.5 Parking spaces per 100 sq m GFA. Accessible Parking (101-200 spaces) - 1 space + 3% of total parking spaces Loading: >10,000m<sup>3</sup> or posting every 10,000m<sup>3</sup> or portion thereof

	195	158	604
Number of Parking Spaces	195	158	604
Number of Carpool Parking Spaces (3%)	6	6	18
Number of Visitor Parking Spaces	3	3	10
Number of Accessible Parking Spaces	6	6	18
Number of Bicycle Parking Spaces	9	9	12
Number of Loading Spaces	8	22	61

Parking Stall Dimensions  
Bicycle Space Dimensions  
Loading Space Dimensions  
Snow Storage Area

Standard: 2.70m X 6.0m ACCESSIBLE TYPE B 3.4m X 6.0m TYPE B 2.4m X 6.0m	2.10m X 3.5m	1.8m X 0.6m	906.19m <sup>2</sup>	2,117.38m <sup>2</sup>
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**OVERALL SITE PLAN**

DATE	ISSUED FOR REVIEW	REMARKS
2022-09-30	ISSUED FOR REVIEW	
2022-09-15	STARTING TO GIBRALTAR RD. RELOCATED	
2022-09-08	ISSUED AS PER CLIENTS REQUEST	
2021-11-16	ISSUED AS PER CLIENTS COMMENT	
2021-12-02	REVISED AS PER CITY'S COMMENT	
2022-02-02	REVISED AS PER CITY'S COMMENT	
2022-05-16	REVISED AS PER CITY'S COMMENT	

**PA/PM: B. GHOLIZADEH**  
**DRAWN BY: J.C.**  
**JOB NO.: TOR21-0071-00**

**SHEET**  
**A1.0**

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VAUGHAN, ONTARIO, CANADA



<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	X		No Comments or Concerns
Ministry of Transportation (MTO) *Schedule B	X	X		No Comments or Concerns
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	X			
YCDSB *Schedule B	X			
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				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** August 24, 2023

**Name of Owner:** Zzen Group of Companies (Sam Speranza)

**Location:** 6701 Highway 7

**File No.(s):** B012/23

---

**Proposal:**

The Owner has submitted Consent Application File B012/23 to sever a 0.93 ha portion of the subject lands, which are currently vacant, and consolidate it with the lands to the southeast, municipally known 850 Gibraltar Road. A 12.313 ha portion of the subject lands is proposed to be retained.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use" and "Prestige Employment," Volume 2, Area Specific Policy 12.12, Huntington Business Park

**Comments:**

The Owners are proposing to sever the southwest portion of the subject lands and consolidate it with the lands to the south/southeast (850 Gibraltar Road). As the proposal is for a lot line adjustment, no new lots are being created. The lot line adjustment is to facilitate Phase 2 of the proposed development of an industrial building on the benefitting lands.

The severed lands and retained lands are zoned "A – Agriculture Zone" under both Zoning By-law 001-2021 and Zoning By-law 1-88. The benefitting lands are zoned "EM1 – Prestige Employment Zone" and site-specific exception 14.1119 under Zoning By-law 001-2021 and "EM1 – Prestige Employment Area Zone" and site-specific exception 9(1501) under Zoning By-law 1-88. The retained lands meet the minimum lot frontage and area requirements of the "A – Agriculture Zone" under Zoning By-law 1-88 and the minimum lot frontage requirements under Zoning By-law 001-2021. The area of the retained lands is legal non-confirming under Zoning By-law 001-2021. This was prior to the merge on title of the east portion (Parts 2 and 5, Plan 65R-39517) and west portion (Part 1, Plan 65R-39517 & Part 2, Plan 65R-8383) of the retained lands. As such, the permitted area for the retained lands is 9.896 ha. The consolidated benefitting lands meet the minimum lot frontage and area requirements of the "EM1 – Prestige Employment Zone" and "EM1 – Prestige Employment Area Zone".

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal meets the intent of the Official Plan, complies with the Zoning By-laws, and conforms to Section 51(24) as required by Section 53(12) of the Planning Act.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

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

None.

**Comments Prepared by:**

Joshua Cipolletta, Planner  
David Harding, Senior Planner

**To:** Committee of Adjustment  
**From:** Lindsay Haviland, Building Standards Department  
**Date:** July 24, 2023  
**Location:** 850 Gibraltar Road  
 Conc. 9 Part of Lot 4-5  
**File No.(s):** B012/23

**Zoning Classification:**

The subject lands are zoned EM1 – Prestige Employment Zone and A - Agricultural Zone and subject to the provisions of Exception 14.1119 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021 Requirements	Proposal
1	Lot Frontage:  A minimum lot frontage of 30 metres is required. [Table 11-3].  A minimum lot frontage of 100 metres is required. [Table 12-3]	The proposed lot frontage for the conveyed lands complies with the minimum lot frontage requirement.  The proposed lot frontage for the retained lands complies with the minimum lot frontage requirement.
2	Lot Area:  A minimum lot area of 1800 m2 is required. [Table 11-3]  A minimum lot area of 40 ha is required. [Table 12-3]	The proposed lot area of 9,300 m2 for the conveyed lands complies with the minimum lot area requirement.  The proposed lot area of 123,130 m2 for the retained lands does not comply with the minimum lot area requirement.
3	Lot Depth: N/A	N/A

The subject lands are zoned EM1 – Prestige Employment Area Zone and A – Agricultural zone and subject to the provisions of Exception 9(1501) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88 Requirements	Proposal
4	Lot Frontage:  A minimum lot frontage of 36 metres is required. [Schedule A]  N/A [Schedule A]	The proposed lot frontage for the conveyed lands complies with the minimum lot frontage requirement.  The proposed lot frontage for the retained lands complies with the minimum lot frontage requirement.
5	Lot Area:  A minimum lot area of 3000 m2 is required. [Schedule A]  N/A [Schedule A]	The proposed lot area of 9,300 m2 for the conveyed lands complies with the minimum lot area requirement.  The proposed lot area of 123,130 m2 for the retained lands complies with the minimum lot area requirement.
6	Lot Depth: N/A	

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**  
 There are no outstanding Orders on file.

**Other Comments:**

<b>General Comments</b>	
1	Because the proposed consent is for the severance of a portion of a parcel of land on the abutting property known as 7575 Highway 50 and is intended to be merged with this property as shown on the attached sketch, an application for Minor Variance is not required.
2	The subject consent shall become null and void if the newly created parcel is not merged on title with the adjacent lands to the east.

**Conditions of Approval:**

None

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



## Lenore Providence

---

**From:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>  
**Sent:** July-24-23 3:52 PM  
**To:** Christine Vigneault; Committee of Adjustment  
**Cc:** Mulrenin, Colin (MTO)  
**Subject:** [External] RE: B012/23 (6701 Highway 7) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Christine,

6701 Highway 7 is outside of MTO permit control area and does not require MTO review or permits.

**Cameron Blaney (He/Him) | Corridor Management Planner York & Simcoe**

Highway Corridor Management Section | Central Operations | Ministry of Transportation  
159 Sir William Hearst Avenue, 7<sup>th</sup> Floor, Toronto, ON. M3M 0B7  
Telephone: 416-358-7871 Email: [cameron.blaney@ontario.ca](mailto:cameron.blaney@ontario.ca)



**From:** [Kristen Regier](#)  
**To:** [Committee of Adjustment](#)  
**Cc:** [Christine Vigneault](#); [Lenore Providence](#)  
**Subject:** [External] RE: B012/23 (6701 Highway 7) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Tuesday, July 25, 2023 8:48:39 AM  
**Attachments:** [image001.png](#)

---

Hello,

The subject property at 6701 Hwy 7, Vaughan 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](mailto:kristen.regier@trca.ca)

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



**Date:** July 25<sup>th</sup> 2023  
**Attention:** **Christine Vigneault**  
**RE:** Request for Comments

**File No.:** **B012-23**  
**Related Files:**  
**Applicant:** Livwest North Inc.  
**Location** 850 Gibraltar Road



Discover the possibilities

### COMMENTS:

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

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

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

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

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

#### References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

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

**Phone:** 416-302-6215

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

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

**From:** [Wong, Justin](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] CONS.23.V.0078 (B012/23) & CONS.23.V.0079 (B013/23)  
**Date:** Thursday, August 10, 2023 4:55:31 PM

---

Hi CofA,

The Region has review both applications 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](mailto:Justin.Wong@york.ca) | [york.ca](http://york.ca)

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**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	KLM Planning Partners Inc.	N/A	07/19/2023	Planning Justification Letter



KLM File: P-3421

July 19, 2023

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

**Attention: Christine Vigneault  
Secretary Treasurer, Committee of Adjustment**

**Re: Livwest North Inc.  
Planning Rationale for Consent to Sever Applications  
City File: B012/23  
850 Gibraltar Road, 6701 Highway 7, 6751 Highway 7 & Part of the Road  
Allowance between Concession 9 & 10  
South side of Highway 7, east of Highway 50  
Part of Lots 2, 3, 4 & 5, Concession 9 & 10 & Part of Road Allowance between  
Concession 9 & 10, City of Vaughan, Regional Municipality of York**

---

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planner on behalf of Livwest North Inc. and 1406979 Ontario Inc. (the “**Owner**”) with respect to their above noted lands located at 850 Gibraltar Road, 6701 Highway 7 and 6751 Highway 7 & Part of the Road Allowance between Concession 9 & 10 (the “**Subject Lands**”).

The Subject Lands are municipally known as 850 Gibraltar Road, 6701 Highway 7 and 6751 Highway 7 and legally known as Part of Lots 2, 3, 4 & 5, Concession 9 & 10 & Part of the Road Allowance between Concession 9 & 10 being located on the south side of Highway 7, east of Highway 50. The Subject Lands are designated Prestige Employment of the City of Vaughan Official Plan. The Subject Lands are currently zoned ‘A’ Agriculture Area Zone and ‘EM1’ Prestige Employment Zone of the City of Vaughan Zoning By-law 01-2021.

The purpose of the application is to sever 0.930 hectares of land from 6701 Highway 7 & Part of the Road Allowance between Concession 9 & 10 and add them via lot addition consent to 850 Gibraltar Road. We understand that as a result of the application the parcel will be 10.955 hectares in size.

### **Provincial Policy Statement 2020**

The Provincial Policy Statement 2020 (the “PPS”) came into effect on May 1, 2020 and is the guiding document providing policy direction on matters of Provincial interest related to planning and development. The PPS sets the policy foundation to regulate land use and development while also

supporting the Provincial goal to enhance the quality of life for all Ontarians. The Ontario Planning Act, 1990 (the “Act”) requires that all decisions that affect planning matters shall be consistent with policy statements issued under the Act, including the PPS.

The Subject Lands meet the definition of a settlement area under the PPS being within the City of Vaughan built up area and having been designated for development over the long-term planning horizon. The PPS does not prohibit severance applications or lot creation within settlement areas.

The consent application is consistent with the Provincial Policy Statement.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020**

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (the “Growth Plan”)*, prepared under the *Places to Grow Act, 2005* is a framework document that seeks to implement the Provincial vision for the establishment of strong, prosperous communities to the year 2051. The Subject lands are within the City of Vaughan and Region of York delineated built up areas and are therefore a location where growth is expected and broadly encouraged.

While the Growth Plan does not provide specific policies on consent applications or lot creation within the built up areas, it does provide policies on where and how growth should take place, preparing infrastructure to support growth and protecting natural areas and resources. As noted above, the Subject Lands are within a settlement area with a delineated built boundary and have existing or planned municipal water and wastewater systems. Further, the lands are designated for growth and will, together with the fulfillment of the surrounding Official Plan polices, support the achievement of complete communities. The proposed applications will also help to achieve the intensification strategies of the City and Region and will create a parcel of land to be developed in accordance with the existing land use permissions.

The proposed applications will also support the objectives of the Growth Plan related to employment by making efficient use of an existing employment area which is currently underutilized. The proposed lot creation will allow for the future development of the lands and increase employment densities in a designated employment area. Further, by contributing to the implementation of an employment use in a designated employment area, the intended employment function of the lands will be preserved and protected.

The proposed application conforms to the Growth Plan.

### **Parkway Belt West Plan**

The Subject Lands are not within the Parkway Belt West Plan area.

### **Greenbelt Plan 2017**

The Subject Lands are not within the Greenbelt Plan area.



## **Oak Ridges Morain Conservation Plan 2017**

The Subject Lands are not within the Oak Ridges Moraine Conservation Plan area.

## **Ontario Heritage Act**

No structures on the Subject Lands are designated under Part IV of the Ontario Heritage Act. The proposed application conforms to the Ontario Heritage Act.

## **2022 York Region Official Plan**

The 2022 York Region Official Plan (the “YROP”) provides consistent overarching Planning and Development Framework within the Region. The Plan designates the Subject Lands as *Urban Area* on Map 1 Regional Structure of the Plan. Generally speaking, the YROP does not prohibit consent applications in the *Urban Area*.

The consent applications will in part implement employment uses on the Subject Lands which are designated but vacant, will help to realize the forecasted employment growth and will make use of the municipal infrastructure and services deployed to support anticipated growth. The implementation of an employment use on employment lands will help the City accommodate the minimum employment growth forecasts required by the Region. Further, the proposed applications, by contributing to the implementation of growth within the Regions’ *Urban Area* will in part help to avoid further urban expansion for employment uses in the Region. The consent applications will provide appropriately sized employment blocks that can be developed with a high quality urban design and meet the various design objectives of the YROP.

The proposed application conforms to the Region of York Official Plan.

## **City of Vaughan Official Plan (December 2020, Office Consolidation)**

The general purpose of the VOP is to establish the policies and the primary objectives to address the City’s land use planning matters and manage future growth. The VOP defines the City’s planned Urban Structure which, as it relates to the proposed applications, is intended to maintain the stability of and support Employment Areas. Further, the VOP intends to support employment uses within employment areas that are on lots that are of sufficient size and configuration to support their intended uses. The Subject Lands are designated *General Employment* and *Prestige Employment* by the VOP under *Land Use Schedule 13*, which permits a wide range of employment uses.

Schedule 1 to the City’s Official Plan identifies the Subject Lands as being within an employment area and accordingly should be a focus for employment development which the proposed consent applications will help to implement. While the Subject Lands are not within an intensification area, the proposed applications represent the appropriate intensification of vacant and underutilized lands within the built-up area of the City.

The proposed applications will create appropriately sized lots that can contribute to the range of building designs available in the employment area and allow for planned and vacant employment lands to be developed and intensified. The Subject Lands have been designated for an employment use which has not materialized and the proposed development would appropriately intensify uses on the Subject Lands as envisioned by the VOP.

Future development on the parcels created by the proposed application can be carefully designed with a high standard of public realm and urban built form and contribute to an emerging urban environment. Strong pedestrian connections and an attractive and activated streetscape could also contribute to a high standard of design through future development applications.

Chapter 10 of the VOP provides policies related to consent to sever applications specifically. These policies explicitly permit the creation of new lots by way of consent to sever land where a plan of subdivision is deemed not necessary. The City has agreed that a plan of subdivision is not necessary and has entered into a development agreement with the Owners to provide for all required land conveyances and municipal services. Further, the lots to be created will allow for an appropriate net developable area on both severed and retained lots to accommodate the future use of the land as permitted by the existing land use designations. The lots created will not extend or promote strip development or implement any uses that are inconsistent with the policies of the VOP.

Further, the proposed consent applications will not disturb any existing pattern of development, perpetuate an undesirable pattern of development or prejudice the layout of future development. The proposed applications will not be a forerunner of other similar applications on the original parcel as the parcels created will be of an appropriate size and configuration to implement future development on the lands. The Subject Lands being relatively isolated and surrounded almost entirely by major roads and highways will not block any future potential access points or further fragmentation of ownership and have already been subject to the block planning process being within the Block 57/58 Block Plan area.

The proposed consent applications would not create a non-conformity with the Official Plan and the approval of the submitted site plan on one of the parcels to be created has been delegated to staff with this approval being forthcoming. The zoning deficiencies that result from the consents are a consequence of a portion of the Subject Lands still being zoned for agricultural uses notwithstanding their inclusion in the City's built boundary and designation for urban uses. Minor variance applications have been submitted to seek relief from the zoning by-law and in our opinion meet the required tests of a minor variance application as prescribed by the Act.

Lastly, the proposed size and shape of the proposed lots are compatible with the local pattern, size and configuration streets and blocks, the size and configuration of existing lots as well as the uses, building types, heights, scale and setbacks on nearby properties. The proposed lots have been reviewed by the appropriate professions to confirm that the lands can be accessed and serviced in a manner acceptable to the City, the details of which are contained in the development agreement noted above.

The proposed application conforms to the Vaughan Official Plan.

The proposed application is consistent with the PPS, conforms to the Growth Plan, Region of York Official Plan and City of Vaughan Official Plan and represents good planning. Should you have any questions with respect to the above or require anything further, please do not hesitate to contact the undersigned.

Yours truly,  
**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink, appearing to read 'Robert Lavecchia', is written over a faint, light blue grid background.

Robert Lavecchia B.U.R.PI. MCIP RPP  
Associate

cc: Sam Speranza, Zzen Group of Companies

**SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

<b>File Number</b>	<b>Date of Decision MM/DD/YYYY</b>	<b>Decision Outcome</b>
B017/21	01/20/2022	Approved by COA
B018/21	01/20/2022	Approved by COA

**NOTICE OF DECISION**  
**Consent Application B017/21**  
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

<b>DATE OF HEARING:</b>	Thursday, January 20, 2022
<b>APPLICANT:</b>	Livwest North Inc.
<b>AGENT:</b>	Robert Lavecchia - KLM Planning Partners Inc.
<b>PROPERTY:</b>	<b>6701 Highway 7 et al. See Schedule A for Location Map. Property is located at the southeast corner of Highway #7 and Huntington Road, Woodbridge.</b>
<b>ZONING DESIGNATION:</b>	The subject lands are zoned A, Agricultural and EM1, Prestige Employment Zone and subject to the provisions of Exception 9(1501) under By-law 1-88 as amended.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ("VOP 2010"): "Employment Commercial Mixed-Use" with a maximum permitted height of 10-storeys and floor space index ('FSI') of 3 times the area of the lot, "General Employment", "Prestige Employment", and "Natural Areas", subject to Area Specific Plan 12.12: Huntington Business Park.
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	A191/21, A192/21, DA.18.069
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for employment purposes approximately 101,250.00 square metres. The retained parcel is approximately 98,960.00 square metres.  The severed lands are currently vacant and the existing house and barn on the retained lands is to remain.

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. B017/21 on behalf of Livwest North Inc., be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
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.  <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>		
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 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.</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 Minor Variance Application A192/21 is approved at the same time as the Consent application and</li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>becomes final and binding.</p> <p>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p> <p>5. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.</p>
2	Building Standards, Zoning Section <a href="mailto:gregory.seganfreddo@vaughan.ca">gregory.seganfreddo@vaughan.ca</a>	That minor variance A192/21 is approved and becomes final and binding.
3	Development Planning <a href="mailto:michael.torres@vaughan.ca">michael.torres@vaughan.ca</a>	<p>1. That Minor Variance Applications A191/21 and A192/21 be approved, and the decisions be Final and Binding.</p> <p>2. The Owner shall obtain Council Approval to delist the subject lands that are subject to the <i>Ontario Heritage Act</i>.</p>
4	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
5	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
6	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<p>1. 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).</p> <p>2. 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>
7	Region of York <a href="mailto:gabrielle.hurst@york.ca">gabrielle.hurst@york.ca</a>	<p>1. The Owner understands and agrees that the Region will not permit any direct vehicular access to Parts 2, 5 and 12 (65R-39517) to Hwy 7 as it relates to the proposed retained and severed parcels. Vehicular access must be obtained from the extension of New Huntington Road and the internal road network.</p> <p>2. The Owner shall convey/dedicate the following parts identified on 65R-39517, dated July 30, 2021, prepared by Schaeffer Dzaldov Bennett to York Region:</p> <p>a) Parts 9,10, 20 &amp; 27 dedicated as public right of way</p> <p>b) Parts 25 &amp; 26 conveyed and dedicated as public right of way</p> <p>c) Parts 21 &amp; 22 conveyed and dedicated as 0.3m reserve</p> <p>3. The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road.</p> <p>4. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified in Condition 3.</p> <p>5. The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 &amp; 3, to the Region, free of all costs and encumbrances, to the satisfaction of the Regional solicitor.</p>



#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>6. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands pursuant to Conditions 2 and 3 to the Region.</p> <p>7. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.</p> <p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>8. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.</p> <p>9. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to the,</p>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.</p> <p>10. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-9 have been met to its satisfaction.</p> <p>With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.</p> <p>Please be advised the following will apply to any future applications for the site.</p> <p>The property is partially within a Highly Vulnerable Aquifer, should the proposed major development include bulk fuel (≥ 2500L) or bulk chemicals (≥ 500L) within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Site Plan approval, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.</p> <p>Please note the property is also within the boundary of the Area of Concern for groundwater due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.</p> <p>Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for the subject site must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at <a href="mailto:sewerusebylaw@york.ca">sewerusebylaw@york.ca</a> for a dewatering permit, if required.</p>

**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>H. Zheng</i>	<i>A. Perrella</i>	<i>R. Buckler</i>
H. Zheng Member	A. Perrella Chair	R. Buckler Member
<i>S. Kerwin</i>		<i>A. Antinucci</i>
S. Kerwin Vice Chair		A. Antinucci Member

<b>DATE OF HEARING:</b>	<b>Thursday, January 20, 2022</b>
<b>DATE OF NOTICE:</b>	<b>January 27, 2022</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>February 16, 2022</b> 4:30 p.m.
<b>LAST DAY FOR FULFILLING CONDITIONS:</b>	<b>January 27, 2024</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.   <hr/> 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 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 Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land 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.

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. **Please notify the Secretary Treasurer by email at [cofa@vaughan.ca](mailto:cofa@vaughan.ca)** that you will be filing an appeal and mail or courier appeals and prescribed fees to:

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

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:** \$892.00 per application (2022 rate)

\*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.

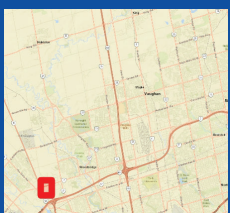
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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:**  
 6701 HIGHWAY 7, 7551 HUNTINGTON ROAD  
 et al, WOODBRIDGE

**NOTIFICATION MAP - B017/21, B018/21, A191/21, A192/21 & A193/21**

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



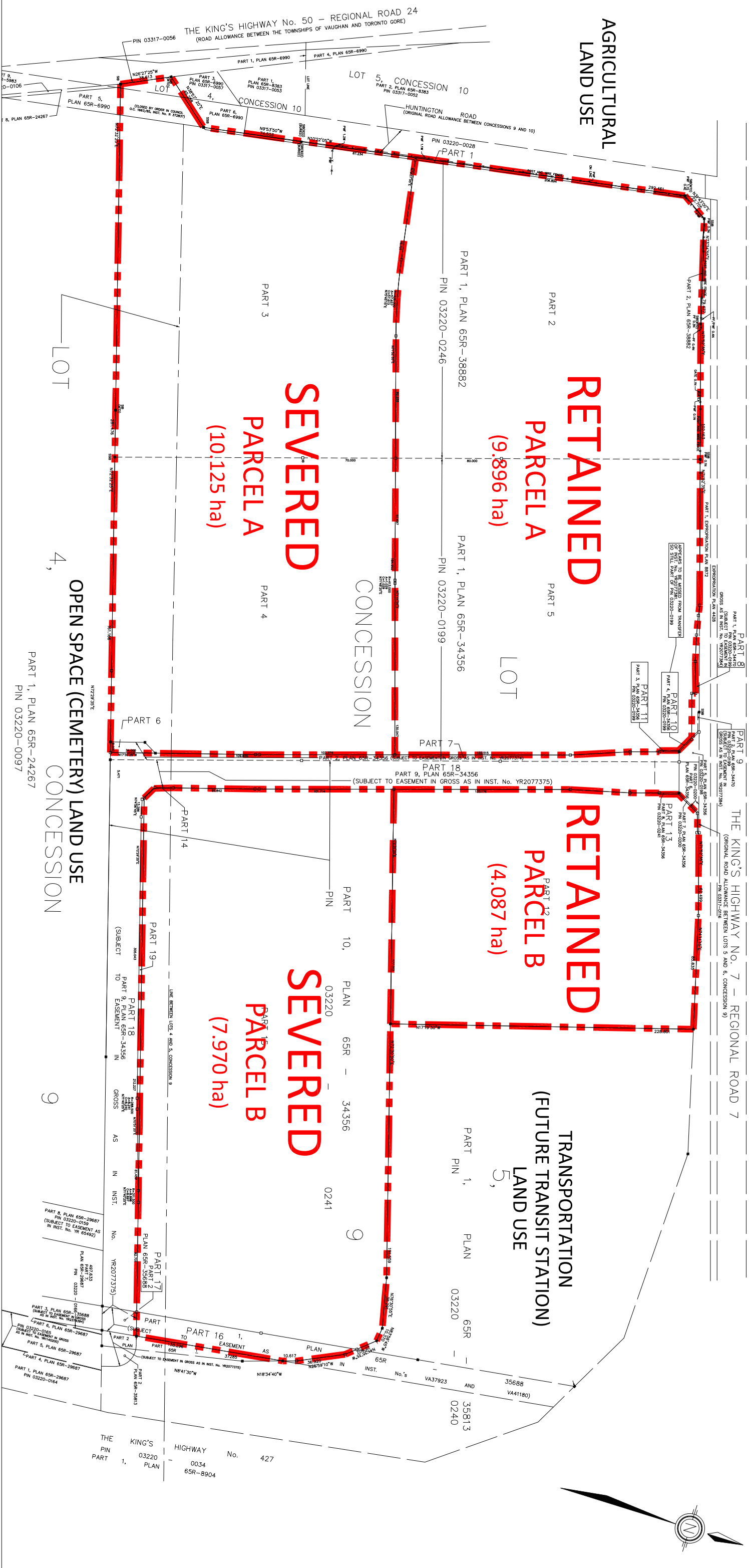
**Scale:** 1:6,102  
 0 0.10 km



**Created By:**  
 Infrastructure Delivery  
 Department  
 November 20, 2020 4:28 PM

**Projection:**  
 NAD 83  
 UTM Zone  
 17N

COMMERCIAL LAND USE



AGRICULTURAL  
LAND USE

RETAINED  
PARCEL A  
(9.896 ha)

RETAINED  
PARCEL B  
(4.087 ha)

SEVERED  
PARCEL A  
(10.125 ha)

SEVERED  
PARCEL B  
(7.970 ha)

LOT  
4,  
OPEN SPACE (CEMETERY) LAND USE  
CONCESSION

TRANSPORTATION  
(FUTURE TRANSIT STATION)  
LAND USE  
5,

CONSENT SKETCH



PLANNING PARTNERS INC.  
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
TEL: (905) 669-4055 FAX: (905) 669-0097 design@kimplanning.com  
Planning • Design • Development

PROJECT No. P-2197  
June 23, 2021  
SCALE: NTS



**NOTICE OF DECISION**  
**Consent Application B018/21**  
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

<b>DATE OF HEARING:</b>	Thursday, January 20, 2022
<b>APPLICANT:</b>	1406979 Ontario Limited.
<b>AGENT:</b>	Robert Lavecchia - KLM Planning Partners Inc.
<b>PROPERTY:</b>	<b>Property is located south of Highway #7 and west of Highway #427, in Woodbridge (no municipal address). See Schedule A for Location Map details.</b>
<b>ZONING DESIGNATION:</b>	The subject lands are zoned Agricultural and EM1, Prestige Employment Area Zone, and subject to the provisions of Exception 9(1501) under By-law 1-88 as amended
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ("VOP 2010"): "Employment Commercial Mixed-Use" with a maximum permitted height of 10-storeys and floor space index ('FSI') of 3 times the area of the lot, "General Employment", and "Natural Areas", subject to Area Specific Plan 12.12: Huntington Business Park.
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	A193/21, DA.18.069
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for employment purposes approximately 79,670.00 square metres. The retained parcel is approximately 40,870.00 square metres. Both the severed and retained land are vacant.

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. B018/21 on behalf of 1406979 Ontario Limited, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
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.		
<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>		
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 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.</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 Minor Variance Application A193/21 is approved at the same time as the Consent application and becomes final and binding.</li> <li>4. Payment of the Certificate Fee as provided on the</li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>City of Vaughan's Committee of Adjustment Fee Schedule.</p> <p>5. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.</p>
2	Building Standards, Zoning Section <a href="mailto:gregory.seganfreddo@vaughan.ca">gregory.seganfreddo@vaughan.ca</a>	That minor variance A193/21 is approved and becomes final and binding.
3	Development Planning <a href="mailto:michael.torres@vaughan.ca">michael.torres@vaughan.ca</a>	That Minor Variance Applications A193/21 be approved, and the decisions be Final and Binding.
4	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
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6	York Region - Planning <a href="mailto:gabrielle.hurst@york.ca">gabrielle.hurst@york.ca</a>	<ol style="list-style-type: none"> <li>The Owner understands and agrees that the Region will not permit any direct vehicular access to Parts 2, 5 and 12 (65R-39517) to Hwy 7 as it relates to the proposed retained and severed parcels. Vehicular access must be obtained from the extension of New Huntington Road and the internal road network.</li> <li>The Owner shall convey/dedicate the following parts identified on 65R-39517, dated July 30, 2021, prepared by Schaeffer Dzaldov Bennett to York Region: <ol style="list-style-type: none"> <li>Parts 9,10, 20 &amp; 27 dedicated as public right of way</li> <li>Parts 25 &amp; 26 conveyed and dedicated as public right of way</li> <li>Parts 21 &amp; 22 conveyed and dedicated as 0.3m reserve</li> </ol> </li> <li>The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road.</li> <li>The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified in Condition 3.</li> <li>The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 &amp; 3, to the Region, free of all costs and encumbrances, to the</li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>satisfaction of the Regional solicitor.</p> <p>6. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands pursuant to Conditions 2 and 3 to the Region.</p> <p>7. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.</p> <p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>8. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.</p> <p>9. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the</p>



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		<p>form of a cheque and made payable to “The Regional Municipality of York” and forwarded to the, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.</p> <p>10. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-9 have been met to its satisfaction.</p> <p>With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.</p> <p>Please be advised the following will apply to any future applications for the site.</p> <p>The property is partially within a Highly Vulnerable Aquifer, should the proposed major development include bulk fuel (≥ 2500L) or bulk chemicals (≥ 500L) within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Site Plan approval, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.</p> <p>Please note the property is also within the boundary of the Area of Concern for groundwater due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.</p> <p>Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for the subject site must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at <a href="mailto:sewerusebylaw@york.ca">sewerusebylaw@york.ca</a> for a dewatering permit, if required.</p>

**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:**

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

**ORAL SUBMISSIONS:**

<b>Name</b>	<b>Address</b>	<b>Submission (Hearing) Date (mm/dd/yyyy)</b>	<b>Summary</b>
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:**

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

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

<i>H. Zheng</i>	<i>A. Perrella</i>	<i>R. Buckler</i>
H. Zheng Member	A. Perrella Chair	R. Buckler Member
<i>S. Kerwin</i>		<i>A. Antinucci</i>
S. Kerwin Vice Chair		A. Antinucci Member

<b>DATE OF HEARING:</b>	<b>Thursday, January 20, 2022</b>
<b>DATE OF NOTICE:</b>	<b>January 27, 2022</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>February 16, 2022</b> 4:30 p.m.
<b>LAST DAY FOR FULFILLING CONDITIONS:</b>	<b>January 27, 2024</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.   <hr/> 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 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 Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land 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.

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. **Please notify the Secretary Treasurer by email at [cofa@vaughan.ca](mailto:cofa@vaughan.ca)** that you will be filing an appeal and mail or courier appeals and prescribed fees to:

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

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:** \$892.00 per application (2022 rate)

\*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.

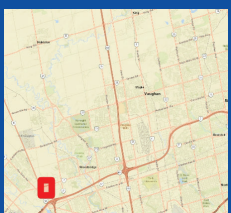
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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:**  
 6701 HIGHWAY 7, 7551 HUNTINGTON ROAD  
 et al, WOODBRIDGE

**NOTIFICATION MAP - B017/21, B018/21, A191/21, A192/21 & A193/21**

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



**Scale:** 1:6,102  
 0 0.10 km



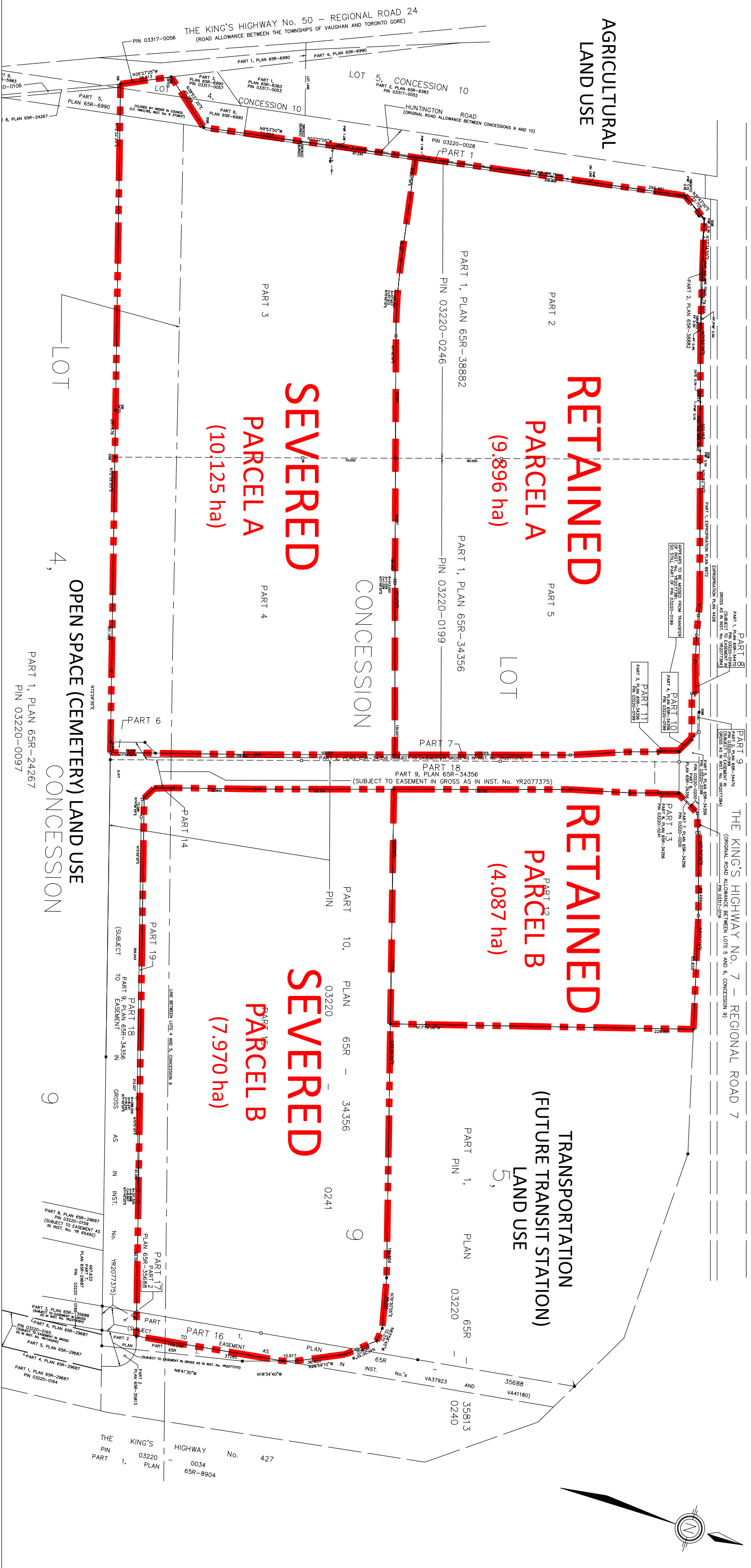
**Created By:**  
 Infrastructure Delivery  
 Department  
 November 20, 2020 4:28 PM

**Projection:**  
 NAD 83  
 UTM Zone  
 17N



COMMERCIAL LAND USE

AGRICULTURAL  
LAND USE



# CONSENT SKETCH

LOT 4,  
OPEN SPACE (CEMETERY) LAND USE  
CONCESSION

PART 1, PLAN 65R-24267  
PIN 03220-0097

9

PROJECT No. P-2197  
June 23, 2021  
SCALE: NTS



PLANNING PARTNERS INC.

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Planning • Design • Development