

ITEM #: 6.18

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B014/23
10000 DUFFERIN ST, 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/conditions
Real Estate*CIL Deferred to DA stage	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	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
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	07/12/2023	Planning Justification Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

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
B014/23
10000 DUFFERIN ST, VAUGHAN**

ITEM NUMBER: 6.18	CITY WARD #: 4
APPLICANT:	York Major Holdings Inc.
AGENT:	KLM Planning Partners Inc.
PROPERTY:	10000 Dufferin Street, Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	City of Vaughan Official Plan 2010 ('VOP 2010'): "Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas and "Private Open Spaces" by Schedule 13 – Land Use
RELATED DEVELOPMENT APPLICATIONS:	OP.21.010, Z.21.014 and DA.22.075
PURPOSE OF APPLICATION:	<p>Consent is being requested to sever a parcel of land for residential purposes approximately 2.357 hectares (23,570 square metres), with frontage along McNaughton Road, to facilitate the Chelsea Eagle Point Development project ("CEPD") as proposed through related development applications OP.21.010, Z.21.014 and DA.22.075.</p> <p>The retained parcel has frontage onto Dufferin Street and is approximately 88.759 hectares (887,590 square metres). The retained lands will continue to be used as part of the existing Eagles Nest Golf Club.</p>

HEARING INFORMATION

DATE OF MEETING: Thursday, August 31, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

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

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

Email: cofa@vaughan.ca

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

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

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

INTRODUCTION

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

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

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

INTRODUCTION

✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act.

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

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	August 17, 2023
Date Applicant Confirmed Posting of Sign:	August 11, 2023
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	General Comments
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

BUILDING STANDARDS (ZONING) COMMENTS

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

DEVELOPMENT PLANNING COMMENTS

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

DEVELOPMENT ENGINEERING COMMENTS

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

The Development Engineering (DE) Department does not object to consent application B014/23, subject to the following conditions:

Development Engineering Recommended Conditions of Approval:	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 to clear this condition.
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

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

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

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

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

Development Finance Recommended Conditions of Approval:	<ol style="list-style-type: none"> 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). 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).
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No Comment no concern

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comment received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comment received to date.

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

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

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirms the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Engineering Marina.Messiha@vaughan.ca	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 to clear this condition.
3	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 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). 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).
4	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$2,500.00 payable to the Toronto and Region Conservation Authority.

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

IMPORTANT INFORMATION – PLEASE READ

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

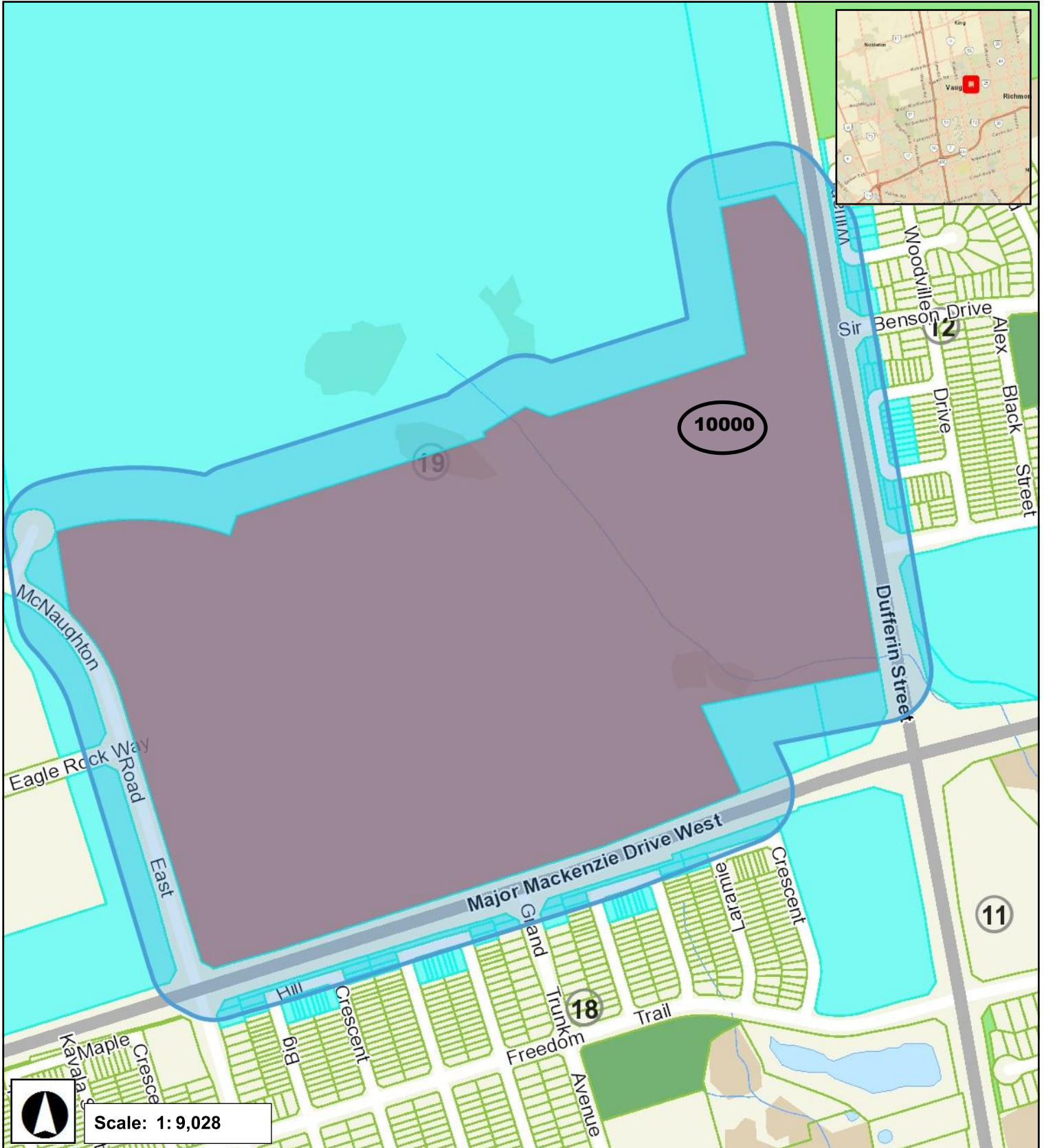
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified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

SCHEDULE A: DRAWINGS & PLANS

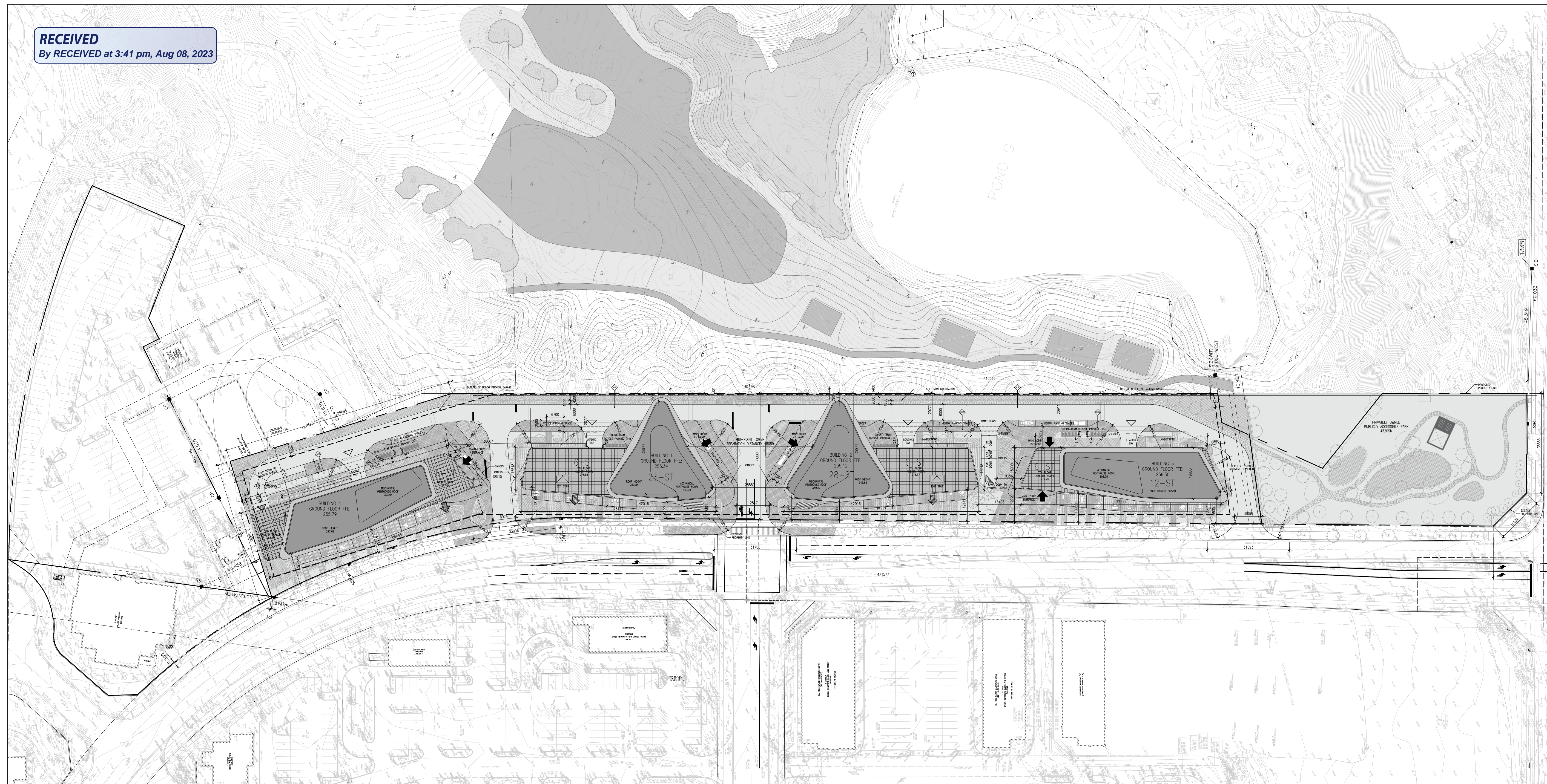


LOCATION MAP - B014/23

10000 DUFFERIN STREET, VAUGHAN



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By RECEIVED at 3:41 pm, Aug 08, 2023



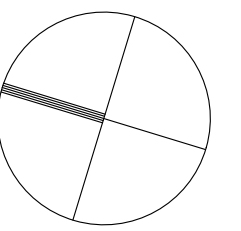
- PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
- LEGEND
- CON CONCRETE - SIDEWALK
 - AS ASPHALT - DRIVEWAY

B014/23

REVISION RECORD

2022-08-09	REISSUED FOR ZBA
2021-12-22	REISSUED FOR ZBA
2021-03-22	ISSUED FOR ZBA

ISSUE RECORD



**BDP.
Quadrangle**

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com

Chelsea Eagle Point
Development

17081 1:800 BM DM
PROJECT SCALE DRAWN REVIEWED

Site Plan

A101

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

1 Site Plan
A101 SCALE: 1:800

SIGNAGE LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- UNDERGROUND PARKING BOUNDARY
- ➔ MAIN BUILDING ENTRANCE
- ➔ BUILDING EXIT
- ➔ LOADING BAY ENTRANCE/EXIT
- ➔ UNDERGROUND PARKING ENTRANCE/EXIT
- LINE OF BUILDING
- LINE OF BUILDING OUTLINE AT GROUND FLOOR
- FIRE ROUTE
- LINE OF EXTENT OF PARKING GARAGE
- 000.00 ELEVATION - EXISTING
- + 000.00 ELEVATION - PROPOSED

1 Site Legend
A101 SCALE: NTS

**BOUNDARY AND TOPOGRAPHICAL SURVEY OF
XXX XXX XXXX
REGISTERED PLAN M-XXX
CITY OF TORONTO
(FORMERLY CITY OF YORK)
SCALE 1 : 200 (PLOTTING SCALE 1:800)**

XXX SURVEYING INC.

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

© COPYRIGHT: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF XXX.

NOTES
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCH MARK No. 18-2, HAVING AN ELEVATION OF 240.536 METRES. CONTOUR INTERVAL = 0.25 METRES.

AC DENOTES AIR CONDITIONER	BX DENOTES BELL BOX	CHW DENOTES CHAIN LINK FENCE CONCRETE	CLF DENOTES CONCRETE	CONC DENOTES CONCRETE	CP DENOTES CAR POOL PARKING SPACE	CPL DENOTES CONCRETE PLANTER	DICB DENOTES DITCH INLET CATCH BASIN	DS DENOTES DOOR SILL	ENC DENOTES ELECTRIC CAR PARKING SPACE ENCLOSURE	EVC DENOTES ELECTRIC VEHICLE CHARGING STATION	FF DENOTES FINISHED FLOOR	FL DENOTES FLOOD LIGHT	FS DENOTES FLAG STONE	GB DENOTES GARBAGE BIN	GF DENOTES GLASS FENCE	GLM DENOTES GAS LINE MARKER	GM DENOTES GAS METER	GP DENOTES GATE POST	GS DENOTES GARAGE SILL	GV DENOTES GAS VALVE	GW DENOTES GUY WIRE	HM DENOTES HYDRO METER	HP DENOTES HYDRO POLE	HT DENOTES HYDRO TRANSFORMER	HYD DENOTES HYDRANT	HW DENOTES HAND WELL	ICV DENOTES IRRIGATION CONTROL VALVE	ICX DENOTES IRRIGATION CONTROL BOX	IF DENOTES IRON FENCE	ILB DENOTES INTERLOCKING BRICK	INV DENOTES INVERT	JB DENOTES JERSEY BARRIER	KP DENOTES KEY POST	LP DENOTES LAMP POST	LS DENOTES LAMP STANDARD	M DENOTES MULCH	MC DENOTES METAL COVER	MF DENOTES METAL FENCE	MG DENOTES METAL GRATE	MH DENOTES MANHOLE	MP DENOTES METAL POLE	MR DENOTES METAL RAIL	MS DENOTES MONITORING STATION	MW DENOTES MONITORING WELL	MX DENOTES METAL BOX	PB DENOTES PARKING BUMPER	PC DENOTES PATTERNED CONCRETE	PL DENOTES PLANT LINE	PP DENOTES PLASTIC PIPE	PS DENOTES PRECAST STONE RETAINING WALL	PVC DENOTES PVC PIPE	PWF DENOTES POST AND WIRE FENCE	PX DENOTES PLANTER BOX	RF DENOTES RAIL FENCE	RR DENOTES RIP-RAP STONES	S DENOTES SIGN	SAN DENOTES SANITARY	SB DENOTES STEEL BOLLARD	SPL DENOTES STONE PILLAR	SRW DENOTES STONE RETAINING WALL	STM DENOTES STORM	STW DENOTES STONE WALL	SW DENOTES CONCRETE SIDEWALK	TC DENOTES TOP OF CASING	TCL DENOTES CLUSTER OF TREES	TCX DENOTES TRAFFIC CONTROL BOX	TP DENOTES TRAFFIC DIVIDER	TL DENOTES TRAFFIC LIGHT	TP DENOTES TACTILE PLATE	TS DENOTES TOP OF SLOPE	TV DENOTES TV CABLE BOX	TW DENOTES TIMBER WALL	UC DENOTES UTILITY COVER	UP DENOTES UTILITY POLE	UV DENOTES UTILITY VALVE	UX DENOTES UTILITY BOX	VC DENOTES VALVE CHAMBER	VP DENOTES VENT PIPE	WP DENOTES WOOD POST	WV DENOTES WATER VALVE	YM DENOTES YARD MARKER	YM DENOTES CONIFEROUS TREE	YM DENOTES DECIDUOUS TREE	YM DENOTES ACCESSIBLE PARKING
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1 Survey Notes and Legend
A101 SCALE: NTS

BX DENOTES BELL BOX	CHW DENOTES CHAIN LINK FENCE CONCRETE	CLF DENOTES CONCRETE	CONC DENOTES CONCRETE	CP DENOTES CAR POOL PARKING SPACE	CPL DENOTES CONCRETE PLANTER	DICB DENOTES DITCH INLET CATCH BASIN	DS DENOTES DOOR SILL	ENC DENOTES ELECTRIC CAR PARKING SPACE ENCLOSURE	EVC DENOTES ELECTRIC VEHICLE CHARGING STATION	FF DENOTES FINISHED FLOOR	FL DENOTES FLOOD LIGHT	FS DENOTES FLAG STONE	GB DENOTES GARBAGE BIN	GF DENOTES GLASS FENCE	GLM DENOTES GAS LINE MARKER	GM DENOTES GAS METER	GP DENOTES GATE POST	GS DENOTES GARAGE SILL	GV DENOTES GAS VALVE	GW DENOTES GUY WIRE	HM DENOTES HYDRO METER	HP DENOTES HYDRO POLE	HT DENOTES HYDRO TRANSFORMER	HYD DENOTES HYDRANT	HW DENOTES HAND WELL	ICV DENOTES IRRIGATION CONTROL VALVE	ICX DENOTES IRRIGATION CONTROL BOX	IF DENOTES IRON FENCE	ILB DENOTES INTERLOCKING BRICK	INV DENOTES INVERT	JB DENOTES JERSEY BARRIER	KP DENOTES KEY POST	LP DENOTES LAMP POST	LS DENOTES LAMP STANDARD	M DENOTES MULCH	MC DENOTES METAL COVER	MF DENOTES METAL FENCE	MG DENOTES METAL GRATE	MH DENOTES MANHOLE	MP DENOTES METAL POLE	MR DENOTES METAL RAIL	MS DENOTES MONITORING STATION	MW DENOTES MONITORING WELL	MX DENOTES METAL BOX	PB DENOTES PARKING BUMPER	PC DENOTES PATTERNED CONCRETE	PL DENOTES PLANT LINE	PP DENOTES PLASTIC PIPE	PS DENOTES PRECAST STONE RETAINING WALL	PVC DENOTES PVC PIPE	PWF DENOTES POST AND WIRE FENCE	PX DENOTES PLANTER BOX	RF DENOTES RAIL FENCE	RR DENOTES RIP-RAP STONES	S DENOTES SIGN	SAN DENOTES SANITARY	SB DENOTES STEEL BOLLARD	SPL DENOTES STONE PILLAR	SRW DENOTES STONE RETAINING WALL	STM DENOTES STORM	STW DENOTES STONE WALL	SW DENOTES CONCRETE SIDEWALK	TC DENOTES TOP OF CASING	TCL DENOTES CLUSTER OF TREES	TCX DENOTES TRAFFIC CONTROL BOX	TP DENOTES TRAFFIC DIVIDER	TL DENOTES TRAFFIC LIGHT	TP DENOTES TACTILE PLATE	TS DENOTES TOP OF SLOPE	TV DENOTES TV CABLE BOX	TW DENOTES TIMBER WALL	UC DENOTES UTILITY COVER	UP DENOTES UTILITY POLE	UV DENOTES UTILITY VALVE	UX DENOTES UTILITY BOX	VC DENOTES VALVE CHAMBER	VP DENOTES VENT PIPE	WP DENOTES WOOD POST	WV DENOTES WATER VALVE	YM DENOTES YARD MARKER	YM DENOTES CONIFEROUS TREE	YM DENOTES DECIDUOUS TREE	YM DENOTES ACCESSIBLE PARKING
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DATE : OCTOBER 06, 2020
SCALE 1:300 97-899-TOP02020

CAUTION:
THE LIMITED UNDERGROUND WATERMAIN, STORM SEWER AND SANITARY SEWER LOCATIONS AND INFORMATION SHOWN HEREON ARE PARTIALLY COMPILED FROM COUNTERPOINT ENGINEERING INC. SERVING PLAN SW-5, DATED OCTOBER 06, 2010. THESE FEATURES ARE NOT DETERMINED FROM ACTUAL SURVEY.

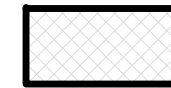
- S--- DENOTES UNDERGROUND SANITARY SEWER
- ST--- DENOTES UNDERGROUND STORM SEWER
- W--- DENOTES UNDERGROUND WATER MAIN

RECEIVED

By RECEIVED at 3:39 pm, Aug 08, 2023

B014/23

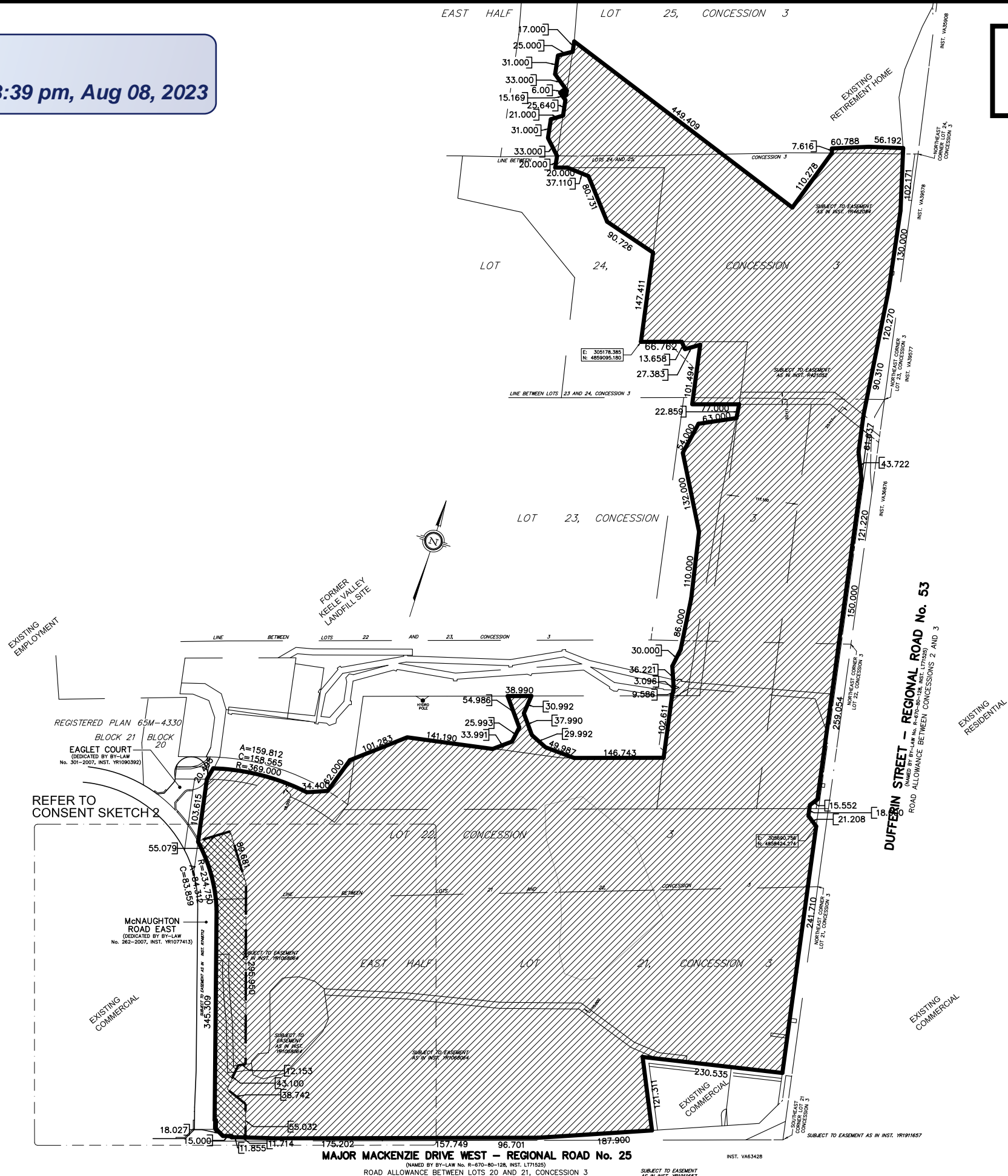
CONSENT SKETCH 1



SEVERED LANDS
AREA: 2.357±Ha.



RETAINED LANDS
AREA: 88.759±Ha.



PROJECT No. P-3429
AUG. 4, 2023
SCALE: 1:7500

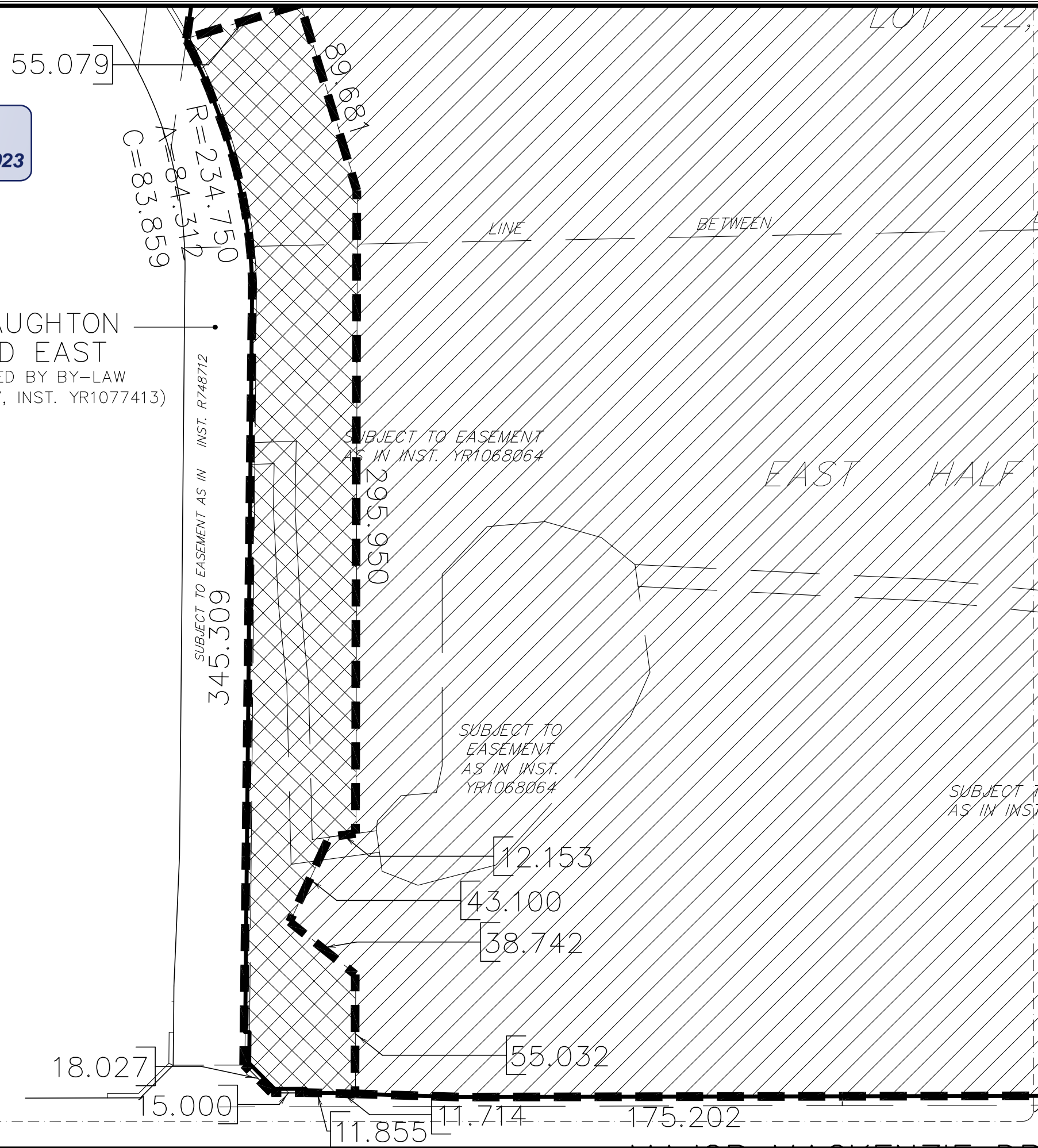
KLM
PLANNING PARTNERS INC.

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



RECEIVED
By RECEIVED at 3:40 pm, Aug 08, 2023

McNAUGHTON
ROAD EAST
(DEDICATED BY BY-LAW
No. 262-2007, INST. YR1077413)

EXISTING
COMMERCIAL



CONSENT SKETCH 2

-  SEVERED LANDS
AREA: 2.357±Ha.
-  RETAINED LANDS
AREA: 88.759±Ha.



PROJECT No. P-3429
AUG. 4, 2023
SCALE: 1:2000

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

RECEIVED

By RECEIVED at 3:42 pm, Aug 08, 2023

Part #	Part Description	m2	acres
Part 1	Park	4254	1.05
Part 2	Condo & SWM Easement for City	202	0.05
Part 3	Condo & SWM Easement for City	160	0.04
Part 4	Condo & SWM Easement for City	1948	0.48
Part 5	Condo	2677	0.66
Part 6	Condo	4728	1.17
Part 7	Condo	4682	1.16
Part 8	Condo	2488	0.61
Part 9	Condo & SWM Easement in Favour of Medical Building and Turf Facility	473	0.12
Part 10	Condo	1472	0.36
Part 11	Condo	490	0.12
Subtotal		23574	5.83

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
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 14, 2023

Name of Owner: York Major Holdings Inc.

Location: 10000 Dufferin Street

File No.(s): B014/23

B014/23

The Owner has submitted Consent Application File B014/23 to sever a 2.35-hectare portion of land located at the northeast corner of Major Mackenzie Drive West and McNaughton Road East and retain 88.75 hectares containing the Eagles Nest Golf Club. The Chelsea Eagle Point Development project: Development Planning applications OP.21.010, Z.21.014 and DA.22.075, is proposed upon the severed lands. The project proposes high-rise development consisting of 1,125 apartment units in two 28-storey and two 12-storey towers at an overall density of 4.08 FSI with 1,294 parking spaces in a four-level underground parking garage. The consent will facilitate the development of the lands.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas, "Private Open Spaces" and "High-Rise Residential" by Schedule 13 – Land Use, and "Private Open Spaces" and "High-Rise Residential" within Volume 2, Section 12.3 - Keele Valley Landfill Area

Comments:

On April 16, 2021, the Owner submitted Official Plan Amendment ('OPA') Application, File OP.21.010, and Zoning By-law Amendment Application, File Z.21.014. On September 20, 2022, Council approved OP.21.010 and Z.21.014 on the Subject Lands to amend the provisions of OPA No. 600 and By-law 1-88. OPA 91 and By-law 252-2022 implementing Council's decision to VOP 2010 and By-law 1-88 respectively came into force January 31, 2023.

Through OPA 91, the severed lands have been re-designated from "Private Open Spaces" to "High-Rise Residential" and "Private Open Spaces" to permit residential uses with a maximum building height of 28-storeys and a density of 4.1 times the area of the lot. The severed lands have further been re-zoned from "OS2 Open Space Park Zone" to "Open Space Park Zone" and "RA3(H) Residential Apartment Zone" together with a Holding Symbol "(H)" with site-specific exceptions (1556) to facilitate the Proposed Development by By-law 252-2002.

The severed lands propose a frontage of 345.309 meters on McNaughton Road, and the retained lands propose a frontage of approximately 1,345 meters on Dufferin Street. The severed and retained lands meet the minimum lot frontage and area requirements of the "RA3(H) Apartment Residential Zone" and "OS2 Open Space Park Zone" under Zoning By-law 1-88 and the requirements of the "OS2 – Private Open Space Zone" under Zoning By-law 001-2021.

The Owner has prepared a concept plan which contemplates phased high-rise residential development on the severed lot, serviced by a private road network. The form and placement of the buildings and road network will be further refined through the Site Development Application File DA.22.075. The Development Planning Department has reviewed the requested severance and does not object to the consent application as it facilitates the development of the site and does not affect the purpose of the Holding Symbol, which relates to Ministry of the Environment approvals regarding the Keele Valley Landfill and Ministry of Natural Resources approvals for the surrendered Aggregate Resources Act Licenses 6513 and 6623.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

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:

Michelle Perrone, Planner 1
David Harding, Senior Planner

To: Committee of Adjustment
From: Lindsay Haviland, Building Standards Department
Date: July 18, 2023
Location: 10000 Dufferin Street
File No.(s): B014/23

Zoning Classification:

The subject lands are zoned OS2 – Private Open Space Zone and subject to the provisions of Exception 14.756 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021 Requirements	Proposal
1	Lot Frontage: A minimum of 20.0 metres is required [Table 12-2].	The proposed lot frontage of 345.09 metres for the conveyed lands complies with the minimum lot frontage requirement. The proposed lot frontage for the retained lands is greater than 20 metres and complies with the minimum lot frontage requirement.
2	Lot Area: N/A	The proposed lot area of 2.357 Ha for the conveyed lands complies with the minimum lot area requirement. The proposed lot area of 88.759 Ha for the retained lands complies with the minimum lot area requirement.
3	Lot Depth: N/A	N/A

The subject lands are zoned RA3(H) & OS2 – Apartment Residential Zone subject to a Holding Provision and Open Space Park zone subject to the provisions of Exception 9(1556) and 9(1097) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88 Requirements	Proposal
4	Lot Frontage: A minimum Lot Frontage of 30.0 metres is required [Schedule A]. There is no minimum lot frontage requirement for the retained lands [Schedule A].	The proposed minimum lot frontage of 345.09 m for the conveyed lands complies to the minimum lot frontage requirement.
5	Lot Area: A minimum lot area of 21m ² per unit is required [Exception 9(1556)]. There is no minimum lot area requirement for the retained lands [Schedule A].	The proposed lot area of 2.357 Ha for the conveyed lands complies with the maximum lot area requirement. The proposed lot area of 88.759 Ha for the retained lands complies with the maximum lot area requirement.
6	Lot Depth: N/A	N/A

Staff Comments:

Other Comments:

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

Conditions of Approval:

None

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

Date: July 20th 2023
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B014-23**
Related Files:
Applicant: York Major Holdings Inc.
Location 10000 Dufferin Street



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

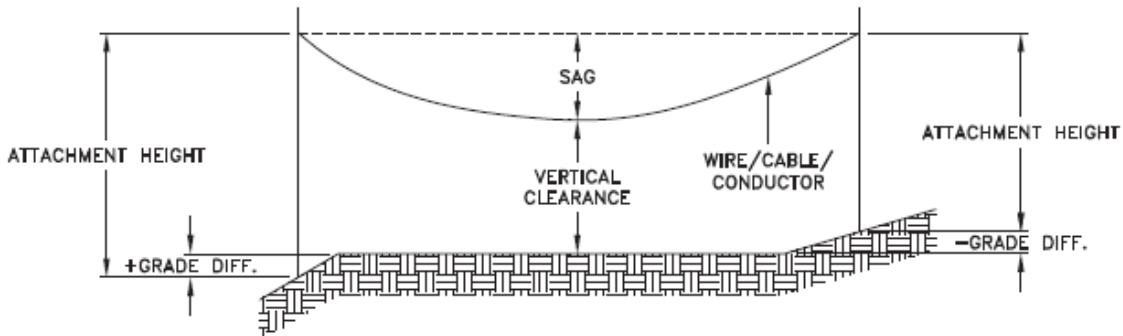
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

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



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

NOTES:

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

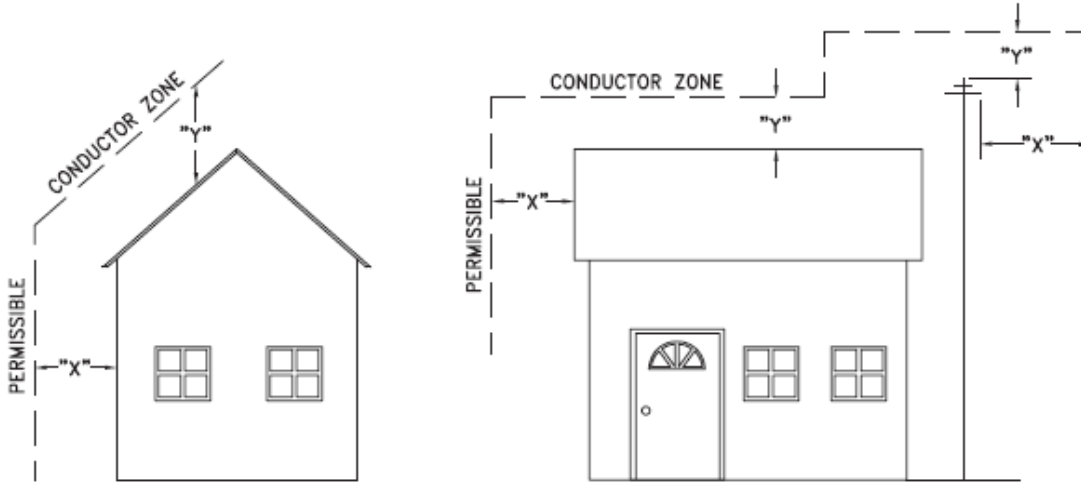
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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

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



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

NOTES

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

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

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

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

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4 DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF

August 8, 2023

CFN 68401.03
X-Ref: 64165.05

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Ms. Christine Vigneault, Secretary Treasurer
Committee of Adjustment, City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

**Re: Consent Application B014.23
10000 Dufferin Street
Concession 3; Part Lot 21, 22, 23, 24, 25
City of Vaughan, Region of York
Owner: York Major Holdings Inc.
Agent: KLM Planning Partners Inc.**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by the Toronto and Region Conservation Authority (TRCA) on November 19, 2023. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Applications

It is our understanding that the purpose of the above noted application is to request the consent of the committee of adjustment to sever an approximately 2.357 ha parcel of land from the existing lot (known municipally as 10000 Dufferin Street) leaving an 88.759 ha lot to be retained.

Ontario Regulation 166/06

A portion of the subject property is located within TRCA's Regulated Area of the Humber River Watershed due to a valley corridor, Regional Storm flood plain and unevaluated wetland features. Under Ontario Regulation 166/06, development, interference, or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Application-Specific Comments

The subject property contains a valley corridor associated with a tributary of the Humber River, as well as a Regional Storm flood plain. The valley system transverses the eastern portion of the property. There are also unevaluated wetlands on the eastern portion of the site.

TRCA policies do not support the establishment of property lines through areas that are impacted by natural hazards or that contain natural features that are regulated pursuant to Ontario Regulation 166/06 (i.e., wetlands and watercourses).

Based on TRCA's review of the materials submitted with the current application, the proposed property boundary is located approximately 500 metres away from the natural hazard lands and regulated natural features. As such, TRCA staff are satisfied that the proposed severance will not result in fragmentation of ownership of the natural hazards and regulated natural features.

Recommendation

Based on the above-noted comments, TRCA staff have **no objection** to the approval of the Consent Application B014.23 subject to the following condition:

1. That the applicant provides the required fee amount of \$2,500.00 payable to the Toronto and Region Conservation Authority.

TRCA's recommendation of no objection to the current consent application does not represent formal comments or clearance with respect to TRCA's position on any future *Planning Act* or permit application pursuant to Ontario Regulation 166/06 relating to the subject lands

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at 437-880-2129 or at kristen.regier@trca.ca.

Sincerely,

Kristen Regier

Kristen Regier
Planner I
Development Planning and Permits

KR/sb

From: [Wong, Justin](#)
To: [Committee of Adjustment](#); [Christine Vigneault](#)
Subject: [External] CONS.23.V.0075 (B014/23)
Date: August-15-23 12:05:38 PM

Hello,

York Region has reviewed the above noted application and do not have any comments.

Thank you,

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

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

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

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	KLM Planning Partners Inc.	N/A	07/12/2023	Planning Rationale Letter

KLM File: P-3429

July 12, 2023

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

Attention: Christine Vigneault
Secretary Treasurer

Re: Permanent Consent to Sever Application

York Major Holdings Inc.
Related City File No.: OP.21.010, Z.21.014 & DA.22.075
Part of Lots 22, 23, 24 and Part of the East Half of Lots 21 and 25, Concession 3
10,000 Dufferin Street
City of Vaughan

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planner representing York Major Holdings Inc. (the "**Owner**"), with respect to the proposed development of the above noted lands. On behalf of the Owner, we are pleased to submit this Permanent Consent Application to sever a portion of the lands located at the northeast corner of Major Mackenzie Drive West and McNaughton Road East, known legally as Part of Lots 22, 23, 24 and Part of the East Half of Lots 21 and 25, Concession 3 and known municipally as 10,000 Dufferin Street (the "**Subject Lands**") in the City of Vaughan (the "**City**"), Regional Municipality of York (the "**Region**"). The proposed consent application will facilitate a separate lot for the Chelsea Eagle Point Development project ("**CEPD**") as proposed through the following development applications OP.21.010, Z.21.014 and DA.22.075 (the "**severed lands**") more specifically described as Parts 1 to 11 on Reference Plan 65R-40165.

1.0 Site Context

The Subject Lands are currently developed with an existing public golf course, being Eagles Nest Golf Club ("**ENG**C"). This Permanent Consent Application is intended to sever a portion of the Subject Lands to create a separate lot to facilitate the development of the CEPD as proposed through City files OP.21.010, Z.21.014 and DA.22.075.

The lands not part of the CEPD project will be retained for use by the existing ENG C (the "**retained lands**") and will have an area of 88.759 hectares and maintain frontage onto Dufferin Street. The severed lands will have an area of 2.357 hectares and will front onto McNaughton Road East. Please refer to the Consent Sketches included in this submission package.

2.0 Site Background

Applications for an amendment to the City Official Plan (2010) (“**OPA**”) and Zoning By-law 1-88 (“**ZBLA**”) were originally submitted on April 16, 2021. The Applications were required to re-designate and re-zone the severed lands to facilitate the proposed development for High-Rise Residential uses (the “**Proposed Development**”). The Proposed Development proceeded to the Vaughan Design Review Panel (the “**DRP**”) on April 29, 2021 and then further proceeded to a Statutory Public Hearing on September 13, 2021. In response to comments received from the DRP, at the Statutory Public Hearing, as well as through the circulation of the OPA and ZBLA Applications, a revised submission was provided to the City on January 14, 2022. Furthermore, an Amendment to Environmental Compliance Approval (A230610) was approved by the Ministry of Environment, Conservation and Parks (“**MECP**”) on March 29, 2022, which removes the severed lands from the Secondary Buffer of the closed Keele Valley Landfill Site. A third and final submission of the OPA and ZBLA Applications was made on August 9th, 2022, and the applications were approved by the Vaughan Committee of the Whole on September 20th, 2022, and ratified by Vaughan Council on November 29th, 2022.

The OPA was adopted by Council and OPA 91 (introduced by By-Law number 253-2022) came into force on January 31, 2023. Through OPA 91, the severed lands have been re-designated to “High-Rise Residential” in VOP2010 to permit residential uses with a maximum building height of 28-storeys and a density of 3.2 times the area of the lot. The severed lands have further been re-zoned “RA3 Residential Apartment Zone” with site-specific exceptions to facilitate the Proposed Development by By-law 252-2002 and which came into effect on January 31, 2023.

3.0 Submission Materials

In accordance with the mandatory supporting documents for a consent application, please find enclosed the following materials:

1. Cover Letter, prepared by KLM Planning Partners Inc., dated July 12, 2023;
2. Planning Rationale, prepared by KLM Planning Partners Inc., dated July 12, 2023;
3. Deposited Reference Plan (65R-40165), prepared by Holding Jones Vanderveen Inc., dated December 8, 2022;
4. Two (2) Consent Sketches, prepared by KLM Planning Partners Inc., dated June 21, 2023;
5. A scan of a cheque in the amount of \$4,051.31, representing the Consent Application Fee per Schedule M of the Fees and Charges By-law;
6. Tree Declaration Form, prepared by KLM Planning Partners Inc., dated June 30, 2023;
7. Authorization Form, prepared by KLM Planning Partners Inc., dated June 30, 2023;
8. Authorizing Statements, prepared by KLM Planning Partners Inc., dated June 30, 2023, and;
9. Sworn Declaration Form, prepared by KLM Planning Partners Inc., dated June 30, 2023;
10. Master Environmental Servicing Plan, prepared by WSP, dated August 5, 2022.

The cheque will be delivered to the City of Vaughan on Thursday July 13th, 2023.

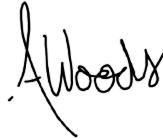
We trust the foregoing and attached is in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

KLM Planning Partners Inc.



Lucy Pronk, MSc., MCIP, RPP
Senior Planner



Alyssa Woods
Intermediate Planner

Copy: Duane Aubie, York Major Holdings Inc.
Ryan Mino-Leahan, B.U.R.PI, MCIP, RPP, KLM Planning Partners Inc.